



AT A GLANCE

YEAR OPENED	2014
GUEST ROOMS	119
MEETING SPACE	3,000 SF
CAP RATE¹	8.65%
REVENUE (T12)²	\$4,891,227
PURCHASE PRICE³ <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 RevPAR⁴ led by 3% to 6% annual increases in demand as well as rate growth⁵
- 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% annually³
- 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.

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