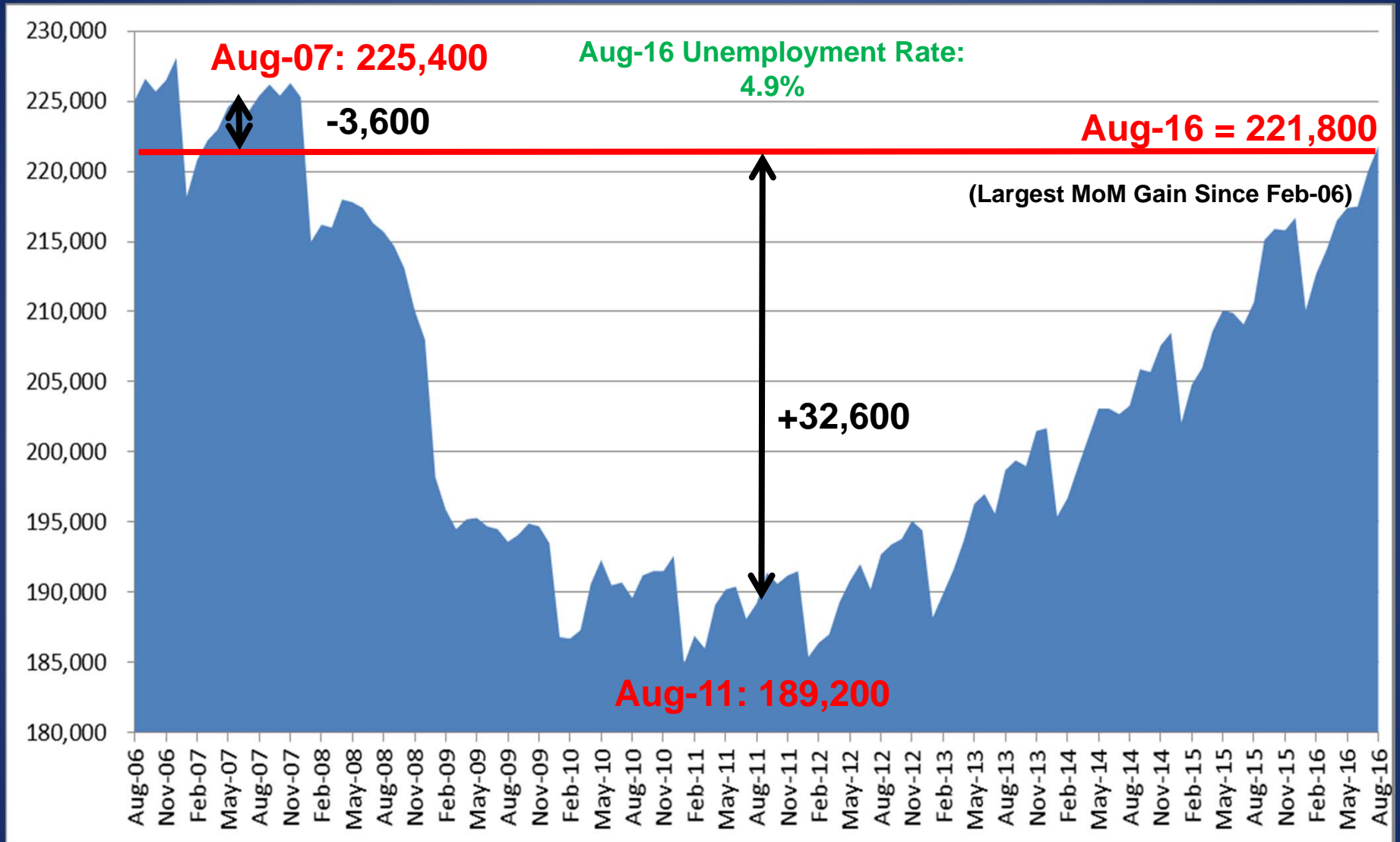


RENO MSA ECONOMIC OUTLOOK

October 7, 2016



Current Employment – Reno-Sparks MSA



CYTD Annual-Average Employment Change: +8,638 jobs (4.2%)

Reno-Sparks MSA includes Washoe & Storey Counties

Department of Employment, Training, & Rehabilitation (CES data, not seasonally adjusted)

Employment by Sector Thru August - Reno-Sparks MSA

Industry	2016 CYTD	2015 CYTD	2015-2016 Change	% Ch.
	Monthly Averages	Monthly Averages		
Professional and business services	30,075	27,850	2,225	8.0%
Transportation and warehousing	16,975	15,575	1,400	9.0%
Government	29,963	28,750	1,213	4.2%
Construction	(6% of total emp v. 11% in 2006)	12,488	1,113	8.9%
Education and health services	25,288	24,325	963	4.0%
Retail trade	23,450	22,525	925	4.1%
Leisure and hospitality	(17% of total emp v. 32% in Clark)	36,138	700	1.9%
Financial activities	10,200	9,850	350	3.6%
Wholesale Trade	9,063	9,013	50	0.6%
Mining and logging	200	200	0	0.0%
Other services	6,025	6,100	-75	-1.2%
Information	1,900	2,000	-100	-5.0%
Manufacturing	12,725	12,850	-125	-1.0%
TOTAL	216,300	207,663	8,638	4.2%

Reno-Sparks MSA includes Washoe & Storey Counties

Department of Employment, Training, & Rehabilitation (CES data, not seasonally adjusted)

Year	Reno MSA		
	Employment by Place of Work	Employment Change	% Ch.
1990	145,100		
1991	143,800	-1,300	-0.9%
1992	146,400	2,600	1.8%
1993	151,400	5,000	3.4%
1994	159,500	8,100	5.4%
1995	167,100	7,600	4.8%
1996	173,700	6,600	3.9%
1997	179,100	5,400	3.1%
1998	184,000	4,900	2.7%
1999	188,100	4,100	2.2%
2000	194,400	6,300	3.3%
2001	199,500	5,100	2.6%
2002	196,900	-2,600	-1.3%
2003	200,200	3,300	1.7%
2004	208,600	8,400	4.2%
2005	215,500	6,900	3.3%
2006	223,300	7,800	3.6%
2007	223,900	600	0.3%
2008	214,900	-9,000	-4.0%
2009	194,900	-20,000	-9.3%
2010	190,100	-4,800	-2.5%
2011	189,100	-1,000	-0.5%
2012	190,900	1,800	1.0%
2013	196,100	5,200	2.7%
2014	202,700	6,600	3.4%
2015	210,400	7,700	3.8%
2016	(CYTD thru August)		4.2%
1991-2015 Average			1.5%

