

## THE LOCAL VIEW



**ROG  
ECONOMICS**

## HOW OTHERS SEE US



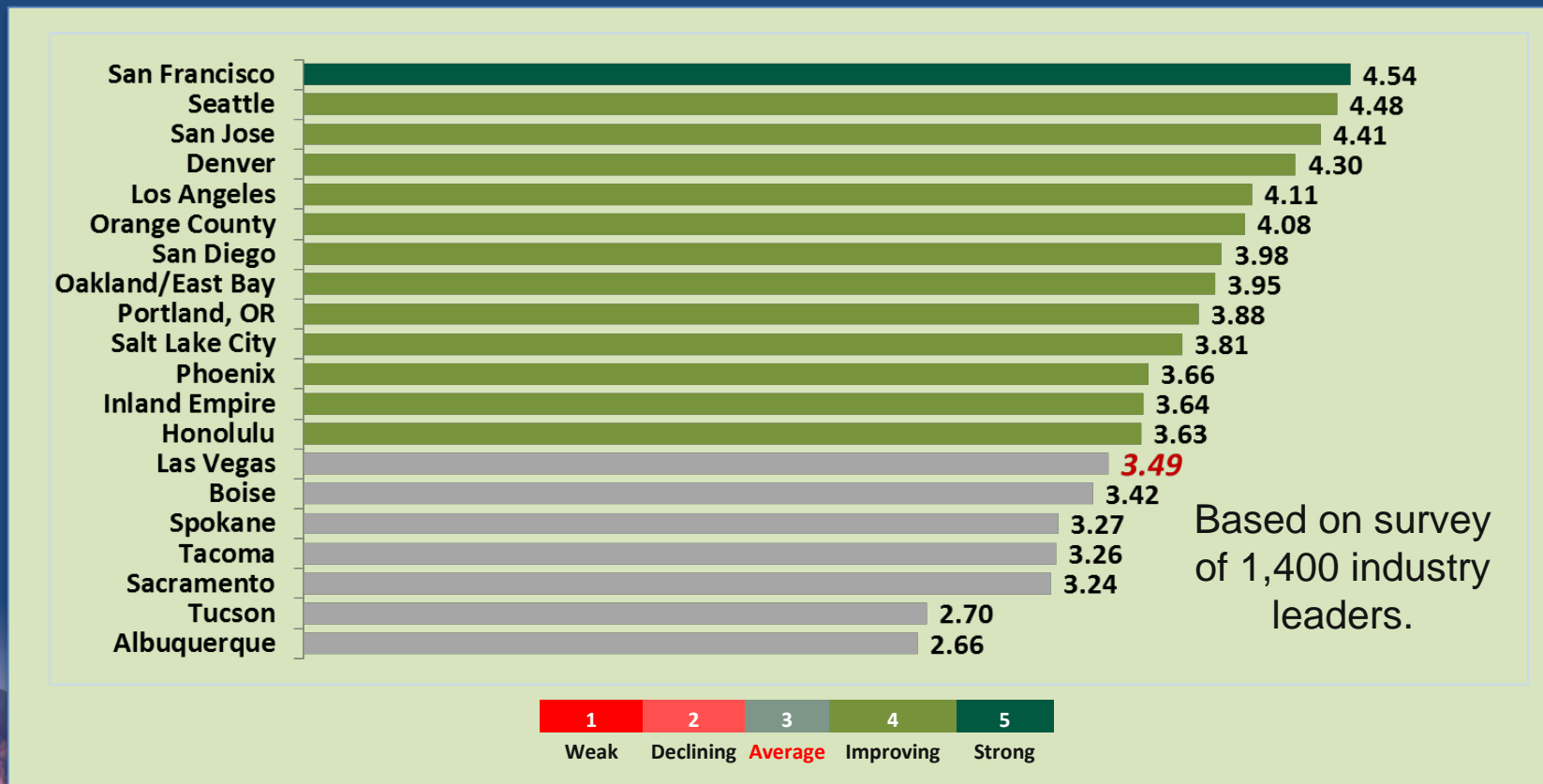
# SoNV HAS AVERAGE DEVELOPMENT & REDEVELOPMENT OPPORTUNITIES

2015 Metro Perspective: Top 10 Metros for Development/Redevelopment: Opportunities + Las Vegas MSA (of 60 Largest Metros)



# SoNV LAGS IN PROJECTED ECONOMIC STRENGTH AMONG WESTERN METROS

2015 Strength of Economy Scores (Out of 5): Local Outlook: West Region



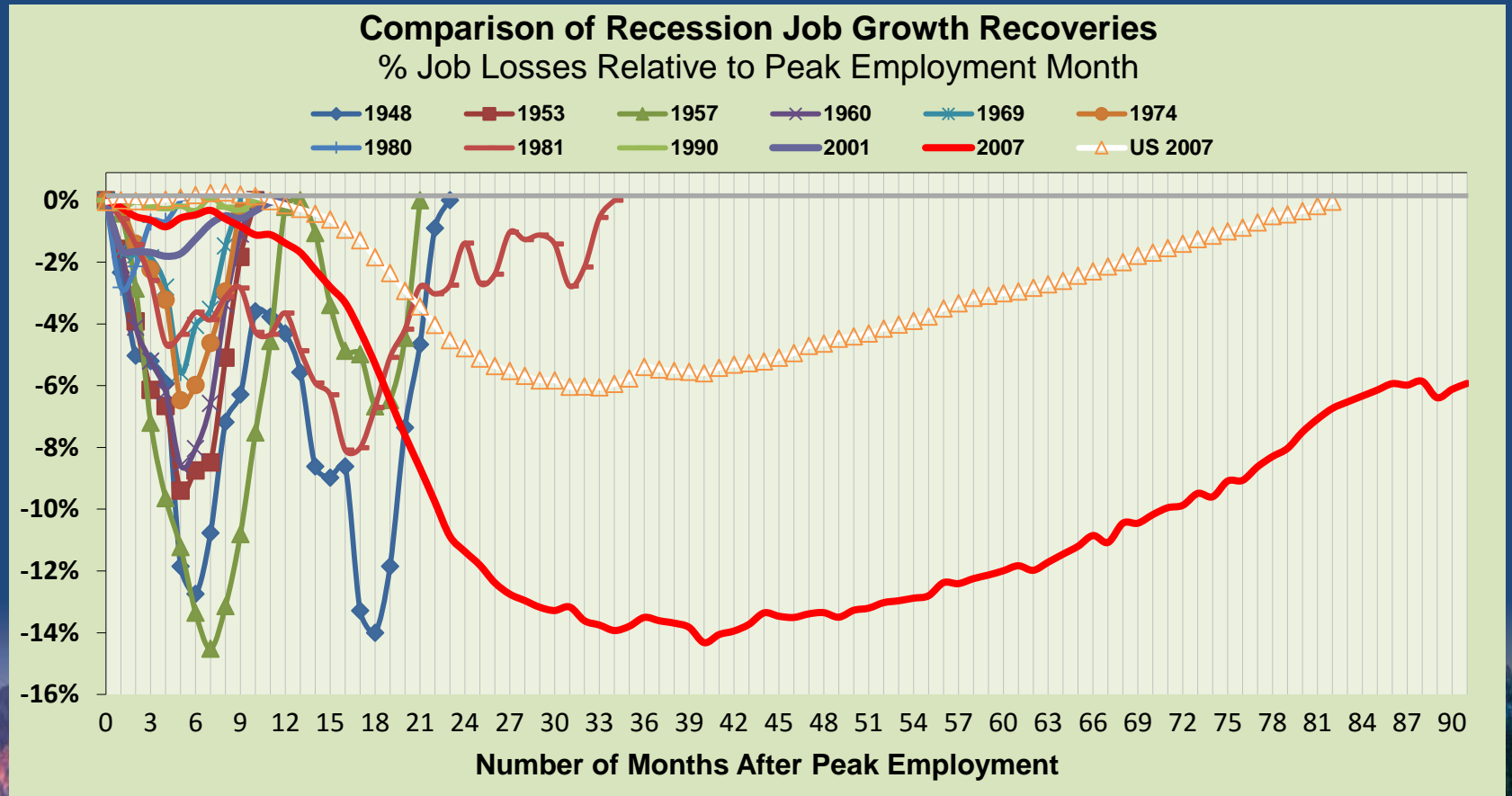
# THE REALITY: SOUTHERN NEVADA ECONOMY





# NEVADA JOB RECOVERY FROM GREAT RECESSION AFTER 91 MONTHS

Nevada Recession Recoveries: 1948-Present



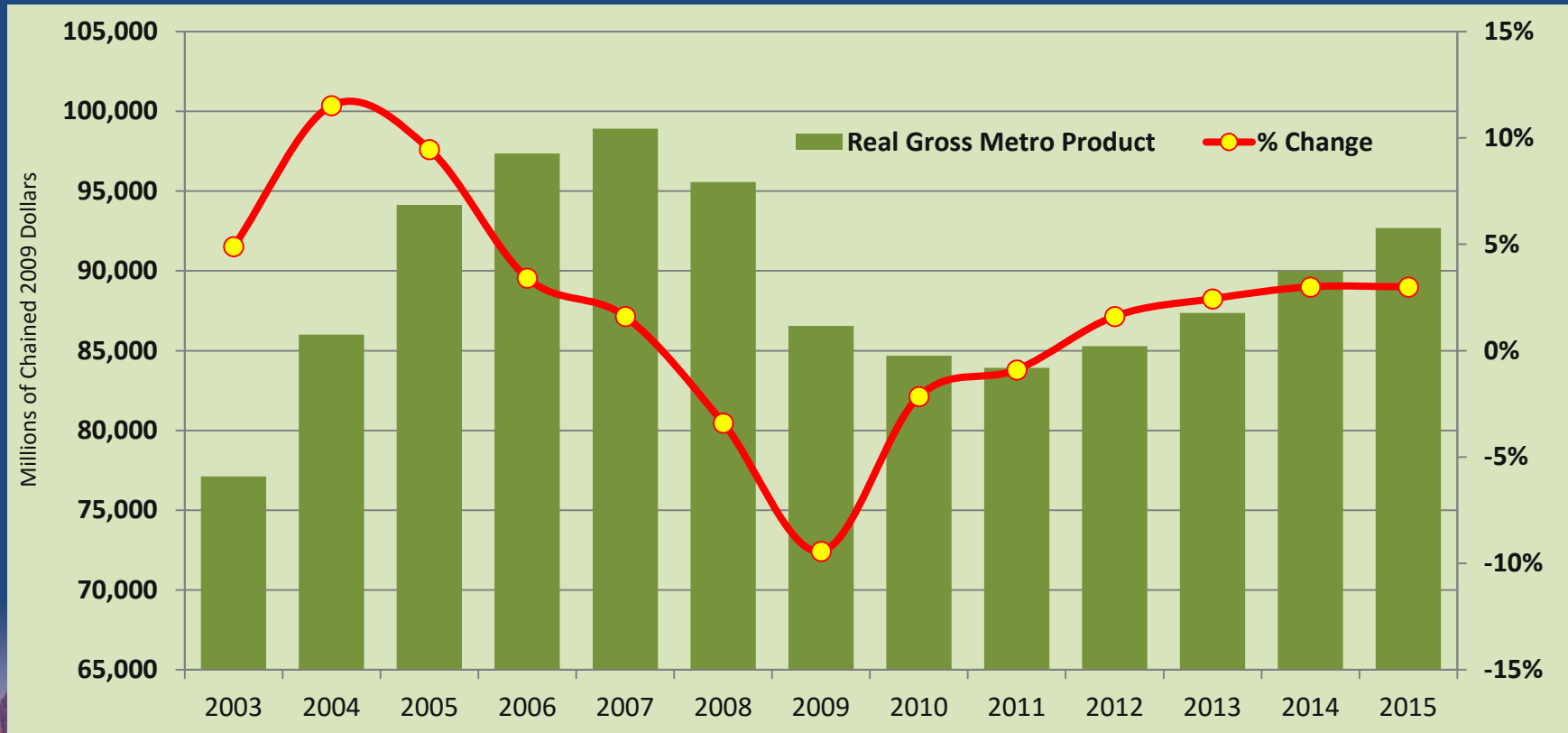
## RECOVERY = SOMEWHAT MIXED...

