

STANTON CASINOS
INC



Historical Net Revenue – 12% CAGR

(in millions)





Historical EBITDA – 26% CAGR

(in millions)



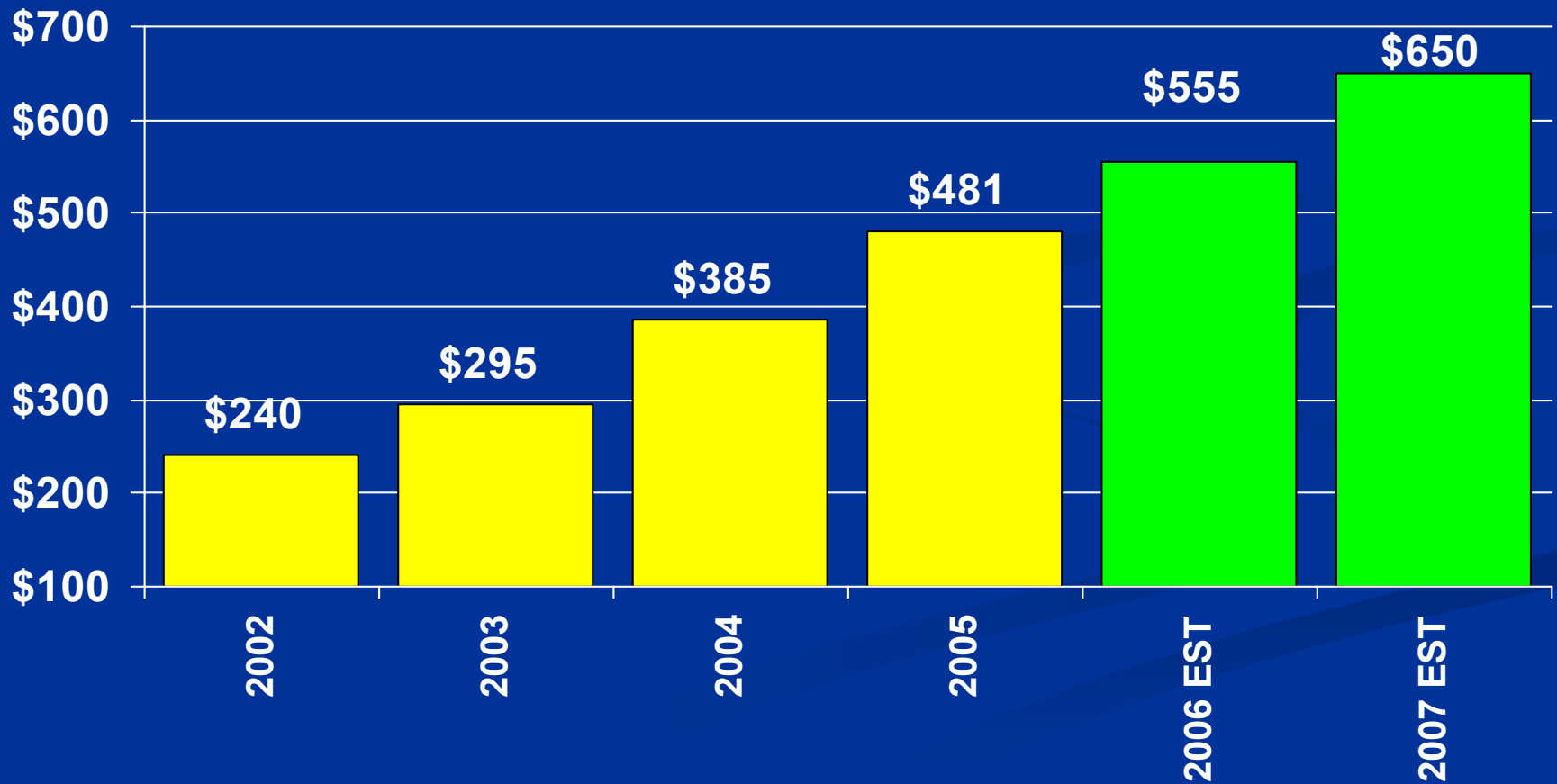


EBITDA - Actual and Mid-Point Guidance

CAGR Growth Rate 22%

2002-2007

(in millions)