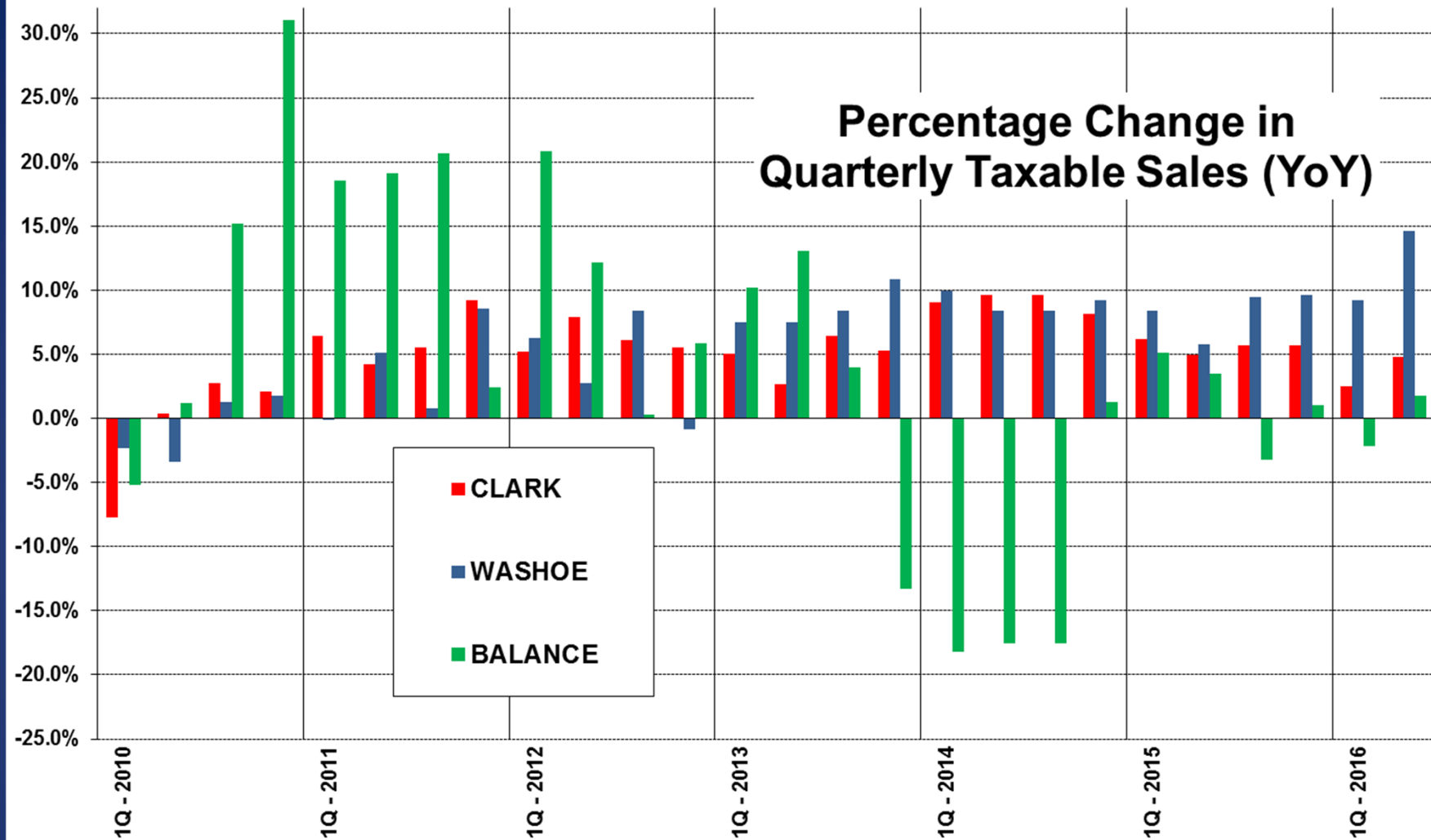
Department of Employment, Training, & Rehabilitation (CES data)

Employment Trends

Elko, Eureka, & Humboldt Counties

2012 - 2015 Annual Averages			
	Elko County	Eureka County	Humboldt County
2012 Total Employment	22,728	4,736	8,401
2013 Total Employment	22,564	4,720	8,440
2014 Total Employment	22,262	4,421	8,059
2015 Total Employment	21,471	4,495	7,854
2012 - 2015 % Change	-5.5%	-5.1%	-6.5%
2012 Mining Employment	3,141	4,245	2,072
2013 Mining Employment	2,791	4,243	2,113
2014 Mining Employment	2,047	3,949	1,984
2015 Mining Employment	1,878	4,046	1,926
2012 - 2015 % Change	-40.2%	-4.7%	-7.0%
1st Quarter 2015 & 2016 Averages			
1Q 2015 Total Employment	20,904	4,418	7,806
1Q 2016 Total Employment	21,056	4,491	7,325
% Change	0.7%	1.7%	-6.2%
1Q 2015 Mining Employment	1,801	3,953	2,016
1Q 2016 Mining Employment	1,746	4,056	1,735
% Change	-3.1%	2.6%	-13.9%

Department of Employment, Training, & Rehabilitation (QCEW data)



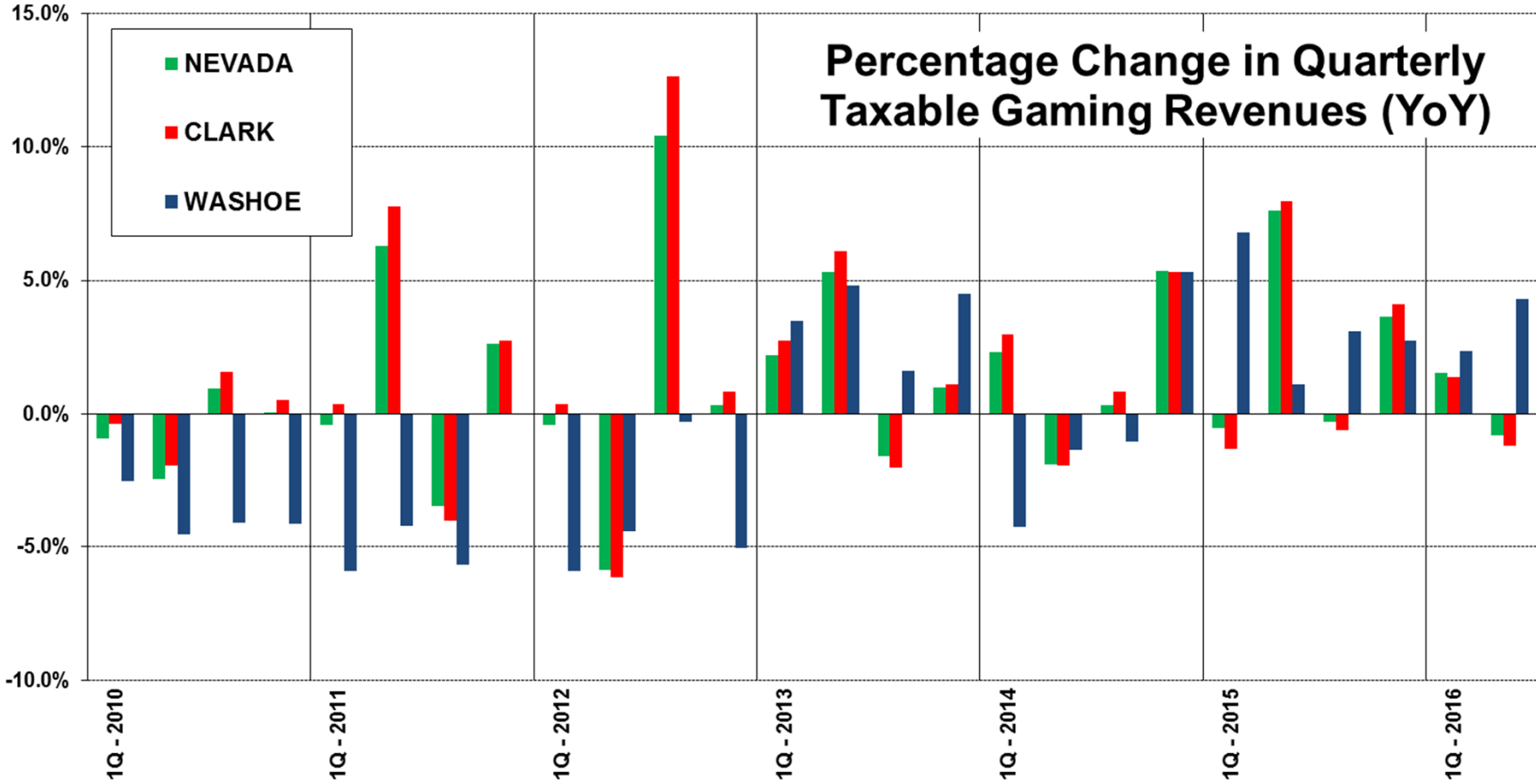
Balance of State Exceeded Washoe County Sales for 12 Straight Quarters (4Q10 – 3Q13)

Washoe County Growth Now Exceeding All Areas with Jumps Greater than 9% for Last Four Quarters (15% in 2Q16)

Washoe County Sales Led by Bars & Restaurants, Auto Sales, and General Merchandise

Nevada Department of Taxation

Percentage Change in Quarterly Taxable Gaming Revenues (YoY)