Rank Among 60 Largest US Metros: 2000-2013

<b>Population Change (#)</b>	<b>#10</b>
<b>Population Growth (%)</b>	<b>#3</b>
<b>Employment Change (#)</b>	<b>#10</b>
<b>Employment Growth (%)</b>	<b>#5</b>
<b>Real GMP* Change (#)</b>	<b>#33</b>
<b>Real GMP* Growth (%)</b>	<b>#25</b>

# LAS VEGAS REAL GMP GROWTH IMPROVING COMING OUT OF GREAT RECESSION

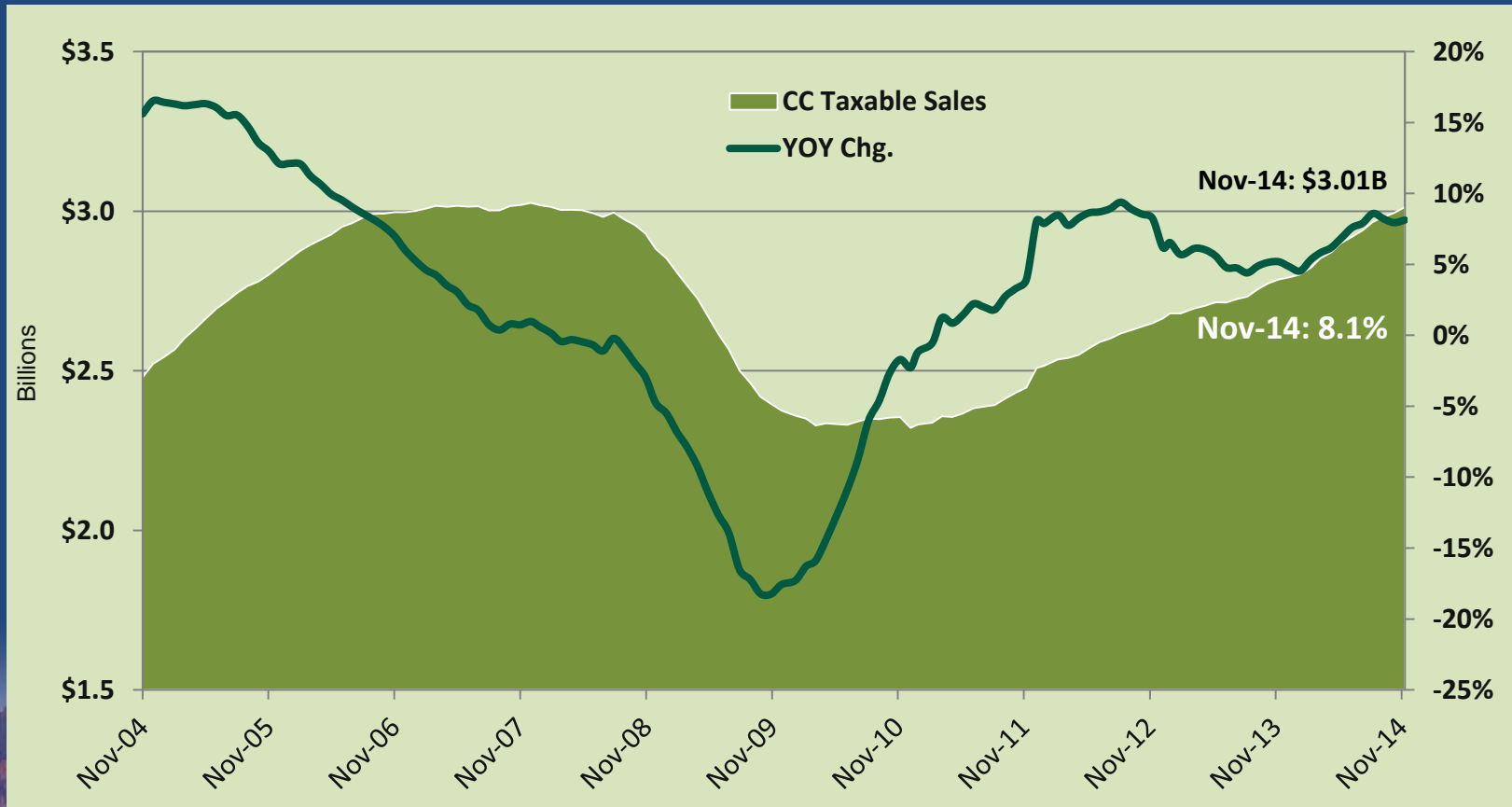
Las Vegas Real GMP Forecast: 2014-2015





# TAXABLE SALES NEARING ALL-TIME HG, CONTINUES TO FUEL LAS VEGAS ECONOMY

Clark County Taxable Retail Sales: Nov-04 to Nov-14



# THE REALITY: SOUTHERN NEVADA POPULATION AND JOBS



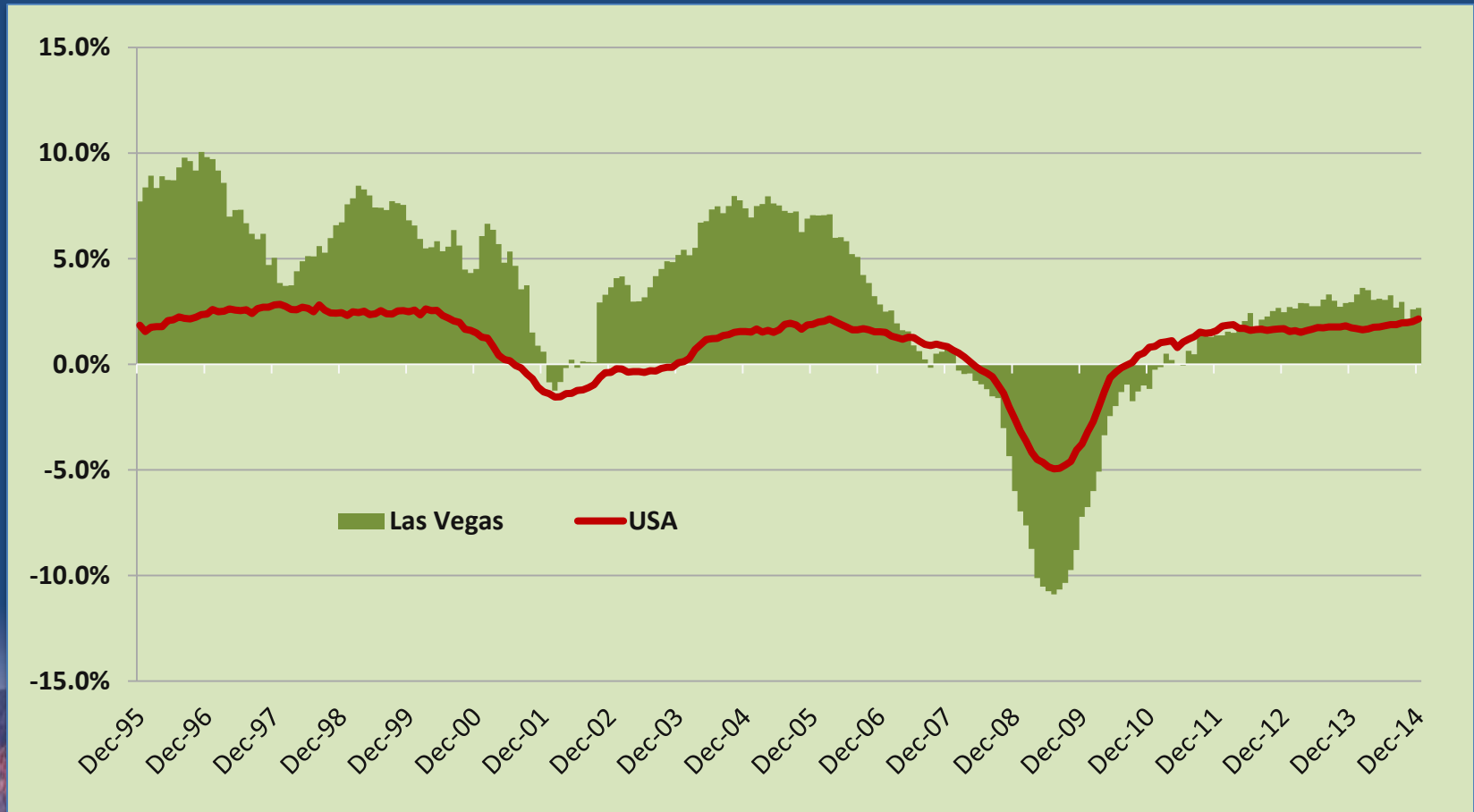
## LAS VEGAS SKILLED WORKER POOL HAS BOOMED SINCE 2000

Las Vegas MSA High-Skill Population Growth (% Change): 2000-2013

MSA	Bach. Degree+ Pop. Growth	Rank	Total Pop. Growth	Rank
Charlotte, NC	102%	1	35%	5
Grand Rapids, MI	93%	2	9%	33
<b>Las Vegas</b>	<b>91%</b>	<b>3</b>	<b>45%</b>	<b>3</b>
Austin, TX	80%	4	49%	2
Raleigh, NC	79%	5	51%	1
Riverside, CA	74%	6	34%	8
Nashville, TN	72%	7	27%	12
Orlando, FL	66%	8	37%	4
San Antonio	66%	9	32%	9
Phoenix	63%	10	34%	6

