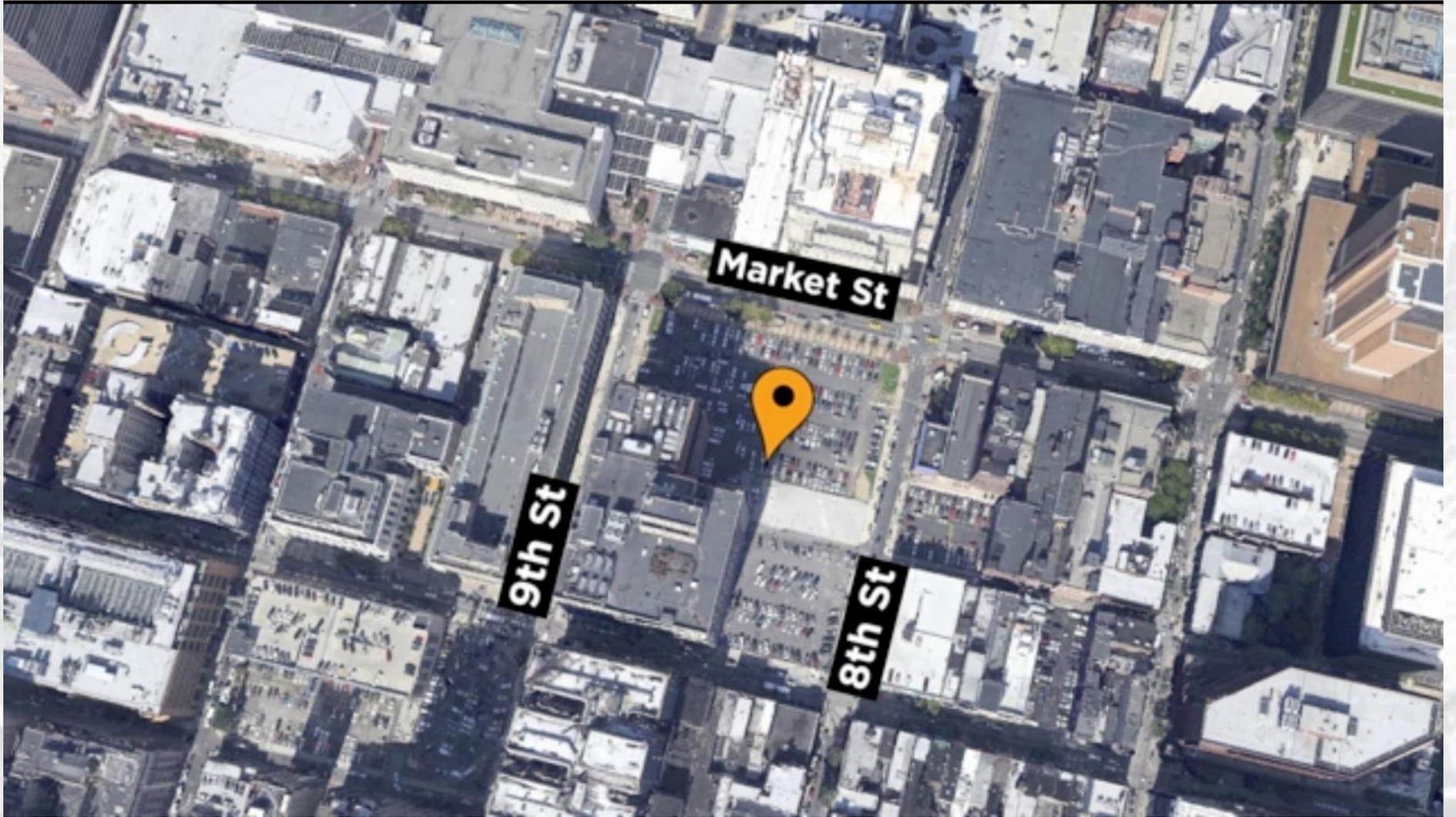


MARKET 8

Premier Site





Premier Site

Heart of the fifth largest urban center in the country

- **People:** Center of third largest center city population in the country
- **Accessibility:** No site in Pennsylvania has more pedestrian, vehicular and transit options
- **Amenities:** In the center of the greatest concentration of historic, convention, hotel, restaurant, museum, theatre and parking properties in the country

