

16 Trinity Point Dr | Washington, PA 15301

SPRINGHILL SUITES[®]

MARRIOTT

**Hospitality
Investment Opportunity**

Offering Memorandum



MATTHEWS[™]

Exclusively Listed By



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TRINITY POINT SHOPPING CENTER

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Property Overview

16 Trinity Point Dr | Washington, PA 15301

SPRINGHILL SUITES®

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Executive Summary

16 Trinity Point Drive

Washington, PA

86

Total Keys

2000

Year Built

75

Parking Spaces

The Opportunity

The opportunity is driven by clear operational underperformance, with a current RevPAR gap of approximately \$15.41 relative to the competitive set, equating to roughly \$480,000 in potential revenue upside. At a conservative flow-through, this translates to meaningful NOI growth and over \$3 million in potential value creation at an 8.5% cap rate. Ownership has already completed significant capital improvements, including guestroom renovations and exterior upgrades, materially reducing near-term CapEx requirements and limiting operational disruption. Additional upside exists through a Marriott-approved repositioning of underutilized amenities, including the potential removal of the pool in favor of an expanded fitness center and/or breakfast area, driving both expense efficiencies and an enhanced guest experience.

Strategically located within the dominant Trinity Point retail and entertainment corridor, the hotel benefits from immediate proximity to Hollywood Casino at The Meadows, Tanger Outlets Pittsburgh, and the Washington County Fairgrounds, positioning it at the center of the area's primary demand drivers. The asset also captures consistent spillover demand from Pittsburgh, located approximately 25 minutes away, supporting both corporate and compression-driven occupancy. Additional demand stability is driven by the region's exposure to the Marcellus Shale energy sector, which underpins strong midweek occupancy from project-based and transient workforce demand. Looking ahead, a proposed 30,000-square-foot event center within the Trinity Point corridor, located approximately a 3–5 minute drive from the hotel, represents a future demand catalyst with the potential to further enhance weekend occupancy and rate growth.



| Opportunity Potential

Underperformance Creates Immediate Upside

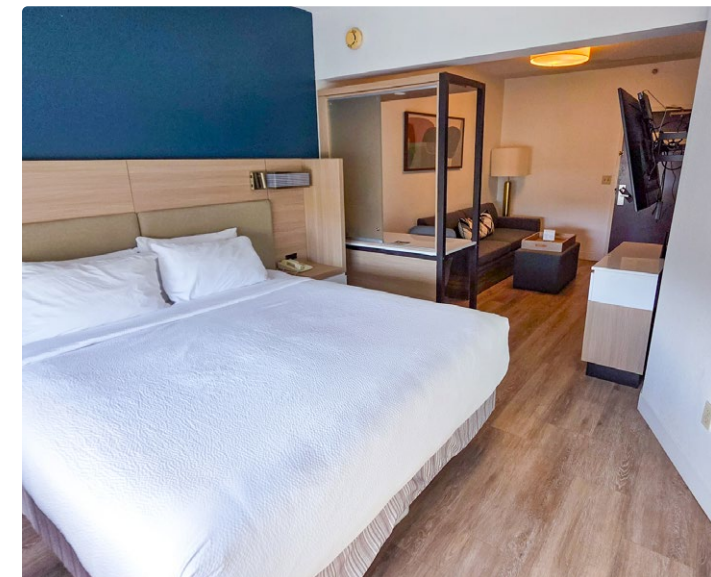
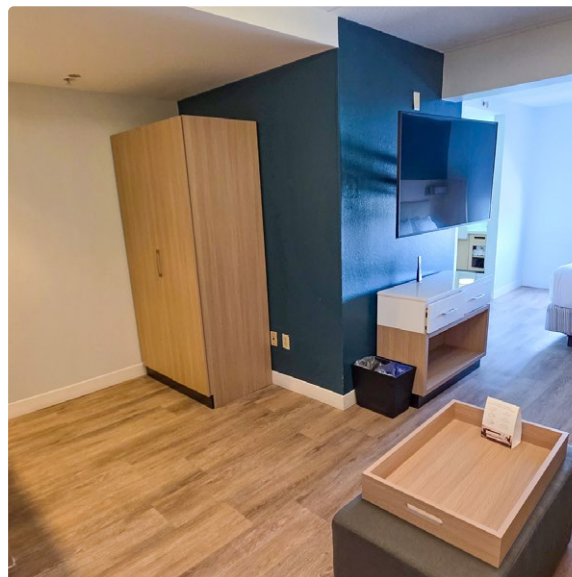
- RevPAR gap of \$15.41 relative to the competitive set
- Approximately \$480,000 in potential revenue upside
- ~ \$180K—\$300K NOI growth depending on execution
- Over \$3M in potential value creation at an 8.5% cap rate

Recently Renovated Rooms Reduce Near-Term CapEx

- Guestrooms and exterior improvements completed
- Minimal disruption required to ongoing operations

Marriott-Approved Amenity Repositioning

- Opportunity to remove underutilized pool
- Potential to expand fitness center and/or breakfast area
- Lower operating expenses and improved space utilization



Location Highlights

Dominant Retail and Entertainment Corridor

- Located within the Trinity Point commercial node
- Hollywood Casino at The Meadows (± 3 million visitors per year)
- Tanger Outlets (± 3.5 million visitors per year)
- Washington County Fairgrounds ($\pm 300,000$ visitors per year)

Pittsburgh Spillover Market

- Approximately 25 minutes from Pittsburgh MSA
- Benefits from corporate demand and compression nights

Energy Sector Stability

- The property benefits from proximity to the Marcellus Shale ($\pm 6,500$ employees | ± 4.8 miles away), one of the largest natural gas formations in the United States, which supports consistent, project-based demand and strong midweek occupancy.