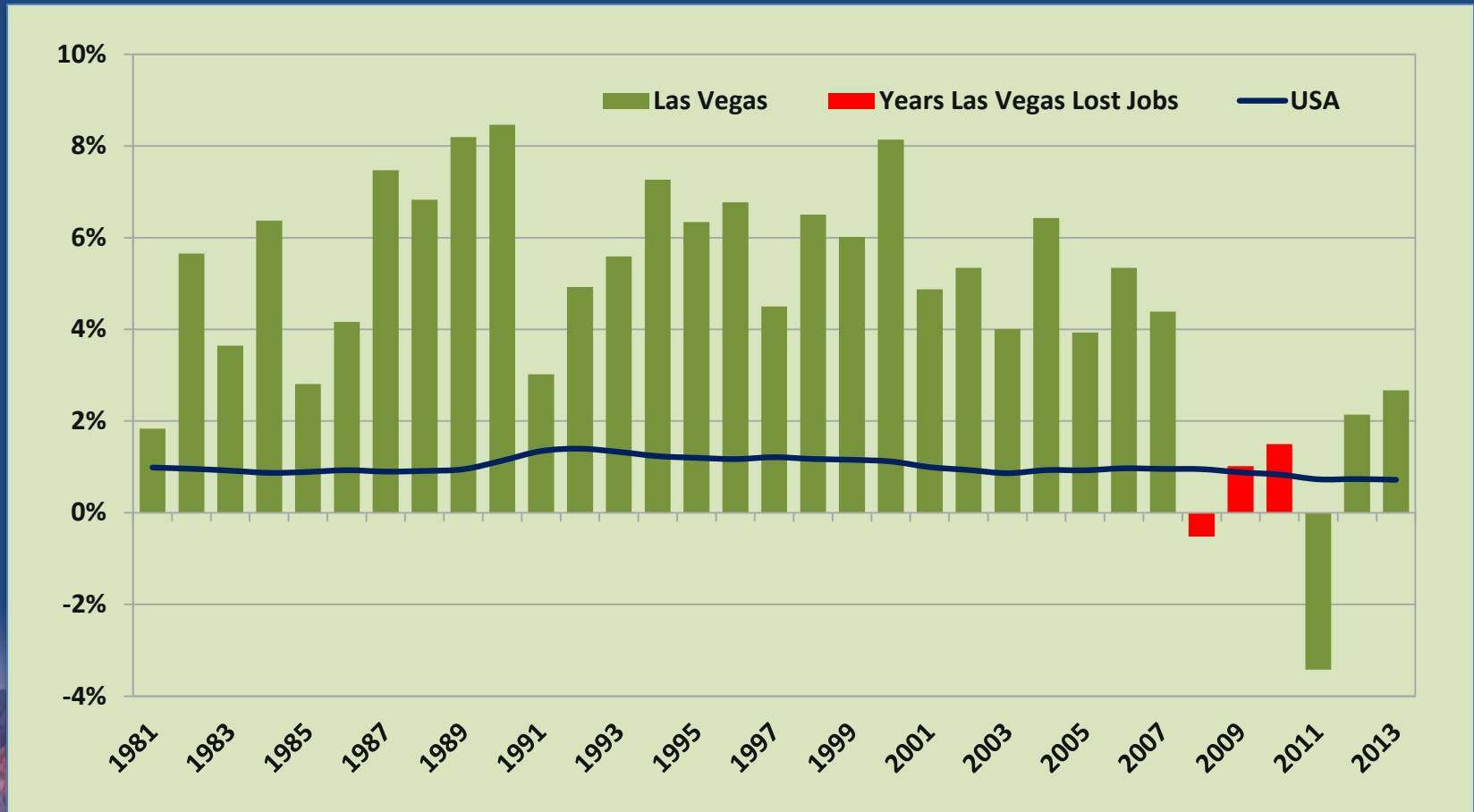
# JOB GROWTH HURT IN '01 RECESSION BUT CRIPPLED BY GREAT RECESSION

Las Vegas MSA Employment vs U.S. Employment (% Change): Dec. 1995 – Dec. 2014



# GREAT RECESSION SEVERELY REDUCED POPULATION GROWTH, NOW RECOVERING

Clark County Population vs U.S. Population (% Change): 1981-2013





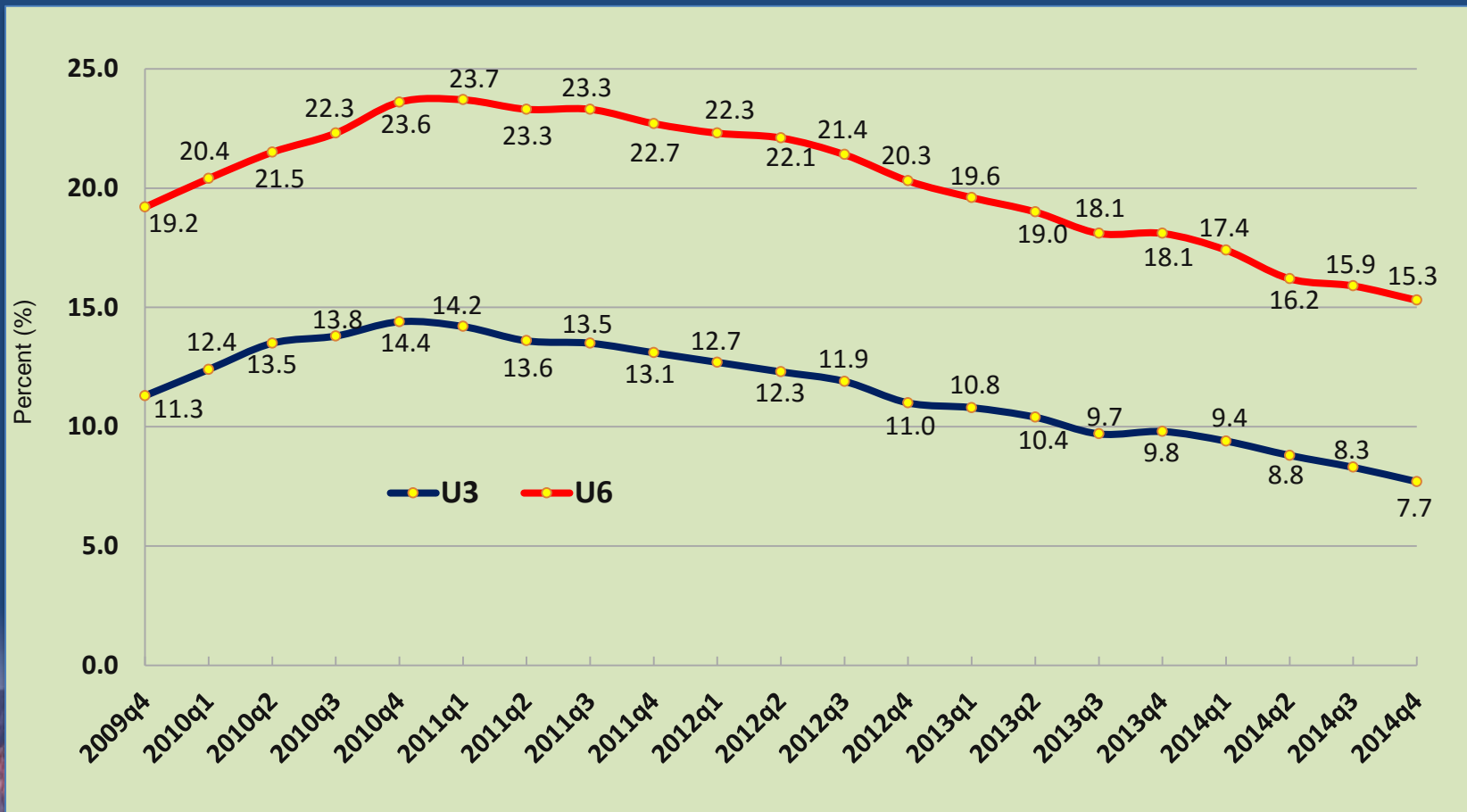
# NEVADA JOBS BOUNCED BACK BIG IN 2013

Nevada Employment vs Rest of U.S. (% Change): 2013

Fastest Growing States	1-YR Growth Rate	Slowest Growing States	1-YR Growth Rate
North Dakota	3.7%	Rhode Island	0.7%
<b>Nevada</b>	<b>3.4%</b>	Arkansas	0.6%
Florida	2.8%	DC	0.6%
Oregon	2.8%	Pennsylvania	0.5%
Utah	2.8%	New Jersey	0.5%
Texas	2.7%	South Dakota	0.4%
Colorado	2.7%	Vermont	0.3%
California	2.6%	Virginia	0.3%
South Carolina	2.5%	West Virginia	0.1%
Delaware	2.4%	New Mexico	-0.2%

# “HEADLINE” UNEMPLOYMENT RATE IMPROVING BUT U-6 RATE STILL TOO HG

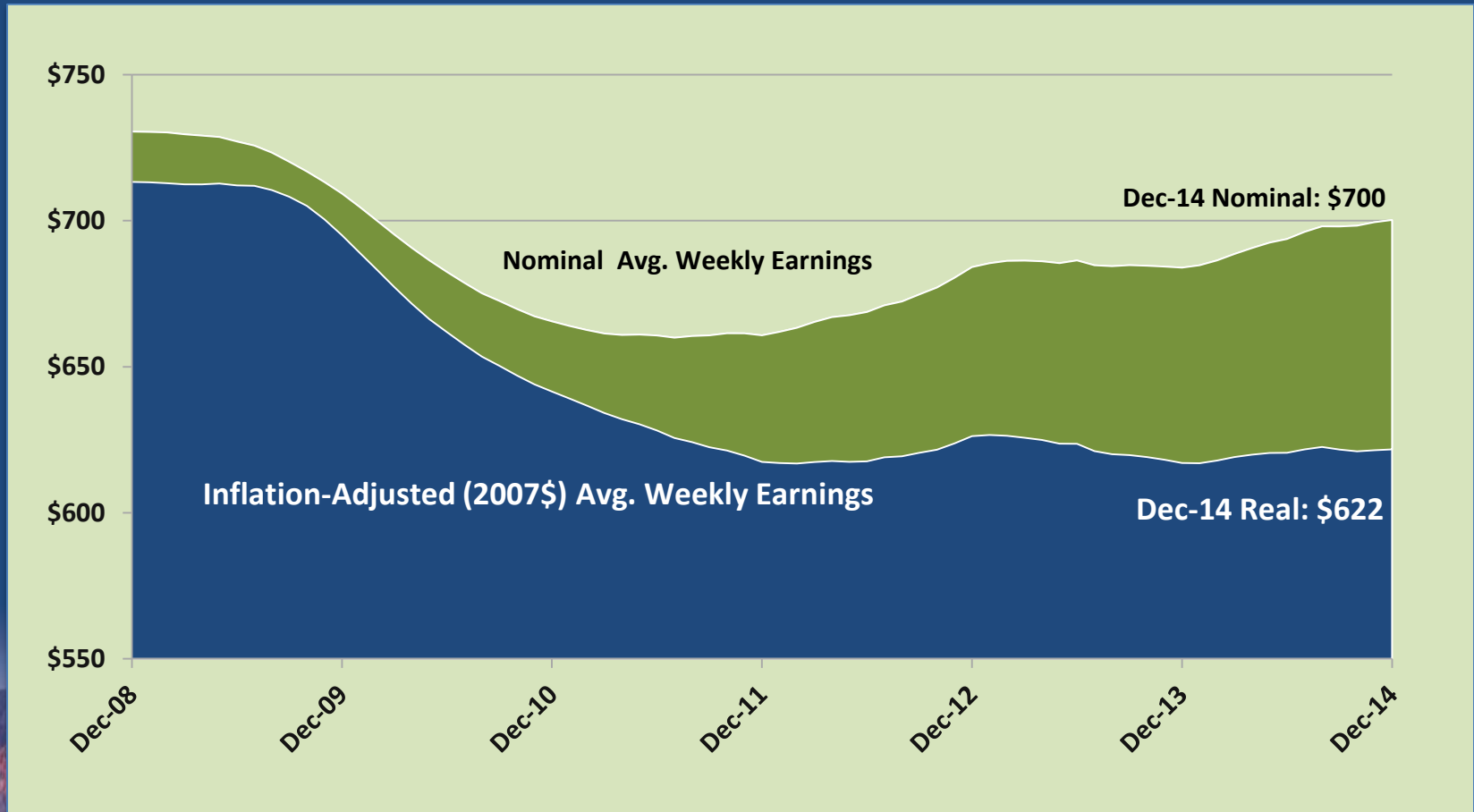
Nevada U-3 & U-6 Unemployment Rates: Q4-2009 to Q4 2014



Note: Quarterly figures are rolling averages of the 4 quarters ending in the noted quarter. Source: Bureau of Labor Statistics.