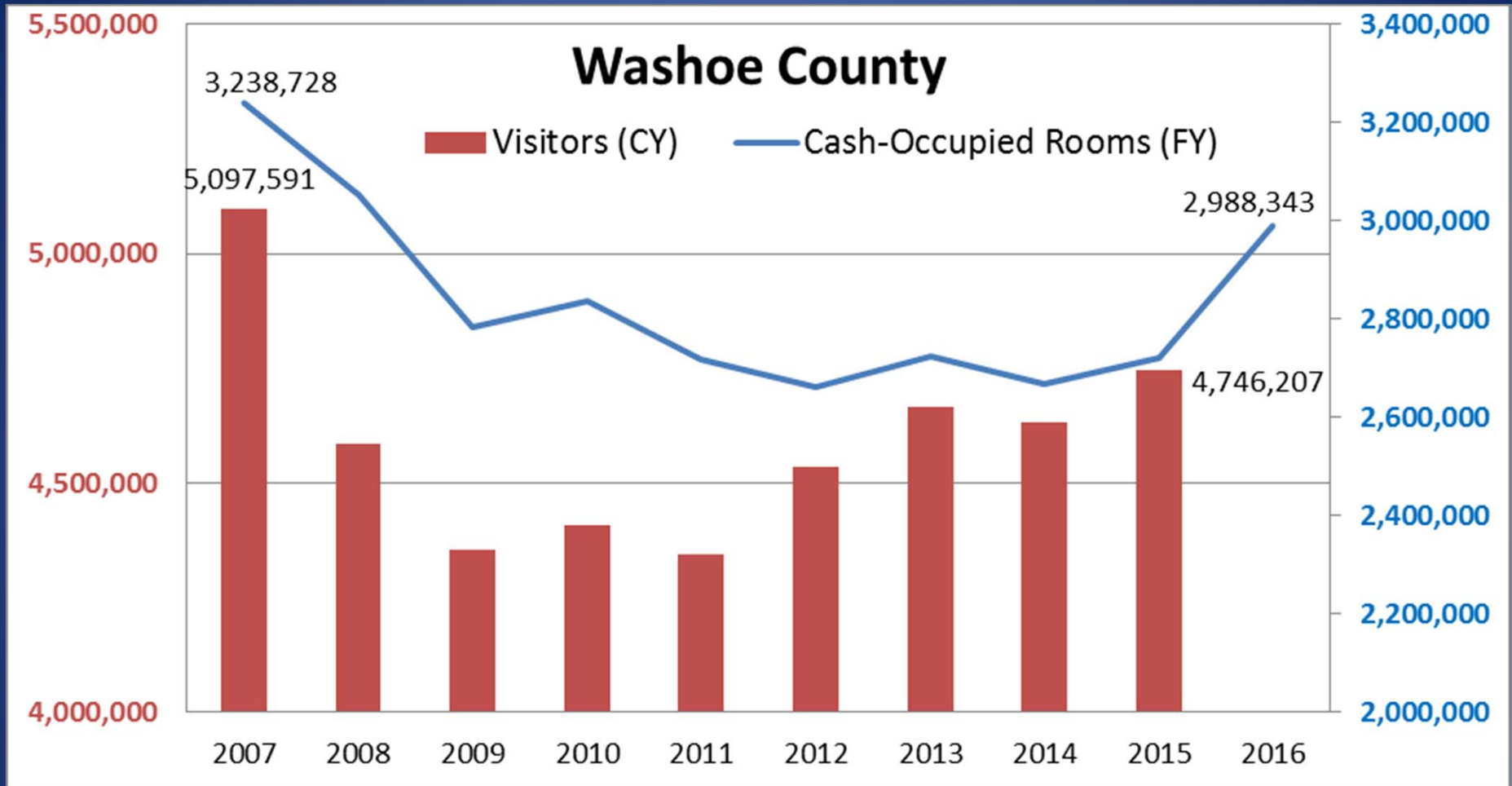
Washoe County Taxable Gaming Revenue has Increased for Last 7 Quarters (Longest Streak Since 2000)

2016 CYTD (thru August) Washoe County Tax Revenue (\$534.0M) is Highest Since 2009 (\$543.2M)

2016 CYTD (thru August) Washoe County Tax Revenue (\$534.0M) Represents 71% of Peak Revenue (2000 CYTD = \$757.3M)

Nevada Gaming Control Board

Visitors v. Cash-Occupied Rooms

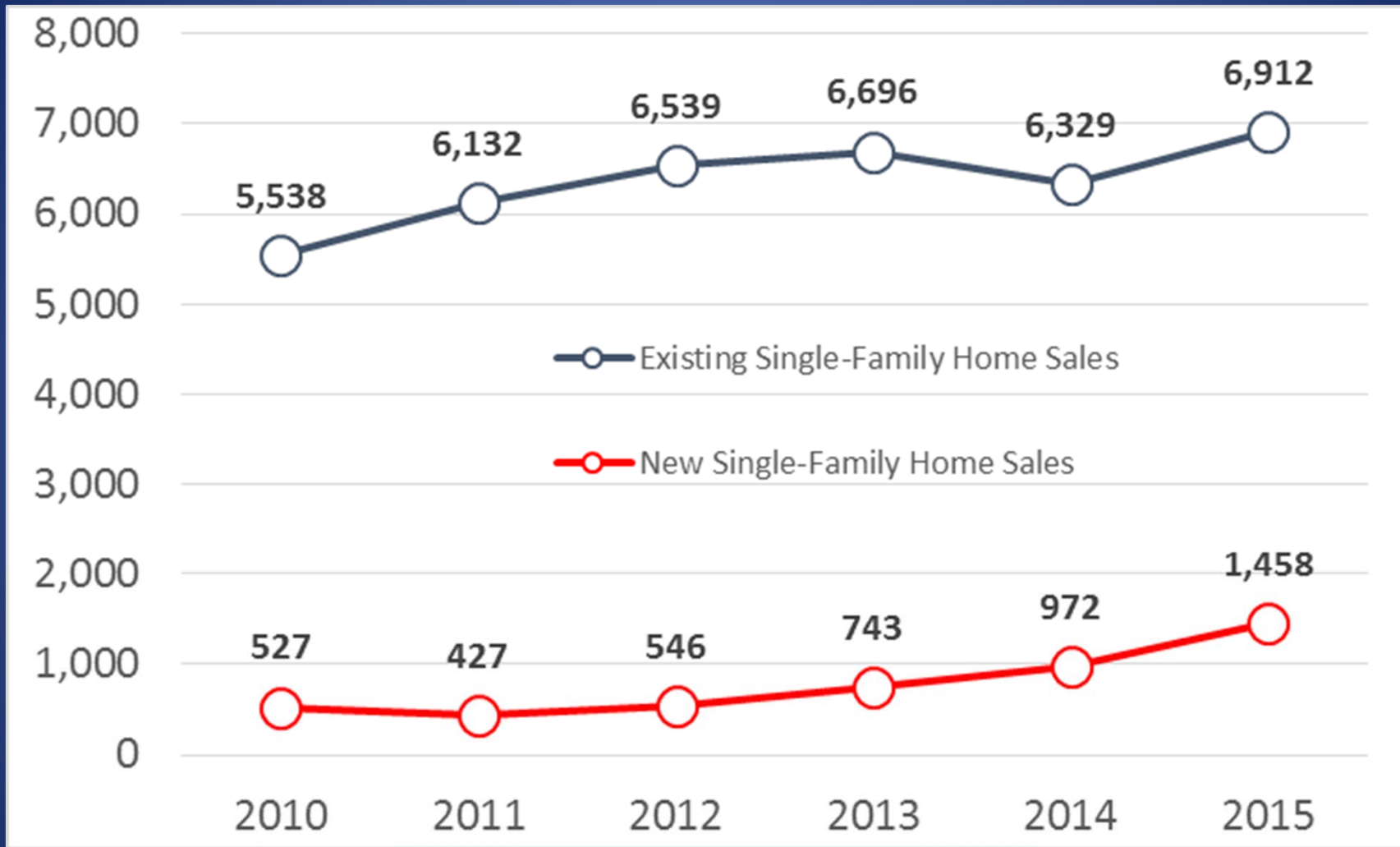


2015 - 2016 CYTD (thru August) Visitation Change = +3.4%
 2016 CY Visitation Projection = 4.9 Million

RSCVA

Single-Family Home Sales

Washoe County



Thru August 2016 = 4,780 Existing Home Sales (2016 Projection = 7,170)
 Thru August 2016 = 1,087 New Home Sales (2016 Projection = 1,631)