Future Demand Catalyst

- Proposed $\pm 30,000$ SF event center in planning phase
- Located within the Trinity Point corridor
- Approximately a 3-5 minute drive from the hotel



PIP & CapEx Summary

Limited Remaining PIP with Brand-Approved Flexibility

Ownership has completed the majority of capital-intensive upgrades including exterior, life safety, and guestrooms. Remaining scope is primarily focused on public areas and amenities, presenting a clear path to ADR growth and RevPAR penetration

Waiver from Marriott

Items 5.6.1-.8 under Section 5.6 of the PIP entitled POOL AND SPA are hereby waived in lieu of the pool can be filled and must be replaced with fitness expansion and expansion of the breakfast area, all designs must be submitted to design for review and approval.

Completed Items

Exterior and Site

- Exterior building repairs and repainting to “like-new” condition
- Replacement of exterior signage including pylon, monument, and directional signage
- Parking lot repairs, resealing, and striping
- Sidewalk and curb repairs
- Site entrance and porte cochère compliant

Guestrooms (Substantially Completed)

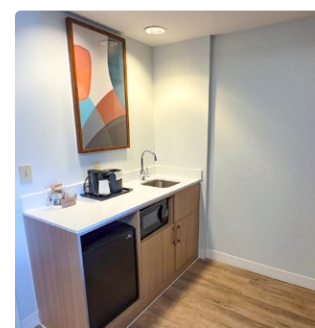
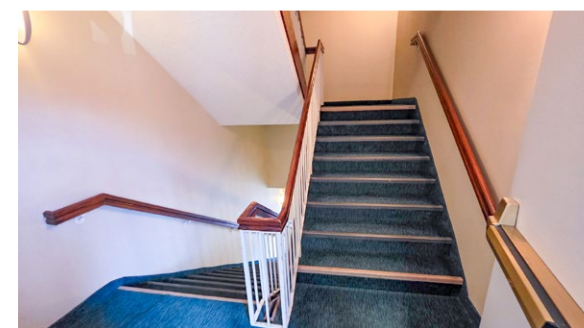
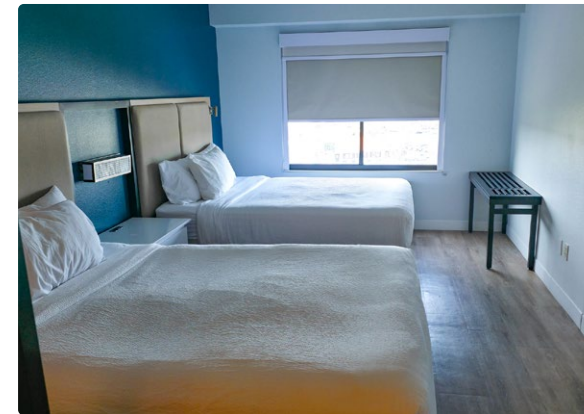
- Replacement of carpet, paint, and wall finishes
- Installation of new furniture package including seating, lamps, and case goods
- New televisions installed
- Window treatments replaced
- Kitchenettes upgraded with refinished cabinets, quartz countertops, and new sinks
- Majority of FF&E replaced in accordance with brand standards

Bathrooms (Largely Completed)

- New tile flooring and wall finishes
- New vanities with quartz countertops
- New mirrors and lighting
- Tub refinishing and partial tub-to-shower conversions

Life Safety and Compliance

- Fire alarm and sprinkler systems brought into compliance
- Required inspections completed and documented
- CO detectors and smoke alarms upgraded to current standards



PIP & CapEx Summary

In Progress Items

Guestrooms (in progress and will be completed by sale)

- Select FF&E items still being installed or replaced
- Final finishes and punch list items ongoing
- Additional bathroom conversions (tubs to showers)

Back of House and Staff Areas

- Flooring, wall finishes, and seating upgrades underway
- Employee dining and administrative areas mid-renovation

Laundry and Support Areas

- Guest laundry upgrades ordered and pending installation

Mechanical / Systems

- Select life safety and compliance-related items still being finalized

Remaning/Not Yet Completed

Public Spaces

- Lobby and Breakfast Area
- Full redesign and modernization required, including:
 - New front desk and millwork
 - Seating reconfiguration
 - Replacement of flooring, wall coverings, and lighting
 - Market reconfiguration
 - Buffet and breakfast area upgrade and expansion

Meeting Space

- Replacement of carpet, wall finishes, lighting, and overall modernization

Amenities

- Fitness center upgrades pending
- Pool area resurfacing and modernization not completed

Interior Common Areas

- Corridor and stairwell upgrades incomplete
- Elevator finishes pending
- Public restrooms not fully renovated

Miscellaneous Exterior Items

- Service yard and dumpster enclosure improvements
- Replacement of exterior decorative elements and trash receptacles



Property Amenities

Meeting Space

Pool

Fitness Center

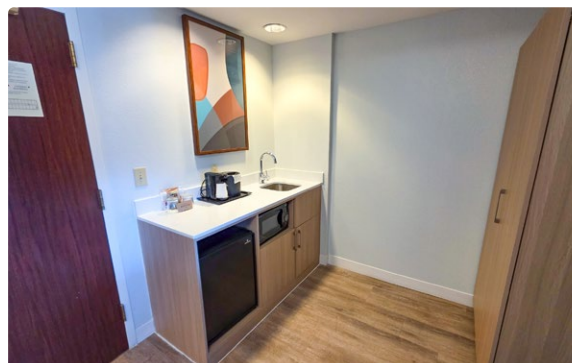
All-Suite Rooms

On-Site Laundry

Business Center

On-Site Parking

Sustainability Focused



Room Photos





Pittsburgh International Airport
 ±32.5 Miles Away
 ±9.84M Annual Passengers

CONSOL ENERGY
 FUEL THE WORLD FOR A BETTER TOMORROW

CROWN CASTLE
 ±1,200 Employees

Ansys
 ±600 Employees

Downtown Pittsburgh
 ±29 Miles Away

±5,600 VPD

Perryman company

Canonsburg Hospital
 ±88 Beds

±58,000 VPD

Tanger Outlets

The Meadows
HOLLYWOOD CASINO
 ±1,200 Employees

carter's **KIRKLAND'S**
GAP PLACE **THE CHILDREN'S Bath & Body Works**
H&M **COACH** **Columbia FACTORY STORE**
OLD NAVY **NikeFactoryStore**