Premier Site – Demographics

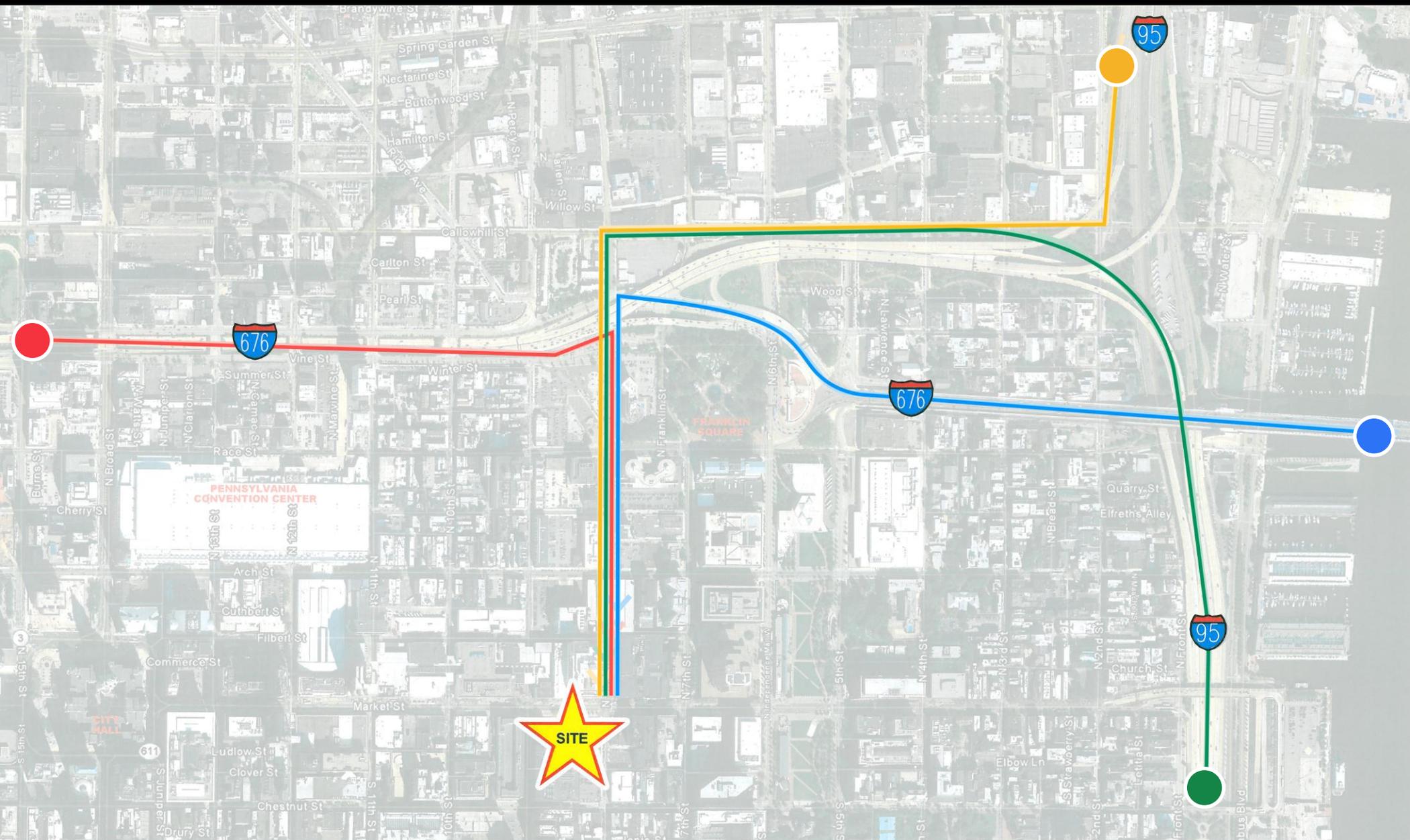
- **Adjacent Neighborhood Populations (2010 Census)**
- **Center City (as a whole): 180,000**
 - **Washington Square West: 13,075**
 - **Chinatown: 5,266**
 - **Old City: 3,478**
 - **Society Hill: 5,808**

Premier Site – Access: Pedestrian

17,500 people walk by the site daily



INGRESS MAP



FROM EAST BOUND 


- Exit I-676 onto 8th Street
- South on 8th Street (5 blocks) to SITE

FROM WEST BOUND 


- Exit I-676 onto 8th Street
- South on 8th Street (5 blocks) to SITE

FROM NORTH BOUND 


- Exit I-95 onto Callowhill Street
- West on Callowhill Street to 8th Street
- South on 8th Street (5 blocks) to SITE