Washoe County Assessor data

New Single-Family Units per New Job

Year	New Single-Family Units (Washoe County)	New Reno MSA Employment	New Single-Family Homes per New Job
1990	1,685		
1991	1,509	-1,300	(1.16)
1992	1,805	2,600	0.69
1993	2,075	5,000	0.42
1994	2,814	8,100	0.35
1995	2,107	7,600	0.28
1996	2,352	6,600	0.36
1997	3,006	5,400	0.56
1998	2,974	4,900	0.61
1999	3,422	4,100	0.83
2000	2,839	6,300	0.45
2001	3,842	5,100	0.75
2002	4,221	-2,600	(1.62)
2003	3,519	3,300	1.07
2004	4,109	8,400	0.49
2005	4,957	6,900	0.72
2006	3,762	7,800	0.48
2007	2,004	600	3.34
2008	1,122	-9,000	(0.12)
2009	520	-20,000	(0.03)
2010	409	-4,800	(0.09)
2011	493	-1,000	(0.49)
2012	623	1,800	0.35
2013	976	5,200	0.19
2014	1,378	6,600	0.21
2015	1,475	7,700	0.19
1991-2015 Average:			0.35

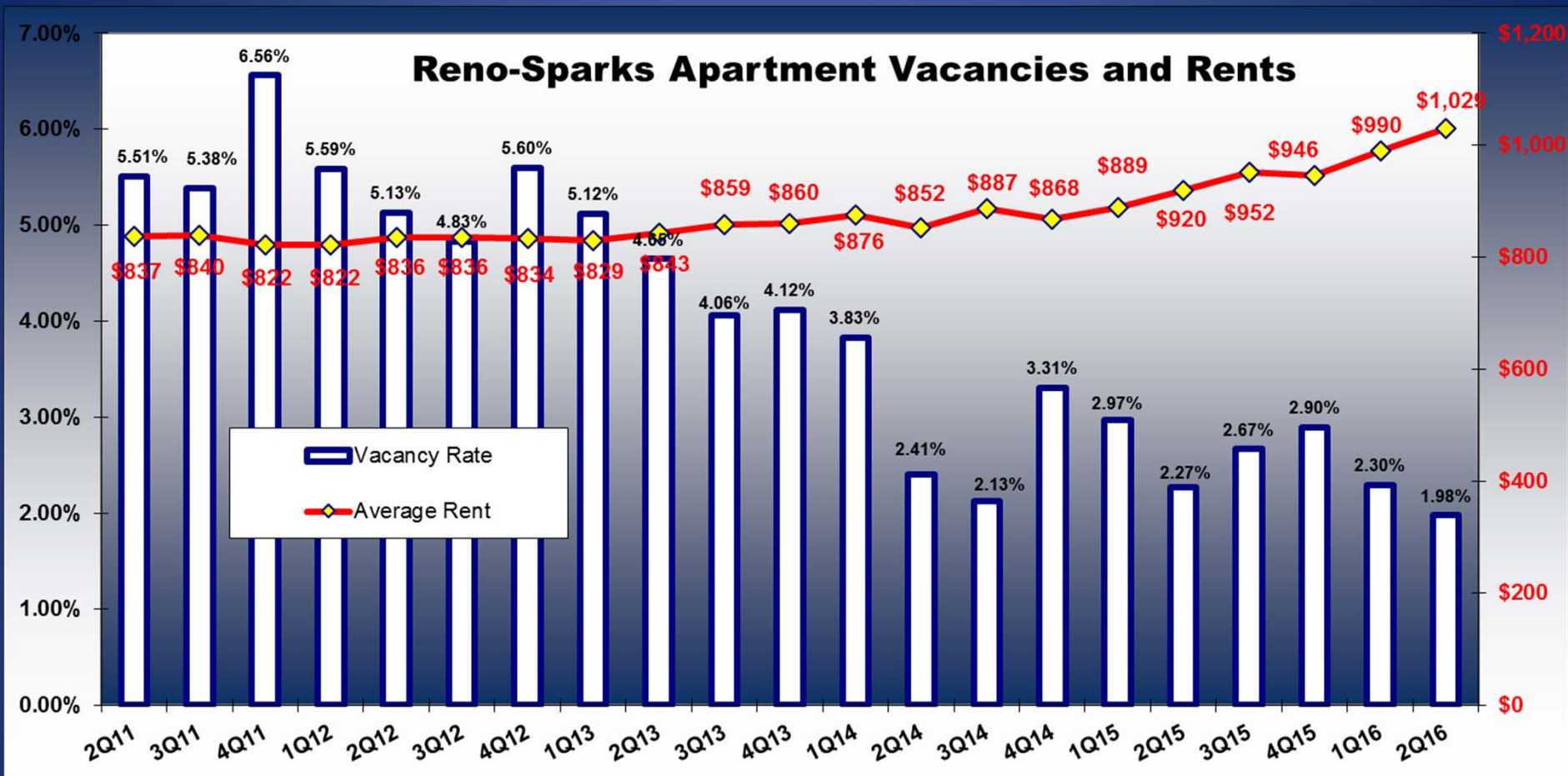
Department of Employment, Training, & Rehabilitation (CES data) & County Assessor data

Apartment Construction

Washoe County, Nevada

Year Built	Units
2000	232
2001	982
2002	1,023
2003	474
2004	660
2005	454
2006	125
2007	39
2008	1,000
2009	42
2010	0
2011	156
2012	106
2013	251
2014	190
2015	373
2016 (thru June)	613
As of 2nd Quarter 2016	
Under Construction	618
Approved	8,230
Pending Approval	5,593

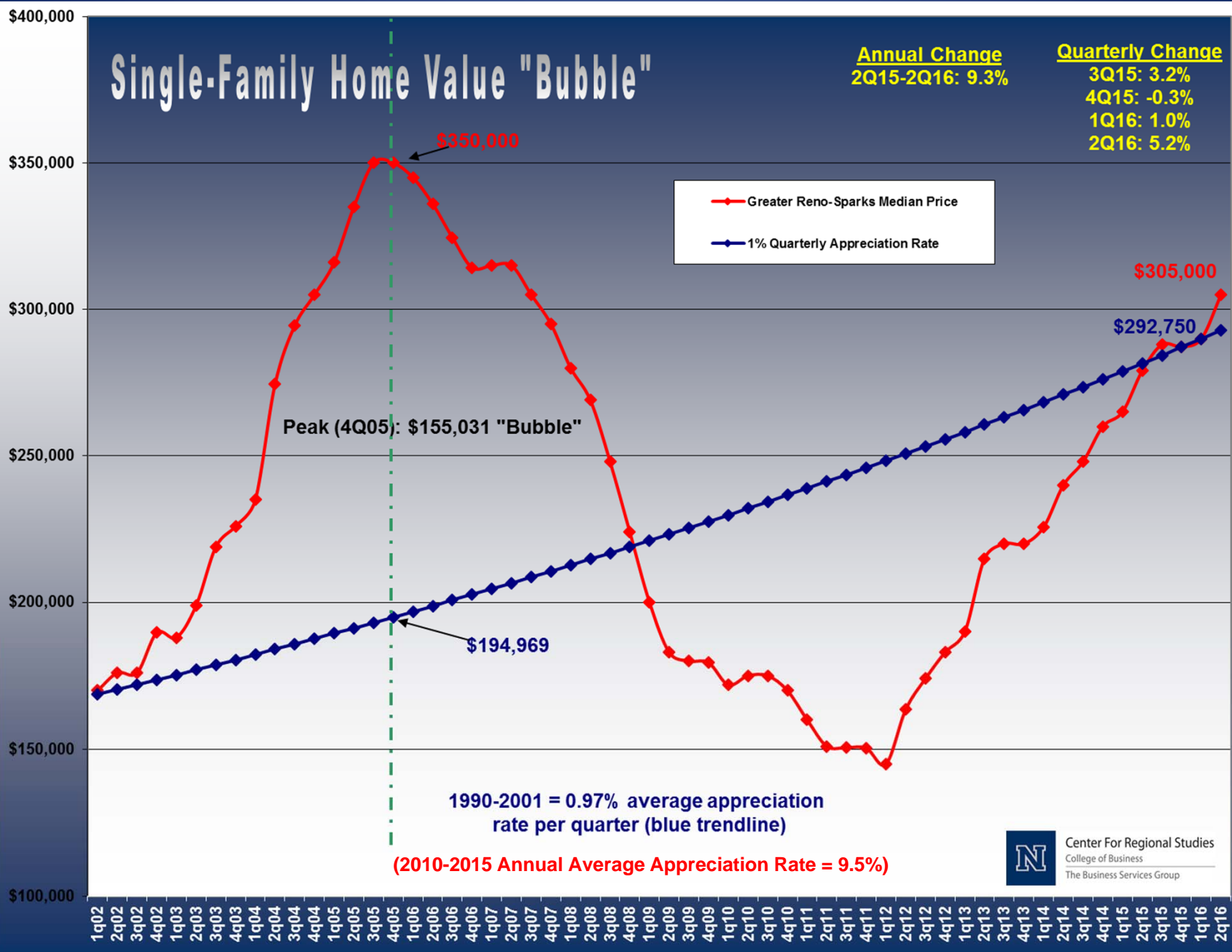
Washoe County Assessor data & Center for Regional Studies Residential Construction Activity Report