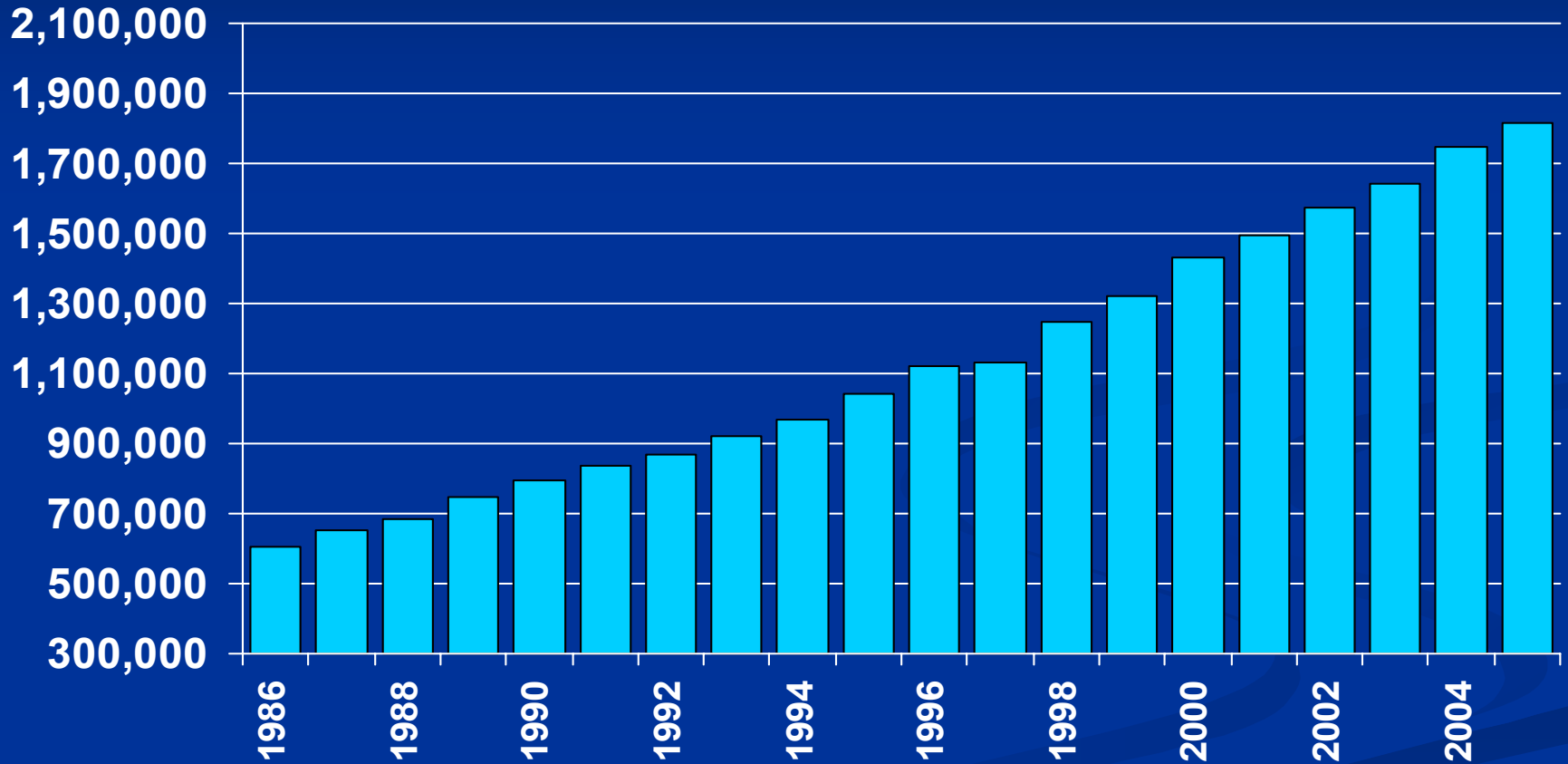
STANTON CASINOS

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Las Vegas Economy



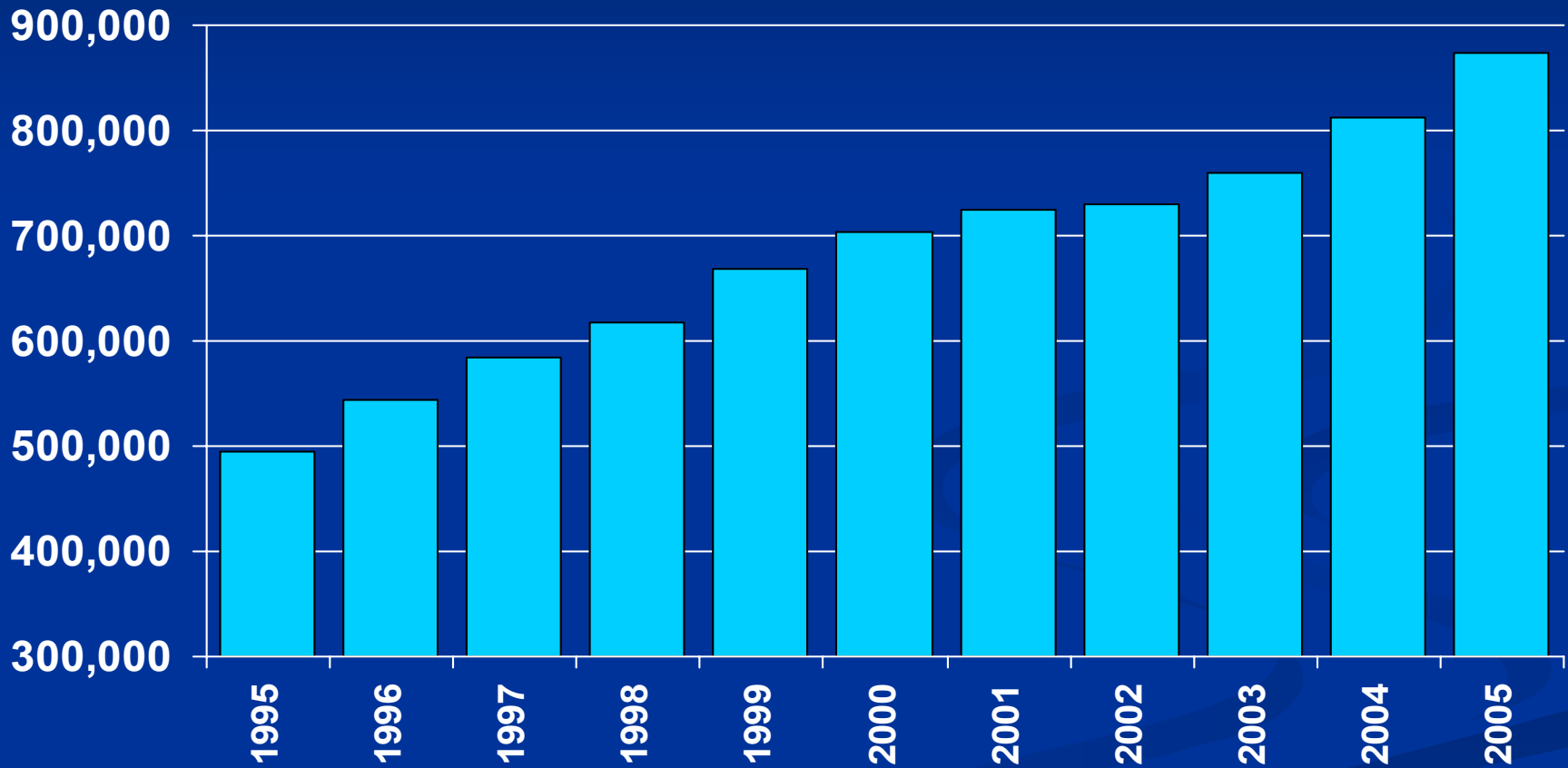
Clark County Population



Source: Home Builders Research, Inc.



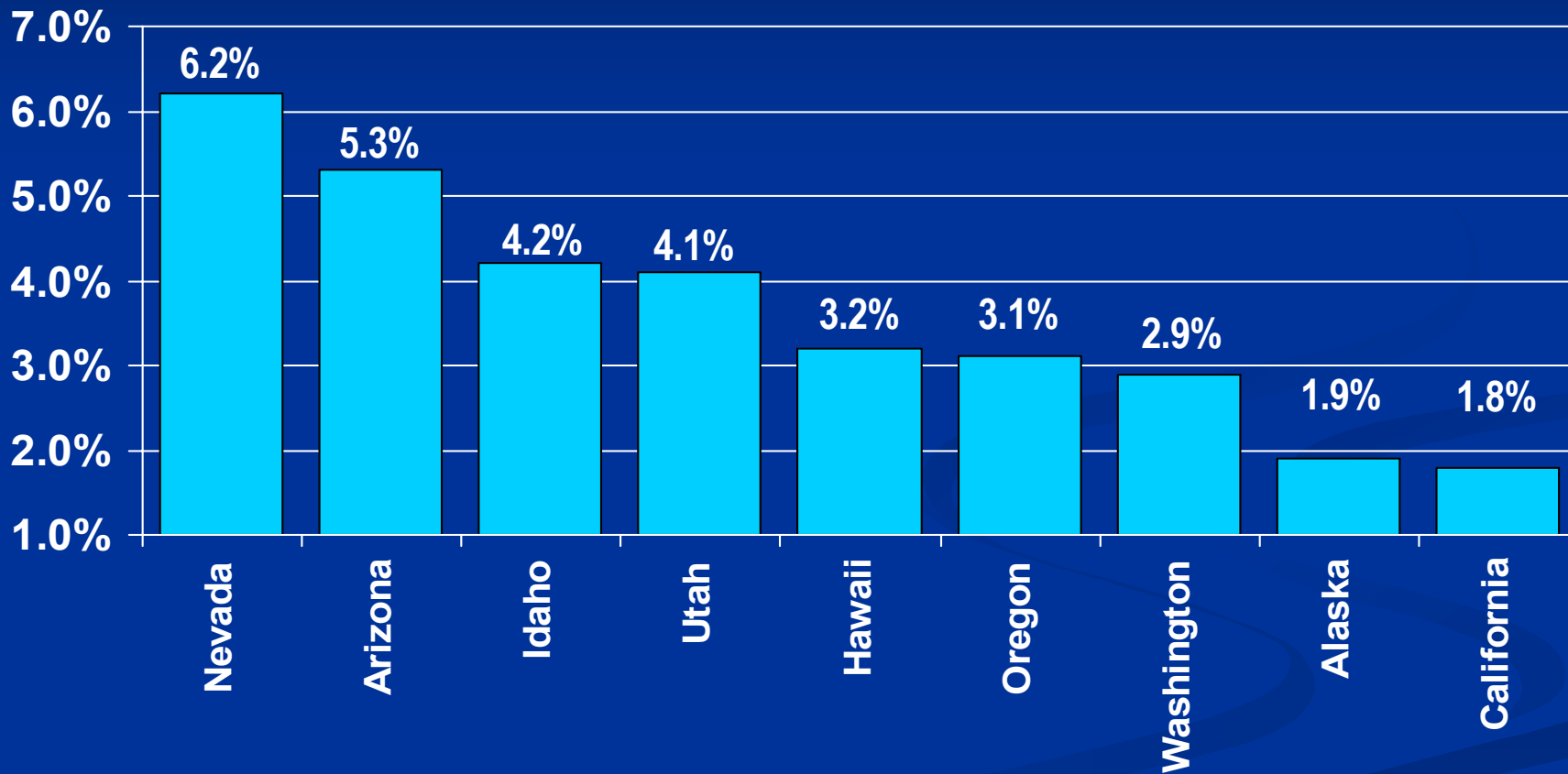
Las Vegas Employment



Source: Home Builders Research, Inc.