Penn Highlands Mon Valley
 ±253 Beds
 ±19.8 Miles Away

Trinity North Elementary
 ±377 Students

PENNSYLVANIA TROLLEY MUSEUM

Subject Property

Trinity East Elementary
 ±392 Students

UPMC Washington
 ±300 Beds

84 LUMBER

Washington County Government Offices

Walmart Supercenter
ALDI **sam's club** **target**

MARCELLUS SHALE COALITION

±32,000 VPD

Trinity Middle School
 ±761 Students

Washington & Jefferson College
 ±1,306 Students

PennWest California
 ±10,550 Students
 ±24.3 Miles Away

Washington County Airport
 ±6.3 Miles Away

Trinity High School
 ±1,050 Students

Google Earth

Financial Overview

16 Trinity Point Dr | Washington, PA 15301

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Financial Overview

\$5,500,000

List Price

\$63,953

Price Per Key

7.80%

Cap Rate

3.61x

RRM



Historical Financial Overview

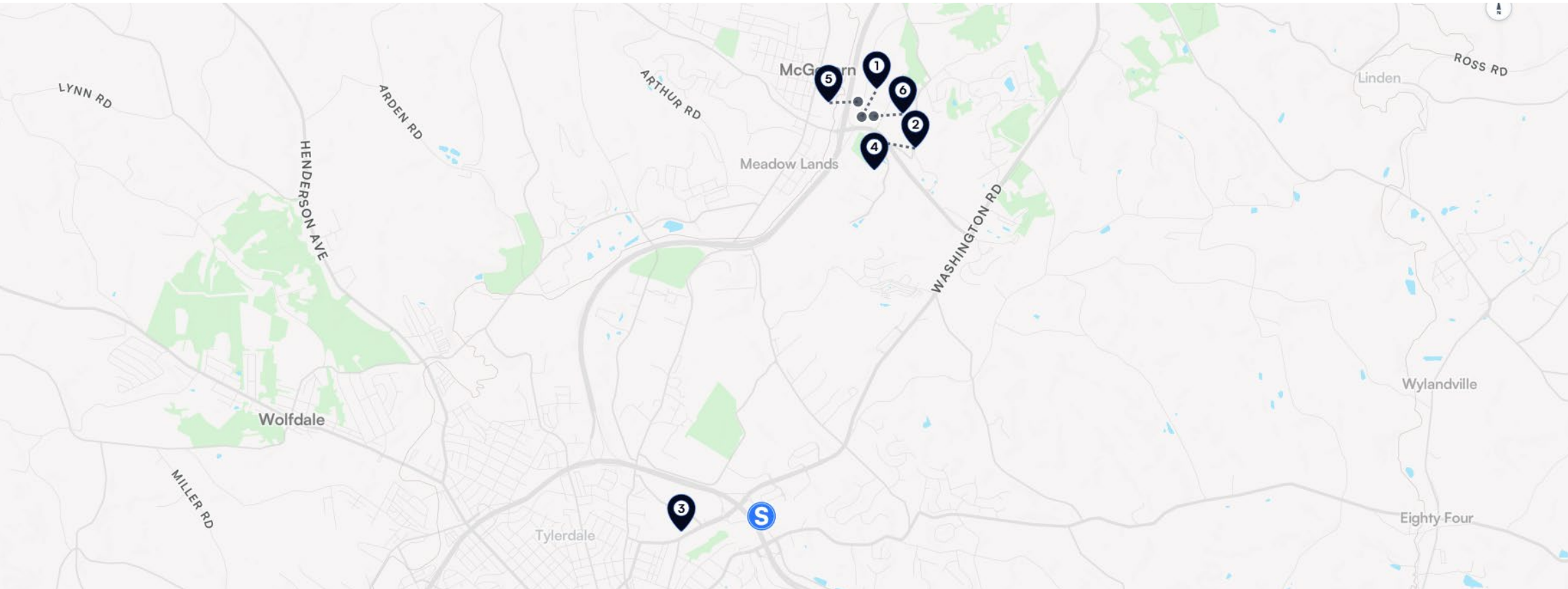
	YEAR 2023			YEAR 2024			YEAR 2025			2025 ADJUSTED		
Revenue	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR
Rooms Revenue	\$1,497,276	100.0%	\$98.96	\$1,457,614	100.0%	\$81.47	\$1,520,471	100.0%	\$93.15	\$1,520,471	100.0%	\$93.15
Total Revenue	\$1,497,276	100.0%	\$98.96	\$1,457,614	100.0%	\$81.47	\$1,520,471	100.0%	\$93.15	\$1,520,471	100.0%	\$93.15
Departmental Expenses												
Rooms Expense	\$531,027	35.5%	\$35.10	\$549,288	37.7%	\$30.70	\$446,747	29.4%	\$27.37	\$228,071	15.0%	\$13.97
Food and Beverage Expense	\$73,181	4.9%	\$4.84	\$79,380	5.4%	\$4.44	\$92,321	6.1%	\$5.66	\$92,321	6.1%	\$5.66
Total Departmental Expenses	\$604,208	40.4%	\$39.93	\$628,668	43.1%	\$35.14	\$539,069	35.5%	\$33.03	\$320,392	21.1%	\$19.63
Departmental Profit	\$893,069	59.6%	\$59.03	\$828,946	56.9%	\$46.33	\$981,403	64.5%	\$60.12	\$1,200,080	78.9%	\$73.52
Undistributed Expenses												
Administrative and General	\$59,088	3.9%	\$687	\$24,458	1.7%	\$284	\$15,562	1.0%	\$181	\$15,562	1.0%	\$181
Info and Telecom Systems	\$10,095	0.7%	\$117	\$60,925	4.2%	\$708	\$49,453	3.3%	\$575	\$49,453	3.3%	\$575