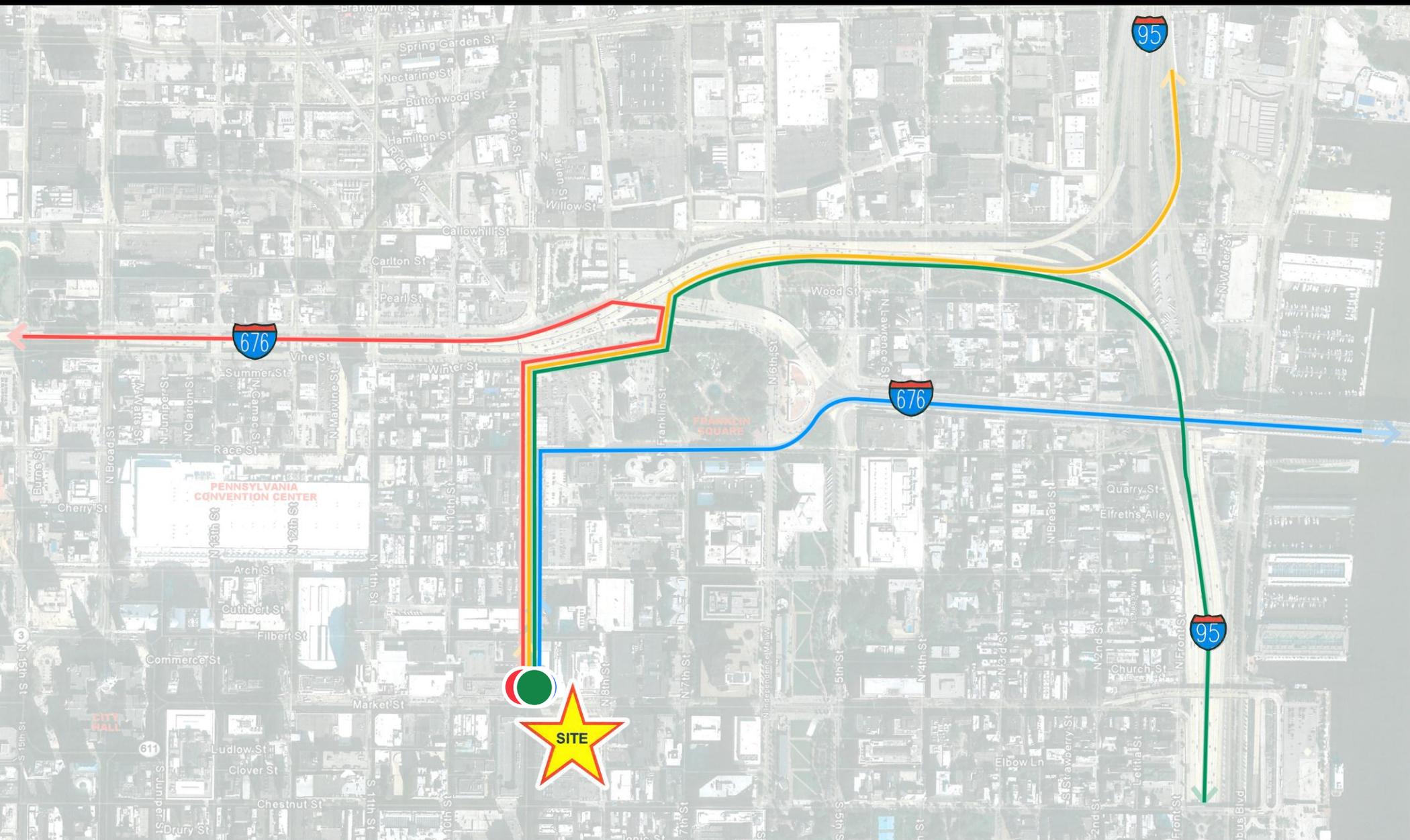
FROM SOUTH BOUND 


- Exit I-95 onto Callowhill Street
- West on Callowhill Street to 8th Street
- South on 8th Street (5 blocks) to SITE

Premier Site – Access: Vehicular

- Market Street – main east-west thoroughfare in Center City
- Optimally designed – street grid
- Easy access – all major highways: I-95, I-676 and I-76
- 8th Street ramp – main access route from Vine Street Expressway
- Ben Franklin Bridge – main connector to New Jersey

EGRESS MAP



TO WEST BOUND 

- North on 9th Street (5 blocks) to Vine Street
- East on Vine Street to 7th Street
- North on 7th Street to I-676

TO EAST BOUND 

- North on 9th Street (4 blocks) to Race Street
- East on Race Street to I-676

TO SOUTH BOUND 

- North on 9th Street (5 blocks) to Vine Street
- East on Vine Street to 7th Street
- North on 7th Street to I-95 South

TO NORTH BOUND 

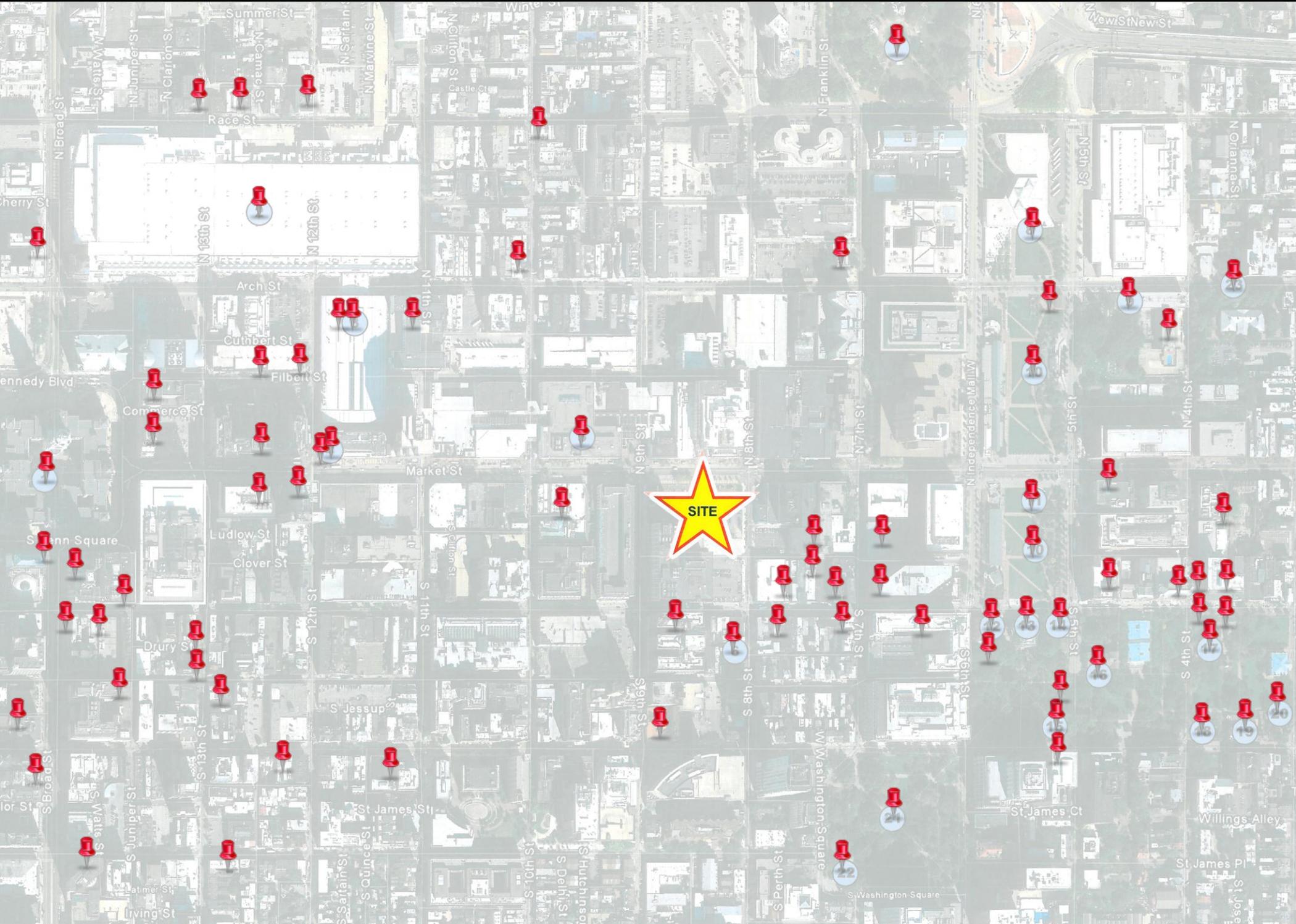
- North on 9th Street (5 blocks) to Vine Street
- East on Vine Street to 7th Street
- North on 7th Street to I-95 North