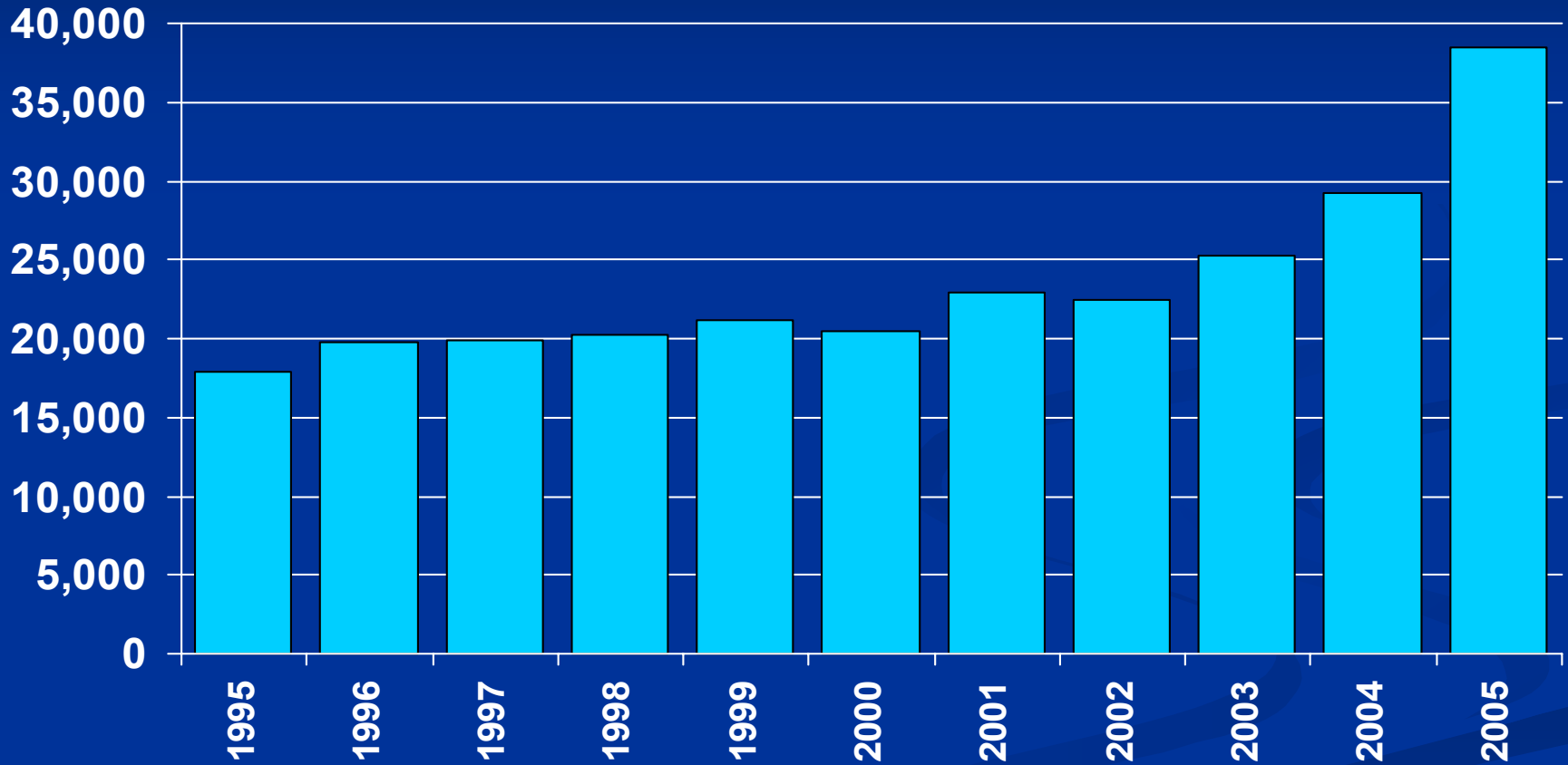
2005 New Job Creation



Source: Bureau of Labor Statistics



New Home Sales



Source: Home Builders Research, Inc.

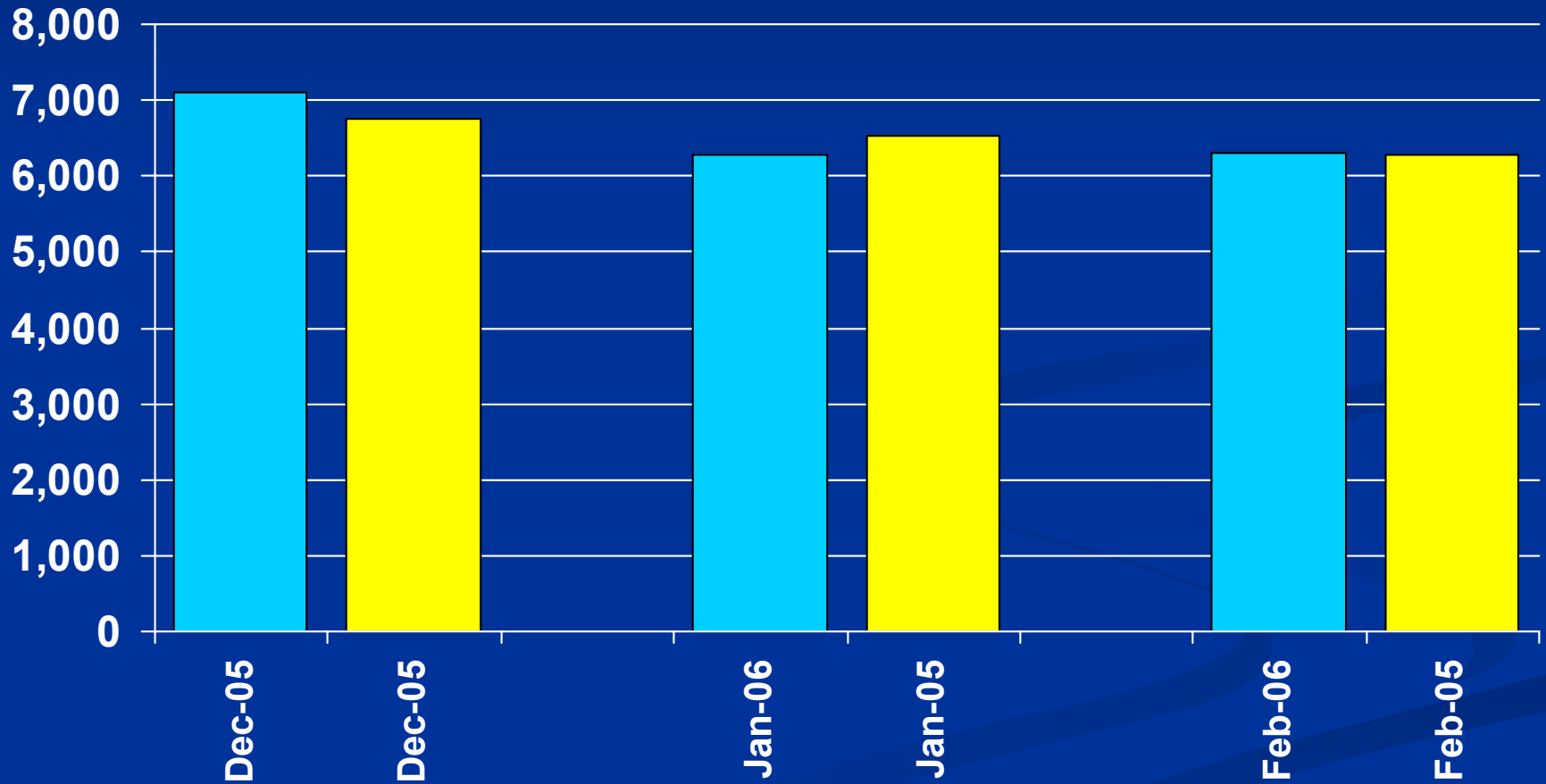
STATION CASINOS^{INC.}

Local Economy 2006

- Population Projected to Grow 3.9%
- Total Employment to Grow 4.5%
- Personal Income Up 7.0%
- Housing Units Permitted 38.8K (37.4K in 2005)
- Retail, Commercial, Infrastructure Development



