

REDEFINING the Future of Las Vegas

CityCenter : Newsletter



An MGM MIRAGE® development.

February 2008 Vol 5


CITYCENTER EMERGES

CITYCENTER IN THE NEWS

HOT TOPICS

EXCLUSIVE BROKER EVENTS

AGENT IN THE SPOTLIGHT

FORWARD TO A FRIEND 



VIEW FROM THE TOP

I hope this edition of the CityCenter newsletter finds you enjoying the beginning of 2008. We are delighted to have you join us as we step forward into a very exciting time at CityCenter.

I hope you're using the information and resources in this newsletter to **get your share of the more than \$30 million in referral fees available to agents selling at CityCenter**. We have already paid out over \$9.5 million in referral fees — many amounts paid in full on the execution of a firm contract. Just like the dozens of other agents who have already generated over \$380 million in sales, **we want you to be a part of the CityCenter success story**.

2008 will also see tremendous construction progress. All seven buildings of the CityCenter campus are expected to be structurally complete and enclosed by the end of the year. Amazingly, interior finishes will begin as early as this April, just a few short months away. You will have the opportunity for an up-close view of these and other developments in Las Vegas when you attend one of the many exclusive **CityCenter Preferred Agent** events planned for 2008.

Based on the sales success achieved with real estate agents and brokers, I would like to announce the addition of two new team members. Nicole Nejczech, Broker Sales Manager and Darwin Dizon, Broker Relations Representative will help build upon and strengthen the relationship between CityCenter and the real estate community.

Looking back on 2007, I am pleased to report that the Residences at CityCenter enjoyed an 87% share of the Las Vegas luxury condominium market, with half or 1,330 of all CityCenter Residences sold. An unparalleled Strip location, truly luxurious offerings, an industry-leading Preferred Agent Program, Accelerated Commission Schedule and an MGM MIRAGE development team continue to set CityCenter apart from trends seen elsewhere in the real estate market. We bring this momentum with us into 2008 and anticipate similar successes.

Thank you for joining us as we continue to move forward with this exciting project. **As always, please do not hesitate to contact us with questions, feedback or to schedule a private tour of the CityCenter Residential Sales Pavilion at 866.705.7111. I hope I may see you soon.**

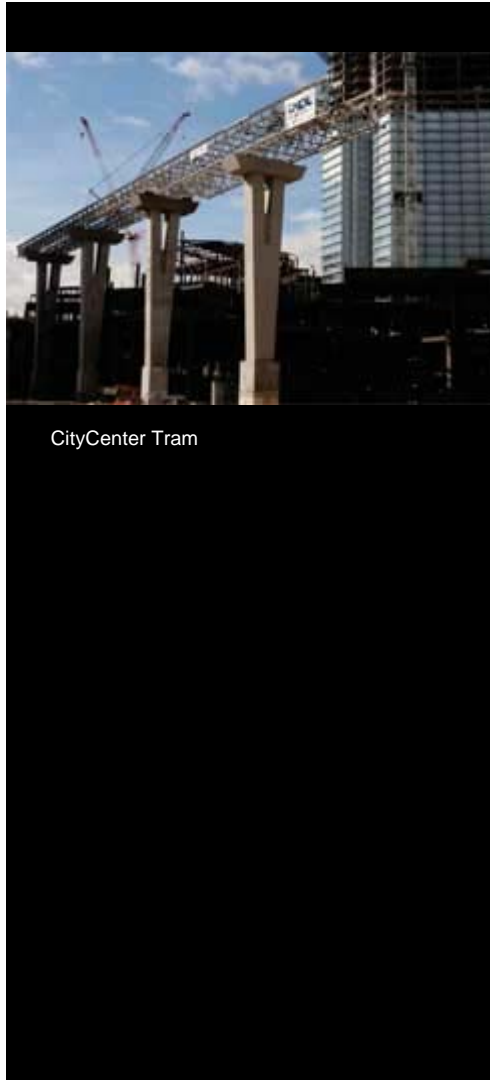


Visit the Residential Sales Pavilion on the Las Vegas Strip between Monte Carlo and New York - New York. Call 866.705.7111 to arrange a private overview for yourself or your clients. Open daily from 10 a.m. to 7 p.m.