Sales and Marketing	\$31,644	2.1%	\$368	\$28,594	2.0%	\$332	\$31,513	2.1%	\$366	\$31,513	2.1%	\$366
Property Operations and Maintenance	\$146,865	9.8%	\$1,708	\$129,641	8.9%	\$1,507	\$123,739	8.1%	\$1,439	\$123,739	8.1%	\$1,439
Utilities	\$199,562	13.3%	\$2,320	\$163,502	11.2%	\$1,901	\$120,550	7.9%	\$1,402	\$120,550	7.9%	\$1,402
Franchise Fees	\$40,446	2.7%	\$470	\$180,656	12.4%	\$2,101	\$200,277	13.2%	\$2,329	\$136,842	9.0%	\$1,591
Credit Card Fees	\$502,310	33.5%	\$5,841	\$41,070	2.8%	\$478	\$41,360	2.7%	\$481	\$41,360	2.7%	\$481
Total Undistributed Expenses	\$502,310	33.5%	\$5,841	\$628,847	43.1%	\$7,312	\$582,453	38.3%	\$6,773	\$519,018	34.1%	\$6,035
House Profit (GOP)	\$390,759	26.1%	\$4,544	\$200,099	13.7%	\$2,327	\$398,950	26.2%	\$4,639	\$681,061	44.8%	\$7,919
Management Fee	\$36,910	2.5%	\$429	\$35,589	2.4%	\$414	\$0	0.0%	\$0	\$45,614	3.0%	\$530
Income Before Fixed Charges	\$353,849	23.6%	\$4,115	\$164,510	11.3%	\$1,913	\$398,950	26.2%	\$4,639	\$635,447	41.8%	\$7,389
Fixed Charges												
Property Taxes	\$84,551	5.6%	\$983	\$94,545	6.5%	\$1,099	\$89,363	5.9%	\$1,039	\$89,363	5.9%	\$1,039
Insurance	\$57,570	3.8%	\$669	\$60,931	4.2%	\$708	\$53,140	3.5%	\$618	\$53,140	3.5%	\$618
Reserve for Replacement	\$59,891	4.0%	\$696	\$58,305	4.0%	\$678	\$60,819	4.0%	\$707	\$60,819	4.0%	\$707
Total Fixed Charges	\$202,012	13.5%	\$2,349	\$213,780	14.7%	\$2,486	\$203,322	13.4%	\$2,364	\$203,322	13.4%	\$2,364
Total Expenses	\$1,345,440	89.9%	\$15,645	\$1,506,885	103.4%	\$17,522	\$1,324,844	87.1%	\$15,405	\$1,088,347	71.6%	\$12,655
Net Operating Income	\$151,837	10.1%	\$1,766	(\$49,271)	-3.4%	(\$573)	\$195,627	12.9%	\$2,275	\$432,125	28.4%	\$5,025
Number of Rooms	86 Rooms			86 Rooms			86 Rooms			86 Rooms		
Total Rooms Occupied	15,130 Nights			17,892 Nights			16,323 Nights			16,323 Nights		
Total Rooms Available	31,390 Nights			31,390 Nights			31,390 Nights			31,390 Nights		
Occupancy	48.20%			57.00%			52.00%			52.00%		
Average Daily Rate	\$99.43			\$93.28			\$93.76			\$93.76		
Rooms RevPAR	\$47.93			\$53.17			\$48.76			\$48.76		