# WAGES, AFTER ADJUSTING FOR INFLATION, REMAIN STAGNANT

Las Vegas MSA Average Weekly Earnings: Dec. 2008 to Dec. 2014

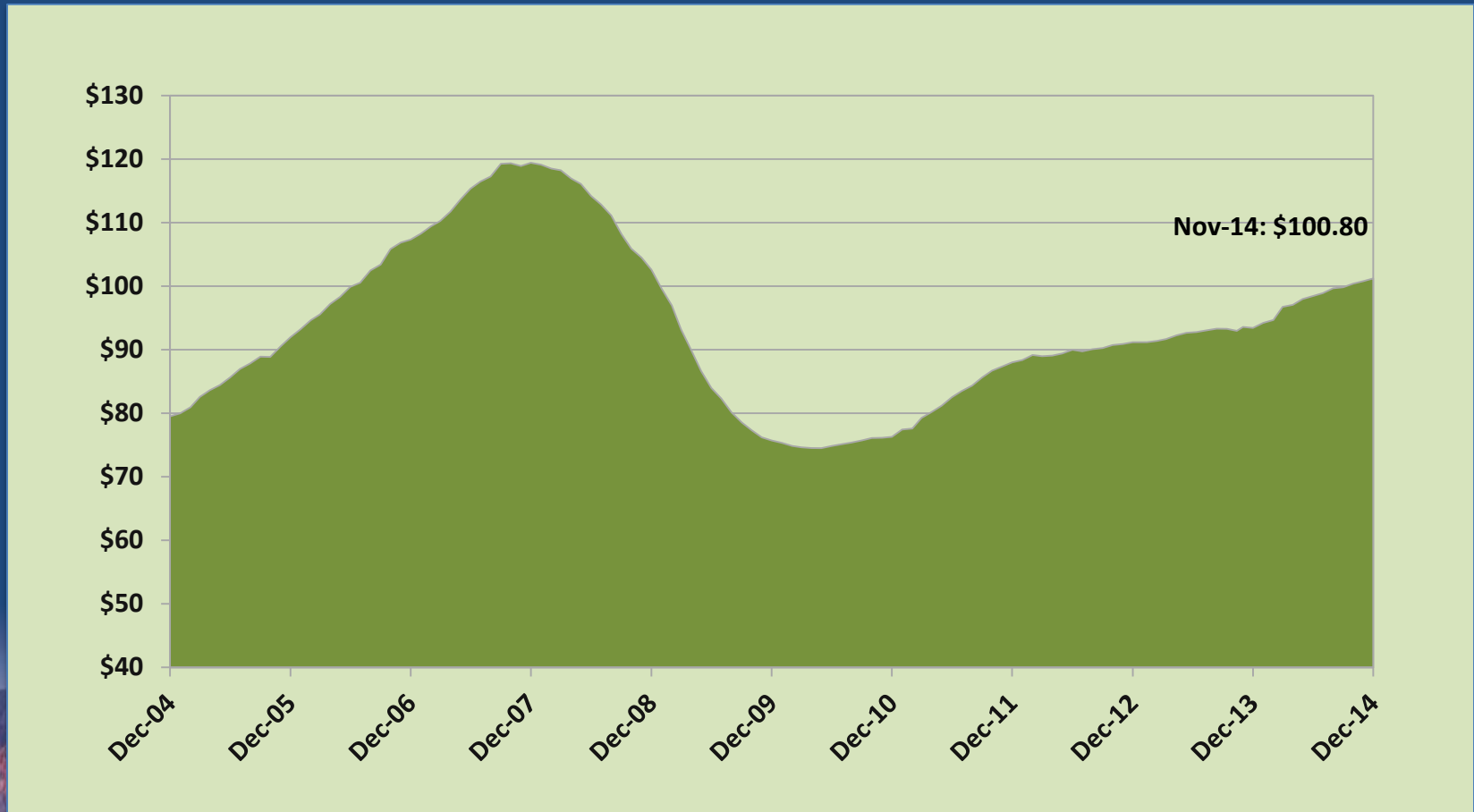


# THE REALITY: SOUTHERN NEVADA GAMING & TOURISM



# RevPAR RECOVERING SLOWLY FROM RECESSION BUT BACK UP OVER \$100

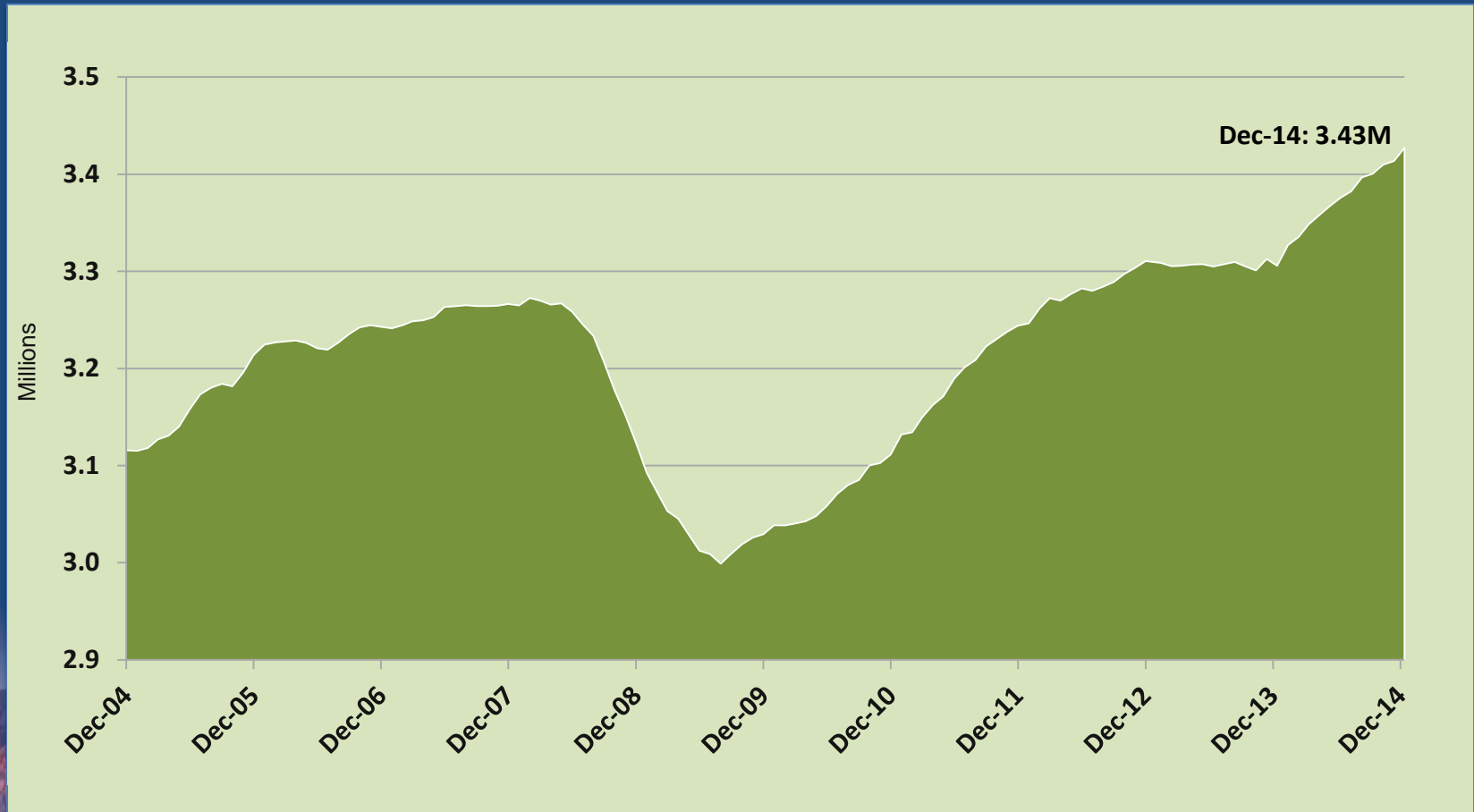
Las Vegas Valley Hotel Revenue per Available Room: Dec. 2004 to Dec. 2014





