



Arrowmink
Real Estate Advisors



Fully Approved Shovel-Ready 153-Room Hotel/Extended Stay
Development Opportunity Next to Vanguard's Headquarters on 6.43 Acres
Malvern, PA
Confidential Offering Memorandum

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Executive Summary

Matthews Road Associates L.P. and Arrowmink Real Estate Advisors are pleased to present an exciting ready-to-build extended-stay suites hotel development opportunity in a highly sought-after location surrounded by in-place demand.

The fully approved development consists of a 153-unit hotel extended stay hotel on an outstanding 6.42-acre site in Malvern, PA. The site is strategically positioned along Route 202, contiguous to The Vanguard Group's 87-acre global headquarters, and Uptown Worthington, the 1.1 million square foot mixed-use urban retail & residential village. The site boasts remarkable visibility and accessibility to over 70,000 passing vehicles daily. With Vanguard's headquarters hosting between 12,000-14,000 employees and visitors weekly, there exists a lucrative market for hospitality services in this thriving location, including extended stay suites.

Investment Highlights:

- Opportunity to capture significant Vanguard in-place employee and visitor population immediately upon opening due to the corporate apartment extended-stay suites designs.
- All development entitlements and approvals are in-place, including fully designed civil engineering, and Pennsylvania's coveted NPDES permit.
- Fully designed architectural construction documents completed and available to buyer upon closing at significant discount to cost.
- Construction permit application can be submitted with existing construction drawings immediately upon closing.
- Completed Geotechnical Engineering Evaluation shows excellent site and subsurface conditions for construction
- Fully approved plans and architectural design features a mix of one, two, and three-bedroom extended stay suites.