Financial Overview

	YEAR 1			YEAR 2			YEAR 3			YEAR 4			YEAR 5		
Revenue	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR	Amount	% Rev	\$POR
Rooms Revenue	\$2,010,530	100.0%	\$105.00	\$2,094,576	100.0%	\$107.63	\$2,216,197	100.0%	\$110.32	\$2,307,095	100.0%	\$113.07	\$2,364,773	100.0%	\$115.90
Total Revenue	\$2,010,530	100.0%	\$105.00	\$2,094,576	100.0%	\$107.63	\$2,216,197	100.0%	\$110.32	\$2,307,095	100.0%	\$113.07	\$2,364,773	100.0%	\$115.90
Departmental Expenses															
Rooms Expense	\$341,790	17.0%	\$17.85	\$350,335	16.7%	\$18.00	\$359,093	16.2%	\$17.87	\$368,070	16.0%	\$18.04	\$377,272	16.0%	\$18.49
Food and Beverage Expense	\$100,526	5.0%	\$5.25	\$103,040	4.9%	\$5.29	\$105,616	4.8%	\$5.26	\$108,256	4.7%	\$5.31	\$110,962	4.7%	\$5.44
Total Departmental Expenses	\$442,316	22.0%	\$23.10	\$453,374	21.6%	\$23.30	\$464,709	21.0%	\$23.13	\$476,326	20.6%	\$23.35	\$488,235	20.6%	\$23.93
Departmental Profit	\$1,568,213	78.0%	\$81.90	\$1,641,202	78.4%	\$84.33	\$1,751,488	79.0%	\$87.18	\$1,830,769	79.4%	\$89.73	\$1,876,538	79.4%	\$91.97
Undistributed Expenses															
			\$PAR			\$PAR			\$PAR			\$PAR			\$PAR
Administrative and General	\$40,211	2.0%	\$468	\$41,216	2.0%	\$479	\$42,246	1.9%	\$491	\$43,302	1.9%	\$504	\$44,385	1.9%	\$516
Info and Telecom Systems	\$60,316	3.0%	\$701	\$61,824	3.0%	\$719	\$63,369	2.9%	\$737	\$64,954	2.8%	\$755	\$66,577	2.8%	\$774
Sales and Marketing	\$40,211	2.0%	\$468	\$41,216	2.0%	\$479	\$42,246	1.9%	\$491	\$43,302	1.9%	\$504	\$44,385	1.9%	\$516
Property Operations and Maintenance	\$140,737	7.0%	\$1,636	\$144,255	6.9%	\$1,677	\$147,862	6.7%	\$1,719	\$151,558	6.6%	\$1,762	\$155,347	6.6%	\$1,806
Utilities	\$160,842	8.0%	\$1,870	\$164,863	7.9%	\$1,917	\$168,985	7.6%	\$1,965	\$173,210	7.5%	\$2,014	\$177,540	7.5%	\$2,064
Franchise Fees	\$180,948	9.0%	\$2,104	\$188,512	9.0%	\$2,192	\$199,458	9.0%	\$2,319	\$207,639	9.0%	\$2,414	\$212,830	9.0%	\$2,475
HOUSE PROFIT (GOP)	\$903,589	44.9%	\$10,507	\$956,922	45.7%	\$11,127	\$1,043,868	47.1%	\$12,138	\$1,102,264	47.8%	\$12,817	\$1,129,820	47.8%	\$13,137
Management Fee	\$60,316	3.0%	\$701	\$62,837	3.0%	\$731	\$66,486	3.0%	\$773	\$69,213	3.0%	\$805	\$70,943	3.0%	\$825
Income Before Fixed Charges	\$843,273	41.9%	\$9,806	\$894,084	42.7%	\$10,396	\$977,382	44.1%	\$11,365	\$1,033,051	44.8%	\$12,012	\$1,058,877	44.8%	\$12,313
Fixed Charges															
Property Taxes	\$96,476	4.8%	\$1,122	\$98,405	4.7%	\$1,144	\$100,373	4.5%	\$1,167	\$102,381	4.4%	\$1,190	\$104,428	4.4%	\$1,214
Insurance	\$50,263	2.5%	\$584	\$51,269	2.4%	\$596	\$52,294	2.4%	\$608	\$53,340	2.3%	\$620	\$54,407	2.3%	\$633
Reserve for Replacement	\$80,421	4.0%	\$935	\$83,783	4.0%	\$974	\$88,648	4.0%	\$1,031	\$92,284	4.0%	\$1,073	\$94,591	4.0%	\$1,100
Total Fixed Charges	\$227,160	11.3%	\$2,641	\$233,457	11.1%	\$2,715	\$241,315	10.9%	\$2,806	\$248,004	10.7%	\$2,884	\$253,426	10.7%	\$2,947
Total Expenses	\$1,394,416	69.4%	\$16,214	\$1,433,948	68.5%	\$16,674	\$1,480,130	66.8%	\$17,211	\$1,522,049	66.0%	\$17,698	\$1,559,321	65.9%	\$18,132
Net Operating Income	\$616,113	30.6%	\$7,164	\$660,628	31.5%	\$7,682	\$736,067	33.2%	\$8,559	\$785,047	34.0%	\$9,128	\$805,452	34.1%	\$9,366
Unlevered Cash Flow	\$616,113	-	-	\$660,628	-	-	\$736,067	-	-	\$785,047	-	-	\$805,452	-	-
Interest Payment	(\$336,000)	-	-	(\$336,000)	-	-	(\$336,000)	-	-	(\$443,325)	-	-	(\$435,726)	-	-
Debt Payment	\$0	-	-	\$0	-	-	\$0	-	-	(\$113,460)	-	-	(\$121,058)	-	-
Levered Cash Flow	\$280,113	-	-	\$324,628	-	-	\$400,067	-	-	\$228,262	-	-	\$248,667	-	-
Number of Rooms	86 Rooms			86 Rooms			86 Rooms			86 Rooms			86 Rooms		
Total Rooms Occupied	18,834 Nights			19,462 Nights			20,090 Nights			20,404 Nights			20,404 Nights		
Total Rooms Available	31,390 Nights			31,390 Nights			31,390 Nights			31,390 Nights			31,390 Nights		
Occupancy	61.00%			62.00%			64.00%			65.00%			65.00%		
Average Daily Rate	\$105.00			\$112.75			\$110.32			\$113.07			\$115.90		
Rooms RevPAR	\$64.05			\$69.91			\$70.60			\$73.50			\$75.34		
Occupancy (% Change)				1.64%			3.23%			1.56%			0.00%		
Average Daily Rate (% Change)				2.50%			2.50%			2.50%			2.50%		
Rooms RevPAR (% Change)				4.18%			5.81%			4.10%			2.50%		