Premier Site – Transit

- **Subway (SEPTA/PATCO):** 295,500 passengers per week
- **Regional Rail:** 750,000 passengers per week
- **Buses:** 12 bus routes, averaging more than 1,100 stops per day
- **Rail (Amtrak):** 73,000 passengers per week
- **Air (PHL):** 30.84 million passengers per year

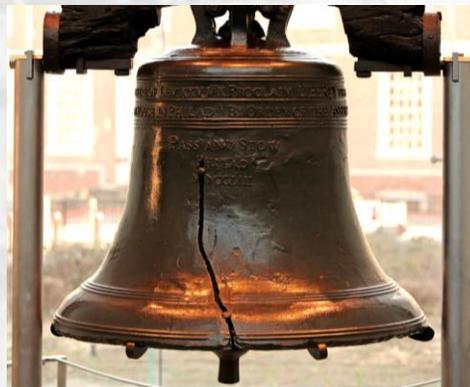


ATTRACTIONS & AMENITIES



Premier Site – Attractions (2011)

- **Convention Center:** 1 million visitors last year
- **Independence Visitor Center:** 2.4 million visitors last year
- **Liberty Bell Center:** 2.3 million visitors last year
- **National Constitution Center:** 805,000 visitors last year
- **Independence Hall:** 695,000 visitors last year



Premier Site – Amenities

- **Within easy walking distance:**
- **Hotels:** 38 hotels with over 11,000 Rooms
- **Retail:** Over 700 stores and restaurants
- **Parking:** Nearly 12,000 spaces
- **Performing Arts:** Kimmel Center, Walnut Street Theatre, Wilma Theater, Curtis Institute of Music, Arden Theater, Academy of Music, Prince Theater, Philadelphia Theater Company, Opera Company of Philadelphia
- **Museums:** Philadelphia History Museum, National Museum of American Jewish History, African American Museum

No Other Site Comes Close!

Heart of the fifth largest urban center in the country

- **People:** Center of third largest center city population in the country
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World-Class Project



World-Class Project: Casino

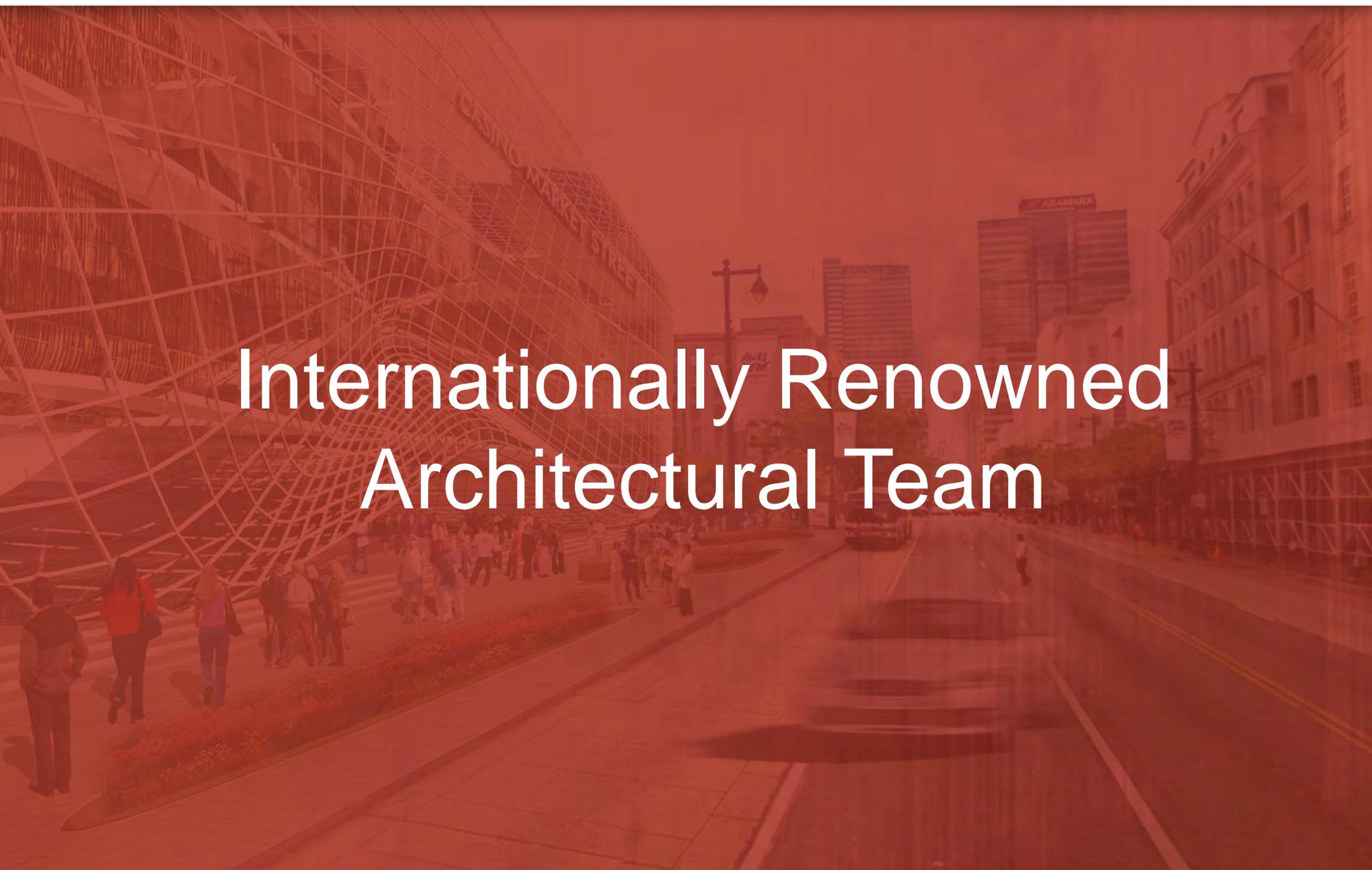
- Over 100,000 square feet of gaming
- 2,400 slot machines
- 82 table games
- 30 poker tables
- VIP Lounge



