

**OVERVIEW OF: PENN SUMNER, LLC (SC3)
GAMING ZONE: SOUTH CENTRAL**

- 1. NAME OF FACILITY:** Hollywood Casino-Wellington
- 2. NAME OF MANAGER:** Penn Sumner, LLC
- 3. LOCATION:** Sumner County, Kansas, approx. 2 miles from Wellington near intersection of I-35 (KS Turnpike) and Highway 160.
- 4. INVESTMENT IN INFRASTRUCTURE (per manager, not incl. Privilege Fee):** \$340million
- 5. PRINCIPALS/OWNERS:** Penn National Gaming, Inc. (which is in the process of being acquired by private equity funds affiliated with the Fortress Investment Group, LLC and Centerbridge Partners, LP)
- 6. GAMING EXPERIENCE:** Parent company (Penn National Gaming, Inc.) has operated Class III gaming casinos since 1997. It is a leading, diversified, multi-jurisdictional owner and operator of gaming and pari-mutuel properties. It currently owns or operates no fewer than 19 casinos and/or parimutuel racetrack facilities.
- 7. RESOLUTION OF ENDORSEMENT OBTAINED?** Yes (Sumner County Board of County Commissioners, December 12, 2007, subject to execution of a Predevelopment Agreement, which was executed the same day)
- 8. PLANNING AND ZONE APPROVED?** Yes (by the City of Wellington in September, 2007, with the additional intent to annex the subject property into the City of Wellington prior to development)
- 9. THEME:** Hollywood
- 10. NUMBER OF MACHINES:** 1,500 (expandable to 2,000; est. 1,750 yr 4 & 2,000 yr 5; accelerated as market conditions warrant)
- 11. AVERAGE NET MACHINE INCOME PER DAY ESTIMATED BY APPLICANT:** \$249 the first year, \$304 the second, \$360 the third, \$324 the fourth, and \$297 the fifth. (Note: win per unit decreases after 3rd year only because additional slot machines are being added, overall revenue will increase).
- 12. NUMBER OF TABLE GAMES:** Approx. 40
- 13. AVERAGE NET TABLE INCOME PER POSITION PER DAY ESTIMATED BY APPLICANT:** \$1,458 the first year, \$1,780 the second, \$2,105 the third, \$2,209 the fourth, and \$2,319 the fifth.
- 14. ANCILLARY FACILITIES/AMENITIES:**
 - a. 350 room resort Hotel with 17 luxury suites

- b. 4,000 SF hotel conference center**
- c. Outdoor pool and cabana deck**
- d. 2,000 SF health & beauty spa/fitness center**
- e. Restaurants/Dining:**
 - i. Epic Buffet (400 Seats)**
 - ii. Hollywood Diner (125 Seats)**
 - iii. 'Grab and go' coffee and pastry shop (40 Seats)**
 - iv. Specialty dining (175 Seats)**
- f. Sports bar / entertainment lounge (200 Seats)**
- g. Live poker room**
- h. 1,500 SF Retail and Hollywood Memorabilia Museum**
- i. 30,000 SF live entertainment/multi-function venue (1,750 seats)**
- j. 50 space RV park with full hook-ups**
- k. Dedicated/direct access from I-35 southbound via a new exit ramp into the resort**

15. ESTIMATED NUMBER OF TOURISTS* PER YEAR:

We expect approximately 15% of casino visitors will live beyond 100 miles of the facility.

16. ESTIMATED EMPLOYEES (FTE's at enterprise itself): Approx. 1,100

17. PROJECTED DATE TO OPEN FACILITY: Fourth quarter 2010

18. COMMENTS: