

AMERICAN NEVADA COMPANY



PREMIER
REAL ESTATE
DEVELOPER

COMMERCIAL

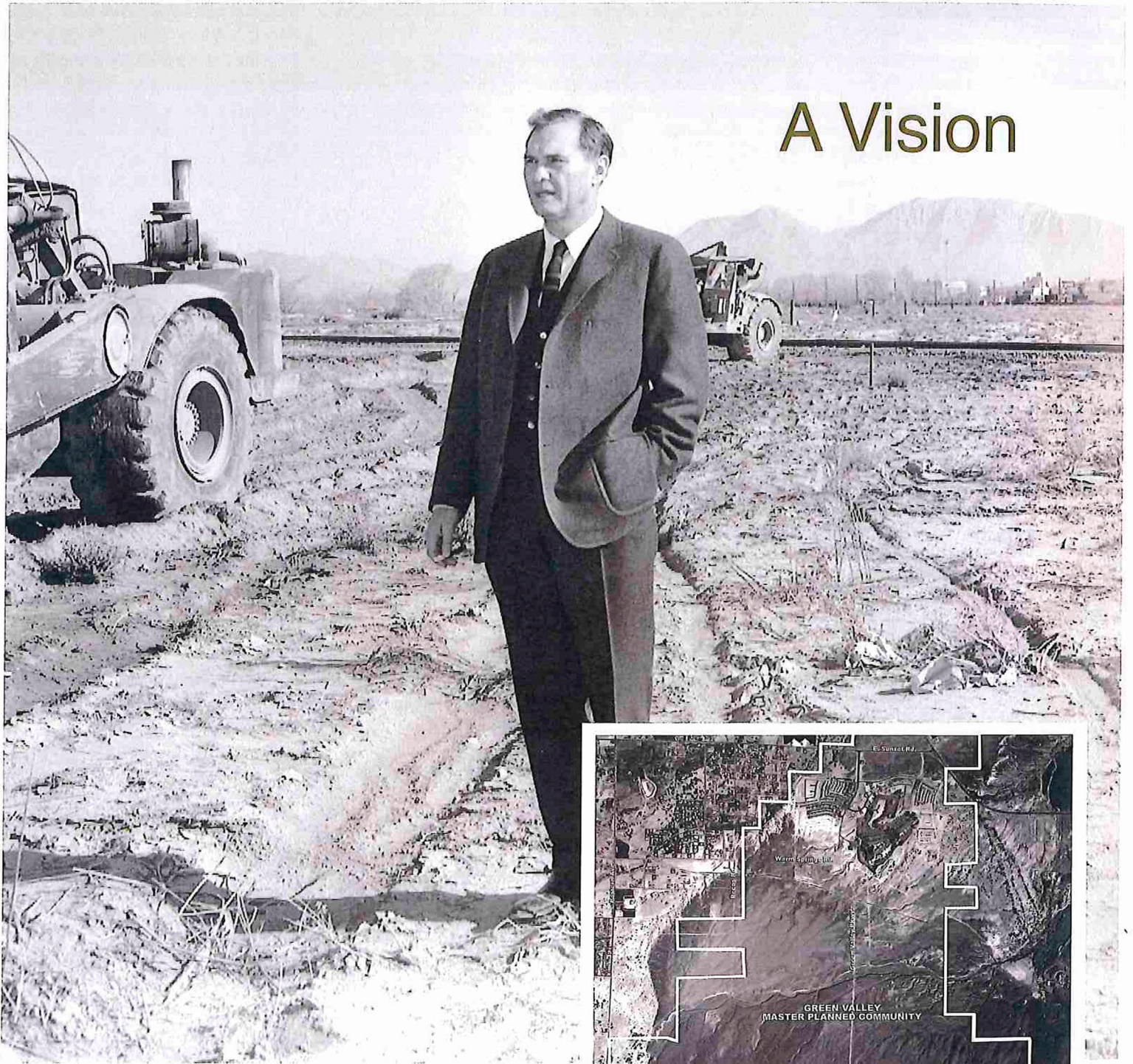
MASTER-PLANNED
COMMUNITIES

MIXED-USE

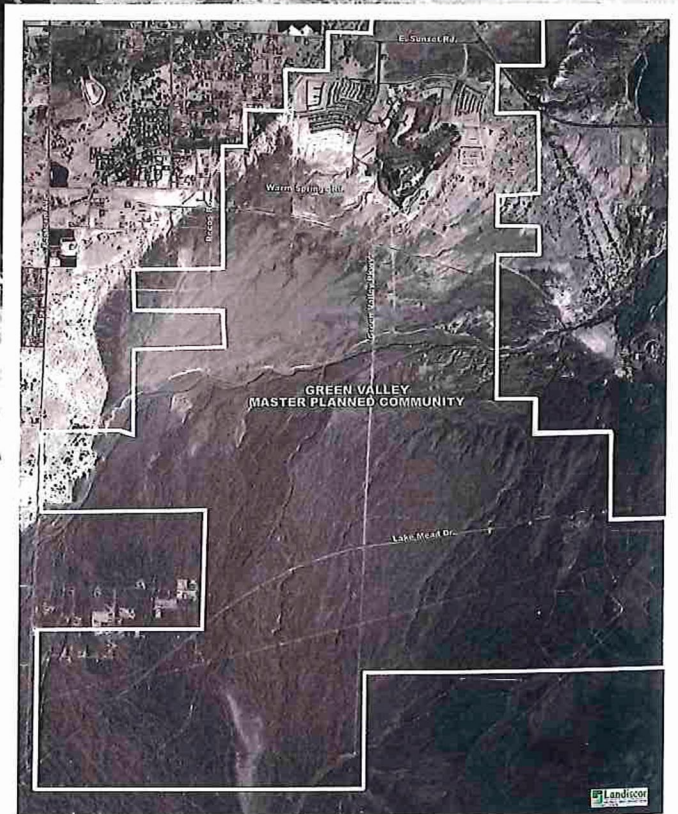
RESIDENTIAL

“This is the town where my children were born and are growing up. I don’t want them ever to be ashamed of it. That goes for all the other kids - the children of Las Vegas’ blackjack dealers, school teachers, cocktail waitresses, atomic scientists and showgirls. We’re decent hard-working people, no different from anyone else. We belong to this town, and this town belongs to us.”

- Hank Greenspun



A Vision



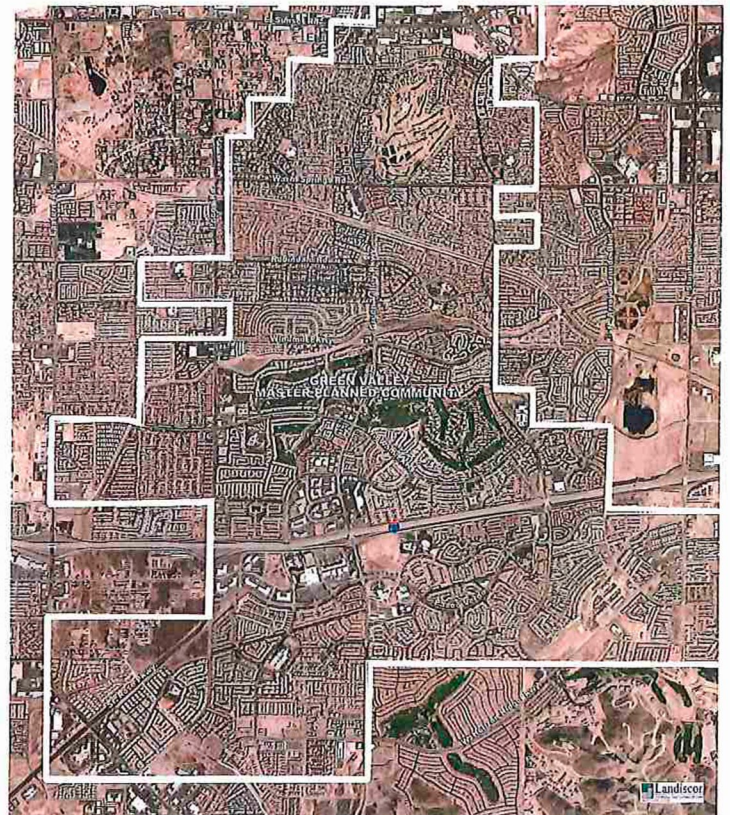
Since 1978, American Nevada Company has been making history in Henderson, Nevada, bringing the first master-planned community, Green Valley, to the Las Vegas valley. In 2005, American Nevada Company built The District at Green Valley Ranch, the first mixed-use metropolitan lifestyle community in the market.

We make history.

In 1972, Hank Greenspun, founder of American Nevada Company, stood on barren land and envisioned a new, vibrant community where people could live, work and play in peaceful surroundings.

His vision was brought to life in 1978 when American Nevada broke ground on Green Valley in Henderson - the first master planned community in Southern Nevada. The 8,400-acre community quickly became one of the most successful master planned developments in the United States, and is now home to over 75,000 people.