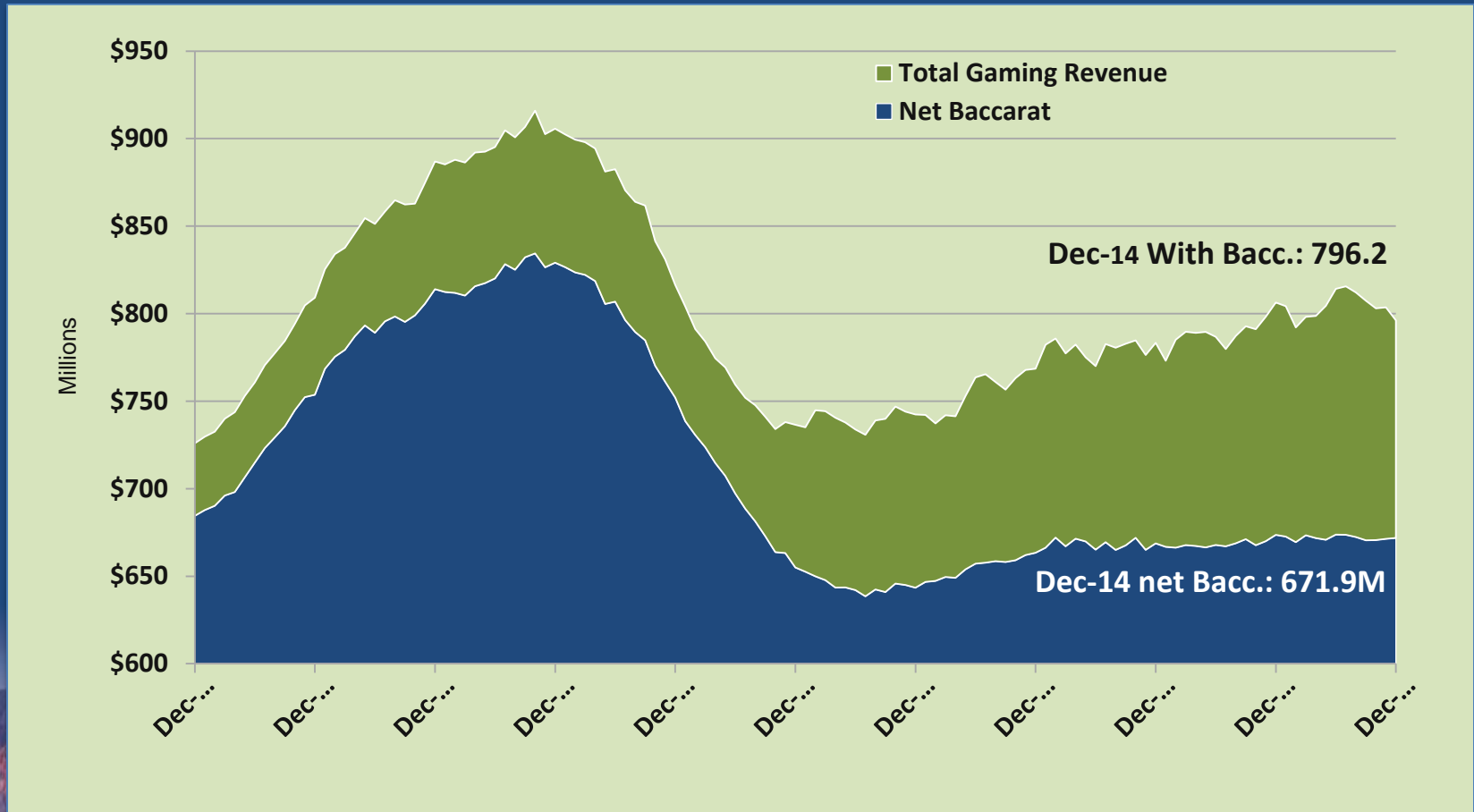
# VISITOR VOLUME AT HIGHEST LEVELS EVER & CONTINUES TO RISE

Las Vegas Valley Visitor Volume: Dec. 2004 to Dec. 2014



# GAMING REVENUE INCREASING DUE TO BACCARAT; NET BACCARAT STAGNANT

Clark County Gaming Revenue: Dec. 2004 to Dec. 2014

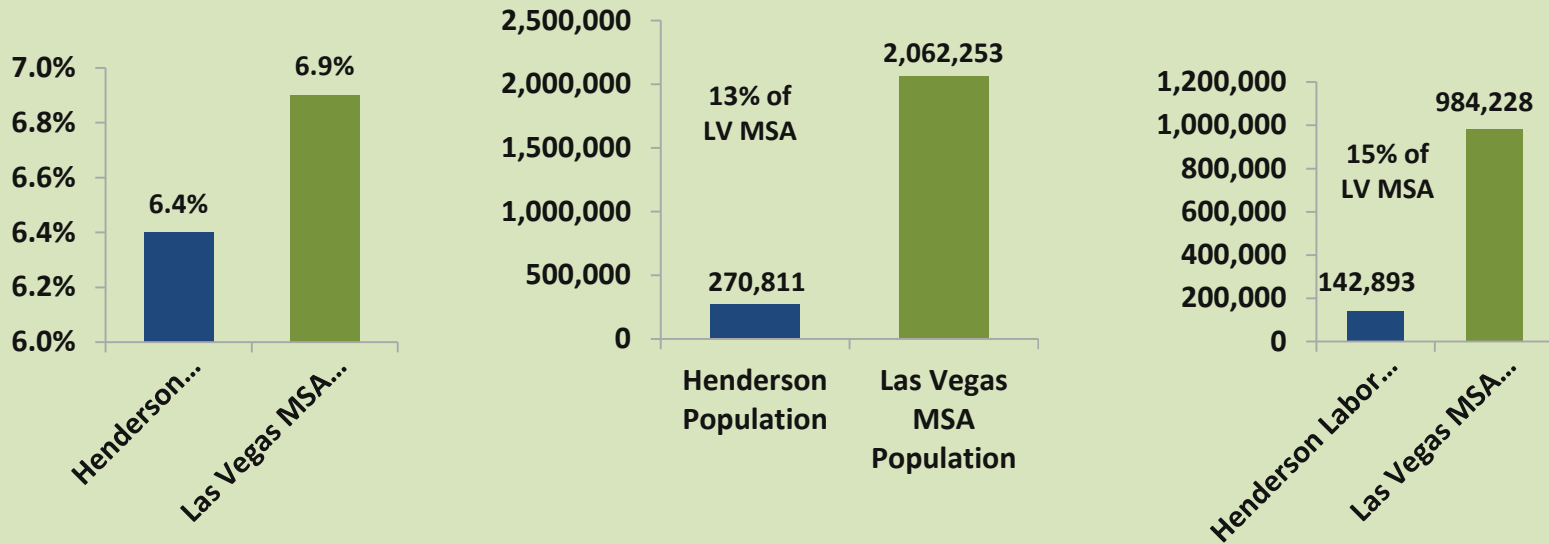


# HENDERSON: 2015 & BEYOND



# HENDERSON MAINTAINS A GOOD REPUTATION FOR LIVABILITY

Henderson & Las Vegas MSA Info: 2014



**Fun Facts:**

- 5<sup>th</sup> Safest City in US in 2012 (Most recent FBI crime data)
- Home to not one but two NSHE schools: College of So. Nevada-Henderson Campus & Nevada State College



# HENDERSON RESIDENTS OLDER, WEALTHIER THAN THOSE IN LAS VEGAS MSA

Henderson Demographic Facts: 2014

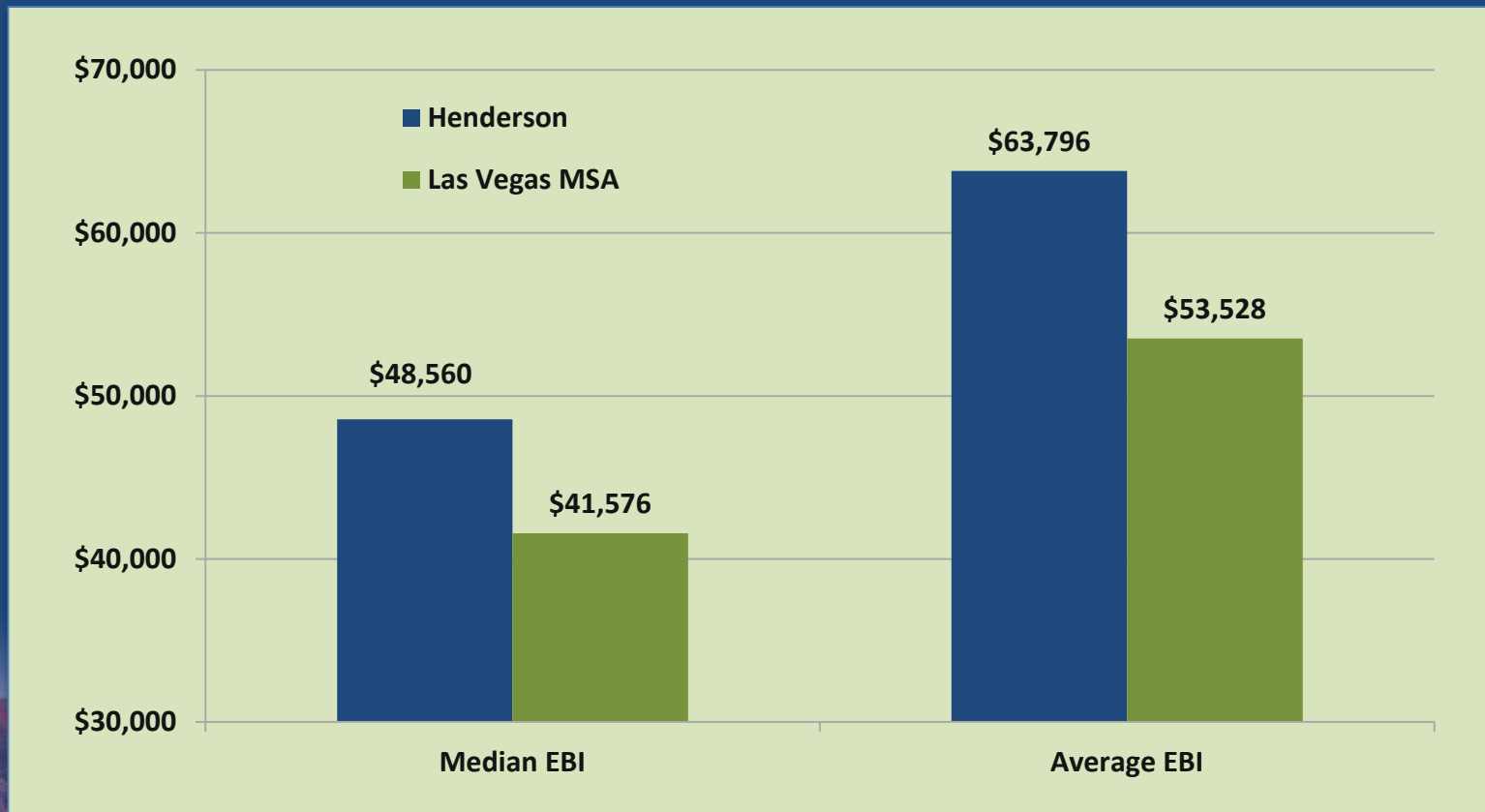
*Relative to Las Vegas MSA, Henderson residents/workers are more likely...*

- To be 55 years old and older, less likely to be under 35
- To be Caucasian, less likely to be a minority
- To have a higher education degree
  
- To have a higher income
- To be self-employed or government workers
- To live nearby workplace
- To own multiple vehicles
  
- To own their homes
- To live in Single Family Homes & Townhouses
- To have smaller homes



