



DEVELOPMENT COMPANY: THE LANDWELL COMPANY

The LandWell Company is the long-standing land investment arm of Basic Management, Inc., which has successfully developed more than 1,200 acres of retail, light industrial, commercial and residential projects in the Henderson area. The company's successful projects include Black Mountain Industrial Center, Valley Auto Mall, Traverse Point, Champion Village and Emerald Valley.

MASTER PLAN COMMUNITY OVERVIEW

Introducing Cadence, The LandWell Company's new 2,200-acre master plan of homes, parks and trails, and a true sense of community. This MPC is being developed on a reclaimed scenic expanse of land in the heart of Henderson, with panoramic vistas of the Las Vegas Valley.

Besides the lowest tax rate in the valley, Henderson's population of nearly 270,000 enjoys a number of lifestyle benefits; Henderson has consistently been ranked as one of the best places in the country to live. It was also named a Top 10 Safest Cities in 2013 by Law Street Media. And for the sixth year, it was named a Playful City USA Community by KaBOOM!, a national nonprofit dedicated to saving children's play.

Henderson also has an extensive trail system for walkers, cyclists and equestrians. The city offers a variety of activities for its residents, with spacious facilities like the Henderson Pavilion, the Henderson Events Center, and several community and senior centers.

In keeping with the city's momentum, and centered around an active lifestyle, Cadence combines the best of yesterday with the best thinking of today.

Cadence is working with multiple builders to offer varying home styles and designs that are unique to the Las Vegas Valley. This gives homebuyers many options in choosing a home that fits their lifestyle, whether young families, busy professionals or empty nesters.

The Cadence design philosophy is centered around three things – live, work and play. This emphasizes open neighborhoods with limited walls and gates, and includes an urban core with office and retail areas, and 450 acres of open space including parks and trails.

Trails interconnect with Henderson's extensive trail system giving Cadence residents easy access to the Las Vegas Wash Trail, the River Mountains Loop Trail and many others.

A bike share program is another one-of-a-kind amenity. Cadence is the first community in Southern Nevada to provide a bike share program to residents and their guests, as well as to those who work in Cadence. The program uses "smart bikes" so users will be able to reserve bicycles through the Web or via a mobile application.

And what easier way to reserve a bike than by using Cadence's free Wi-Fi that is available in all public areas like the 50-acre central park or 100-acre sports park. Broadband connectivity is also available throughout Cadence.

Cadence is an infill community, which means it's being built on undeveloped land within an area of existing development. Established development includes the Galleria Mall and the shops at Lake Mead Crossing. Cadence is also near St. Rose Dominican Hospital, the Henderson Bird Preserve and the Lake Mead Recreational Area. McCarran International Airport, downtown Las Vegas and the Las Vegas Strip are only a short drive away.

Getting to Cadence is quite simple. The community is located off of Lake Mead Parkway, just east of Boulder Highway.

- From U.S. 95, exit Lake Mead Parkway east.
- From I-215 eastbound, continue on I-215 until the freeway ends and the road becomes Lake Mead Parkway.
- From Boulder Highway, turn east on Lake Mead Parkway.

MASTER PLAN COMMUNITY FACTS

- ⊙ 2,200-acre community in Henderson
- ⊙ 13,250 planned residences
- ⊙ Free Wi-Fi in the parks
- ⊙ Primary entry of the community will be off Lake Mead Parkway
- ⊙ Inclusive community – less walls, reducing barriers and creating an open feel
- ⊙ 30 acres of trails
- ⊙ Biking trails within the community connect to regional trails
- ⊙ Walkability of entire community – sidewalks throughout tree-lined community streets
- ⊙ GRAND OPENING of Sales Center: SUMMER 2014
- ⊙ 1.1 million square feet of commercial/retail units
- ⊙ 1,500-room gaming resort with convention and retail accessory uses
- ⊙ 450 acres of open space including:
 - 100-acre sports park
 - 50-acre central park
 - 30-acre linear trails
 - Streetscapes
- ⊙ Four schools sites – three elementary schools and one middle school

PHASE ONE

- 757 acres
- 11 acres of the 50-acre central park
- Three suburban class A office buildings
- 200,000 square feet of retail space
- One elementary school
- 2,410 residential units
- 17,500-square-foot active adult recreation center
- 2,028 trees
- 30,230 shrubs
- 5.4 miles of sanitary sewer lines
- 3.5 miles of water lines
- 1.25 miles of storm drain



ECONOMIC FACT SHEET

Cadence, the new master plan community by The LandWell Company, will not only bring an innovative approach to homebuilding to Southern Nevada, but also have significant economic impact to the area in job creation and new investment. The site, on currently underutilized property in Henderson, convenient to major highways and roads, will also generate tens of millions of dollars in state and local tax revenues, as well as provide a full assortment of new homes and amenities accessible to the entire spectrum of new homebuyers.

JOB CREATION

- Along with the Cadence project generating more than 1,000 jobs annually during the construction timeline, the operational impacts of its nonresidential programming elements are estimated to support nearly 9,000 recurring positions upon build out.**

ECONOMIC IMPACT

- The Cadence design, development and construction are anticipated to cost \$3.1 billion (labor and materials), generating a total economic impact of \$4.1 billion.**
- After buildout of Cadence – \$852 million annually including labor**
Cadence is approved for 13,250 residential units, 1.1 million sq. ft. of commercial/retail space, and a neighborhood casino.