Studios: \$643/2.25%
 1 Bed/1 Bath: \$904/1.84%

Estimated Income to Afford \$1,029 = \$44,694 (@ housing cost 33% of income)

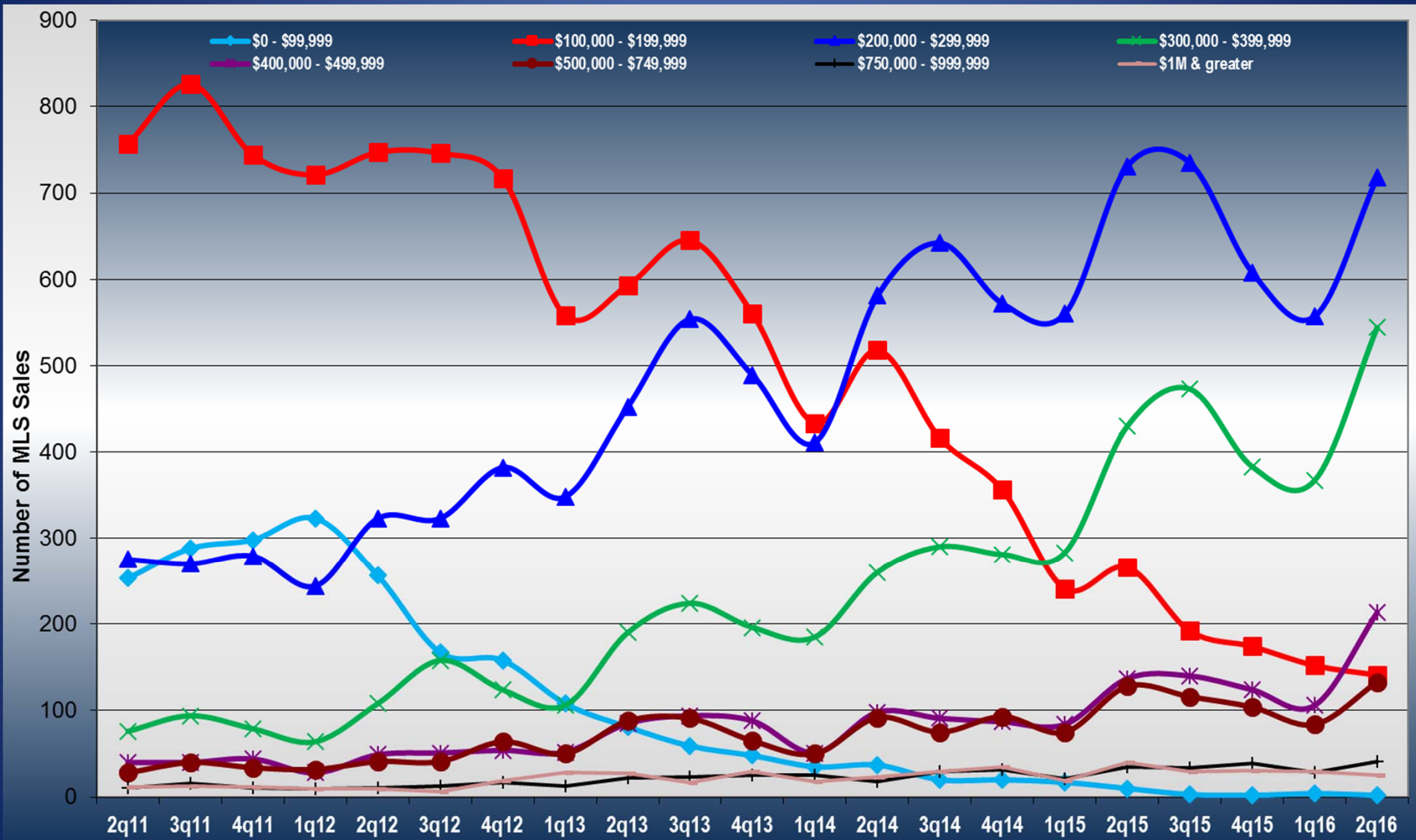
Johnson-Perkins-Griffin Apartment Survey



Center for Regional Studies analysis of Northern Nevada Regional MLS data.

N Center For Regional Studies
 College of Business
 The Business Services Group

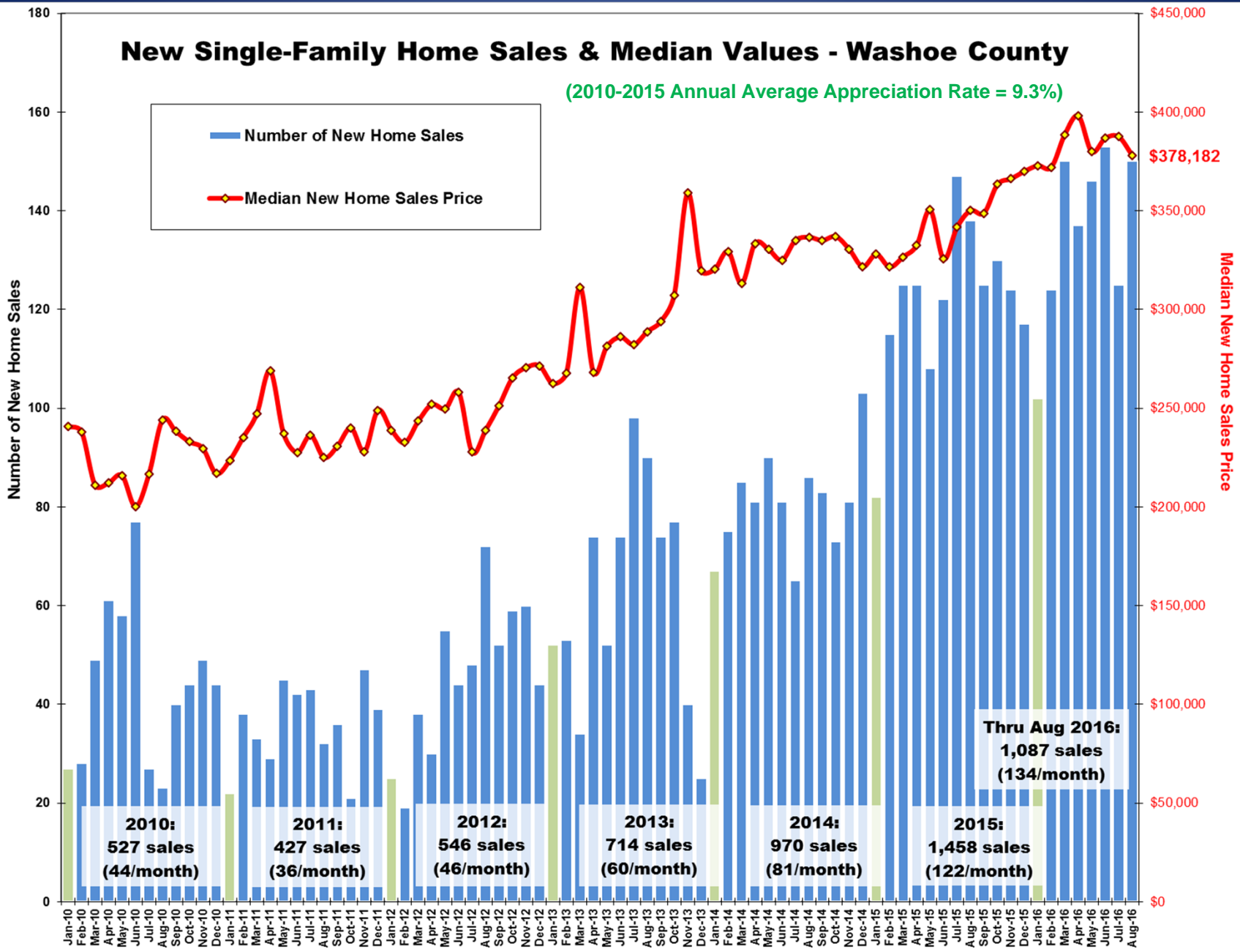
Existing Single-Family Sales Trends by Price Range