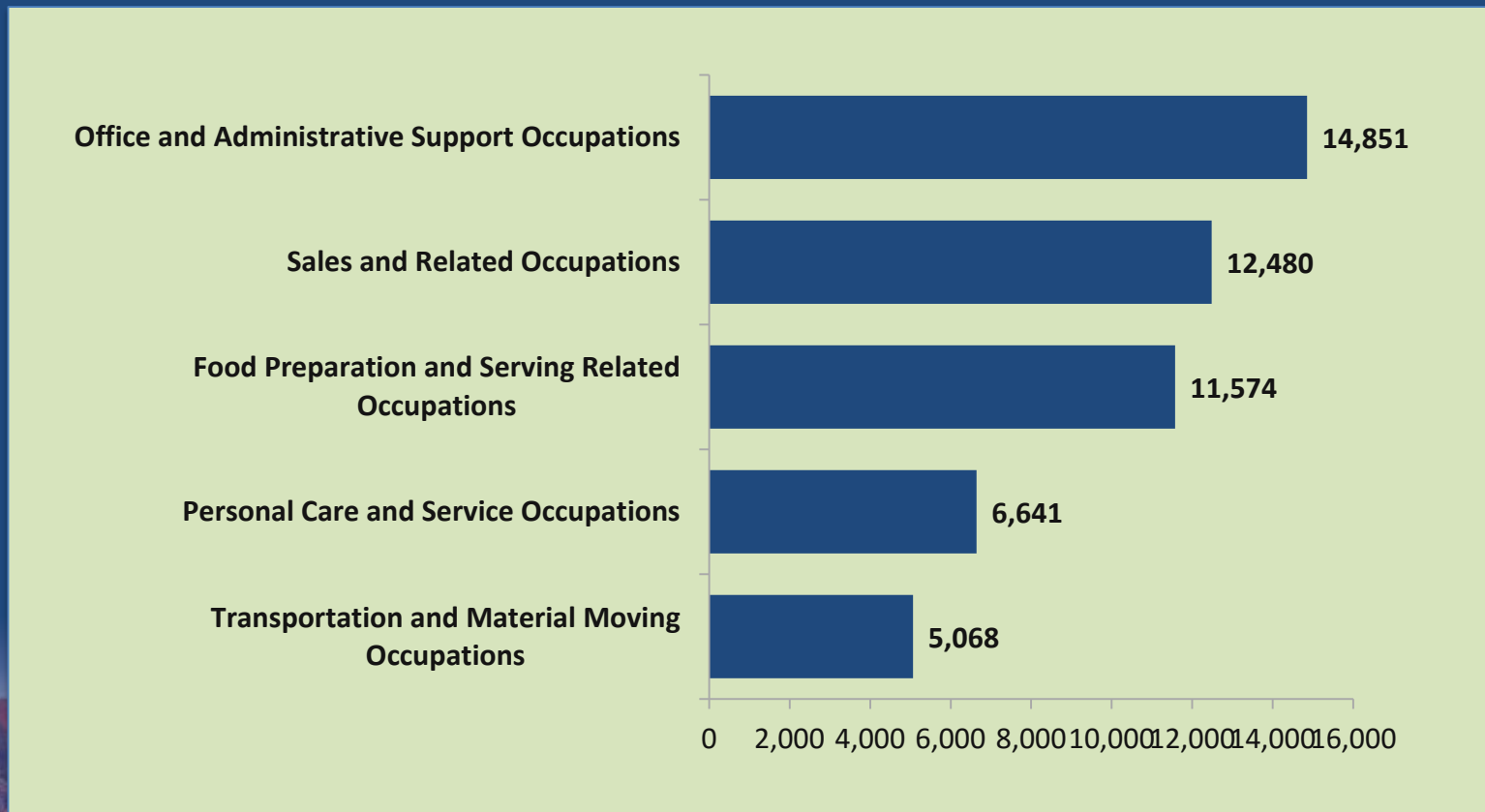
# HENDERSON RESIDENTS HAVE HIGHER INCOMES THAN LV METRO AVERAGE

Henderson & Las Vegas MSA Effective Buying Income: 2014



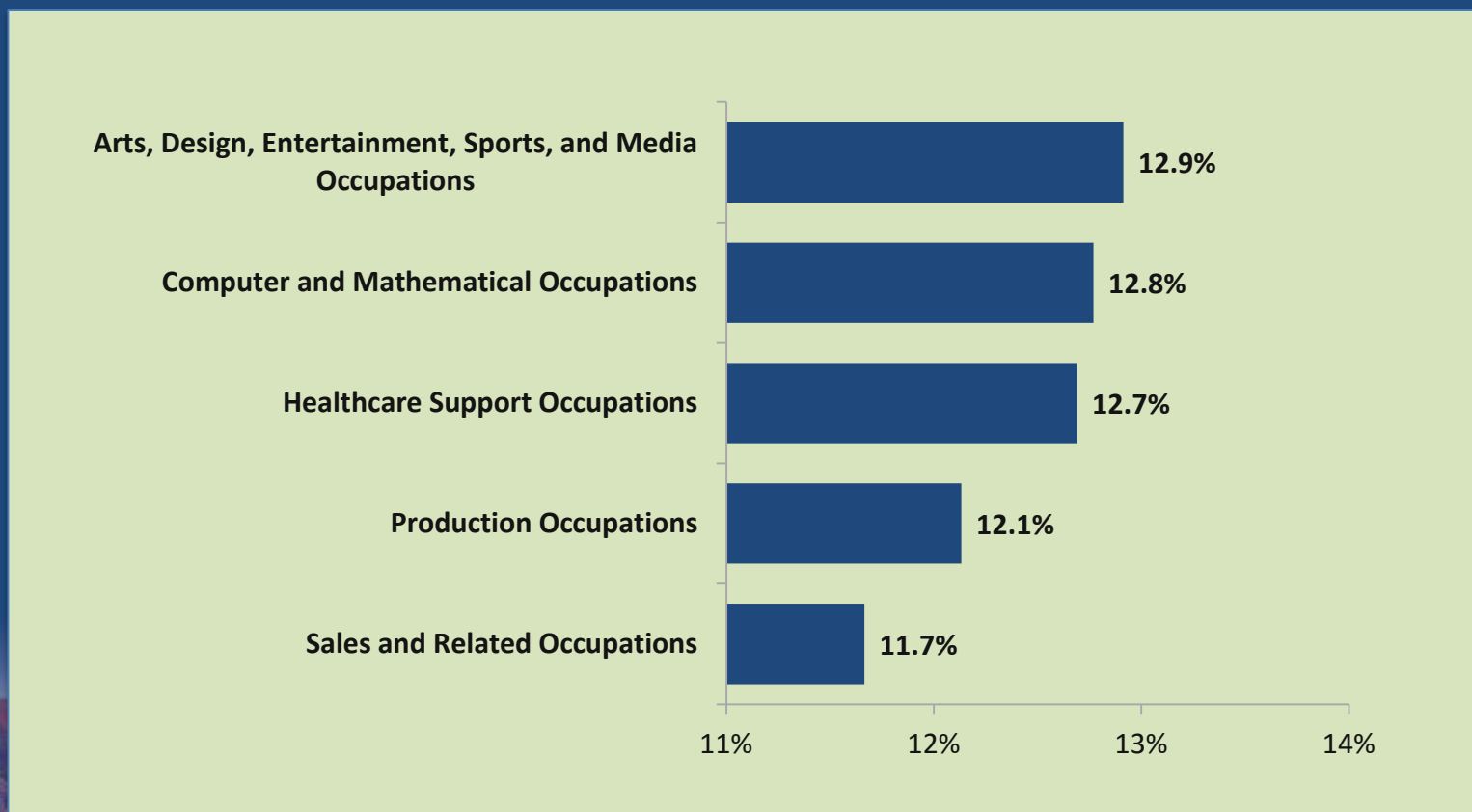
# HENDERSON DOMINATED BY OFFICE & SERVICE INDUSTRIES

Henderson 5 Largest Employment Sectors: 2014



# HENDERSON SPECIALIZES IN SEVERAL SECTORS

Henderson Employment Sectors, as % of Las Vegas MSA: 2014



# NEVADA GOED TARGETING 9 INDUSTRIES FOR STATE ECONOMIC DEVELOPMENT

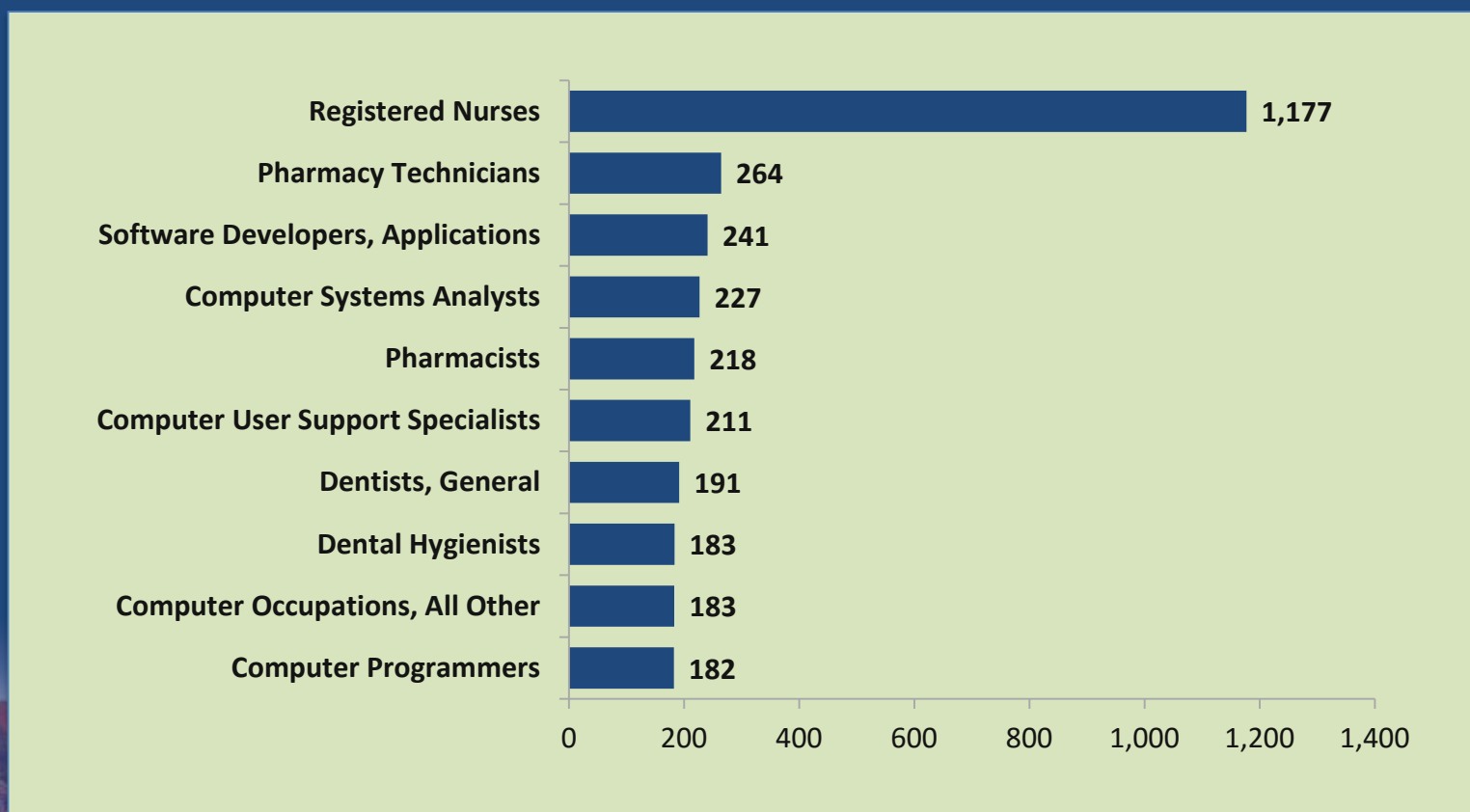
## Nevada's Nine Target Industries

1. Aerospace and Defense
2. Agriculture
3. Business IT Ecosystems
4. Clean Energy
5. Health and Medical Services
6. Logistics and Operations
7. Manufacturing
8. Mining
9. Tourism, Gaming, and Entertainment