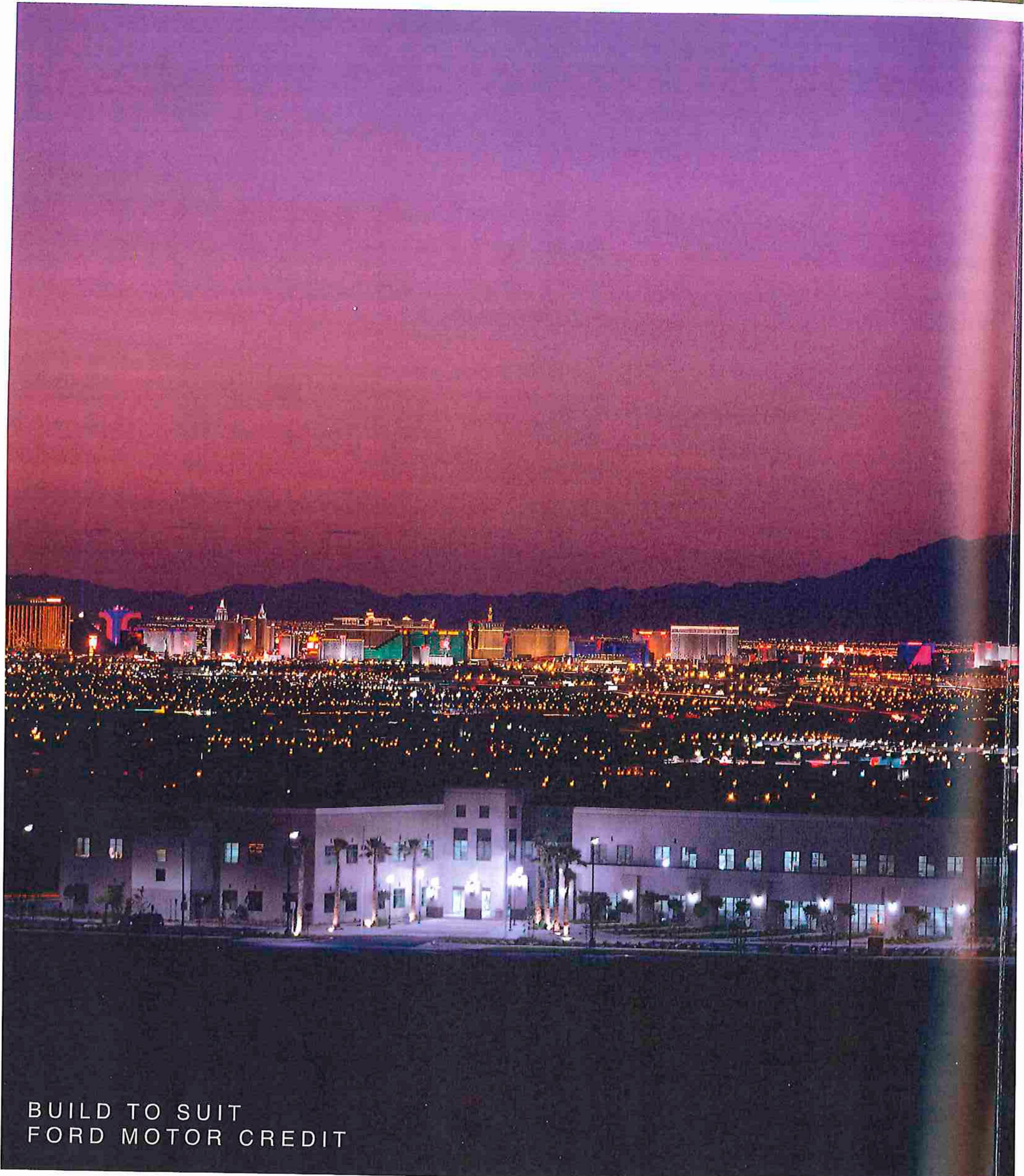
A Plan



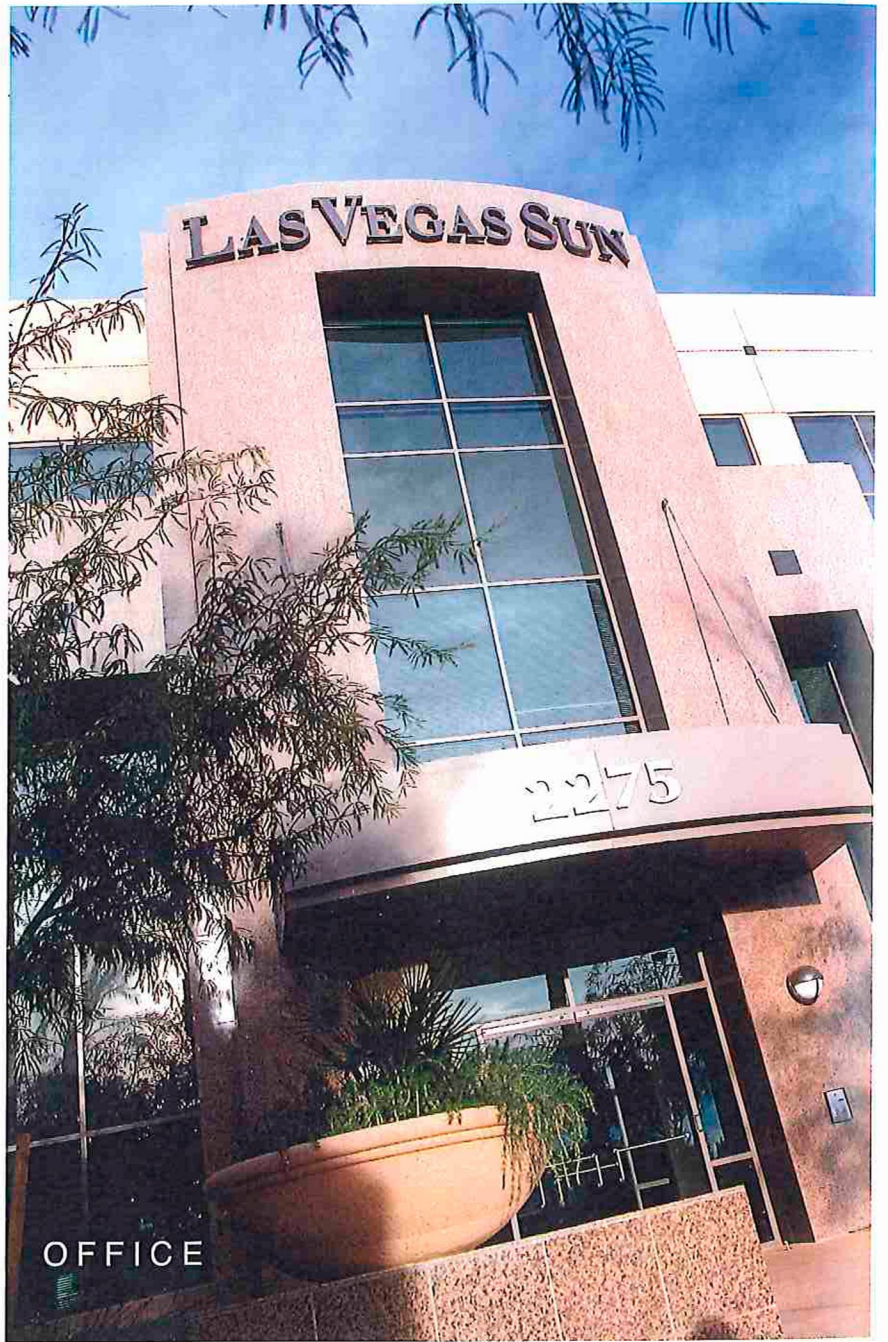
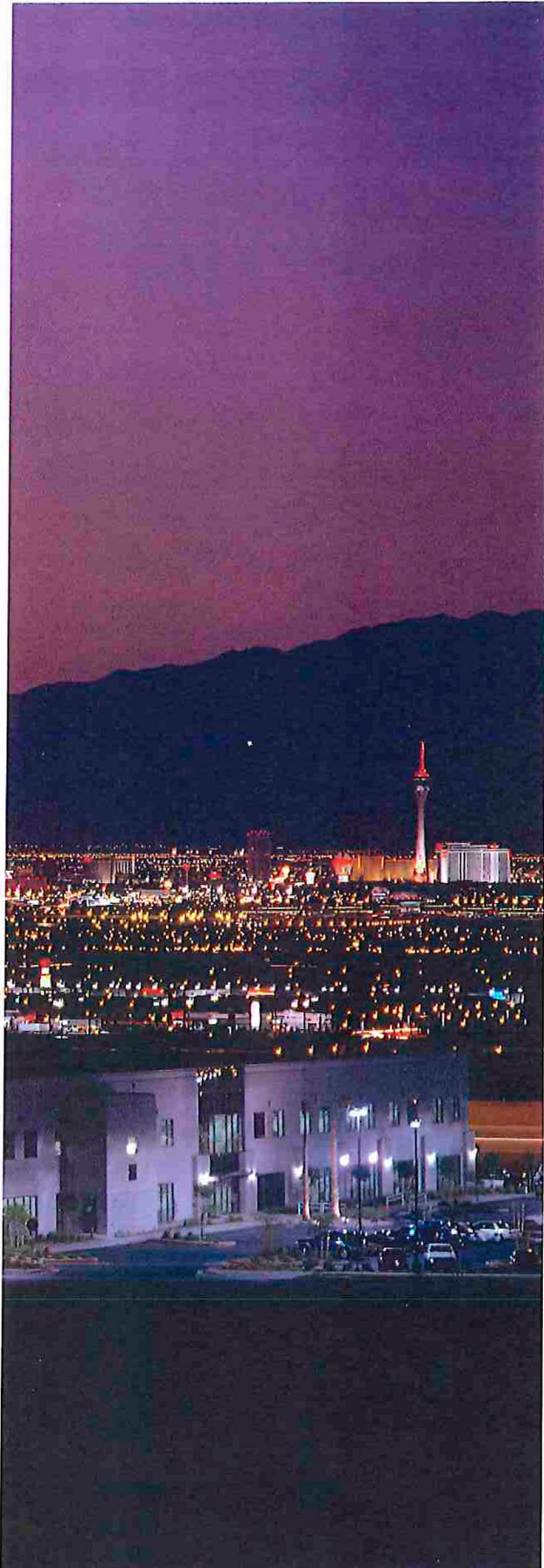


Work

Commercial development was next on the list, as American Nevada began to develop master planned office parks and retail centers. The company rapidly became a major commercial developer in the Las Vegas marketplace. Today, the impressive portfolio developed and managed by ANC includes over 2.5 million square feet of office, retail, medical and mixed-use projects. ANC's success in the commercial sector can be attributed to its reputation for delivering the finest commercial space, while utilizing its knowledge, speed and flexibility to meet the needs of today's ever-changing business world.