RevPAR Comp Set

	Hotel Name	Address	Distance from Subject
	SpringHill Suites Pittsburgh Washington	16 Trinity Point Dr, Washington, PA 15301	-
	Comfort Inn Meadowlands	237 Meadowlands Blvd, Washington, PA 15301	0.7 miles
	Fairfield Inn & Suites Washington Casino Area	451 Racetrack Rd, Washington, PA 15301	0.5 miles
	Hampton Inn Washington	119 Murtland Ave, Washington, PA 15301	1.5 miles
	Courtyard Pittsburgh Washington/Meadow Lands	1800 Tanger Blvd, Washington, PA 15301	0.8 miles
	Candlewood Suites Washington North	255 Meadowlands Blvd, Washington, PA 15301	0.6 miles
	Spark by Hilton Washington Meadowlands Blvd	211 Meadowlands Blvd, Washington, PA 15301	0.6 miles

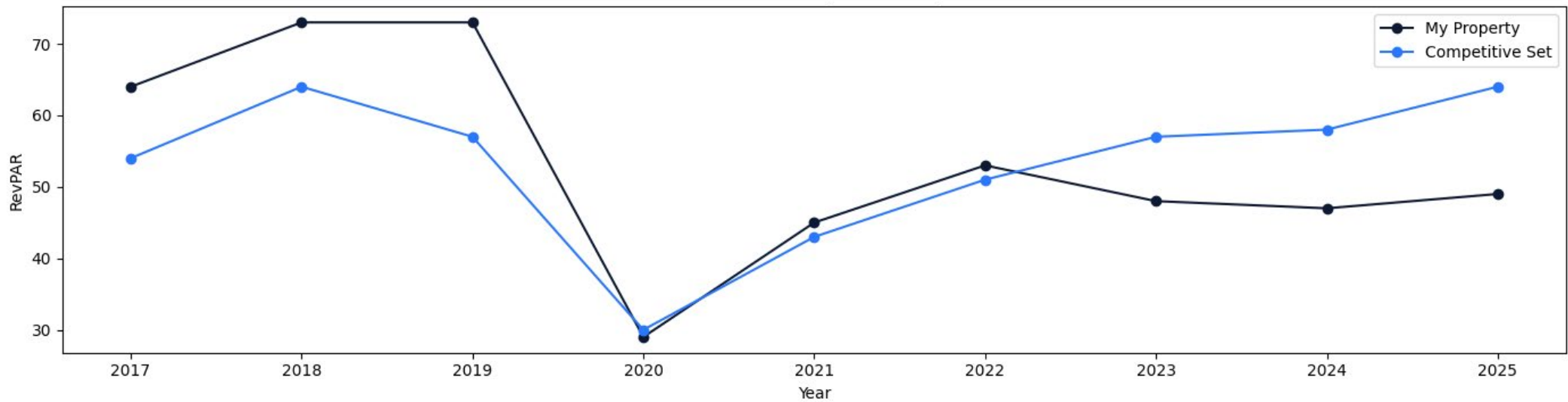


STR Comp Set

RevPAR

	2017	2018	2019	2020	2021	2022	2023	2024	2025
My Property	64.22	73.01	72.88	28.67	44.86	52.97	47.91	47.29	48.94
Competitive Set	53.75	64.28	56.56	30.43	43.17	51.04	57.19	58.38	64.35
Index (RGI)	119.5	113.6	128.9	94.2	103.9	103.8	83.8	81	76.1
Rank	2 of 7	2 of 7	2 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7

RevPAR Trend (2017-2025)