# HENDERSON STEM JOBS TODAY DOMINATED BY REGISTERED NURSES

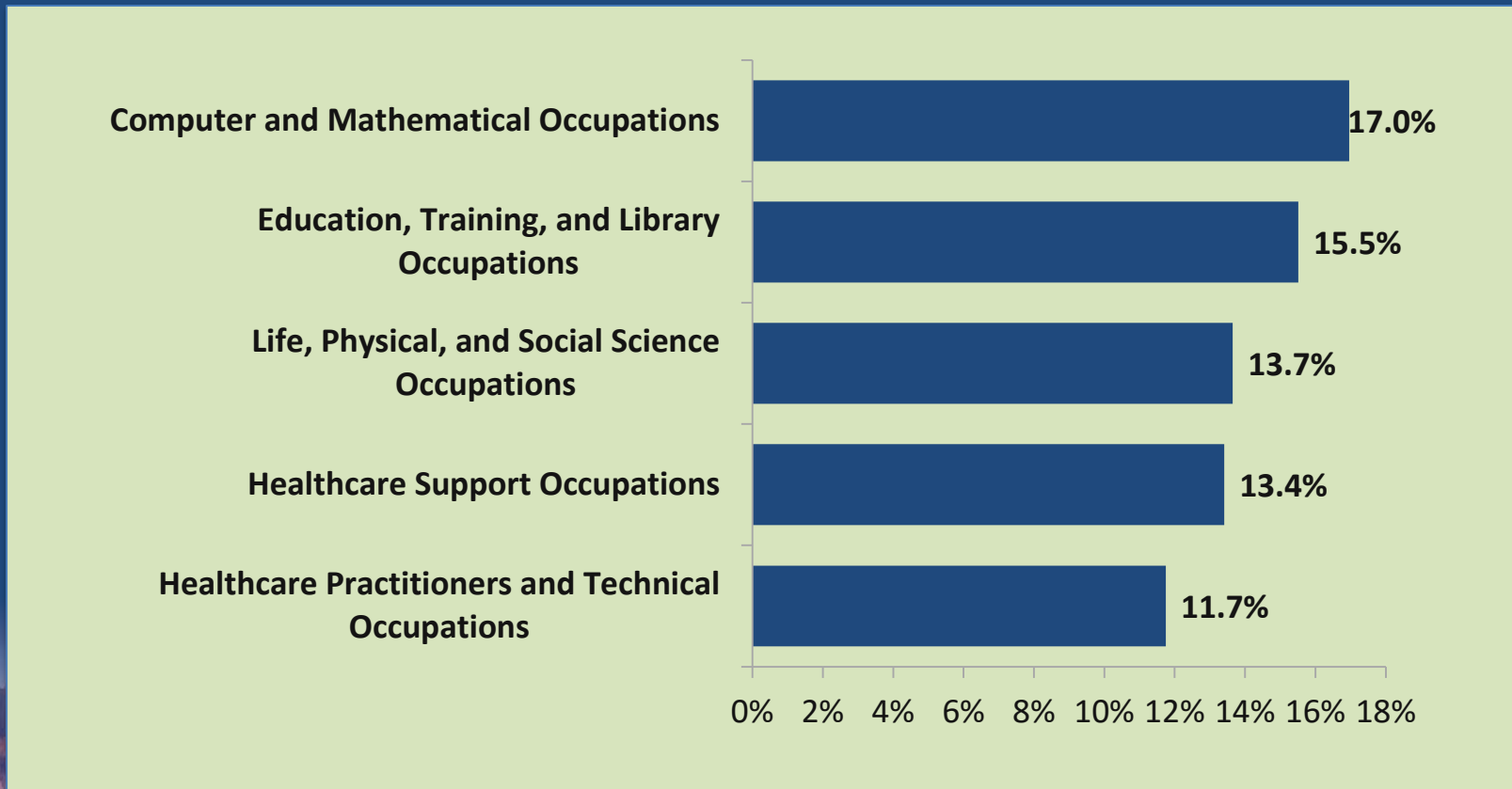
Henderson Top 10 STEM Occupations, by Jobs: 2014





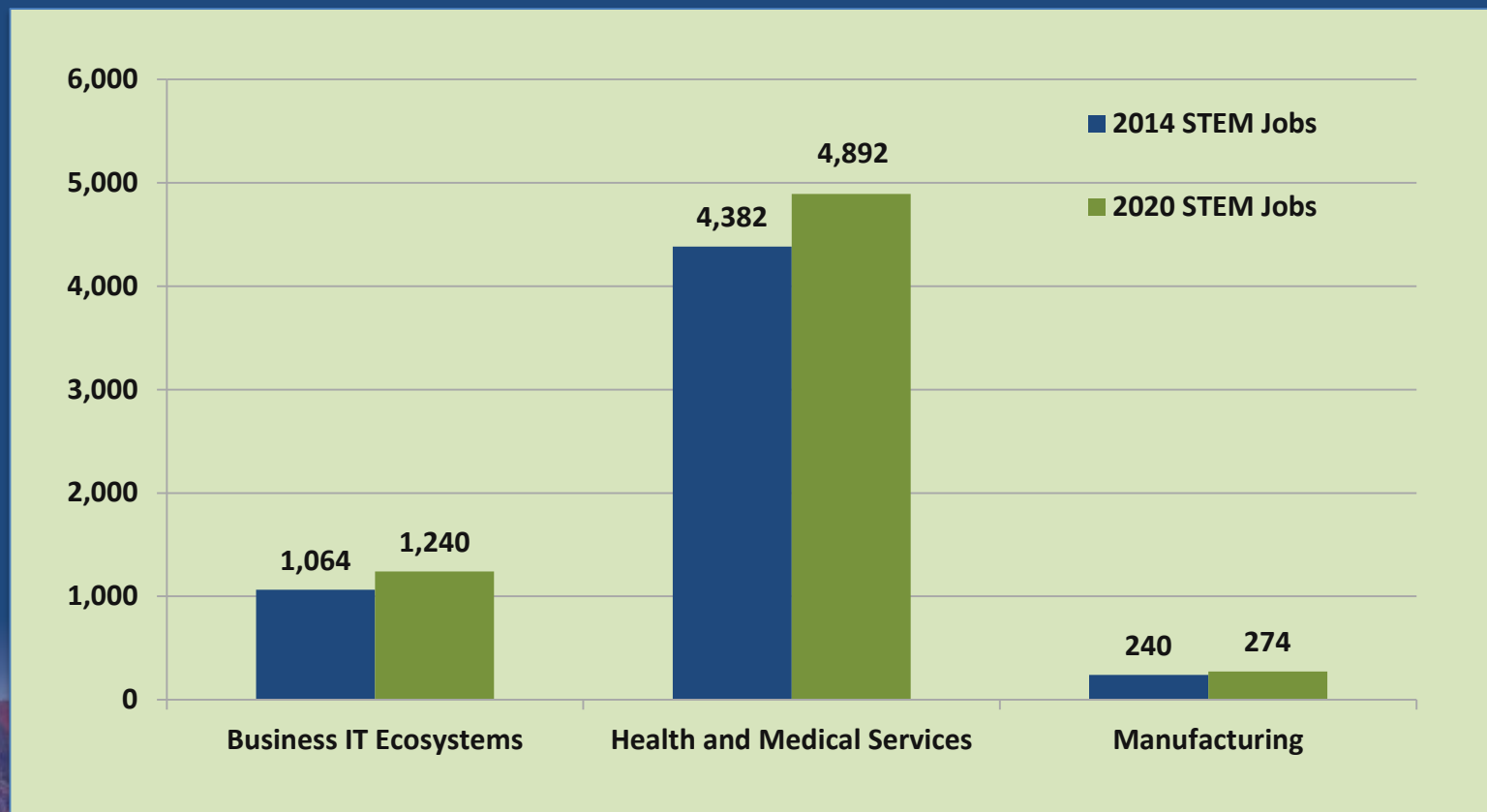
# RECENT HENDERSON STEM JOBS GROWTH STRONG

Henderson 5 Fastest Growing Employment Sectors, by % Growth: 2014



# GROWTH IN TARGETED SECTOR STEM JOBS TO OUTPACE GENERAL JOB GROWTH IN HENDERSON

Projected STEM Growth in Henderson Major\* Target Industries: 2014-2020



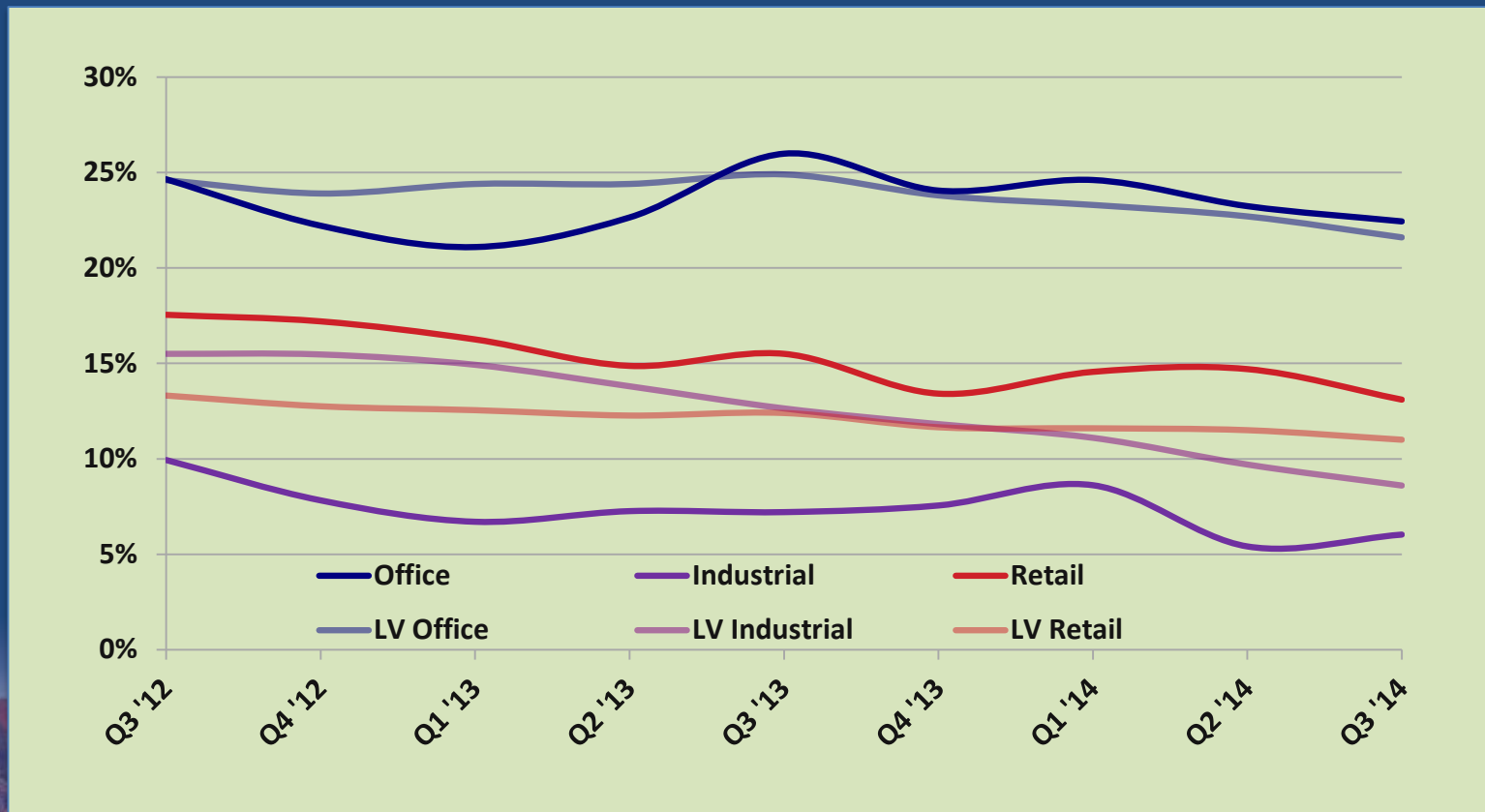
\* Note: Industries with at least 200 workers. Source: EMSI