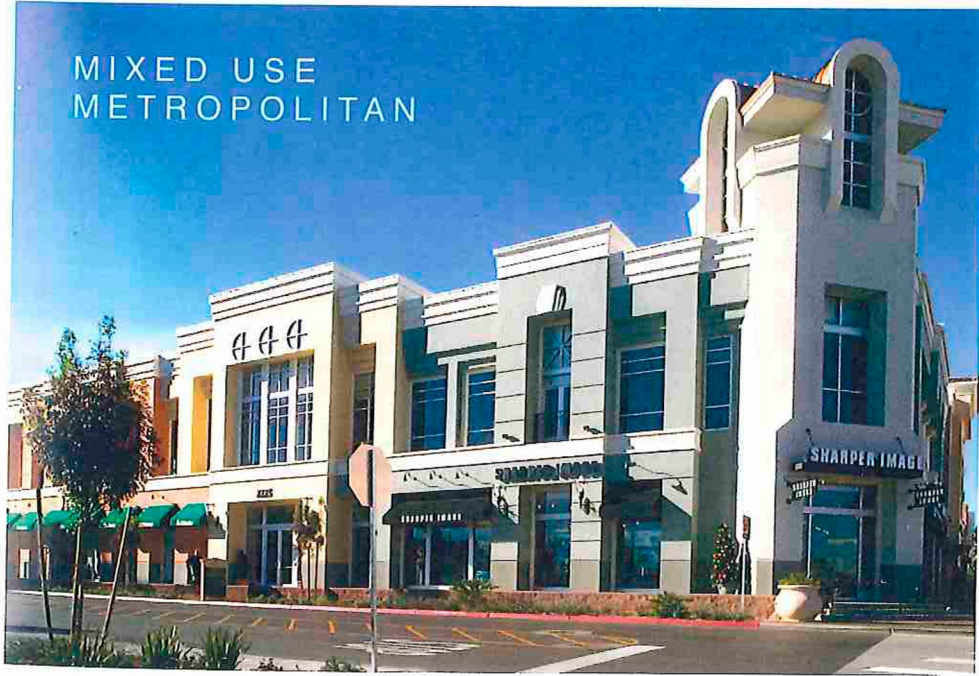


BUILD TO SUIT
FORD MOTOR CREDIT



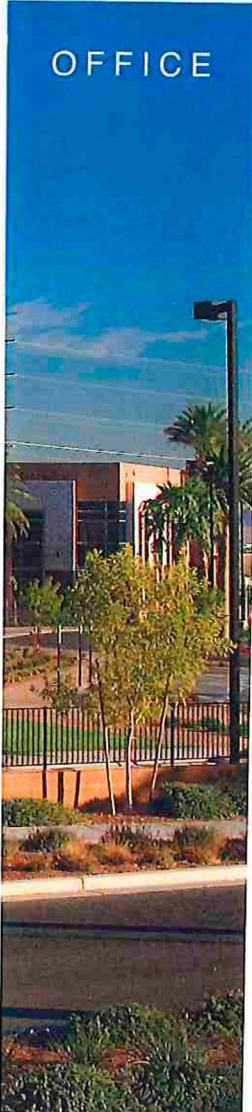


MIXED USE
METROPOLITAN



OFFICE

OFFICE



MEDICAL OFFICE



BUILD
TO SUIT
OFFICE

OFFICE

HOTEL

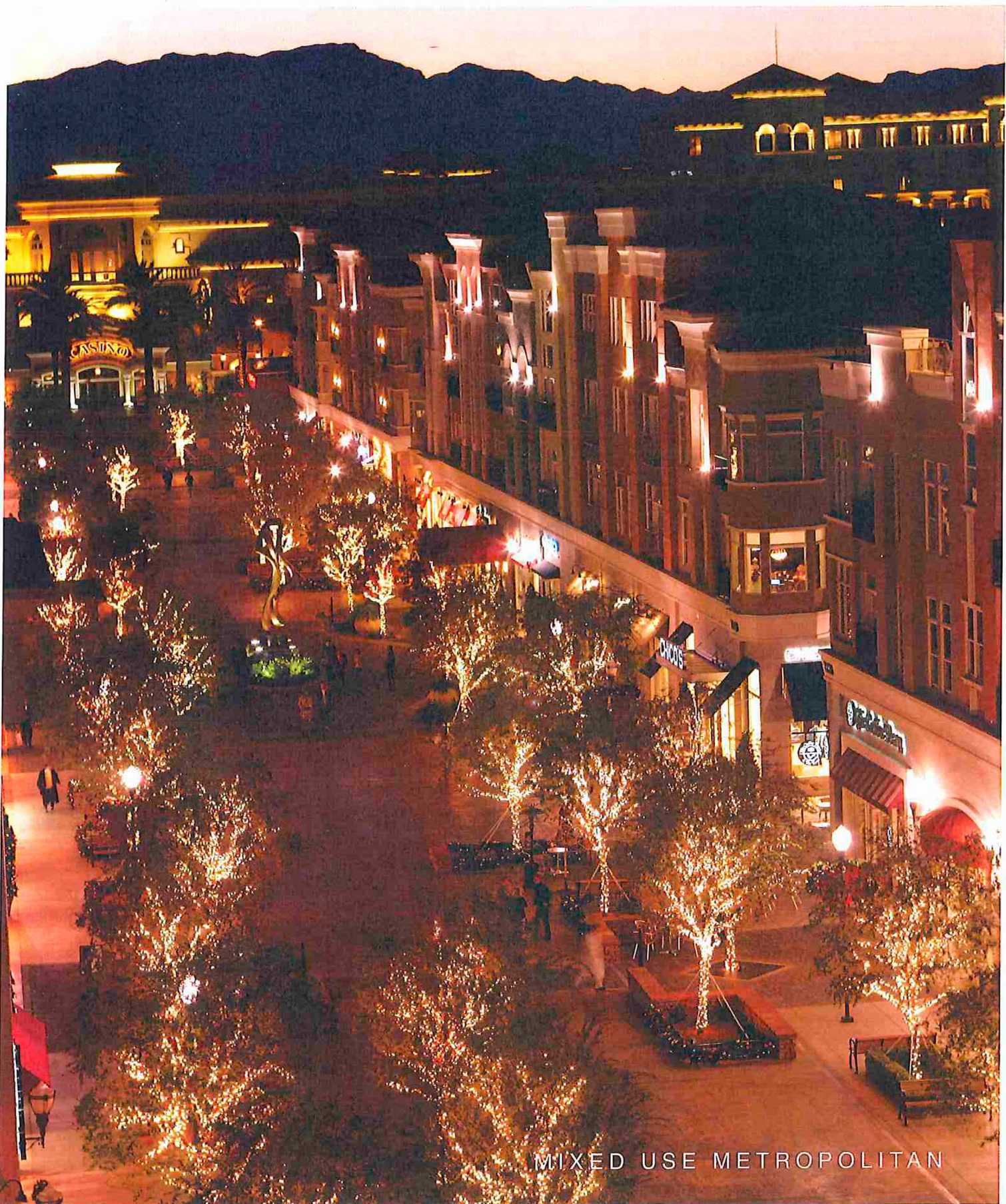
OFFICE
OVER
RETAIL

MEDICAL
OFFICE

MIXED USE



OFFICE



MIXED USE METROPOLITAN