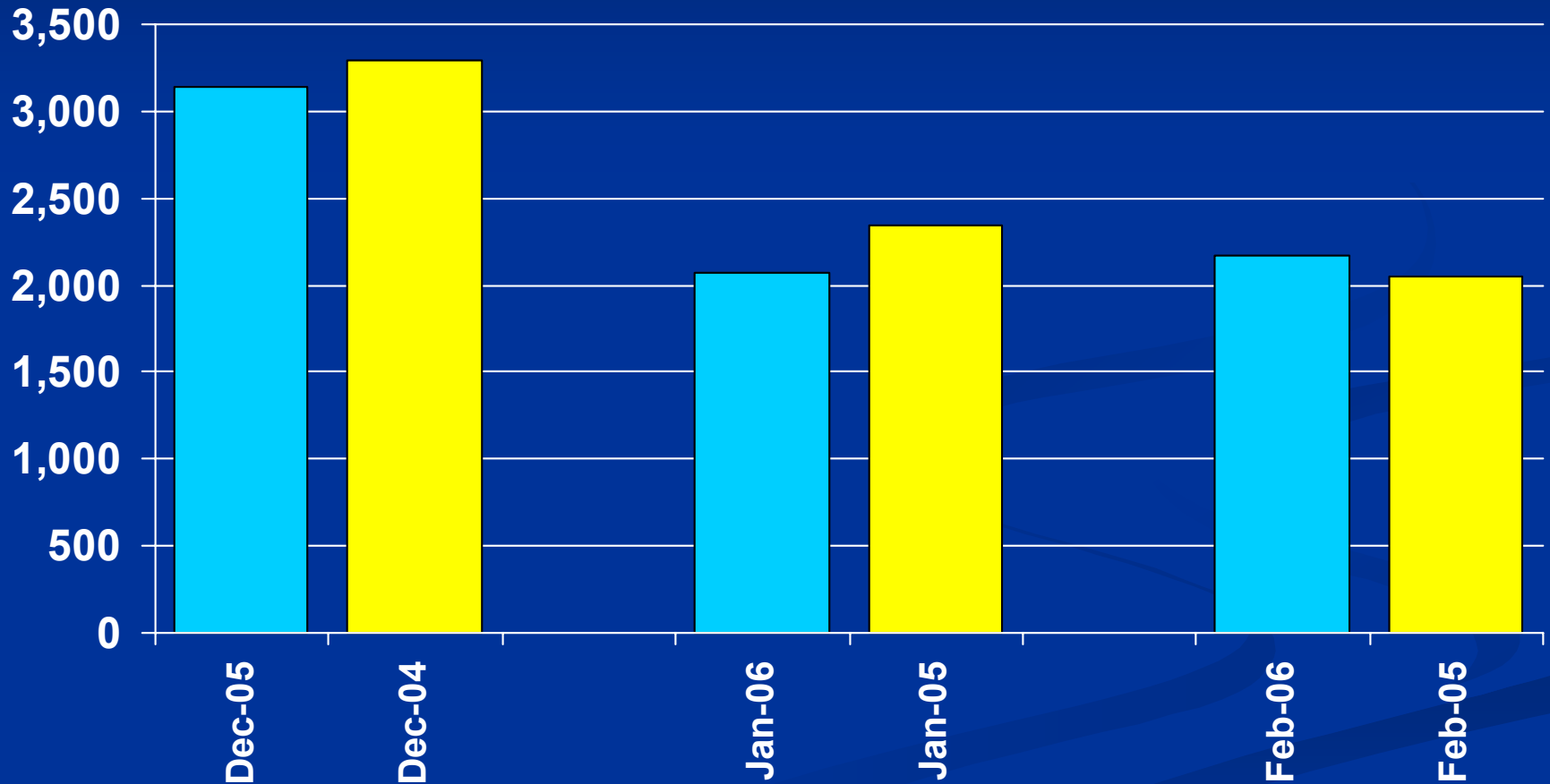
Population Growth – Trailing 3 months



Source: University of Nevada Las Vegas Center for Business and Economic Research



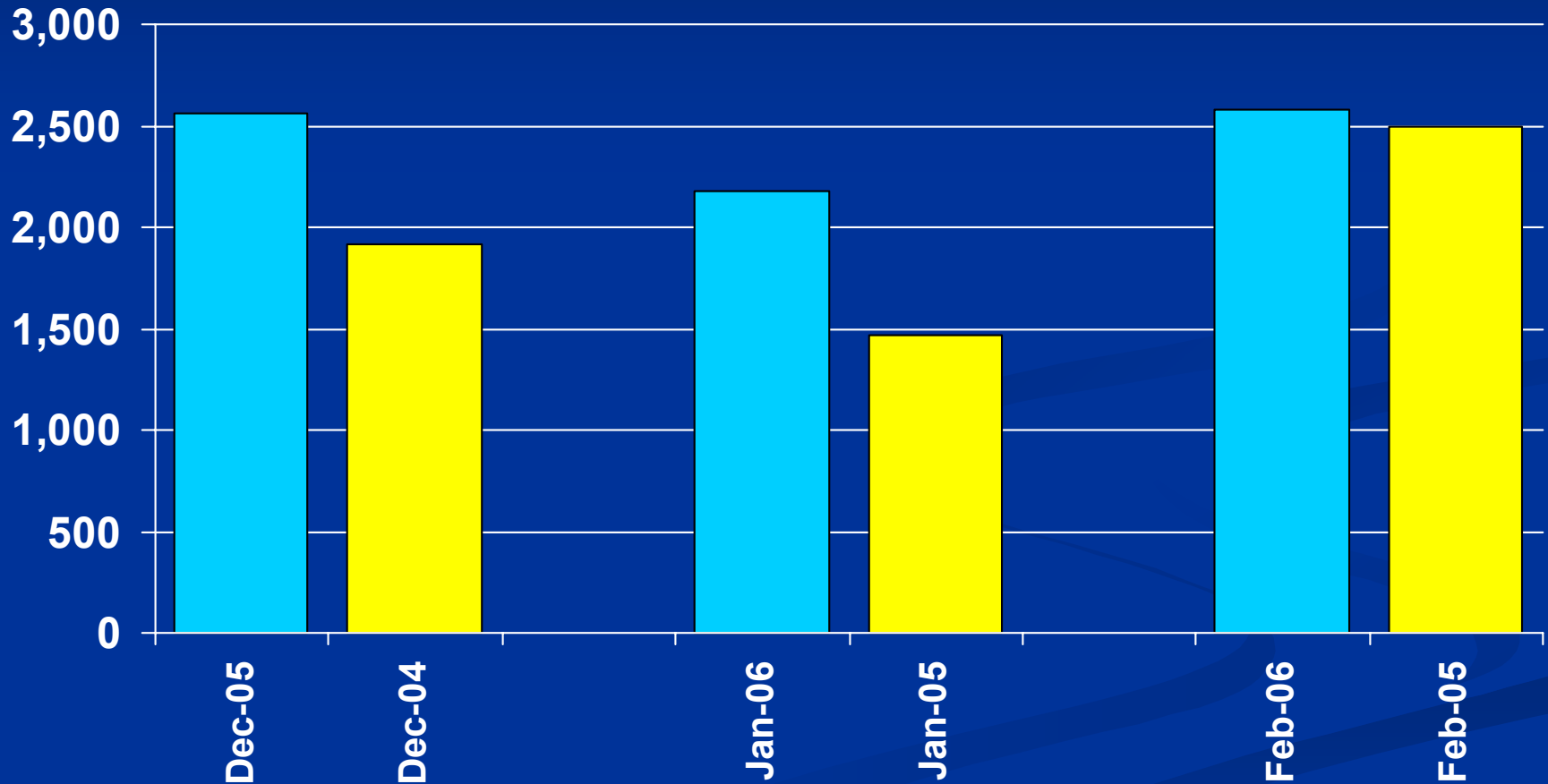
New Home Sales – Trailing 3 months



Source: University of Nevada Las Vegas Center for Business and Economic Research



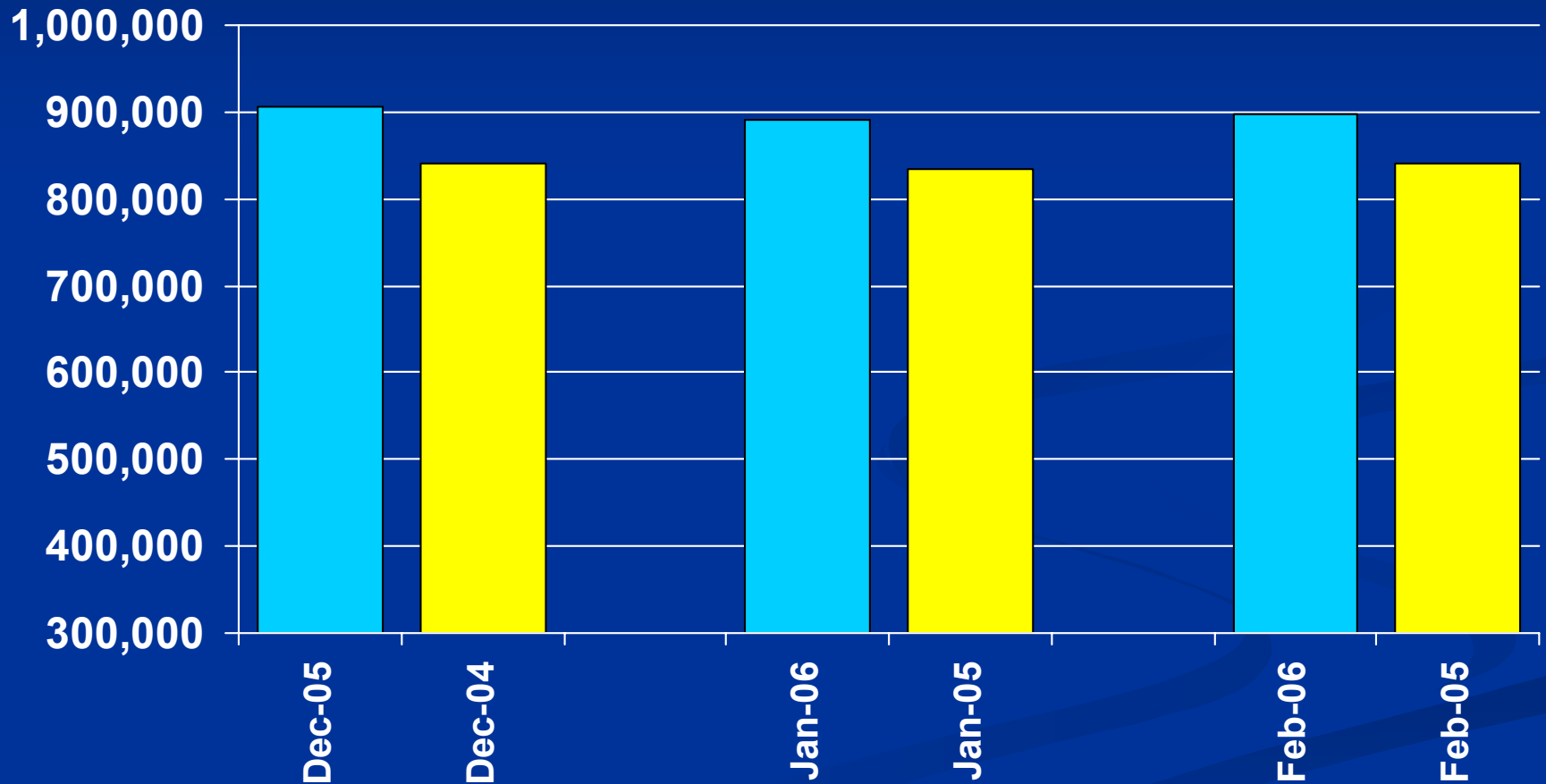
New Home Permits – Trailing 3 months



Source: University of Nevada Las Vegas Center for Business and Economic Research



Employment – Trailing 3 months



Source: University of Nevada Las Vegas Center for Business and Economic Research

STATION CASINOS^{INC.}

Local Economy 2007

- Population Projected to Grow 3.7%
- Total Employment to Grow 4.1%
- Personal Income Up 6.8%
- Housing Units Permitted 41K



Known Development on the Strip Through 2010

(In Millions)

| Company | Project | Cost | Multiplier Effect |
|---------|------------------|----------------|-------------------|
| MGM | MGM City Center | \$ 7.0 | |
| BYD | Echelon | 4.0 | |
| WYNN | Encore | 1.7 | |
| Private | Cosmopolitan | 1.5 | |