# THE REALITY: HENDERSON REAL ESTATE MARKETS



# INDUSTRIAL REAL ESTATE THRIVING IN HENDERSON; OFFICE, RETAIL LAG VALLEY

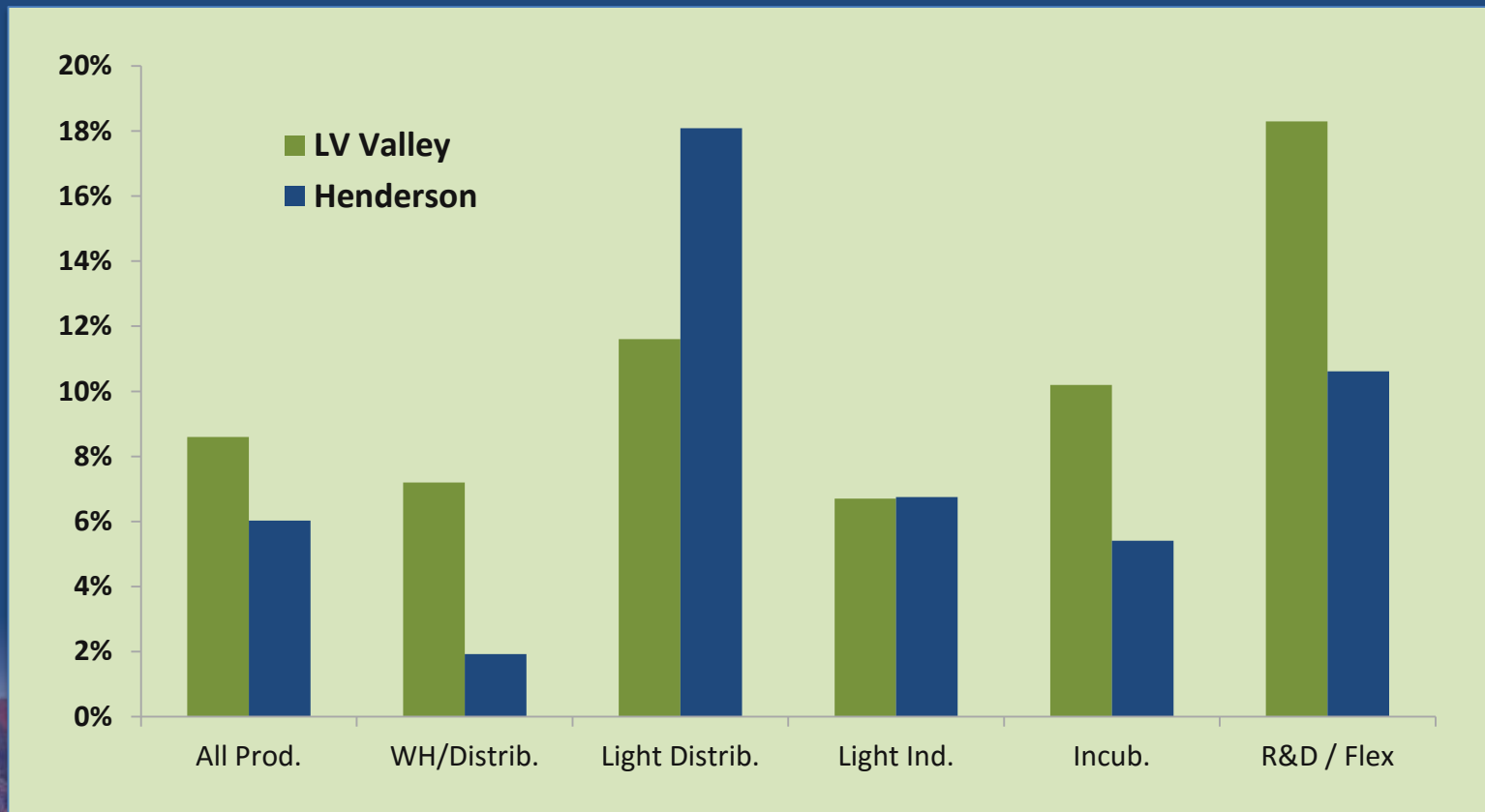
Commercial Real Estate Vacancy Rates: Q3 2014



\* Note: Industries with at least 200 workers. Source: EMSI

# RESURGENCE IN INDUSTRIAL SPACE LED BY WAREHOUSE/DISTRIBUTION

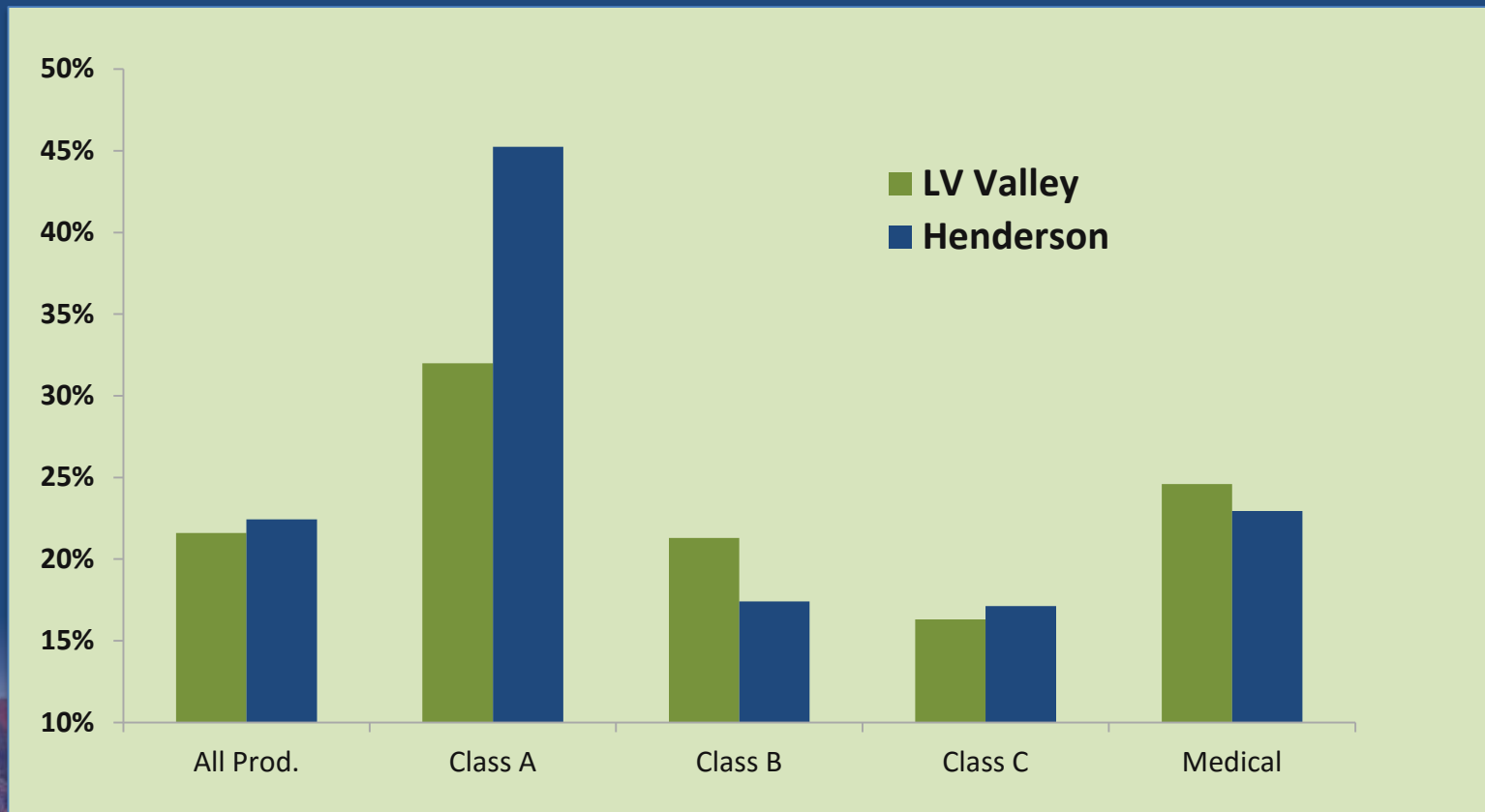
Industrial Vacancy Rates, by Product: Q3 2014





# CLASS A VACANCIES STILL CHALLENGING HENDERSON OFFICE MARKET

Office Vacancy Rates, by Product: Q3 2014



## LOOKING FORWARD



### Three Rules of Forecasting

*If you give a number, don't give a date.*

*If you give a date, don't give a number.*

*If you get it right, don't look surprised.*

– Anonymous



# YESTERDAY, TODAY & TOMORROW IN PICTURES



WHILE 2015 DEFINITELY WON'T BE ANOTHER 2004 . . .





## IT WON'T BE ANOTHER 2008, EITHER . . .





**IT WON'T EVEN BE ANOTHER 2009 – 2013 . . .**



# EVEN THOUGH STILL A BIT WOBBLY, THE RECOVERY WILL CONTINUE TO TAKE HOLD IN 2015

- ✓ *Fed Policy*
- ✓ *Corporate Profits*
- ✓ *Gas Prices*
- ✓ *Resort Industry Health*
- ✓ *Recovering RE market*
- ✓ *Healthy Job Growth*
- ✓ *Population Growth*
- ✓ *Economic Development*



the STAT PACK

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