TAXABLE REVENUE GENERATION

- The public revenues generated by this project extend into the tens of millions of dollars annually for state and local governments. During the construction phase, more than \$66 million in sales and use taxes, modified business taxes and gaming taxes are anticipated.
- Upon buildout, the annual operational impact is estimated at more than \$46 million annually.
- Total estimated value of the master plan at buildout is \$4 billion.
- Total estimated tax increment of the life of project is \$500 million.

**Including indirect and induced impacts. Indirect and induced meaning the ripple effect of the direct impacts on the economy.



EVERYDAY ANSWERS TO CADENCE COMMUNITY FAQs

Q. What is Cadence and where is it being built?

A. Cadence is the newest planned community in Henderson with 2,200 acres of homes, parks, trails, and an urban core with retail and office space. The community is being developed off of Lake Mead Parkway, just east of Boulder Highway.

- Ⓞ Just minutes from downtown Henderson
- Ⓞ 15 minutes from McCarran International Airport
- Ⓞ 20 minutes from the Las Vegas Strip

Q. What features and amenities will Cadence offer?

A. Cadence is designed to be an open, inclusive community with less walls and barriers between neighborhoods. There are 450 acres of open space, including parks and trails, and tree-lined streets and sidewalks throughout the community to increase walkability.

- Ⓞ Two large community parks (50-acre central park, 100-acre sports park)
- Ⓞ Neighborhood schools
- Ⓞ 10 distinct neighborhood parks
- Ⓞ 30 acres of trails with access to regional trails
- Ⓞ An urban core featuring retail and office space, and a casino/resort
- Ⓞ Free Wi-Fi in the parks and broadband connectivity throughout the community
- Ⓞ A bike share program for residents, their guests and those who work in the community
- Ⓞ Benefits of an “infill” community – improved undeveloped land within an area of established development – offers residents established shopping, retail and office space, restaurants, and services including a hospital

Q. What is the construction timeline for Cadence?

A. Cadence’s initial groundbreaking took place in August 2013. Roadways, grading and infrastructure improvements are currently under way as is construction on a 10,000-square-foot office building, which includes the Cadence marketing center. Home sales and retail development will be released in multiple phases.

Q. When will Cadence officially open?

A. The Cadence marketing center will open in summer 2014 and homebuilder sales will begin in early summer 2014.

Q. What distinguishes Cadence from other residential developments?

A. Beyond reclaiming a scenic expanse of land that has been vacant for decades in the heart of Henderson with panoramic views of the Las Vegas Valley, Cadence combines the best of yesterday with the right urban amenities of today for an active lifestyle close to city amenities, yet with a small-town sense of community not usually found in Las Vegas.

This 2,200-acre community is designed with 450 acres of open space: a feature that includes parks – and the heart of Cadence, its 50-acre central park – as well as walking trails, a 100-acre sports park, baseball and soccer fields, and an amphitheater for community events. And technology that includes the latest digital interconnectivity, giving each of the 13,250 planned residences complete broadband access, along with Wi-Fi in the parks and community areas.

Q. Who are the builders that will be part of Cadence?

A. Cadence is working with multiple builders that are offering varying home styles and designs that are unique to the Las Vegas valley.

There will be home designs available to fit most everyone's sense of style and lifestyle; from young families to busy professionals to empty nesters.

Lennar Homes is building a 1,100-unit active adult community in Cadence, that includes a 17,500-square-foot recreation center complete with indoor pool and outdoor event areas.

Woodside Homes has designed homes especially for Cadence. Porches and decks are features of these homes along with the garage entrance located in the rear of the house. These homes were designed especially for Cadence and are not available elsewhere in the Las Vegas Valley.

Q. What will the range of home prices be at Cadence?

A. Cadence will feature a wide range of housing and pricing options, from townhomes to a varied mix of single-family residences. Home prices will start in the low \$200,000s to high \$500,000s, with square footage ranging from 1,200 to more than 4,000.

Q. Is there an HOA (homeowners association)?

A. Yes, there will be a master homeowners association as well as sub-associations. The sub-associations will be in place for some neighborhoods within Cadence.

Q. Are there any SID or LID fees associated with Cadence?

A. There are no SID/LID (special improvement district/limited improvement district) fees.

Q. What are the benefits of living in Henderson?

A. Henderson has a population of nearly 270,000 and has consistently been listed as one of the best places in the country to live. Besides the lowest tax rate in the Las Vegas valley, it was also named a Top 10 Safest Cities in 2013, by Law Street Media and, for the sixth year, a Playful City USA Community by KaBOOM!, a national nonprofit dedicated to saving children's play.

Among its many other benefits, residents have easy access to the Lake Mead Recreational area; numerous walking, biking and equestrian trails; the Henderson Pavilion; the Galleria Mall; and St. Rose Dominican Hospitals, which has two campuses in Henderson.

Q. How do I get there?

A. Getting to Cadence is quite simple. The community is located off of Lake Mead Parkway, just east of Boulder Highway.

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CADENCE

the rhythm of a new day™

ILLUSTRATIVE MASTER PLAN