World-Class Project: Amenities

- **8 Signature Restaurants:** By premier local and national chefs
- **Ultra Lounge:** Live Music, Dance, Food & Beverage
- **Concert & Banquet Hall:** Managed by AEG Live
- **4+ Star Hotel:** Owned & Managed by Hersha Hospitality Management with 168 rooms, spa & fitness club
- **Parking:** 1,000 valet & 340 self park

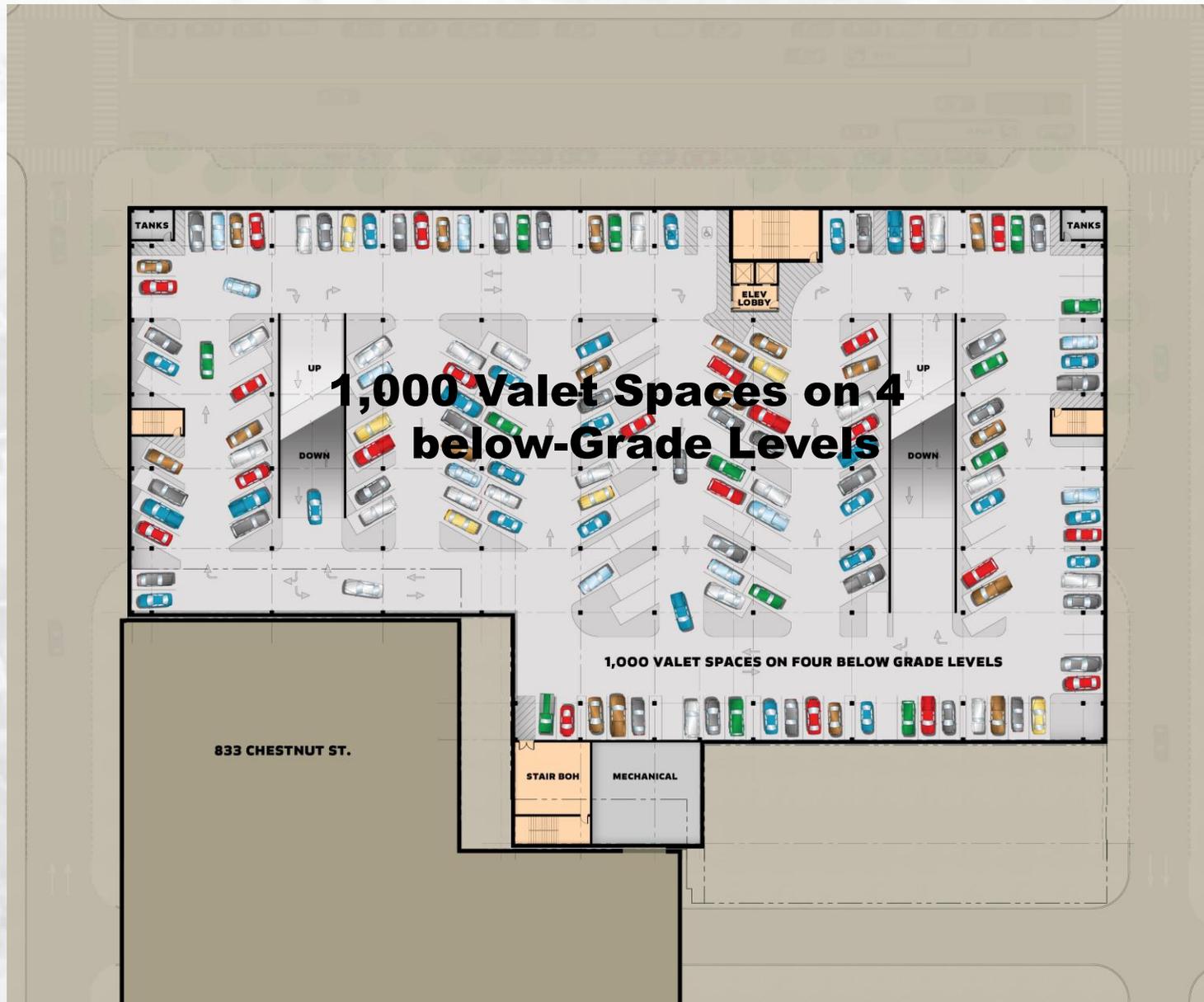




Internationally Renowned
Architectural Team



Entry Level Plan



Typical Parking Level



Entry Level Plan



Level 2 Floor Plan



Level 3 Floor Plan

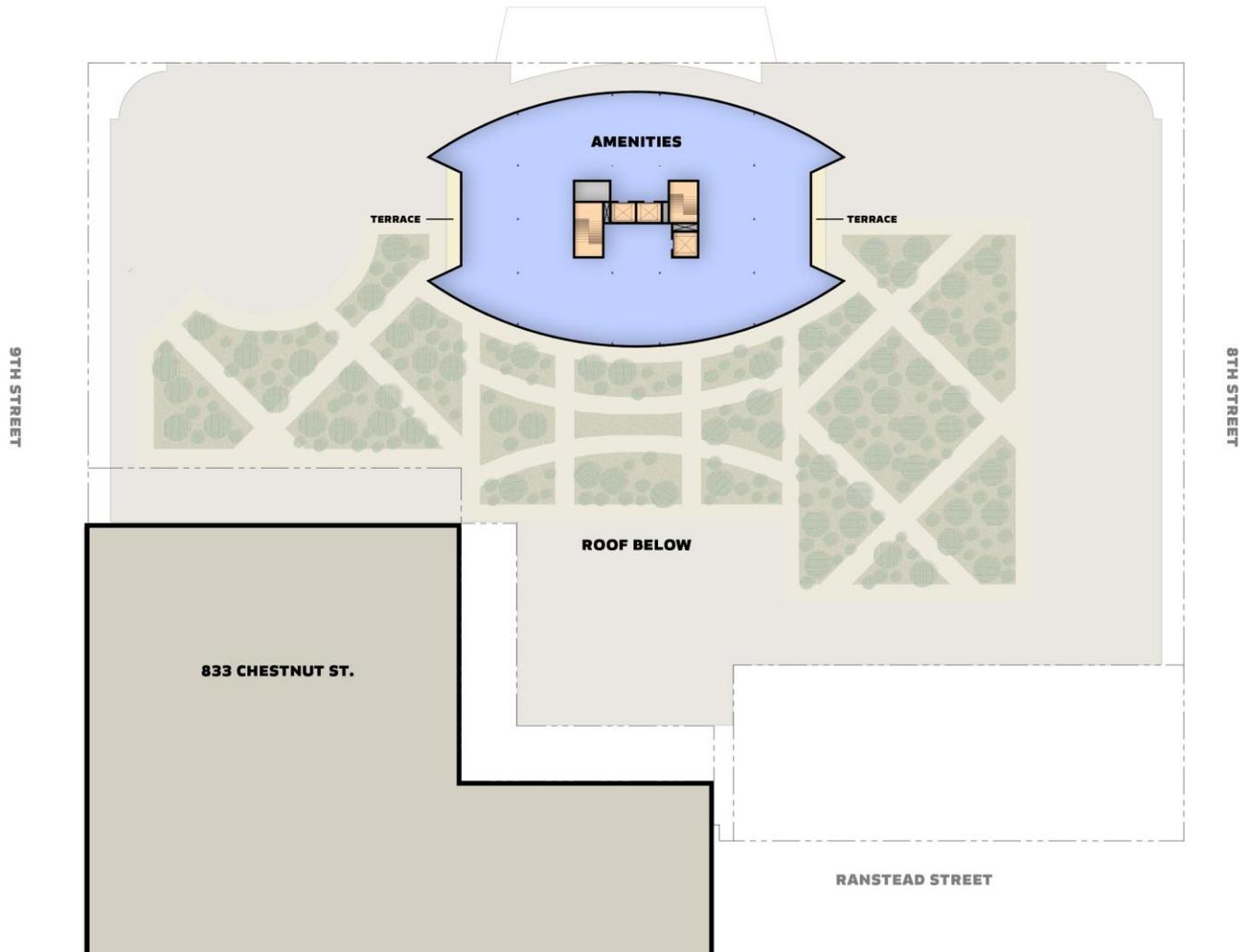


Level 4 Floor Plan



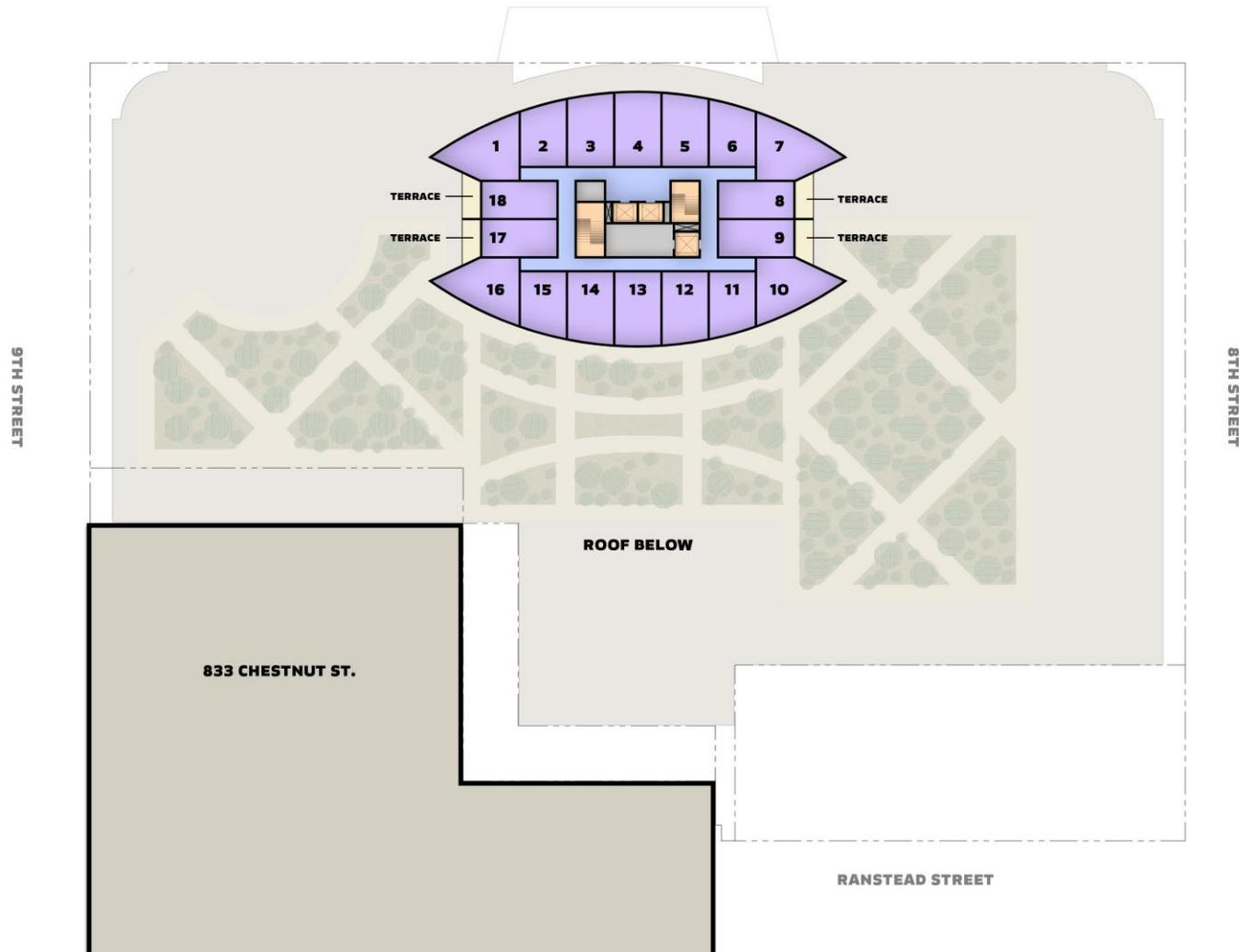
Level 5 - Hotel Reception

MARKET STREET



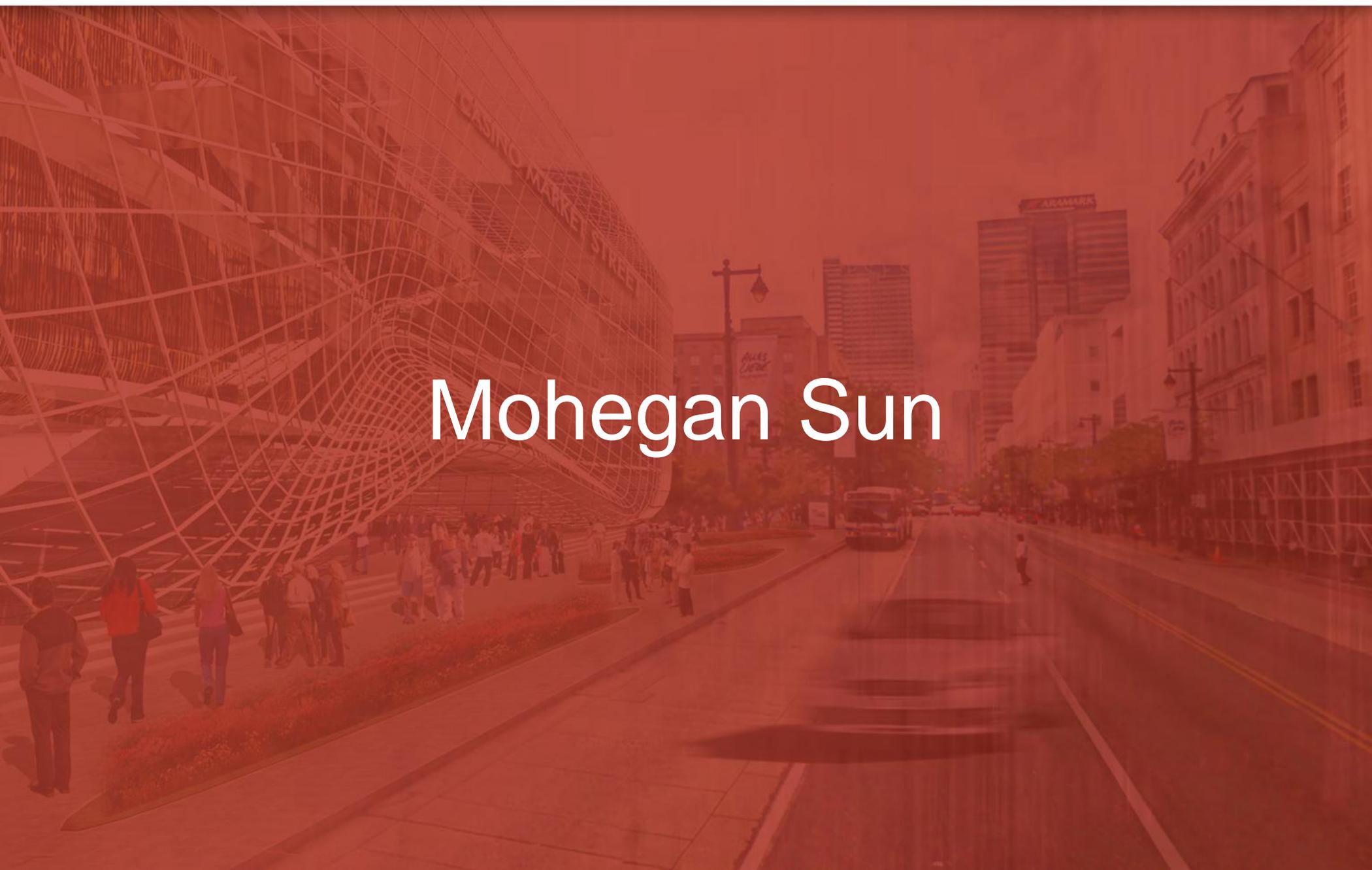
