



**AT A GLANCE**

YEAR OPENED	2016
GUEST ROOMS	137
MEETING SPACE	1,300 SF
CAP RATE <sup>1</sup>	7.64%
REVENUE (T12) <sup>2</sup>	\$6,869,775
PURCHASE PRICE <sup>3</sup>	\$29,622,849

**Hilton Garden Inn  
Providence, RI**



The property is a 137-room, fully renovated select-service hotel. Amenities include 1,300 square feet of meeting space, lobby lounge overlooking the Providence Harbor, Narragansett Bay and India Point Park, free WiFi, free self-parking, on-site restaurant, business center, fitness center, game room, digital key room entry, room service and 24-hour 'grab-n-go' snack pantry.



**DEMAND DRIVERS**

- Adjacent to Interstate 195, easy access to Downtown Providence, the Historic East Side of Providence and College Hill which is home to Brown University and RI School of Design.
- 20 minutes to TF Greene International Airport, approx. 45 minutes to Newport and RI's coastal communities and beaches, 30 minutes to Massachusetts south coast beaches
- Walking distance to Thayer and Wickenden Streets (home to dozens of unique shops, and restaurants) and adjacent to RI's 14.5-mile East Bay Bike Path
- 1 mile from Providence's financial district, within 1.5 miles of Providence Performing Arts Center and theater district, RI Convention Center, 14,000-seat Dunkin Donuts Event Center (home of the Providence Bruins and Providence College Friars Basketball), hundreds of downtown restaurants and retailers, Providence Place Mall, RI Statehouse, Federal Hill (RI's 'Little Italy'), and walking distance to WaterFire Basin which attracts nearly 1 million leisure visitors to Downtown Providence each year.
- Area's top corporate demand generators include: Brown University, RI School of Design, Hasbro Children's Hospital, RI Hospital, IGT World Headquarters, CVS Headquarters, Hasbro Corporation, Textron Financial, Blue Cross Blue Shield of Rhode Island

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 the trailing 12 months as of the date of acquisition. 3) The purchase price excludes closing costs. Hotel property shown is the Hilton Garden Inn, Providence, RI which PROC owns. The grant of the license to use the Hilton Garden Inn marks by Hilton Corporation to PROC is not an approval or disapproval regarding the investment being offered. Hilton Corporation 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.

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