Market Overview

16 Trinity Point Dr | Washington, PA 15301

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MARRIOTT



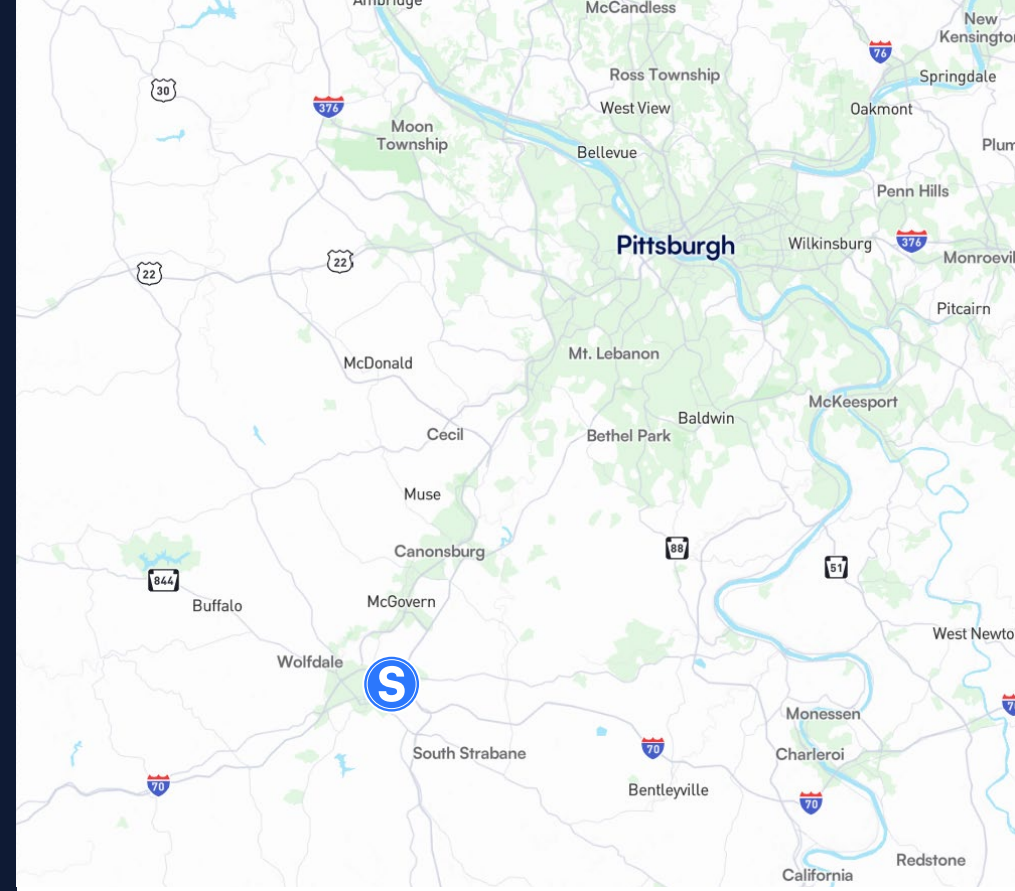
Pittsburgh, PA MSA

Washington, PA

Local Market Overview

Washington is a key commercial center in Southwestern Pennsylvania, located within the Pittsburgh metropolitan area near the West Virginia border. The city serves as a regional hub for energy services, logistics, healthcare, and higher education, supporting a diverse base of employment and steady visitation. Positioned along Interstate 79 between Pittsburgh and Wheeling, Washington benefits from strong regional connectivity and proximity to the Appalachian energy infrastructure. The local economy is anchored by natural gas development and related industries, with several large employers and industrial facilities located throughout Washington County.

Hospitality demand in Washington is supported by a combination of corporate travel, regional healthcare services, university activity, and tourism associated with recreation and nearby energy employment centers. In addition, Washington's role as a service hub for surrounding communities in Southwestern Pennsylvania and Northern West Virginia supports consistent hotel demand from contractors, medical visitors, and business travelers.



Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	33,129	51,878	112,516
2025 Population	34,341	53,173	114,172
2020-2025 Population Growth	0.9%	0.6%	0.4%
2030 Population Projection	34,863	53,872	115,464
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	14,248	22,174	46,762
2025 Households	14,834	22,777	47,481
2030 Household Projection	15,076	23,093	48,040
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$79,734	\$85,942	\$99,149



Economic Drivers

Regional Strength: Washington functions as a commercial and governmental hub within Washington County and benefits from proximity to Pittsburgh's diversified economy.

Situated along Interstate 70 and Interstate 79, the city provides direct regional connectivity across Pennsylvania, Ohio, and West Virginia.

Washington's economy is closely linked to the broader Pittsburgh metropolitan area, which has transitioned from traditional heavy industry into a diversified base of healthcare, education, technology, advanced manufacturing, and energy production. Washington County also benefits from activity in the Marcellus and Utica shale formations, supporting energy services, logistics, and industrial employment. Local institutions such as Washington & Jefferson College contribute to a stable educational and workforce environment, while regional healthcare systems provide significant employment and service demand.

Primary Industries

- Healthcare and Life Sciences
- Advanced Manufacturing
- Energy and Natural Gas Production
- Education and Public Administration
- Logistics and Distribution

\$232B+

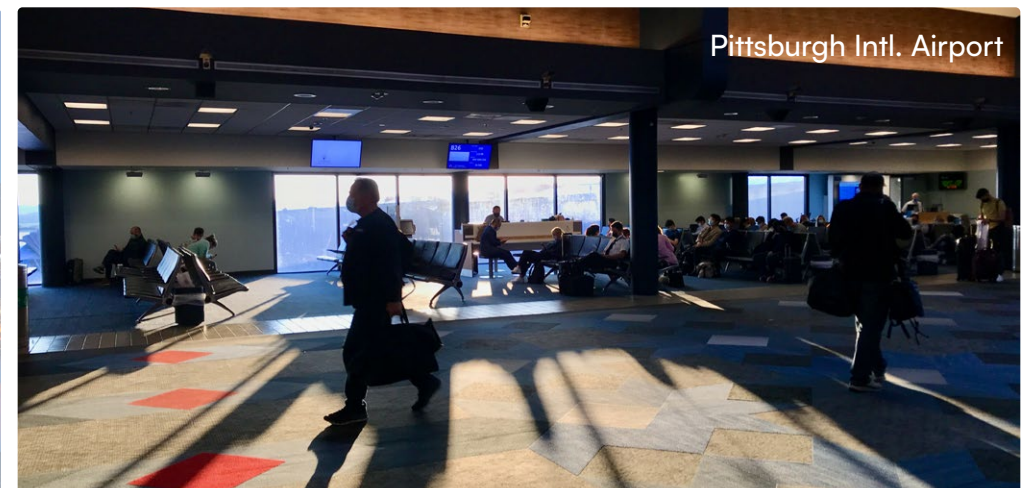
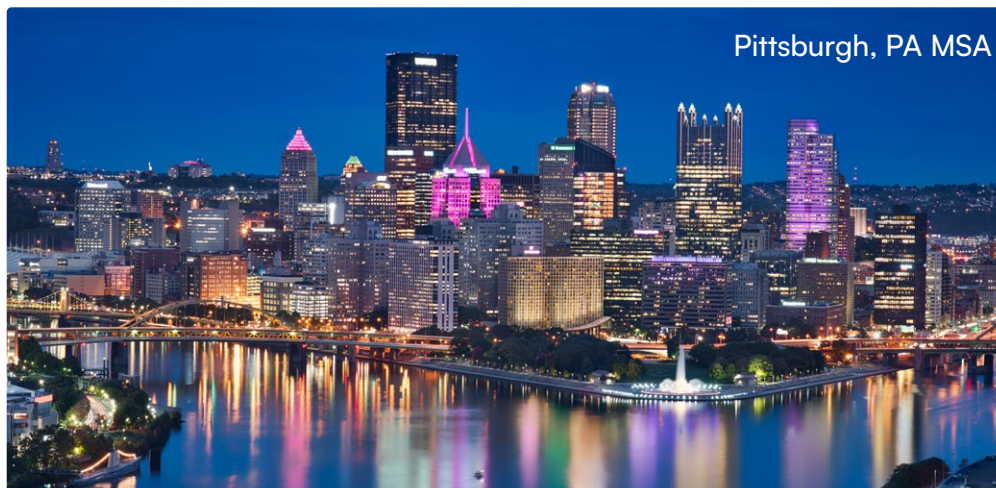
Regional Gross Domestic Product

