



Residence Inn Miami Beach / Surfside Lobby

HDP Investment Fund I, LLC was formed in 2012 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. This portfolio also included 26,000 SF of retail properties within Sterling Pointe project.

HDP Investment Fund II, LLC includes two ground-up constructed hotels; the 127-room Residence Inn Atlanta Perimeter Center/Dunwoody and the 115-room Courtyard by Marriott Alpharetta/Avalon Area. 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 restaurants, a Fogo deChão and The Duke, as well as a retail out parcel. The Courtyard is located in the 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



Residence Inn Jacksonville – Mayo Clinic Area

HDP Investment Fund III recently completed construction of the Residence Inn Jacksonville - Mayo Clinic Area hotel located on a 2.64 acre site within the San Pablo Place planned development. In the next 5 years, Mayo Clinic is expected to double the \$460M invested in expanding the clinic in the past 5 years. In addition to its proximity to a world class medical destination,

the hotel will also benefit from 13M SF of nearby office space, University of North Florida and Ponte Vedra Beach. All these factors, as well as the seven day a week demand created by the Mayo Clinic will provide the opportunity for strong performance of this 155 suite Residence Inn. The hotel opened in May of 2021 and reached positive cash flow, after debt service in the second month of operations.

The room configuration and mix at this unique Residence Inn includes 69 double queen bedrooms, 86 king suites, with 49 connecting rooms. This allows family members or caregivers to create space that best suits their needs, including adjacent 24/7 nursing care. On the second floor, the Gerhold Gallery is a lounge designed with patient guests in mind. With plenty of space for wheelchairs, local art, 24/7 snack and coffee service, the lounge offers a comfortable, quiet space to relax in addition to the hotel lobby. Also, in response to the Mayo Clinic's request, we enlarged the meeting spaces to accommodate additional demand. The HVAC system includes roof top equipment that superheats the air to dehumidify, then chills the air before being individually directed to each guest suite, significantly reducing shared air.

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.