Sincerely,



Bob Hamrick
Senior Vice President and Broker
CityCenter Realty Corporation



CITYCENTER EMERGES CityCenter is Taking Shape

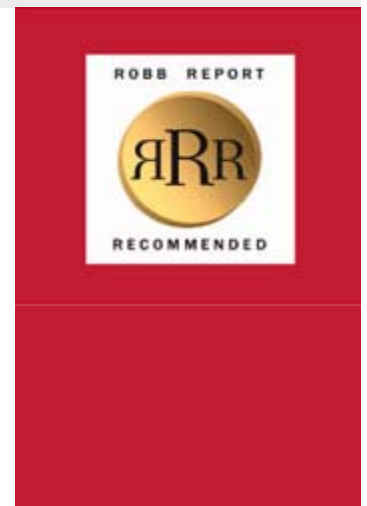
As construction proceeds, it becomes more and more apparent that the emerging CityCenter community has created a new sense of place on the Las Vegas Strip. [Click here for images from the construction site](#), and read about new developments below:

- The concrete for the first condominium floors of both Mandarin Oriental and Veer Towers was just poured.
- At Mandarin Oriental, work is underway on the Skylobby and the Spa. We can confirm that the views from the 23rd floor Skylobby will be amazing!
- In the main casino hotel, the steel for the Cirque du Soleil® showroom is over halfway erected, and the shape of the theater, including the stage, orchestra level and balcony is beginning to take shape.
- The Central Plant, an important component of our LEED certification, is coming on line in the next month and will begin to supply tempered air to the buildings.
- Installation of the track for the CityCenter Tram connecting Bellagio, CityCenter and Monte Carlo, has begun.
- Vdara is up to the 46th floor. The sheetrock for the interior walls of the condominiums is well underway. The pool deck is being poured, and construction is commencing on the "Harmon Circle" roadway system that provides access for dropoff and valet parking at the main lobby.

CITYCENTER IN THE NEWS

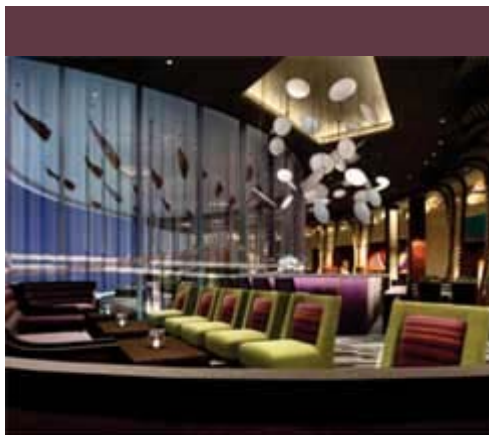
The Residences at CityCenter continue to make news not only for excellence in real estate design and development, but also for innovative approaches to creating a complete, immersive customer experience for visitors and owners alike.

The **Residences at Mandarin Oriental Las Vegas Penthouse Collection** was featured in the "Robb Report Recommended" section of RobbReport.com. Known for developing world-class resorts and residences in stunning locations across the globe, the Mandarin Oriental Hotel Group is currently developing seven residential locations slated to open by 2009. When the company publicly released the 227 condominium residences available in Las Vegas, more than 90 percent sold within two weeks. The Mandarin Oriental Penthouse Collection in



Las Vegas is currently offering two- and three-bedroom residences. [Click here for the full article from RobbReport.com.](#)

The **New York Times Real Estate Magazine** cited **scent marketing** at the CityCenter Residential Sales Pavilion in Las Vegas as probably the most sophisticated case yet of using smell to sell real estate. Tony Dennis, Executive Vice President of the Residential Division, has designed a visit to the Pavilion as a multisensory experience as well as an informative one: "The entire goal is to make people feel comfortable," he said. "If they feel comfortable, they'll stay a little longer; if they stay longer, they'll get to know us better." On your next visit, see if you can discern "Essence of Destiny" in the Great Room- a hint of vanilla, paired with jasmine, lavender and rose, sweetened by coconut and peach, and enriched by sandalwood, amber and musk. Or, try to sense the subtle transition to "Escape to Hong Kong" with notes of orange and spice like a rich herbal tea as you enter the Mandarin Oriental showroom. [Click here for the full article from the New York Times Real Estate Magazine.](#)



Vdara Lobby Bar Artist Rendering



The Mirage CityCenter Gallery

HOT TOPICS

Fresh Interior Spaces Unveiled at Vdara and The Harmon

In addition to featuring the genius of several of the finest architects working today, CityCenter also showcases the work of renowned interior designers from around the globe. [Click here to see new interior images of both Vdara's and The Harmon's exceptional interior spaces.](#)

As you enter the Vdara Condo Hotel you will sense both similarities and differences as its bold, striking exterior facade softens and you transition into ambient lighting, rich earth tones and luxurious fabrics. Vdara's sense of tailored sophistication is, however, apparent throughout.

