



Residence Inn Miami Beach / Surfside Lobby

HDP Investment Fund I, LLC was formed in 2014 to allow private investors the opportunity to participate in institutional-quality hospitality properties. HDP Investment Fund I, LLC has included a portfolio of as many as thirteen hotels and more than 1,300 rooms. With total market value of more than \$250M, the portfolio includes the acquisition and renovation of existing hotels, as well as ground-up development. New construction projects included a 175-room Residence Inn by Marriott in Miami Beach and Sterling Pointe, a mixed-use project in the Perimeter Center area of Atlanta that includes a 132-room Hampton Inn & Suites. The balance of the Fund portfolio involved the acquisition and repositioning of six hotels in the Atlanta metro area and four in Charleston, South Carolina. All but one of these hotels were Marriott brands; five Fairfield Inn & Suites, two TownePlace Suites, one SpringHill Suites and one Residence Inn.

HDP Investment Fund II, LLC includes two ground-up constructed hotels; the 127-room Residence Inn Atlanta Perimeter Center and the 115-room Courtyard Alpharetta. The Residence Inn is located in the Perimeter Center area of Atlanta and opened in September, 2017, achieving 100% market share in the first month of operation. The Residence Inn project includes two retail / restaurant out parcels. The Courtyard is located in the heart of Alpharetta, across the street from Avalon, a highly successful 750,000 SF mixed-use development project. The hotel broke ground in October of 2017 and opened in January, 2019.

Two valuable assets created by Funds I and II are the joint venture relationships with Ares Capital, an \$80B private equity fund, and Alex Brown Realty, a \$1.8B private fund. Ares and Fund I acquired and renovated 9 hotels. Fund II and Alex Brown Realty are JV partners on the development of the Courtyard Alpharetta. These partnerships provide options to achieve the desired diversity through various levels of Fund III investor contributions. These capital partners provide terms which are accretive to Fund investors, recognizing HDP's contribution of capital, expertise and guarantees.



Courtyard Alpharetta Avalon

The principals of HDP include Chairman Bob McCarthy, former COO of Marriott International. Bob's 38 years of service at Marriott provide a foundation of knowledge and industry network that enhances HDP's opportunity for investment. Allen O'Brien is the founding principal of IRE Capital, a private equity and development firm founded in 1993, with over \$2.7B of investment experience and serves as CEO of HDP.



Rendering of the Residence Inn Mayo Clinic Jacksonville

HDP Investment Fund III is currently under construction of the Residence Inn Mayo Clinic, Jacksonville located on a 2.64 acre site within the San Pablo planned development. The week after we broke ground in June 2019, Mayo Clinic began the demolition of the 78 room, soft branded Residence Inn, The Inn at Mayo. This was done to allow the continued expansion of Mayo Clinic. Despite its age and condition, The Inn at Mayo performed exceptionally well due to the tremendous demand created by Mayo and proximity to the hospital. Reducing the market supply enhances the prospects of Fund III's Residence Inn Mayo Clinic. Residence Inns near Rochester Minnesota's Mayo Clinic and Scottsdale's Mayo Clinic had solid performance numbers in 2018. The hotel will also benefit from 13M SF of nearby office space. All these factors, as well as the seven day a week demand created by the Mayo Clinic, give the HDP team strong confidence in our ability to excel in this location with our 155 suite Residence Inn. This hotel is expected to open in the first quarter of 2021.

HDP and the design team have included a number of unique features to accommodate hospital guests. The hotel room mix will have 41% of the rooms as double queens, allowing caregivers to accompany Mayo patients and sleep in separate beds. In addition, the RI has the possibility of 40 connecting suites. A designated Mayo Lounge on the second floor will offer a comfortable wheelchair friendly environment with coffee and refreshments. Also, in response to the Mayo Clinic's request, we have enlarged the meeting spaces to accommodate additional demand. A challenge for the hotel will be avoiding the reputation of a "hospital hotel", which would discourage non-Mayo guests. HDP has consulted with the other two Mayo locations and understands the importance of providing well-appointed gathering areas and soft seating that will be particularly attractive to Mayo patients. The more traditional common areas will also be available, but would be designed to encourage use of the second floor lounge. An outdoor salt water pool with an enlarged pool deck, an indoor/outdoor bar and oversized fitness center will enhance the guest experience.