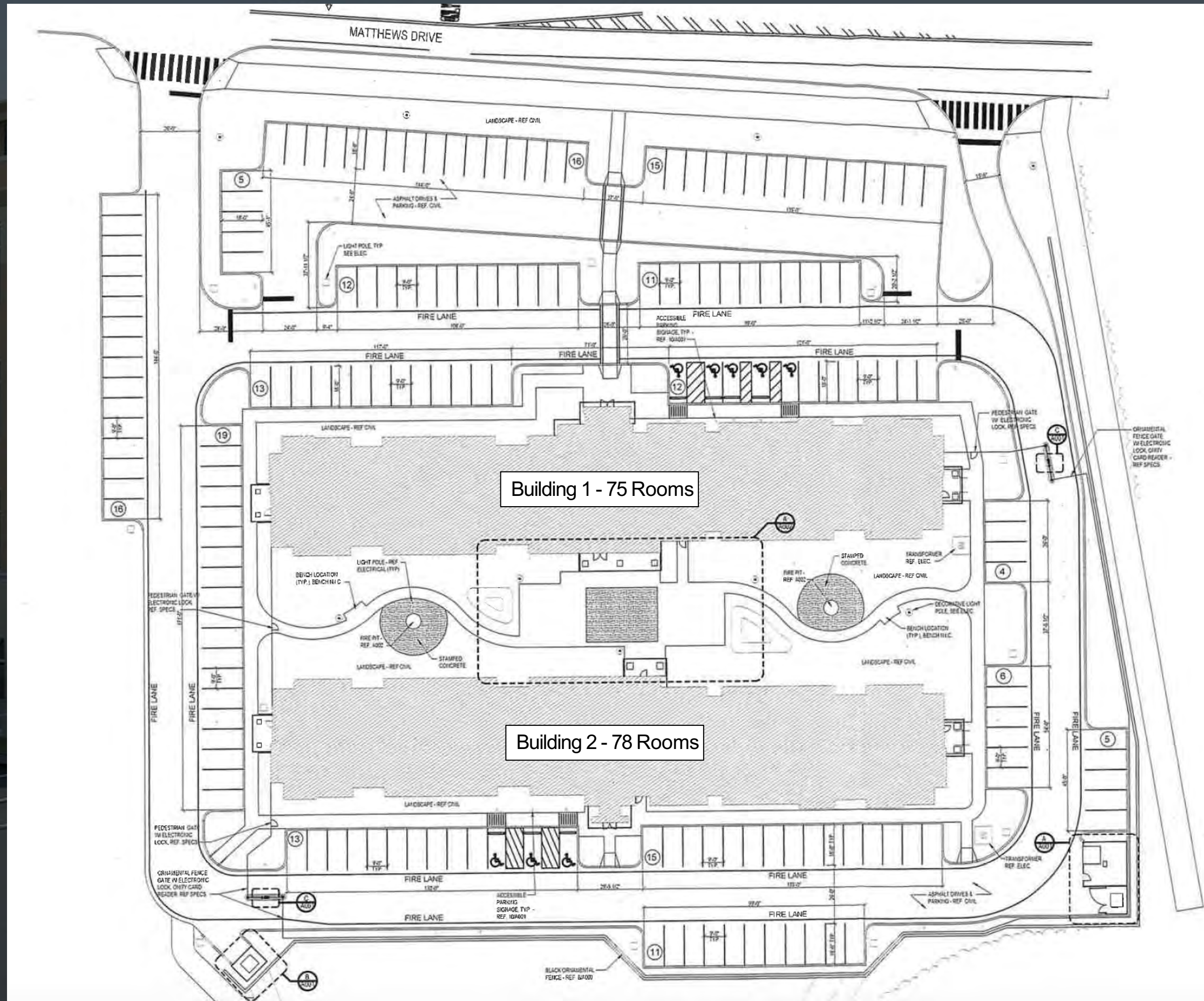
Development Overview

The Site consists of 6.42 level acres ready for development fronting on Matthews Road and Route 202 in Malvern, Pennsylvania, in East Whiteland Township, Chester County, PA. The approved site plan consists of two four-story buildings containing 75 and 78 one to three-bedroom suites hotel units with 173 parking spaces.

The fully developed architectural and construction plans have been designed by K2M Design, a highly acclaimed hospitality design firm who have incorporated extensive suites hotel design features including full kitchen, laundry, and common fitness and meeting room amenities within the plans available for review in the Virtual Deal Room. Further, these plans can be bid for accurate budgeting immediately by any prospective purchaser.

In addition, the site is contiguous to a 1.1 million square foot, 70-acre mixed use development anchored by the world-renowned grocer Wegmans, Target, and Nemours Pediatric Comprehensive Specialty Care Center, along with other service and restaurant retailers offering future hotel guests' incredible walkable amenities not offered by any competing suites hotel in the market.