Hotel Amenities Floor

MARKET STREET



Typical Hotel Level

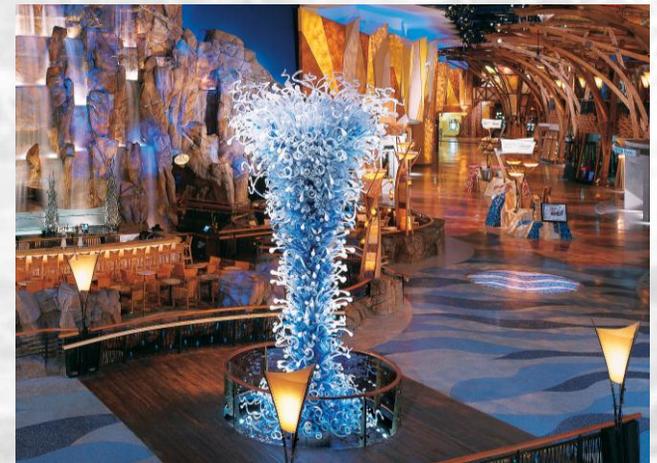


An architectural rendering of a modern building with a complex, white, grid-like facade. The building is situated on a city street with a sidewalk, a road with a bus, and other buildings in the background. The entire scene is overlaid with a semi-transparent red color. The text "MARKET 8" is in the top left, and "Mohegan Sun" is centered in the middle.

Mohegan Sun

Mohegan Sun

- **Mohegan Sun: Top Casino in Northeast**
- **Mohegan Sun at Pocono Downs: First Casino in Pennsylvania**
- **Resorts Casino Hotel: Atlantic City**



Mohegan Sun

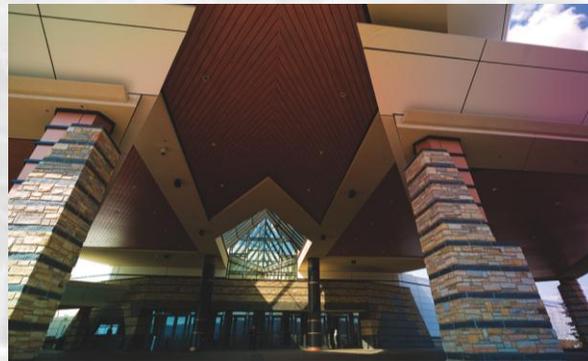
- **8th & Market site:** Unparalleled opportunity to attract new customers