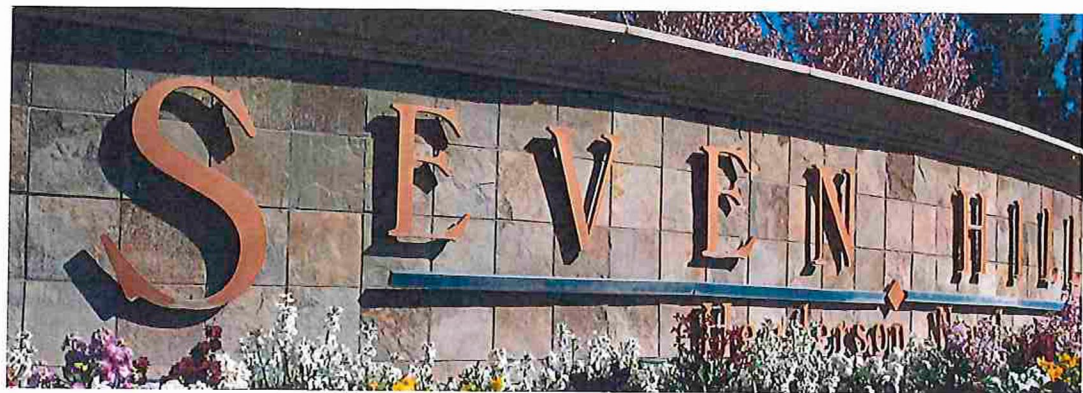
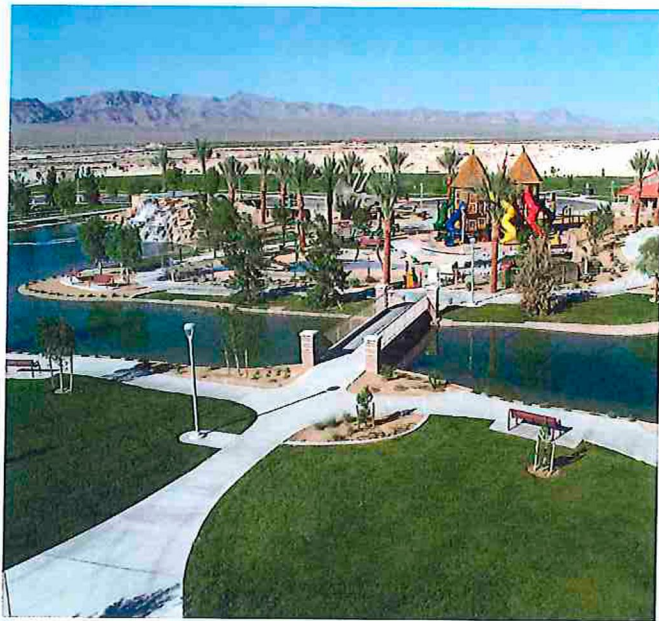
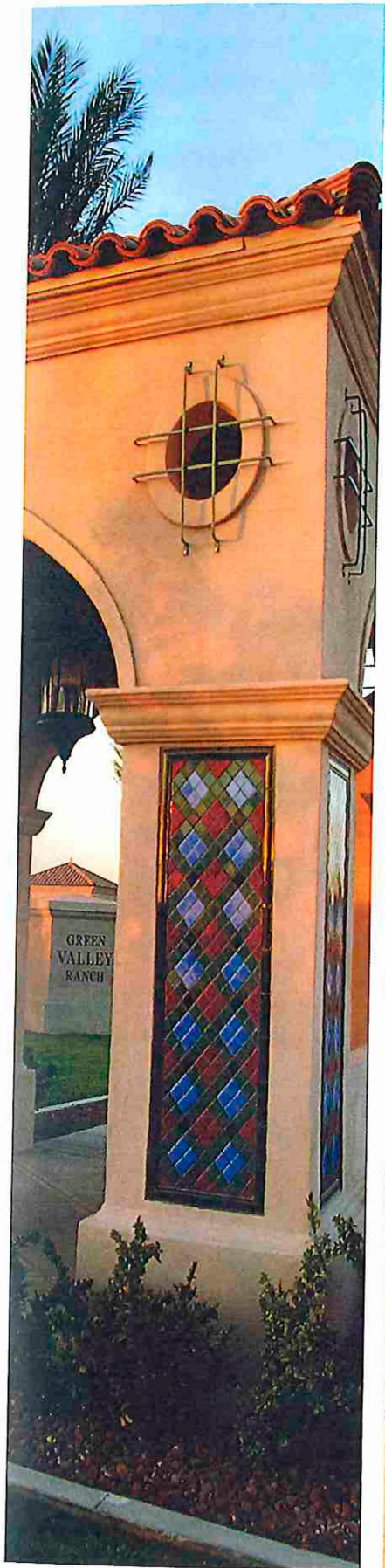
American Nevada's community developments are among the most recognized in the Las Vegas valley. Green Valley, Green Valley Ranch, Aliante and Seven Hills have all set the standards for land use, architectural design and engineering.



