



ACQUISITION SUMMARY

Marriott Residence Inn Austin University

Location: Austin, TX

Submarket: Prominently located off of I-35 and 51st Street, the hotel benefits from its close proximity to the University of Texas campus, Dell Children's Hospital, Seton Medical Corporate headquarters, and the Texas State Capitol. Austin was ranked consecutively by Forbes magazine as the #1 and #2 fastest growing city in the nation in 2014 and 2015 respectively.^{1,2}

1. <http://www.forbes.com/sites/erincarlyle/2014/02/14/americas-20-fastest-growing-cities/>

2. <http://www.forbes.com/sites/erincarlyle/2015/01/27/americas-fastest-growing-cities-2015/>

Property Type: 112 suite Hotel opened in January 2014

Acquisition Date: October 15, 2015

Contract Purchase Price: \$25,500,000, excluding acquisition costs

Capitalization Rate: 8%



*We calculate the capitalization rate for a real property by dividing net operating income of the property by the purchase price of the property, excluding costs. For purposes of this calculation, net operating income is determined using the reforecasted net operating income for year-end 2015. For purposes of this calculation, net operating income is all gross revenues from the property less all operating expenses, including property taxes and management fees but excluding depreciation.

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Date of First Use: June 27, 2016