Northern Nevada Regional MLS data

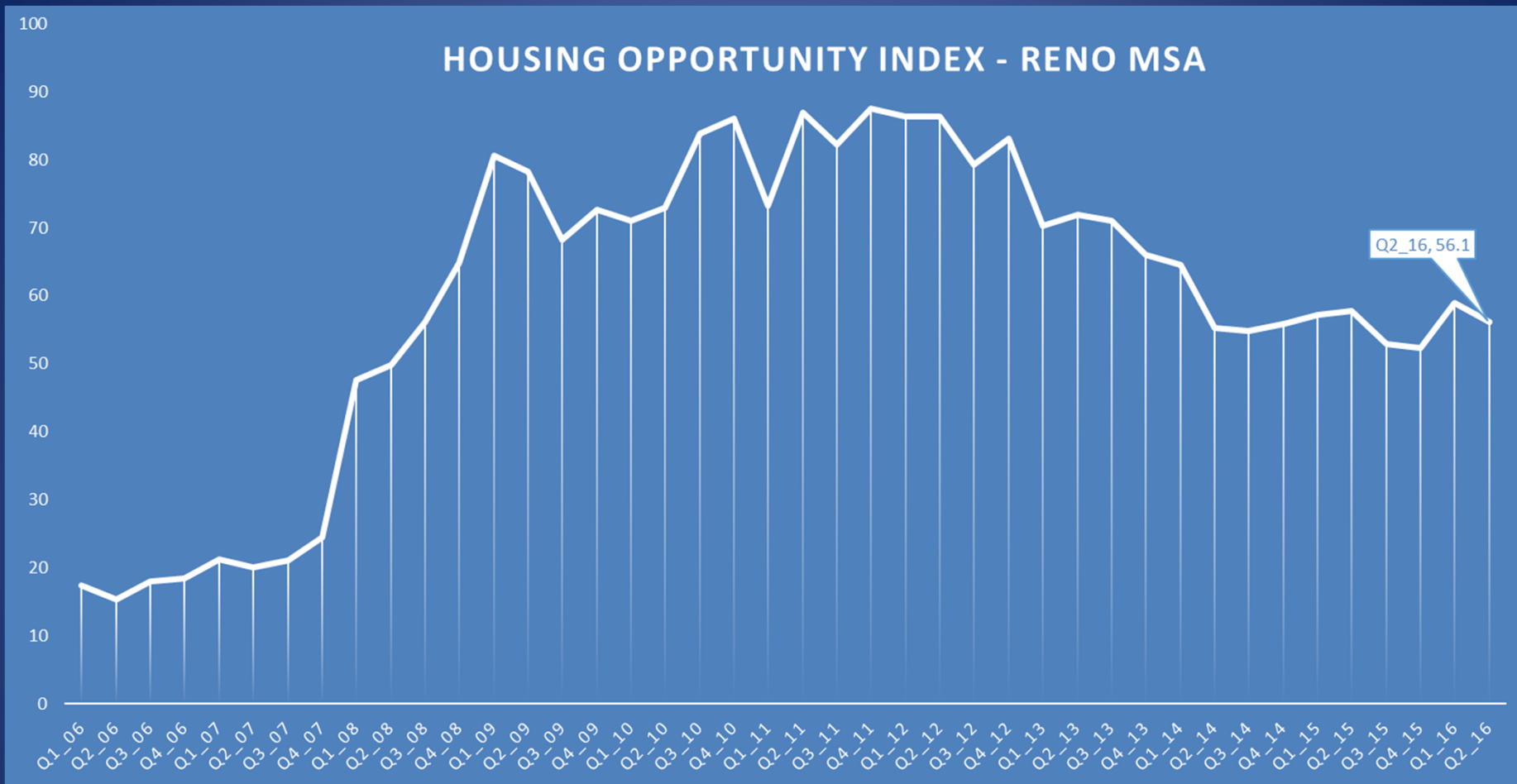
New Single-Family Home Sales & Median Values - Washoe County

(2010-2015 Annual Average Appreciation Rate = 9.3%)



Washoe County Assessor data

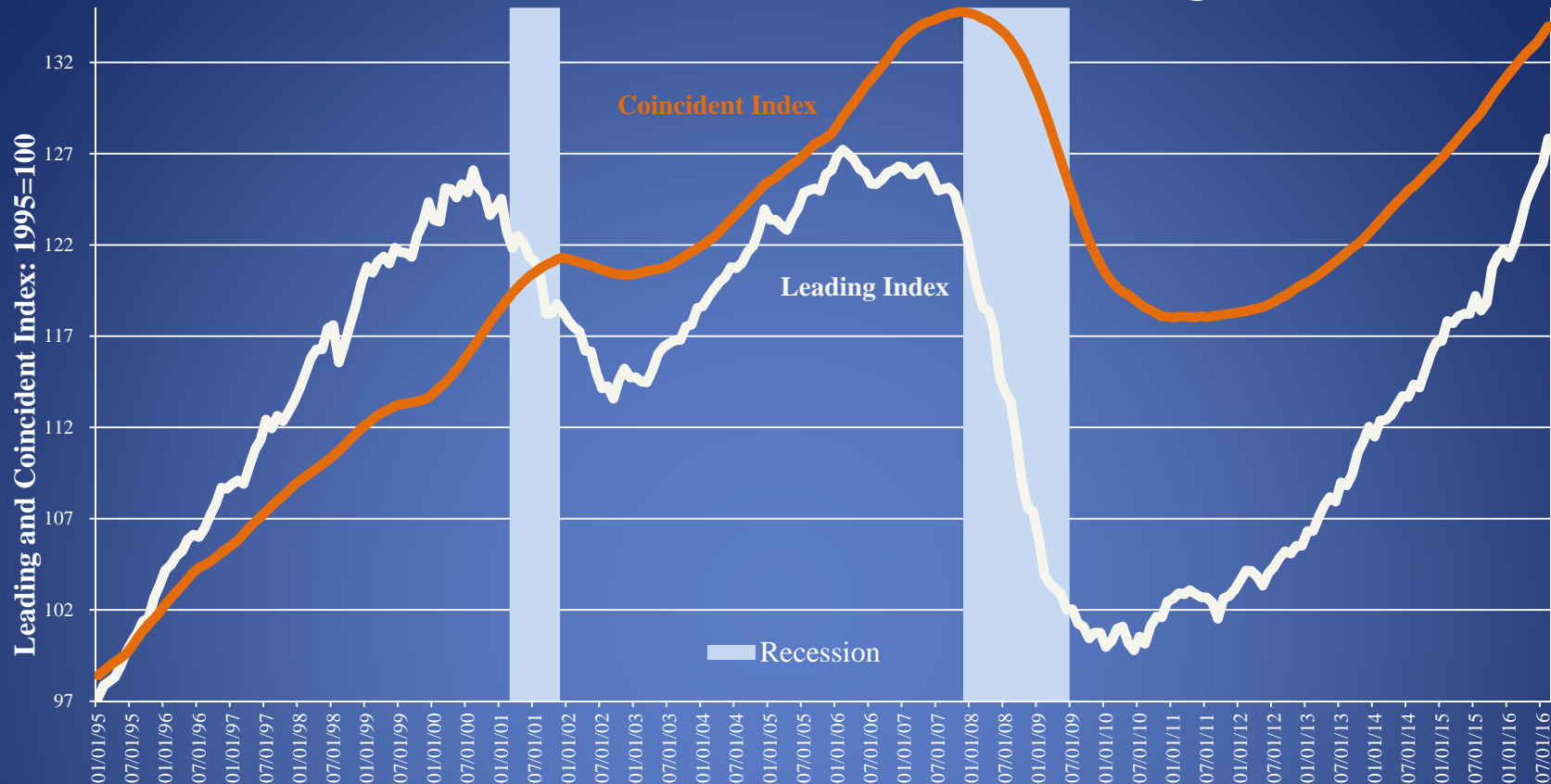




56.1% of Reno MSA Families Can Afford a Median Value Home (\$289,000) Based on a Median Family Income of \$67,000