| LVS | Palazzo | 1.7 | |
| | Total Investment | <u>\$ 15.9</u> | <u>\$ 31.8</u> |



Other Known Development

(In Millions)

| Project | Cost | Effect |
|------------------------------|---------------|----------------|
| Signature at MGM | \$ 1.2 | |
| Red Rock Resort | 0.9 | |
| Town Square | 0.8 | |
| Turnberry Towers | 0.5 | |
| US 95 Widening | 0.5 | |
| Trump Tower | 0.4 | |
| World Market Phase II | 0.4 | |
| Centennial Transmission | 0.3 | |
| Other | 2.2 | |
| Total Investment | \$ 7.2 | \$ 14.4 |

Source: In Business Las Vegas - January 27-February 2, 1996



“STN – Three Baskets of Value”

Existing Cash Flows

06 EBITDA \$545-\$565 M

07 EBITDA \$630-\$670 M

Mid Teens % YOY Increase

Land and Other Value

Est. FMV Land

Held for Development

Tribal Advances

At 12/31/05

\$16-\$22 Per Share

Future Value

Growth Oriented Mgt.

Growth Opportunities

ROI and COC Spread



“STN – Three Baskets of Value”

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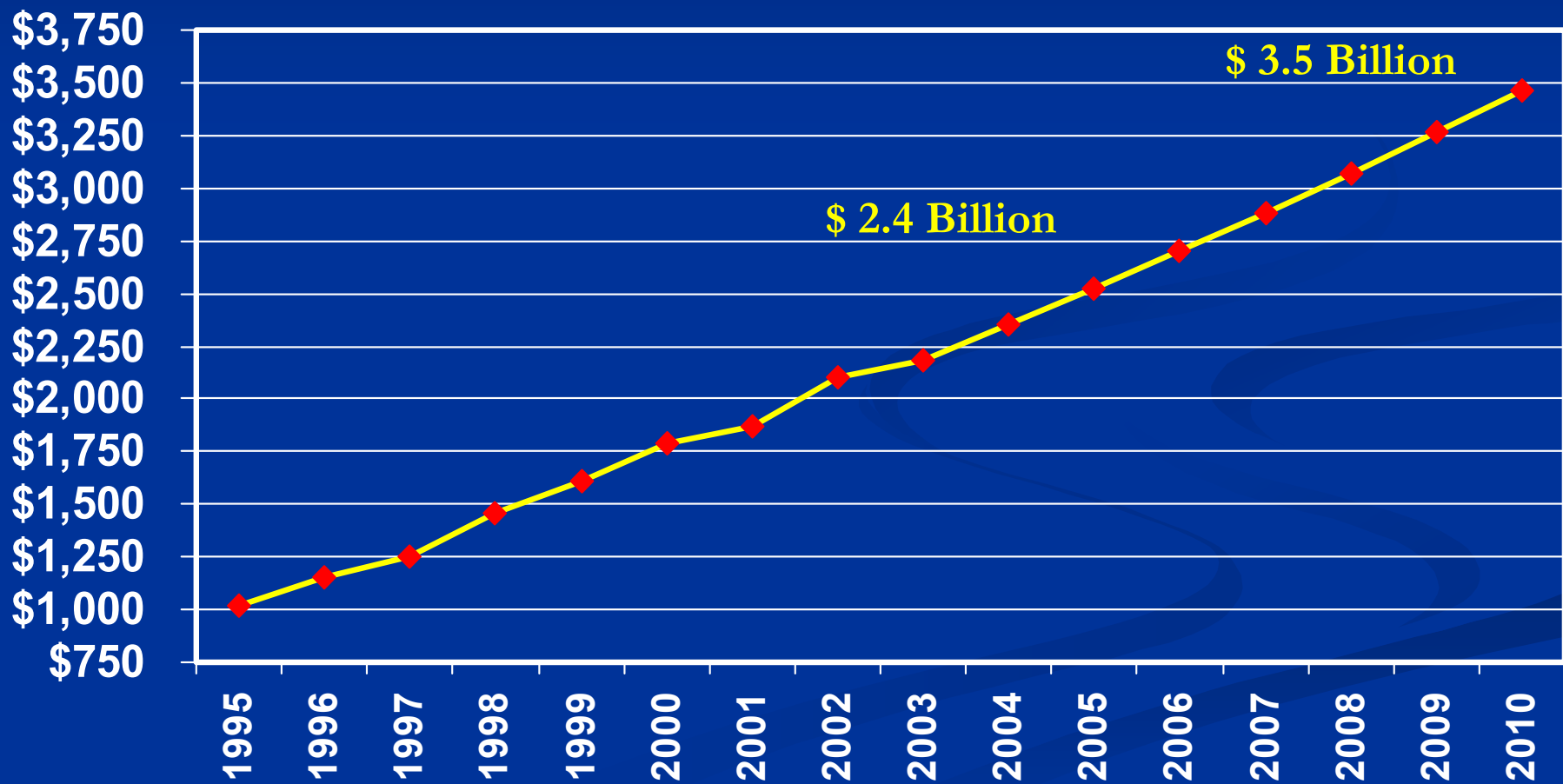
LV Local's Market – Gaming Revenue CAGR 9.7%