- **Mohegan customer service & efficient operations:** Will result in maximum revenues



Mohegan Sun

We deliver what we promise!

- Realistic gaming revenue and operating expense estimates
- Efficient use of capital
- Maximize market potential
- Exceeded projections by 38% in Pennsylvania



Projected Gaming Tax (2016)

- **State:** \$207 million
- **Local:** \$18 million
- **Total:** \$225 million





Economic Impact

Economic Impact: One-time

Total Development Expenditure: \$500 million

One-time economic impact:

- \$583 million for the Commonwealth
- 5,293 development and construction jobs
- \$147 million in payroll

Economic Impact: Annual

- **Total Project Revenue:** \$530 million
- **Direct Economic Impact for Pennsylvania:** \$666 million
- **Full & Part-Time Jobs:** 6,167
- **Yearly Payroll:** \$228 million
- **Total Direct and Indirect Economic Impact for Pennsylvania:** \$909 million

Economic Impact: Non-Gaming Taxes

- **State Personal Income Tax:** \$6 million
- **State Sales and Use Tax:** \$13 million
- **Local Sales Tax:** \$4 million
- **Local Wage Tax:** \$6 million
- **Total:** \$29 million

Win-Win-Win

- Over 6000 construction and permanent jobs
- Most significant economic opportunity and diversity program in Philadelphia.
- Unparalleled private sector public interest and community reinvestment program.



Solid Financials

Solid Financials

- **Equity:** Market East Associates – \$150 million
- **Debt:** Deutsche Bank – \$350 million

MARKET 8