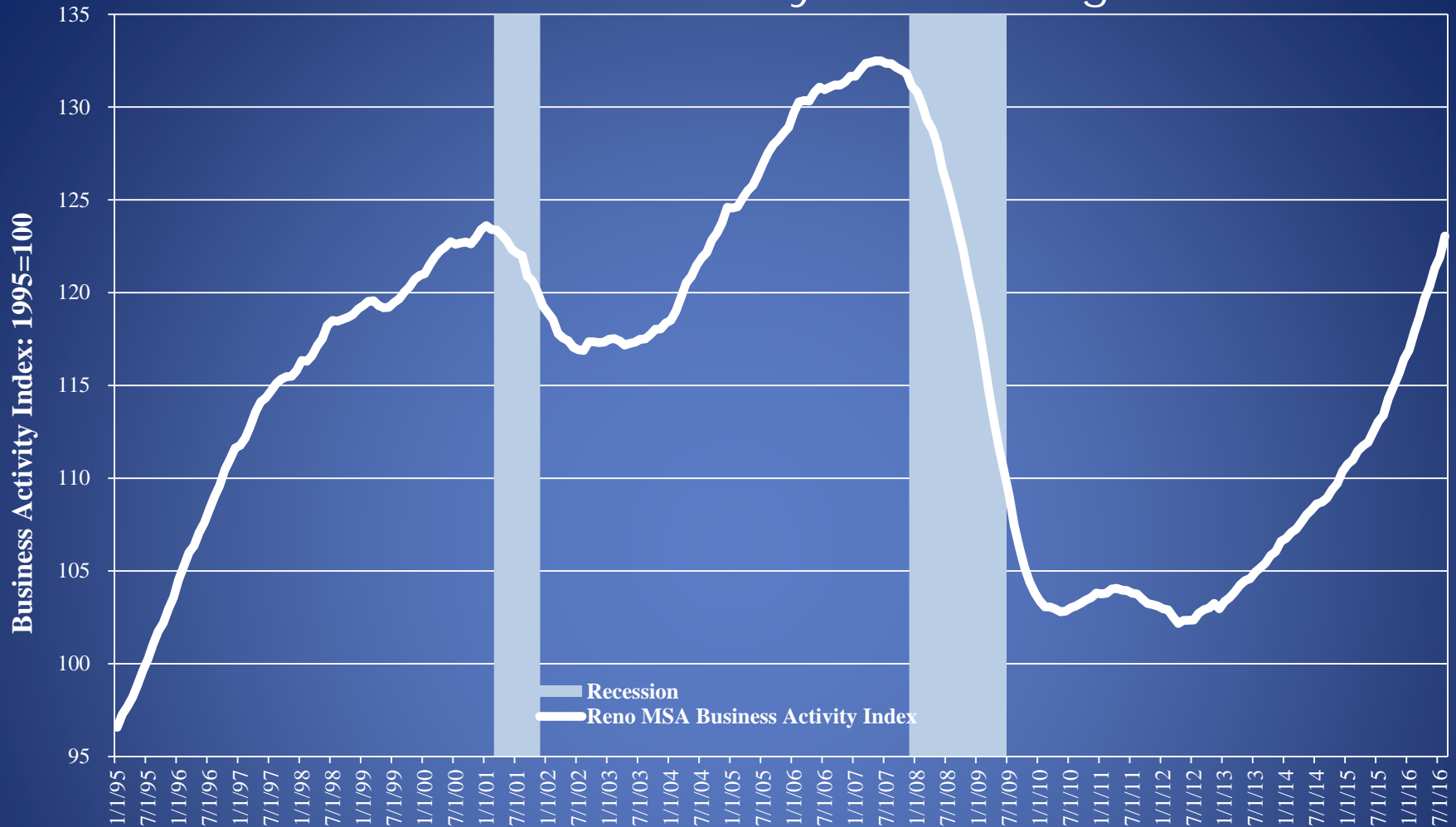
National Association of Home Builders & Wells Fargo

Reno MSA Economic Outlook Index – August 2016



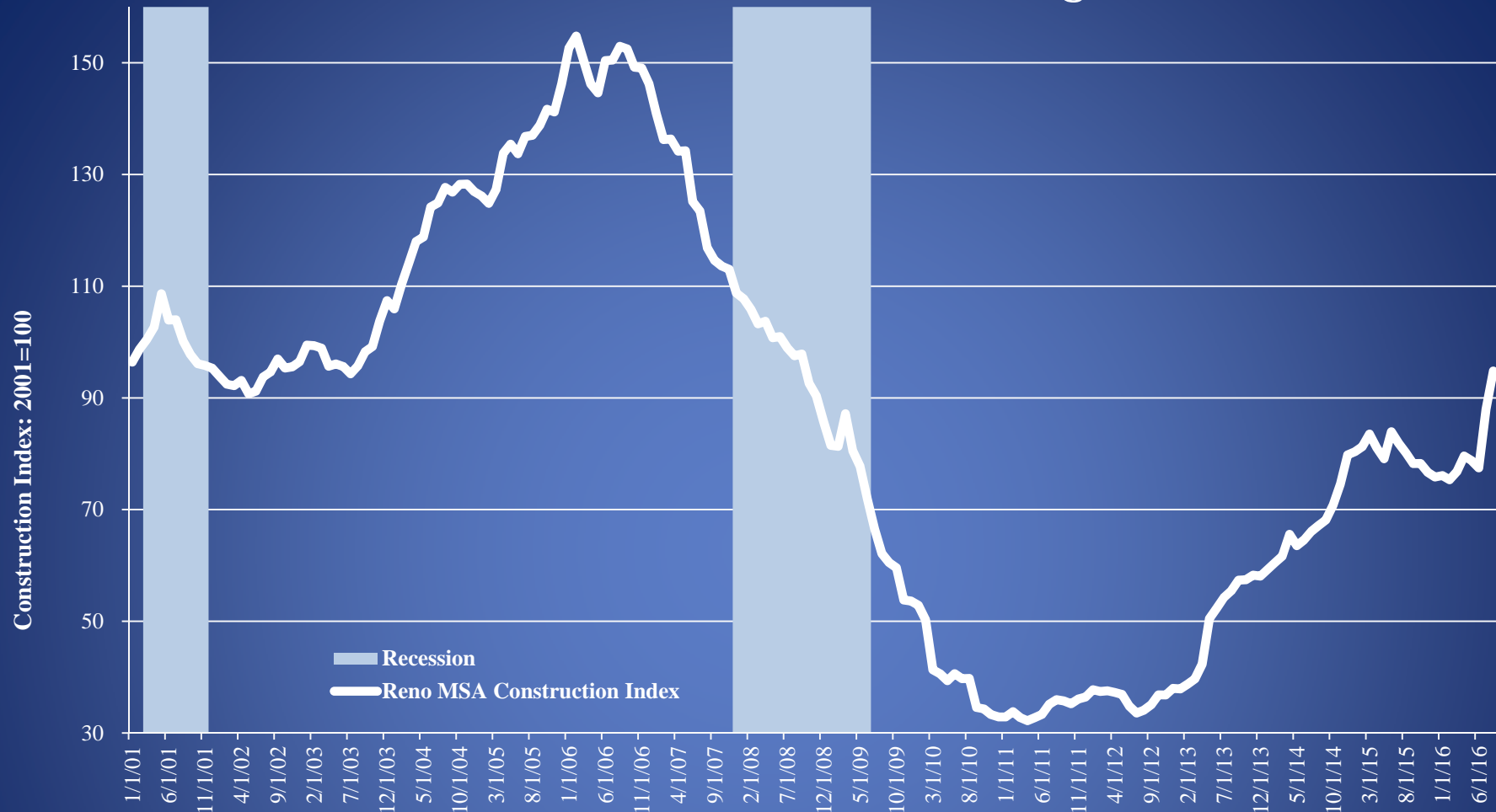
Series	Latest Period- August 2016	Prev. Period-July 2016	Change Prev. Period	Prev. Year-August 2015	Change Prev. Year
Taxable Sales (Washoe Co, SA, CPI)	407,770,345	404,634,982	0.77%	370,517,153	10.05%
Taxable Gaming Revenue (Washoe Co., SA, CPI)	42,288,861	42,282,442	0.02%	40,973,674	3.21%
# of Single Family Homes Sold (Washoe Co., SA)	715	712	0.42%	666	7.37%
Airport Passengers (RTIA, SA)	299,727	297,480	0.76%	277,851	7.87%
Airport Cargo Lbs. Shipped (RTIA, SA)	12,927,625	12,629,775	2.36%	11,015,693	17.36%
Gallons of Gasoline Sold (Washoe & Storey Co., SA)	14,507,352	14,487,855	0.13%	14,233,138	1.93%
Initial Claims for Unemployment (Nevada, SA)	2,740	2,770	-1.09%	3,303	-17.05%
S&P 500 index (US, CPI)	1,374	1,332	3.15%	1,261	8.92%
Interest Rate Spread (US)	1.16	1.11	4.50%	2.03	-42.86%
M2 Money Supply (US, CPI)	8,230	8,163	0.82%	7,750	6.20%
Leading Index Result	127.83	126.42	1.11%	118.40	7.96%

