

APEX LAS VEGAS

WHITE PAPER

THE APEX INVESTMENT THESIS

A \$27.7 Billion Opportunity at the Intersection of Life Science, Conservation, and Immersive Hospitality

The largest proposed private development in Nevada history.

FOR QUALIFIED PARTNERS AND INSTITUTIONAL INVESTORS

A DAKDAN WORLDWIDE ENTERPRISE | 501(c)(3) NONPROFIT

info@apexlasvegas.org | ApexLasVegas.org

APEX LAS VEGAS

WHITE PAPER

THE APEX INVESTMENT THESIS

A \$27.7 Billion Opportunity at the Intersection of Life Science, Conservation, and Immersive Hospitality

The largest proposed private development in Nevada history.

FOR QUALIFIED PARTNERS AND INSTITUTIONAL INVESTORS

A DAKDAN WORLDWIDE ENTERPRISE | 501(c)(3) NONPROFIT

info@apexlasvegas.org | ApexLasVegas.org

EXECUTIVE SUMMARY

Apex Las Vegas is a \$27.7 billion, 200-acre nonprofit development proposed for the South Las Vegas Strip — the largest proposed private development in Nevada history and the first of its kind globally. It is a fully integrated, self-sustaining life-science and hospitality ecosystem structured as a 501(c)(3) nonprofit and operated with Fortune 500-level commercial discipline.

The Apex Anchor serves as the world leader in exotic animal medical research, pioneering clinical protocols, pharmaceutical data licensing, and surgical innovation no other facility on Earth can replicate at this species breadth or scale. This is not a speculative concept. It is an active project with government engagement in progress, a fully documented operational framework, and a partner network assembled through Dakdan Worldwide's portfolio of more than 40 subsidiary companies.

The Founding Partner window is open now — before groundbreaking. Naming rights, category exclusivity, and board advisory seats are available on a first-committed basis.

\$27.7B	200 Acres	\$3.365B	501(c)(3)
Total Development	South Las Vegas Strip	Projected Annual Revenue	Nonprofit Structure

SECTION 1: THE MARKET OPPORTUNITY

Las Vegas receives more than 40 million visitors annually. Despite this volume, the Strip entertainment economy remains narrowly concentrated in gaming, nightlife, and convention hospitality. The family, science, and purpose-driven travel segments are structurally underserved. Three converging market forces validate the timing of Apex.

Global Zoos and Aquariums Market

Valued at \$22.1 billion in 2026. Consumer shift accelerating from passive exhibition toward immersive, conservation-integrated experiences. U.S. zoo attendance rivals all major professional sports combined — yet the sector remains dramatically under-commercialized.

Animal Theme Park Market

Projected to grow from \$94.3 billion in 2026 to \$137.2 billion by 2033 at a 5.5% CAGR. Sustained consumer demand for integrated wildlife entertainment is structural, not cyclical.

Global Wellness Economy

Currently \$5.6 trillion, projected at \$8.5 trillion by 2027. Purpose-driven travelers pay significant premiums for destinations with verifiable conservation missions over passive entertainment.

Apex Las Vegas is positioned at the center of all three growth curves simultaneously — in the world's highest-traffic entertainment market.

SECTION 2: THE REVENUE MODEL

Apex is projected to generate \$3.365 billion in annual revenue at full operational capacity, with exceptionally high profit margins enabled by its bio-sovereign, zero-external-energy-cost infrastructure across seven integrated streams.

Revenue Stream	Projected Annual	Driver
Hospitality and Guest Experience	Largest segment	7,500 hotel keys across 3 price tiers + parks + F&B;
Medical Research and Data Licensing	\$480M	World leader in exotic animal medical research; pharma data licensing + device testing
Corporate Sponsorship and Naming Rights	\$2B (10-yr total)	4 Tier-1 Founding Partner packages; Bio-Dome and facility naming
Media and Content Licensing	Continuous	Zoo Media flywheel: documentary, broadcast, streaming, digital ad inventory
Education and Workforce Placement	\$52.5M+	1,500 annual Apex Certified grad placements at avg \$35K fee
AI Data Subscriptions	\$210M	Zoo Media wildlife API + xAI analytics B2B licensing
Mobility Hub and RV Oasis	\$17M+	200-site premium RV park + 15,000-vehicle robotic parking

SECTION 3: THE CAPITAL STRUCTURE

Apex pursues a diversified capital stack that does not rely on a single funding source or a traditional real estate debt model.

Legacy Donors and Philanthropic Capital

The conservation mission and 501(c)(3) structure access a class of capital unavailable to for-profit developers. Observation suites in the Apex Anchor convert high-value donors through live scientific engagement. Ultra-exclusive Founder's Lab opportunities allow donors to fund specific species cure development with their name permanently attached to the resulting drug patent.

Corporate Founding Partnerships

Tier-1 naming rights and exclusive category partnerships with technology, pharmaceutical, aerospace, and financial sector companies structured as commercial relationships with measurable ROI — not charitable giving.

Green Bonds and ESG Capital

The closed-loop sustainability architecture qualifies Apex for green bond issuance targeting \$1.5 billion. ESG investment funds targeting trophy assets in the Western U.S. represent an additional \$2.5 billion capital target.

Federal Grants and SDVOSB Advantage

U.S. Fish and Wildlife Service conservation grants, Global Environment Facility partnerships, Department of Labor workforce grants, and DoD SkillBridge funding through Dakdan HR's SDVOSB certification. Federal grant strategy targets \$1.4 billion.

State and Local Incentive Stack

Active pursuit of Tax Increment Financing district designation, PILOT mechanisms, Modified Business Tax Abatements under Nevada's Advanced Manufacturing and R&D; classification, and Sales and Use Tax Abatements through GOED.

SECTION 4: THE COMPETITIVE MOAT

No comparable project exists. The combination of a 501(c)(3) structure, the world's leading exotic animal medical research center, closed-loop sustainability infrastructure, a 6,000-person credentialed workforce pipeline, and an AI-driven smart campus on the South Las Vegas Strip cannot be replicated by a for-profit developer. The Dakdan Worldwide operational backbone means Apex has no third-party dependency for marketing, media, human capital, technology, or government relations — all managed by companies within the same organizational structure.

SECTION 5: FOUNDING PARTNER TIERS

Tier	Range	Key Benefits
Tier 1 — Legacy Founder	\$500M+	Primary vertical structure naming. Permanent board advisory seat. Exclusive media rights. Custom donor suite in The Canopy.
Tier 2 — Innovation Partner	\$100M – \$499M	Bio-Dome naming rights. Category exclusivity. Preferred corporate hospitality. Zoo Media content integration.
Tier 3 — Research Partner	\$25M – \$99M	Research wing naming. One Health data licensing access. Corporate retreat priority. Academic co-branding.
Tier 4 — Impact Partner	\$5M – \$24M	Species sponsorship. Digital ad inventory. Apex Certified placement priority. Annual Leadership Briefing.

CONNECT WITH THE APEX TEAM

To request the full confidential business plan, financial model, and a formal partner briefing:

info@apexlasvegas.org | **Subject: Investment Inquiry | ApexLasVegas.org**

This document is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to purchase any security. All financial projections are forward-looking estimates subject to change.