Development Site Plan

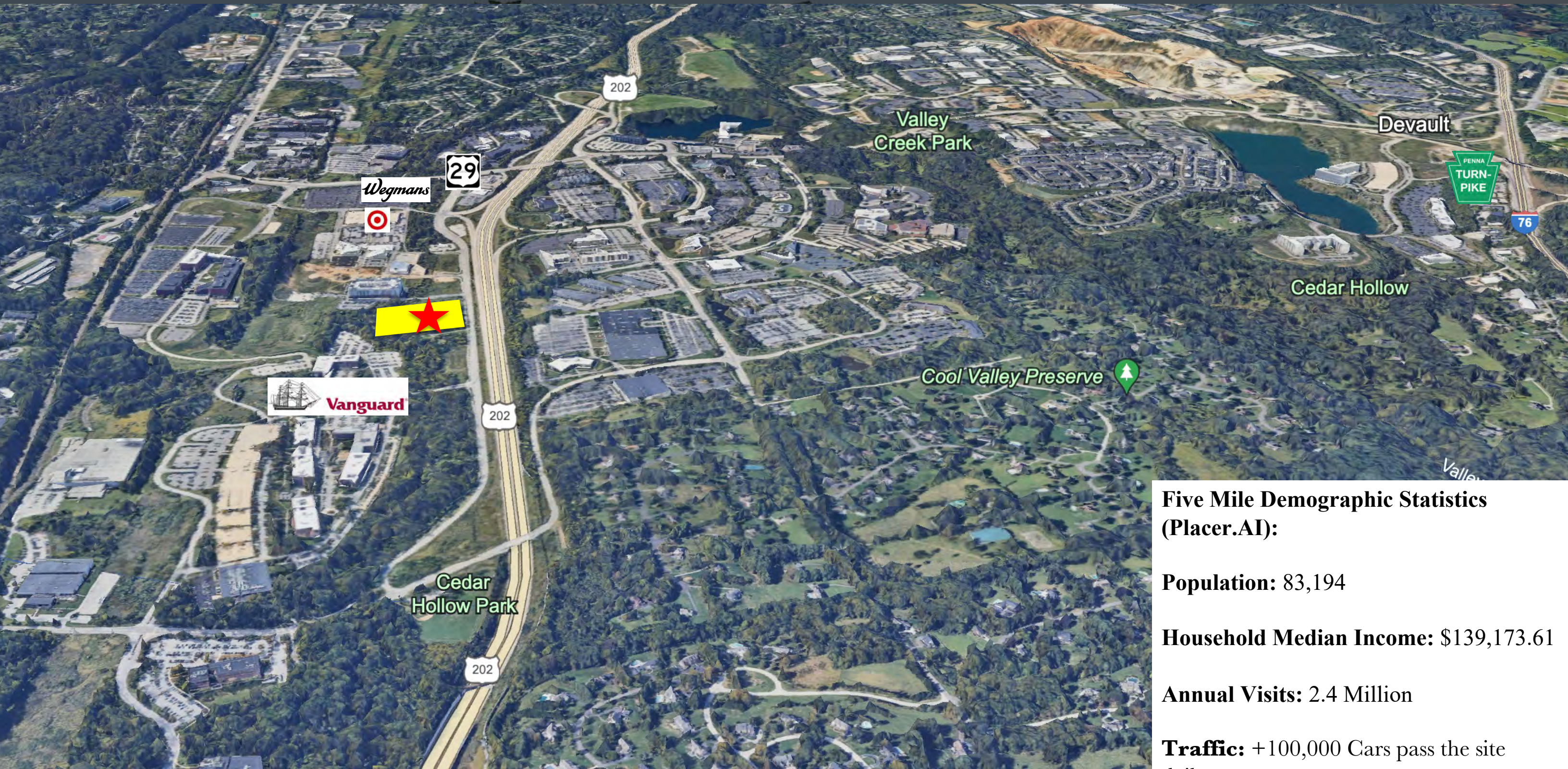


Location Highlights

The development site's proximity to Vanguard's headquarters offers unparalleled visibility and access to a high-volume corporate clientele. The site is half a mile from the Rte. 202 off-ramp, five minutes from the Pennsylvania Turnpike, and two miles from the Malvern SEPTA train station, which provides direct access to Center City, Philadelphia. The King of Prussia Mall, the largest shopping mall on the East Coast featuring the world's top luxury brands and over 450 shops is 15 minutes away.