Reno MSA Business Activity Index - August 2016



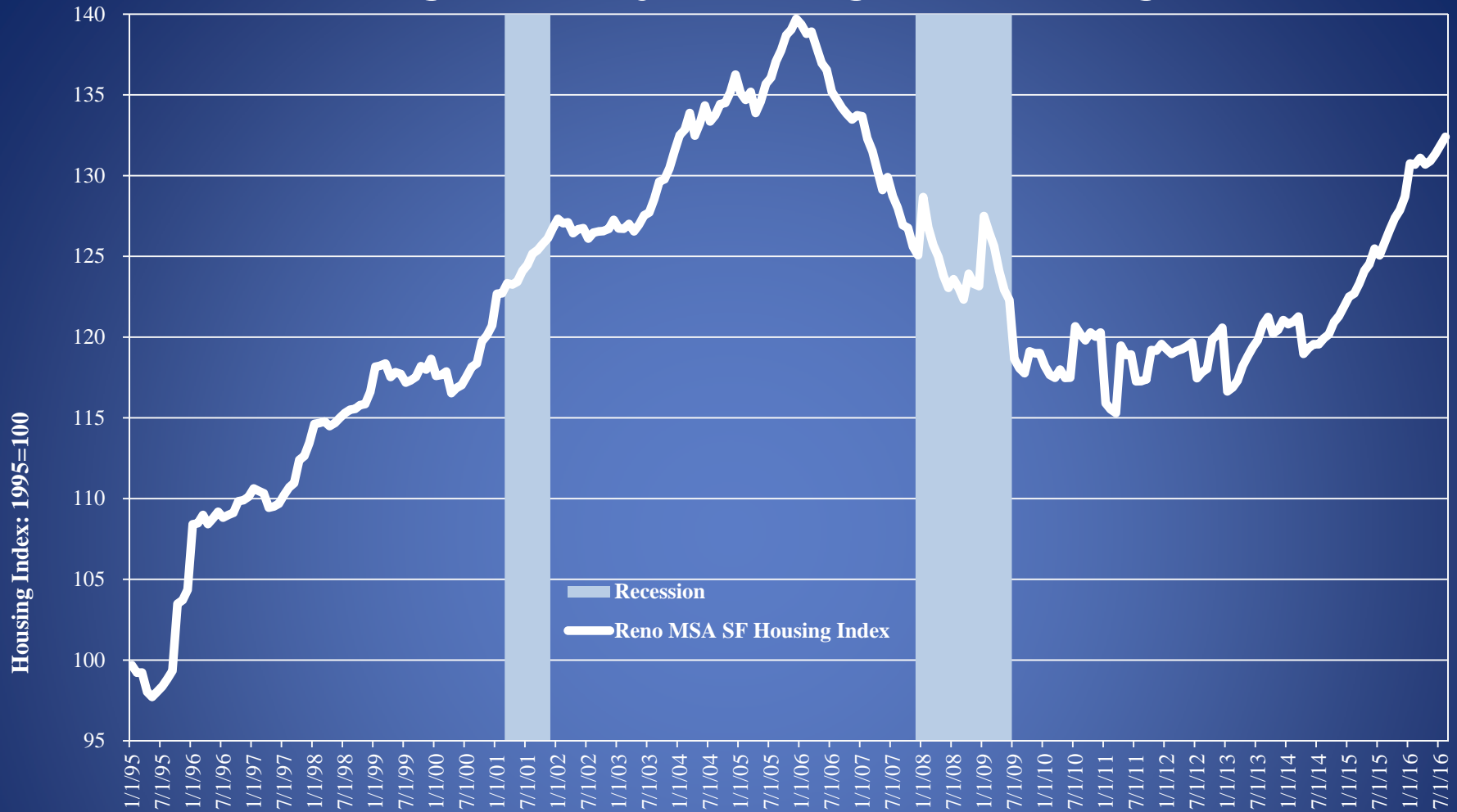
Series	Latest Period- August 2016	Previous Period- July 2016	Change Previous Period	Previous Year- August 2015	Change Previous Year
Taxable Sales (Washoe Co., SA, CPI)	407,770,345	404,634,982	0.77%	370,517,153	10.05%
Taxable Gaming Revenue (Washoe Co., SA, CPI)	42,288,861	42,282,442	0.02%	40,973,674	3.21%
CES Employment (Reno MSA, SA)	216,158	215,233	0.43%	207,417	4.21%
Airport Passengers (Reno Tahoe Airport, SA)	299,727	297,480	0.76%	277,851	7.87%
Airport Cargo Lbs. Shipped (Reno Tahoe Airport, SA)	12,927,625	12,629,775	2.36%	11,015,693	17.36%
Business Activity Index Result	123.05	121.91	0.93%	113.39	8.52%

Reno MSA Construction Index - August 2016



Series	Latest Period August 2016	Previous Period July 2016	Change Previous Period	Previous Year August 2015	Change Previous Year
Reno MSA Construction Employment (SA)	13,617	13,525	0.68%	12,400	9.81%
Washoe Co. Commercial Building Permit Value (SA, CPI)	24,490,304	21,585,969	13.45%	18,652,005	31.30%
Washoe Co. Commercial Building Permits (SA)	23	20	13.69%	19	22.87%
Washoe Co. Residential Building Permit Value (SA, CPI)	38,477,262	37,268,879	3.24%	34,511,997	11.49%
Washoe Co. Residential Building Permit Units (SA)	259	242	7.10%	226	14.52%
Construction Index Result	94.82	87.97	7.79%	80.17	18.28%

Reno MSA Single Family Housing Index - August 2016



Series	Latest Period- August 2016	Previous Period- July 2016	Change Previous Period	Previous Year- August 2015	Change Previous Year
CES Employment (Reno MSA, SA)	216,158	215,233	0.43%	207,417	4.21%
New and Existing Homes Sold (Washoe Co., SA)	715	712	0.42%	666	7.37%
Median Price of New/Existing Homes (Washoe Co., SA, CPI)	197,130	195,662	0.75%	181,309	8.73%
Housing Opportunity Index (Reno MSA)-estimated	56.1	56.1	0.00%	52.9	6.05%
Housing Index Result	132.40	131.88	0.39%	125.86	5.19%