Source: Estimated Using Nevada Gaming Control Board Revenue Reports and Public Company Filings



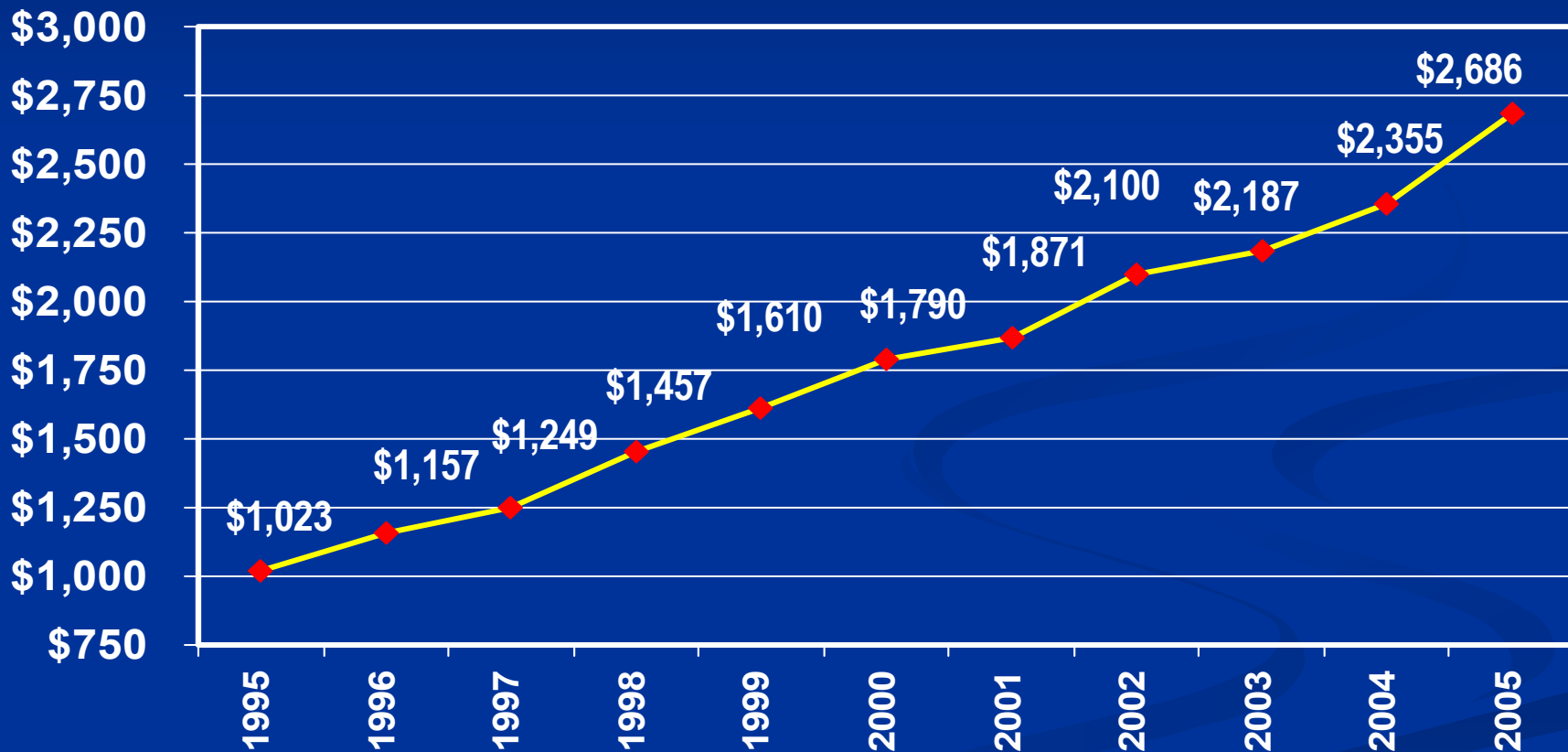
Las Vegas Local's Market - \$3.5 Billion in 2010





LV Local's Market – Gaming Revenue

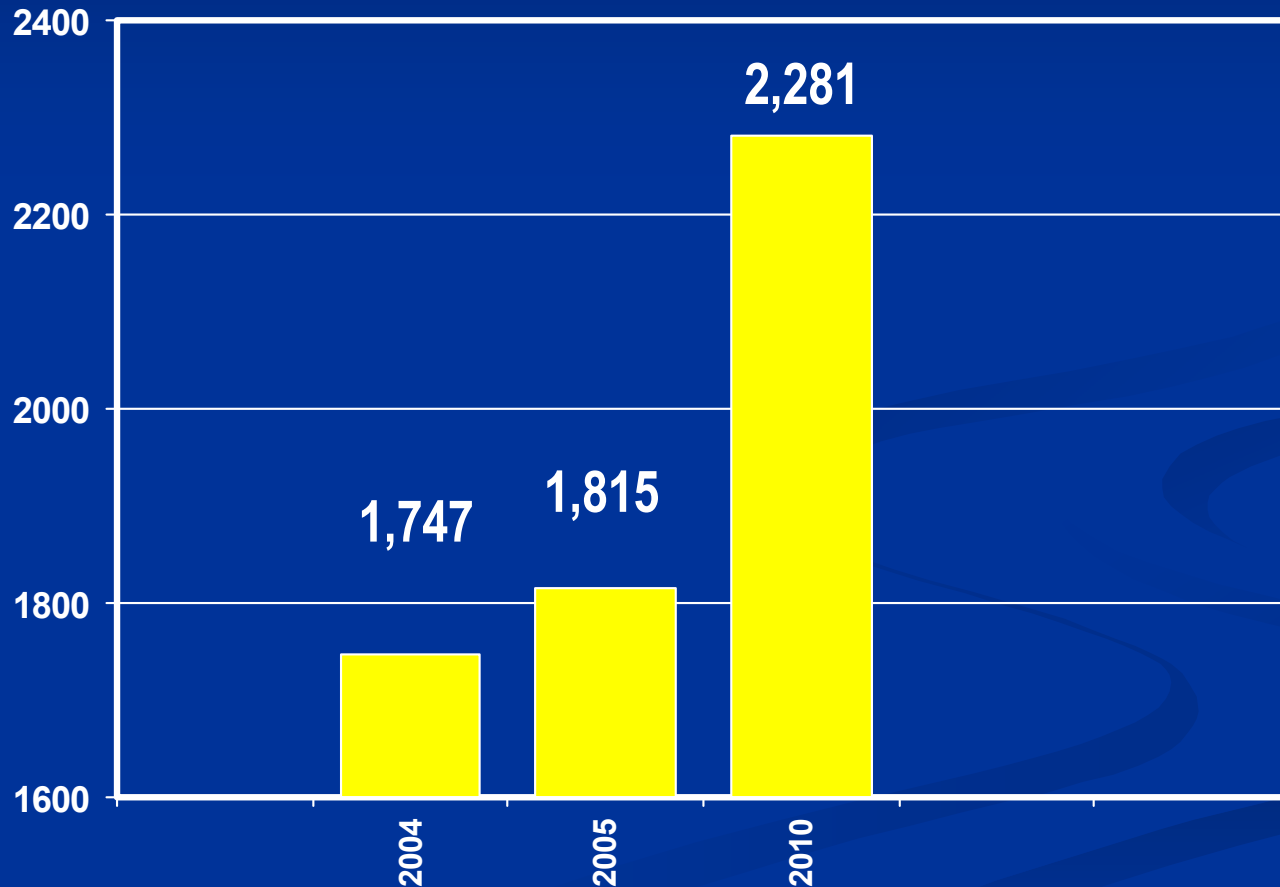
2005 Growth Rate – 13.6%



Source: Estimated Using Nevada Gaming Control Board Revenue Reports and Public Company Filings