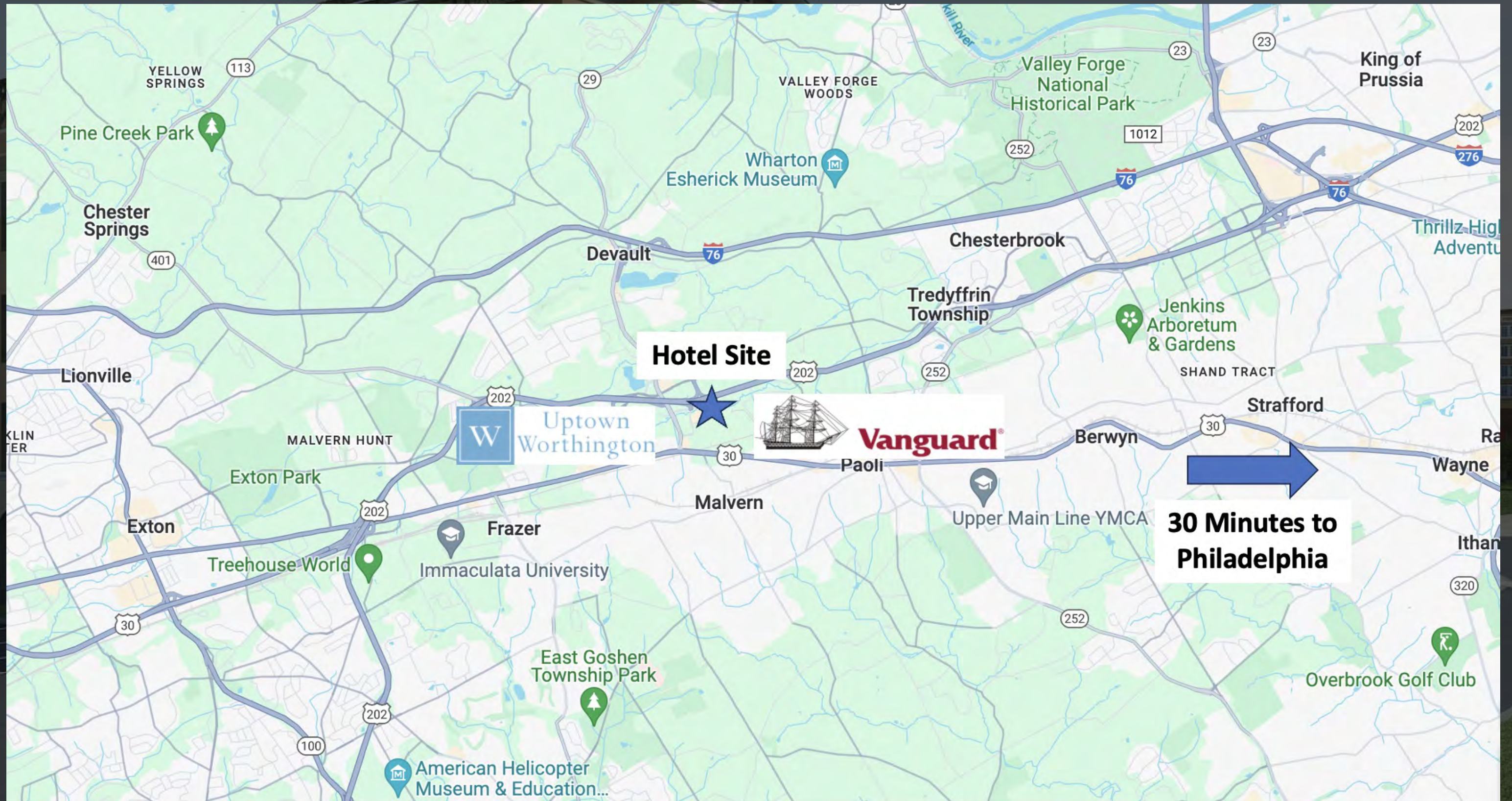
Location Aerial



**Five Mile Demographic Statistics
(Placer.AI):**

- Population:** 83,194
- Household Median Income:** \$139,173.61
- Annual Visits:** 2.4 Million
- Traffic:** +100,000 Cars pass the site daily.

Regional Map



Contact Us



Arrowmink
Real Estate Advisors

2201 Renaissance Blvd | Suite 410 King Of Prussia,
Pennsylvania 19406

TEL: 610-239-6100 | FAX: 610-337-5599

Joseph Corcoran | 610-389-2696
Jcorcoran@MLPVentures.com

William Corridan | 401-932-9751
WCorridan@MLPVentures.com