Visit the outside patio to watch those passing by or enjoy the view from the interior lounge's expansive windows. The rich textures and eye-catching jewel tones keep the mood sensual and inviting with a rhythmic tone reflecting the energy of this new Las Vegas destination.

With the public launch of The Harmon Hotel, Spa & Residences, we are proud to present some of the unique amenities that will be available to the select group of owners fortunate enough to secure one of the remaining residences. After conquering Beverly Hills, New York and London, international cultural icon Michael Chow is bringing his latest creation to The Strip with his first and only MR CHOW Las Vegas location at The Harmon Hotel, Spa & Residences. For Chow, restaurants are complex installations set in theatres of his own careful design. He has been sought after by Las Vegas hoteliers for years but waited for The Harmon's supreme location, clientele and style.

Imagine relaxing before a night out on the town on The Harmon's heavenly pool deck, with three pools of varying elevations perched 100 feet above the Las Vegas Strip. The Harmon's pool and private cabanas are the perfect setting for an indolent afternoon or a nighttime swim. It's all just a short elevator ride away from your

private retreat at The Harmon Residences.

New Galleries at MGM Grand and THEhotel

A CityCenter Residential Sales Gallery is now open at MGM Grand Las Vegas and another will soon open at THEhotel. Each Gallery features scale models of CityCenter and its residential developments, photo and video galleries and on-site representatives to provide information and arrange complimentary limo transportation to the main Residential Sales Pavilion.

EXCLUSIVE BROKER EVENTS A look ahead for CityCenter in 2008

With the success of 2007 behind us, we hit the ground running in 2008. The first quarter started with CityCenter taking its show on the road with our participation at **The Luxury Conclave in Scottsdale, AZ** where the most elite luxury realtors in the world gather once a year.

With many of our sales coming from California, we will spend the rest of the quarter moving up the coastline of the Golden State conducting **private events for top real estate professionals in key markets including San Diego, Orange County, Los Angeles, Beverly Hills, San Jose and the San Francisco Bay Area.** Throughout the remainder of the year we will be visiting other national and international markets, conducting presentations and attending real estate conventions and tradeshow. If you are interested in attending one of our regional events or hosting a presentation in your market, please contact Bob Hamrick at 702.590.5935.



Ken Goodfellow of CKG and Bob Hamrick of CityCenter at the Luxury Conclave



Avi Mishra
Corporate Broker/Owner
The Pros Realty, Inc.

AGENT IN THE SPOTLIGHT Selling at CityCenter Means Finding the Right Clients

With just under \$9.5 million in sales at CityCenter, Avijit "Avi" Mishra, says the secret to his success is easy, and it does sound simple: he looks for customers who understand the privilege of owning on the Las Vegas Strip. According to Mishra, one of CityCenter's top performing agents, "The current Las Vegas real estate market is a totally different ballgame than the Las Vegas Boulevard market. The price of land on the Strip has increased exponentially over the past several years... Potential clients are privileged to be able to own a part of Las Vegas Boulevard."

Avi has also had success selling to an international customer base, noting that "The key to successful sales overseas is identifying potential sources of clients and reaching out to them through local Real Estate professionals. It is definitely easier when you have a product like CityCenter to sell. If presented properly to the right clients, the product sells itself." Many of his clients have been visiting Las Vegas for several years, so it is easy for them to comprehend the location of the project, and Avi adds, "They feel privileged to be a part of something so unique and exclusive."



Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. No statement should be relied upon except as expressly set forth in the Property Report or the Nevada Public Offering Statement. This is neither an offer to sell, nor a solicitation of offers to buy, any condominium units in those states where such offers or solicitations cannot be made. **WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING.** This condominium project does not discriminate on the basis of race, color, religion, national origin, sex, disability or familial status.

For New York residents the complete offering terms for the Vdara Condo Hotel and Veer Towers are in Offering Plans available from Sponsor. File

nos. CD07-0390 and CD07-0664, respectively. Application to Test the Market not filed with the Department of Law of the State of New York for The Residences at Mandarin Oriental, Las Vegas or The Harmon Residences.

Scenes and improvements are not within the project, are proposed, artist's renderings only and NEED NOT BE BUILT. Prices are estimates only. Plans, architectural renderings, specifications, pricing, square footage and locations are subject to change without notice. © 2008 Project CC, LLC. Unauthorized use of the images, artist renderings, plans or other depictions of the project is strictly prohibited.

[PRIVACY POLICY](#)



An MGM MIRAGE® development.

citycenter.com