Projected Population Growth (In thousands)

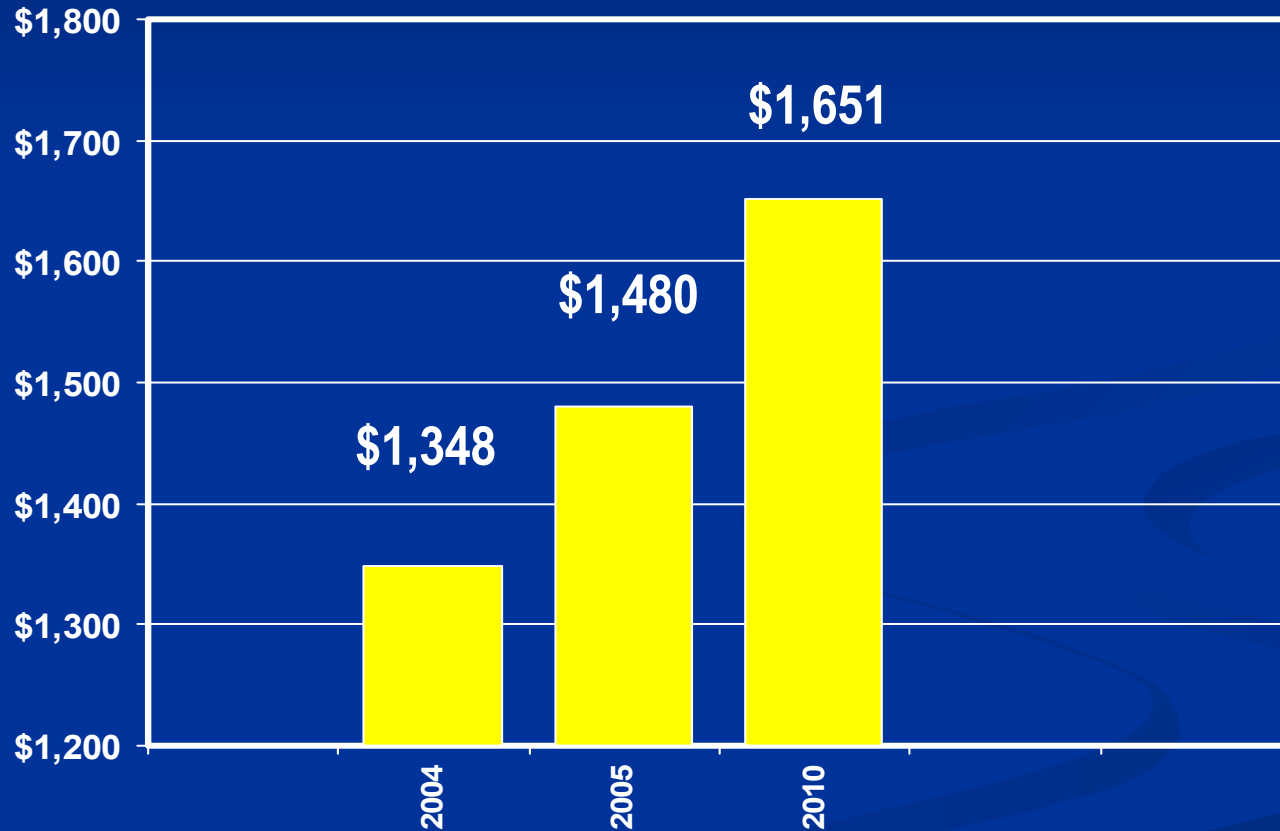


Source: University of Nevada Las Vegas Center for Business and Economic Research



Gaming Revenue Per Person

(In thousands)

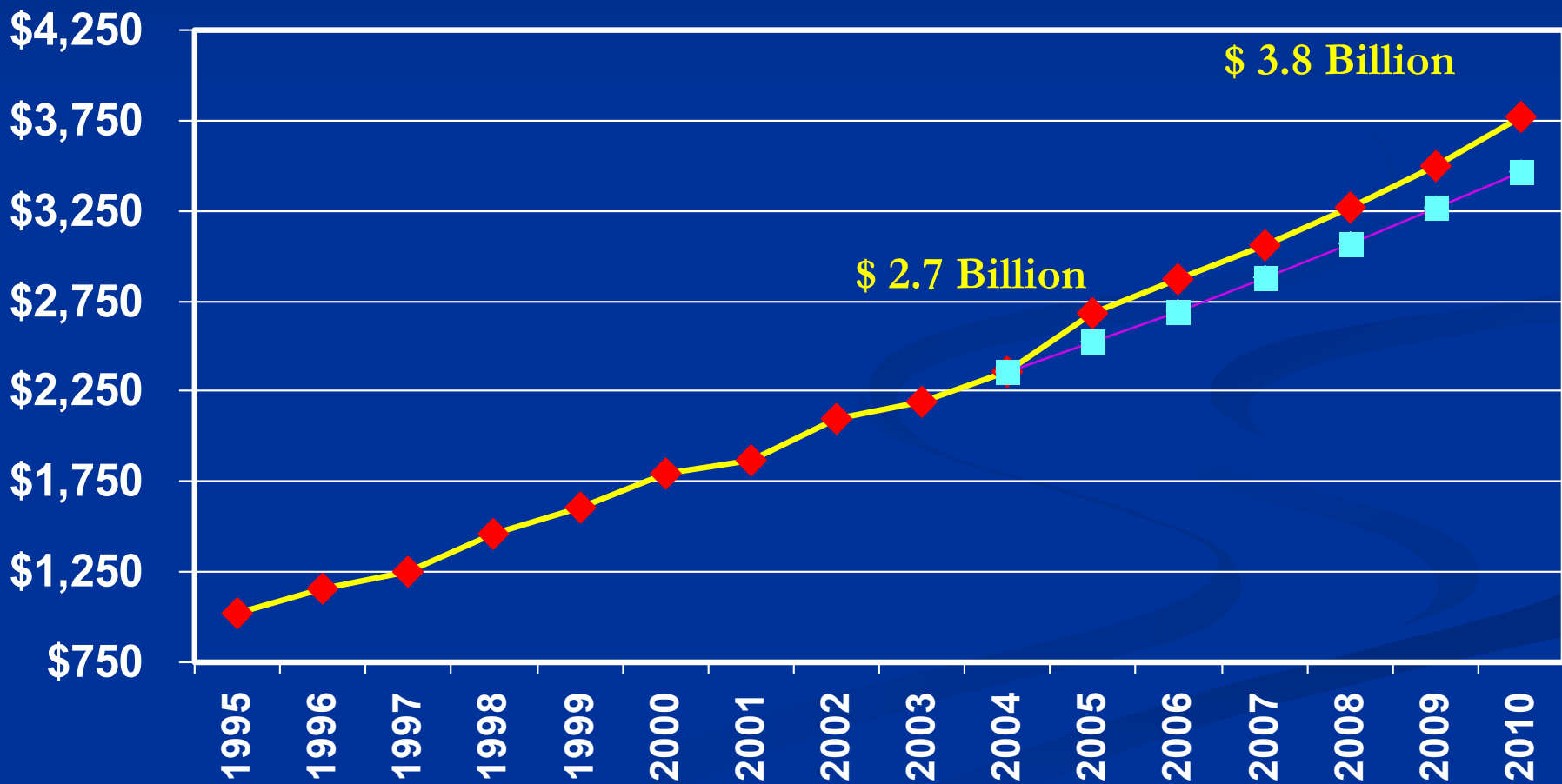


Assumes 2% growth rate in gaming revenue per person

Computation: Estimated Gaming Revenues in the LV Local's Market Divided by the Population



Las Vegas Local's Market - \$3.8 Billion in 2010





“STN – Three Baskets of Value”

Land and Other Value

Est. FMV Land

Tribal Advances

\$16-\$22 Per Share



Land and Other Assets – Basket of Value

(in millions, Except per Share Data)

12/31/05

| Location | Est. FMV Range | |
|---------------------------|-----------------|-----------------|
| | Low | High |
| Land Held for Development | \$ 964 | \$ 1,385 |
| Advances to Tribes | 165 | 165 |
| Total | \$ 1,129 | \$ 1,550 |
| Per Share | \$ 16.13 | \$ 22.14 |

Assumes 70 Million Shares Outstanding. FMV Determined by 3rd Parties

Excludes Two Parcels in Escrow Located in Reno, Nevada.

