



**AT A GLANCE**

<b>YEAR OPENED</b>	2014
<b>GUEST ROOMS</b>	119
<b>MEETING SPACE</b>	3,000 SF
<b>CAP RATE<sup>1</sup></b>	8.65%
<b>REVENUE (T12)<sup>2</sup></b>	\$4,891,227
<b>PURCHASE PRICE<sup>3</sup></b> <small>(PROC ACQUIRED A 51% INTEREST IN THIS PROPERTY)</small>	\$20,500,000

**Staybridge Suites**  
**St. Petersburg, FL**



Opened in February of 2014, the hotel is the newest property in the downtown St. Petersburg market. All guestrooms feature separate living and sleeping areas. Hotel amenities include nearly 3,000 square feet of meeting space, an outdoor swimming pool, a fitness center, an on-site sundry shop and a business center.

**DEMAND DRIVERS**

- Walking distance of Bayfront Health, Johns Hopkins All Children's Hospital, St. Anthony's Hospital, Tropicana Field, University of South Florida St. Petersburg, Raymond James, Duke Energy, Jabil, and St. Petersburg beaches
- Following the 2008/2009 downturn, the St. Petersburg market has seen a 9.06% compound annual average growth rate in RevPAR<sup>4</sup> led by 3% to 6% annual increases in demand as well as rate growth<sup>5</sup>
- On a compound average annual growth basis, the St. Petersburg market supply has increased 3.9% annually since 1987 while demand has increased 5.2% annually<sup>3</sup>
- Limited new supply in downtown St. Petersburg
- Two blocks west of Bayfront Health St. Petersburg Hospital and Johns Hopkins All Children's Hospital; 1.5 miles south of St. Anthony's Hospital
- Within walking distance of Tropicana Field, home of the Tampa Bay Rays
- Approximately 1.5 miles from heart of downtown St. Petersburg
- Approximately 10 miles/15 minutes east of St. Petersburg beaches
- Approximately 20 miles south of Tampa International Airport



1) Capitalization rate is determined by taking the net operating income at the time of acquisition, divided by the base purchase price of the property. The "Cap Rate" does not reflect a return or distribution from Procaccianti Hotel REIT, Inc. ("PROC"). 2) Revenue is based on trailing 12 months. 3) This Property was acquired by an affiliate of PROC's Sponsor on May 24, 2017 through a limited liability company ("LLC") and the purchase price excludes closing costs. PROC acquired a 51% interest in the LLC on March 29, 2018 for \$8,029,519.00, excluding closing costs. Accordingly, PROC owns a 51% interest in the Property. 4) RevPAR represents the product of the ADR charged and the average daily occupancy rate, but excludes other revenue generated by a hotel property. 5) 2017 STR Report (Smith Travel Research). Hotel property shown is the Staybridge Suites, St. Petersburg, FL, of which PROC owns a 51% interest. The grant of the license to use the Staybridge Suites marks by InterContinental Hotels Group ("IHG") to PROC is not an approval or disapproval regarding the investment being offered. IHG is not a participant or endorser of the offering of any investment by any franchisee, including PROC, and is not responsible for any material contained herein or in any other offering material.

THIS IS NEITHER AN OFFER TO SELL NOR A SOLICITATION OF AN OFFER TO BUY SECURITIES. AN OFFERING IS MADE ONLY BY THE PROSPECTUS. **This material must be read in conjunction with the prospectus in order to fully understand all of the implications and risks of the offering of securities to which the prospectus relates. A copy of the prospectus must be made available to you in connection with any offering.** Neither the Securities and Exchange Commission, the Attorney General of the State of New York nor any other state securities regulator has approved or disapproved of Procaccianti Hotel REIT, Inc ("PROC's") securities, determined if the prospectus is truthful or complete or passed on or endorsed the merits of the offering. Any representation to the contrary is a criminal offense. An investment in PROC involves a high degree of risk, including (1) PROC has a limited operating history and this is the first public offering sold by its dealer manager; (2) no public market for the shares; (3) no assurance the investment objectives of PROC will be attained; (4) there are no assurances that PROC will ever complete a liquidity event; (5) you will not have the opportunity to evaluate investments before purchasing securities since PROC is conducting a "blind pool" offering; (6) distributions are not guaranteed and, although PROC has adopted a policy to refrain from funding distributions with offering proceeds, distributions may be paid from sources other than cash flows from operations, including offering proceeds, borrowings or sales of assets, and distributions may exceed earnings, which may reduce an investor's overall return; (7) if PROC fails to qualify as a REIT, cash available for distribution and the value of shares could materially decrease; (8) PROC's advisor and its affiliates will face conflicts of interest, including significant conflicts created by compensation arrangements with PROC; (9) the outbreak of the novel coronavirus ("COVID-19") has significantly impacted PROC's occupancy rates and RevPar, and could result in a sustained, significant drop in demand for PROC's hotels and could have a material adverse effect on PROC; and (10) PROC may acquire hotels that it believes have value upside, but have little or no initial cash flow due to COVID-19 impacts. The lack of cash flow could hinder PROC's ability to pay debt service and/or distributions to its stockholders. SECURITIES OFFERED THROUGH S2K FINANCIAL LLC, MEMBER FINRA/SIPC.