±25 Miles

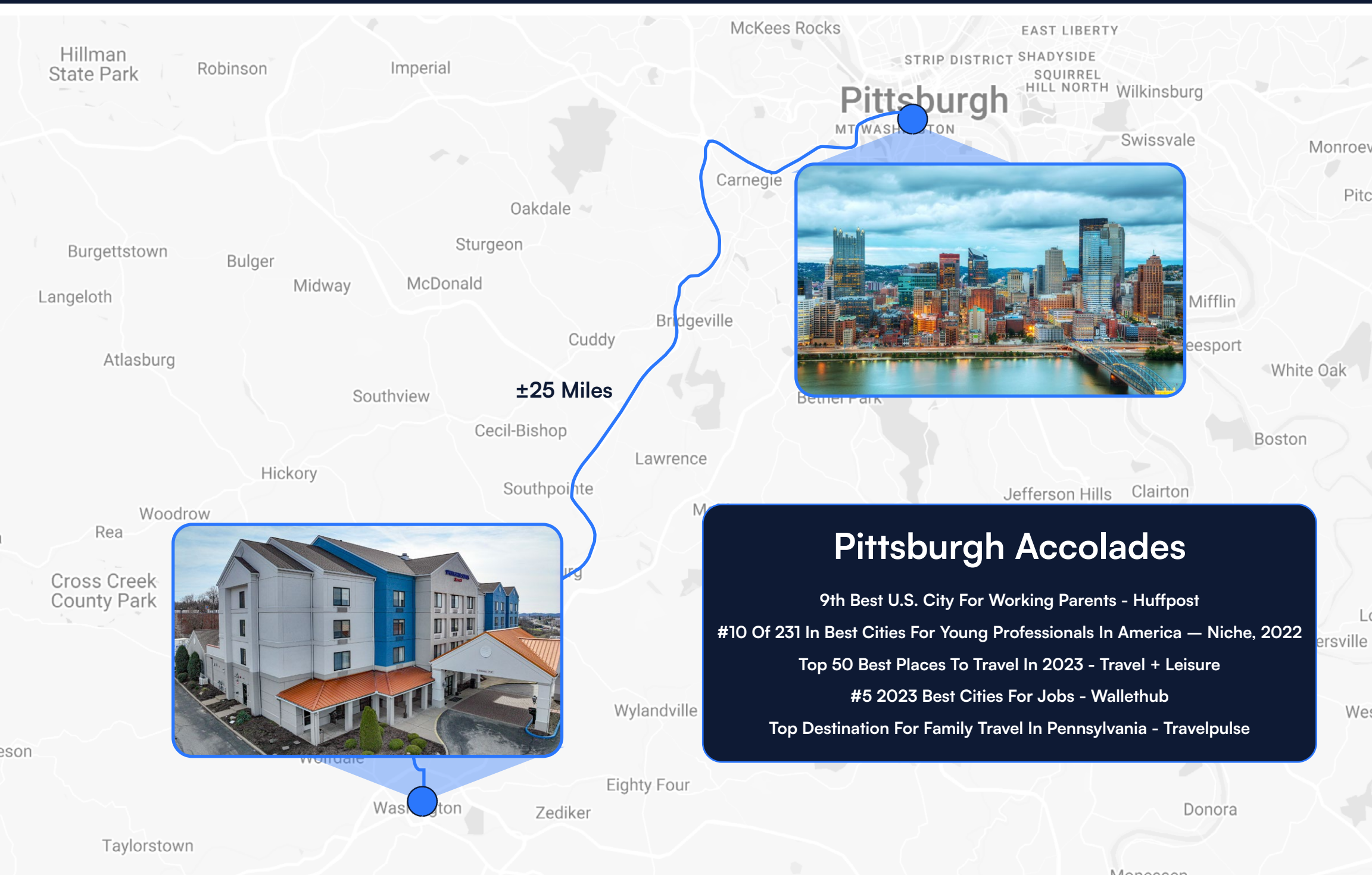
Distance to Downtown Pittsburgh

9M+

Annual Passengers — Pittsburgh International Airport



Regional Map



Pittsburgh Accolades

- 9th Best U.S. City For Working Parents - Huffpost
- #10 Of 231 In Best Cities For Young Professionals In America — Niche, 2022
- Top 50 Best Places To Travel In 2023 - Travel + Leisure
- #5 2023 Best Cities For Jobs - Wallethub
- Top Destination For Family Travel In Pennsylvania - Travelpulse

PITTSBURGH, PA MSA

The Pittsburgh MSA is a key economic engine in Pennsylvania, supported by its healthcare systems, research universities, and diverse corporate presence. A balanced employment market,

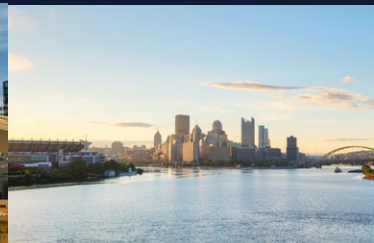
growing tech sector, and regional accessibility continue to drive housing demand, positioning Pittsburgh as a strong candidate for long-term investment.

Total Population
2,430,000

Annual Visitors
12.6 Million

Tourism Economic Impact
\$9 Billion

GDP
\$194.2+ Billion



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.