Wild Wild West Land Includes 19 Acres From Pending Lease Buyout



“STN – Three Baskets of Value”

Future Value

Growth Oriented Mgt.
Growth Opportunities
ROI and COC Spread



**Ramp Up of Operations From
Current Development Projects**



Red Rock Resort – Phase In Schedule

Phase I :

- 415 Rooms
- Convention Space
- Spa
- Will Be Open 8 ½ Months in 2006
- Cost \$760 Million
- Ramp -Up of Operational Efficiencies



Red Rock Resort – Phase In Schedule

Phase II:

- **More Rooms**
- **More Convention Space**
- **More Spa Space**
- **Will Be Open 11 Months in 2007**
- **Cost \$165 Million**
- **Ramp-Up of Operational Efficiencies**



GVR EBITDA - Following a Typical Pattern (in millions)



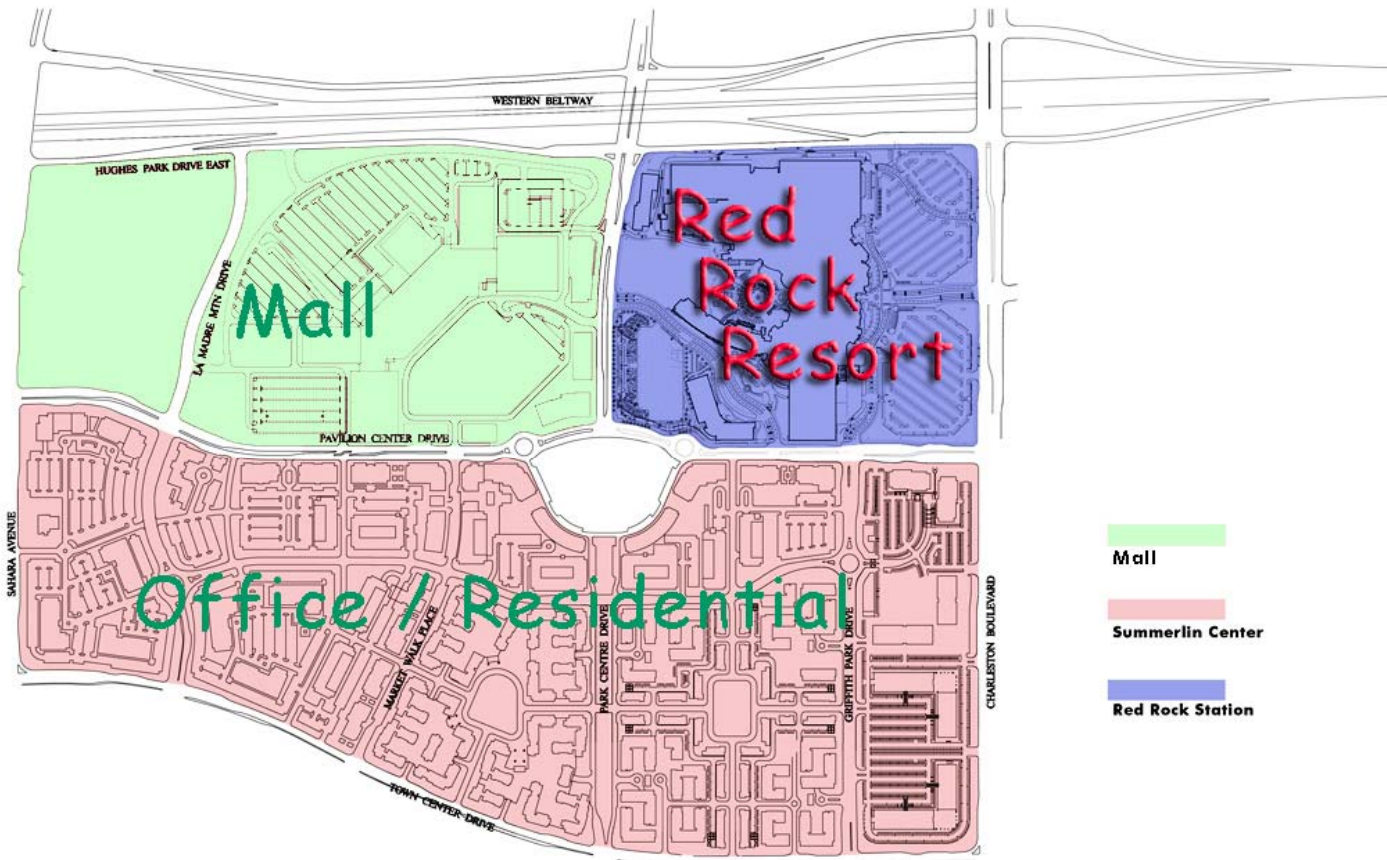
December 2004 a \$120 Million Expansion Was Added to Green Valley Ranch



Red Rock Resort – Future Market Growth

Growth Plans in the Area

- **New Life-Style Mall to Open Late '08 Early '09**
- **Residential Density to Double North, South and West**
- **10,000 New Units On 140 Acres Next to Red Rock**
- **Additional People in the Area**
- **No Additional Gaming Sites in the Area We Don't Control**



SUMMERLIN CENTRE HEIGHT LIMIT DISTRICT

red rock resort and casino

09-25-03

FRIEDMUTTER GROUP
 ARCHITECTURE • MASTER PLANNING • THEMED DESIGN



Fiesta Henderson Phase In Schedule

- **September 06**
 - **Garage**
 - **Additional Casino**
 - **Remodeled Race and Sports Book**
- **July 07**
 - **New Movie Theaters**
- **Cost \$70 Million**
- **Ramp-Up of Operational Efficiencies**



Santa Fe Station Phase In Schedule

- September
 - Garage – Initial phase
- December
 - Garage Complete
- January 07
 - Additional Casino Space
- May 07
 - New Poker Room
- August 07
 - New Center Bar
- Cost \$130 Million
- Ramp-Up of Operational Efficiencies



Green Valley Ranch Phase In Schedule

- September
 - Garage
 - Additional Casino and Convention Space
- December
 - New Race and Sports
- July 07
 - New Entertainment Lounge
- Cost \$110 Million
- Ramp-Up of Operational Efficiencies



Announced Growth Through 2008

2006 Red Rock Phase I for 8.5 Months

Portions of the Master Plans

Construction Disruption from MP Gone Q4

2007 Red Rock Phase I Ramp Up

Red Rock Phase II for 11 Months

Red Rock Phase II Ramp UP

All of MP at Fiesta Henderson for 5 Months

All of MP at Santa Fe for 4 Months

All of MP at Green Valley Ranch for 5 Months

Ramp Up at MP Expansions

2008 Aliante JV Opens Mid Year



Operating Results Plus Financial Strategy

Strong ROI – Guidance for 2006 and 2007

High Teens/Low 20%

Low Cost of Capital – WAC of Debt – 6.5%

2006 FCF \$294 - \$307 Million



“STN – Three Baskets of Value”

Existing Cash Flows

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“Safe Harbor Provision”

Statements within this presentation which are not historical facts are “forward looking” statements and “safe harbor statements” under the Private Securities Litigation Reform Act of 1995 that involve risks and/or uncertainties, including but not limited to financial projections, state and federal regulations, construction activities and other risks described in the Company’s public filings with the Securities Exchange Commission.

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