ALIANTESM

ALIANTE GOLF CLUB

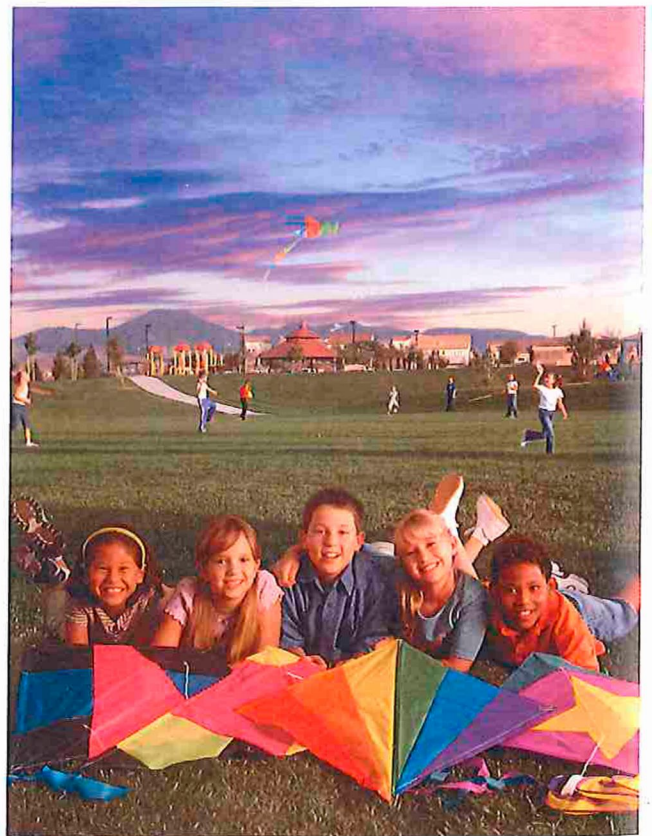
Live

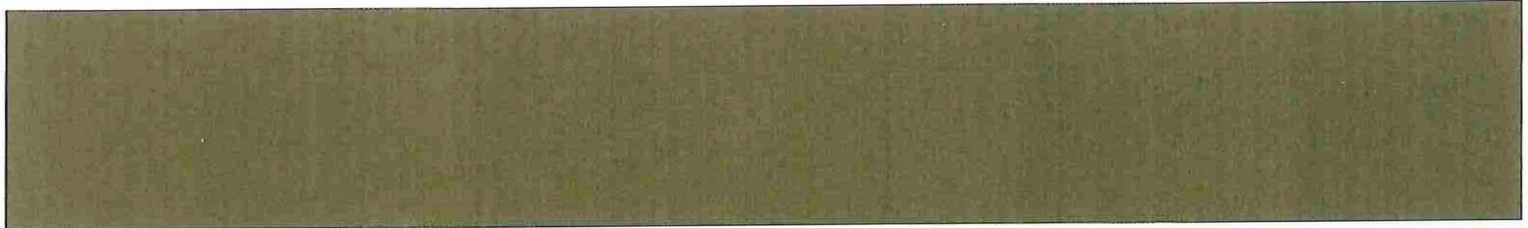
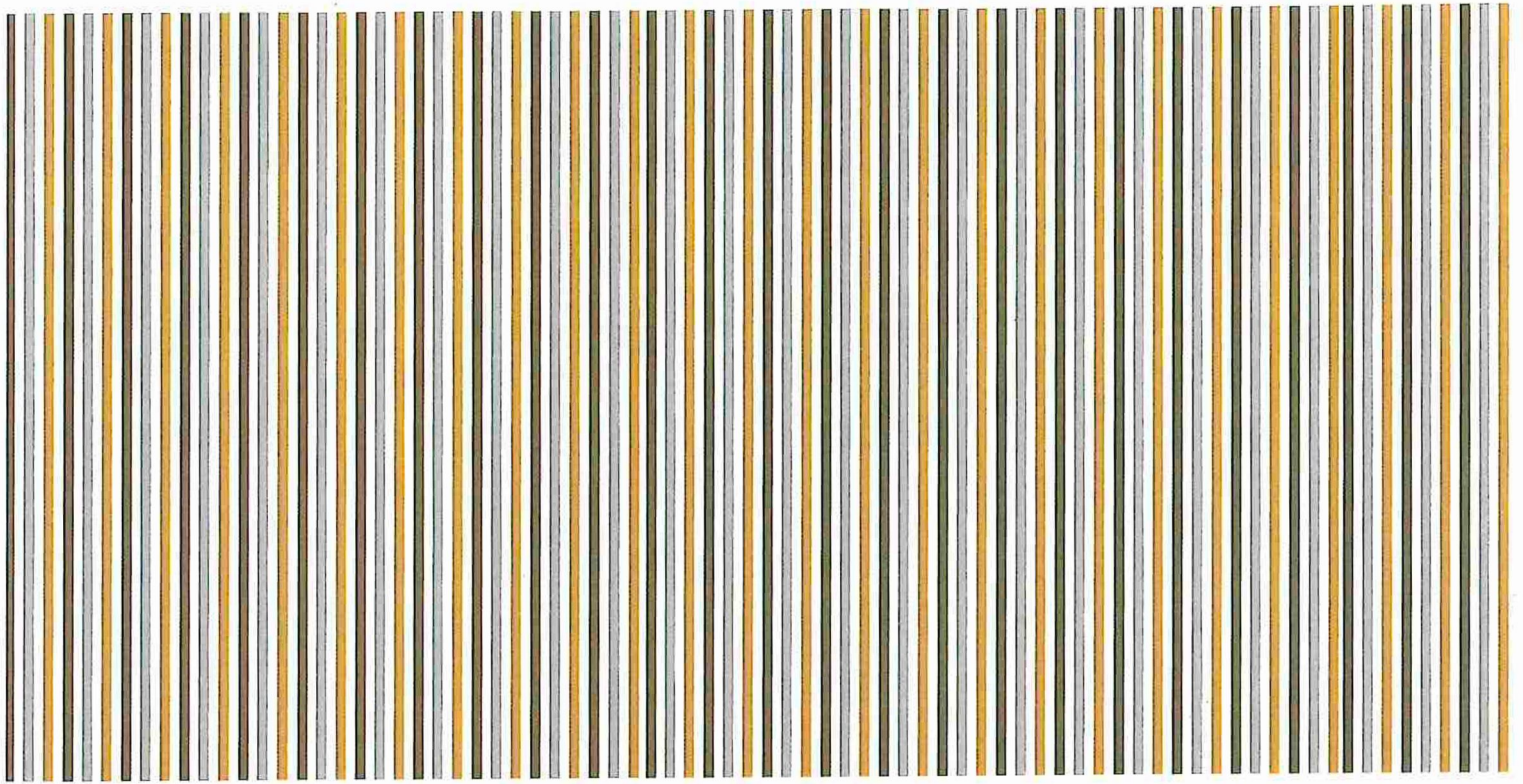


Play

As American Nevada Company moves into the future, its outstanding track record in developing innovative business centers, retail centers and residential communities serves as a prelude to the exciting new developments that are yet to come.

And it all started with a Vision and a Plan.





American Nevada
c o m p a n y
A Greenspun Company

American Nevada Company
2275 Corporate Circle, Suite 315
Henderson, NV 89074

TELEPHONE: 702-458-8855 FAX: 702-435-6605

WWW.AMERICANNEVADA.COM