

VIII. ECONOMIC ACTIVITY AND BUSINESS DEVELOPMENT

C. LAND, CONSTRUCTION AND DESIGN OF PHYSICAL PLANT

7. HOTEL

Submit as Exhibit VIII. C.7.b. copies of any forecast, projections, analysis or studies used to determine the number and type of hotel rooms, level(s) of service and flag(s) or brand(s). Describe any assumptions and the bases thereof. Substantiate their reasonableness.

The Applicant's facility was designed primarily for the single day visitor, that is, for persons whose primary interest was gaming but who would be interested in fine food, world class entertainment and a renowned Spa experience. The building plan contains only 321 upscale rooms and suites which are planned to be utilized by the Applicant for marketing purposes to support the casino, special events, entertainment and its banquet/conference components. The intention of the Applicant was to establish a facility that would not displace other lodging establishments in the Region, rather to assist in growing their occupancy through general public visitors. As LIVE! expects to market its rooms to non-transient guests, based upon its experience, the Applicant believes the occupancy and room rates included in the 2016 Room Budget-Summary is reasonable.

Attachment included:

2016 Room Budget-Summary by Division