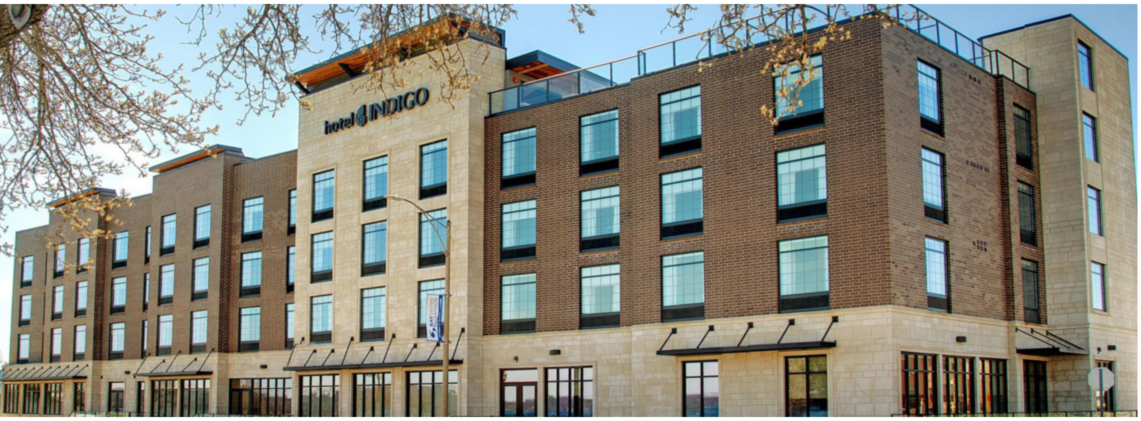
PROC
HOTEL REIT

INVESTMENT PROFILE



AT A GLANCE

YEAR OPENED	2016
GUEST ROOMS	107
MEETING SPACE	3,000 SF
CAP RATE[1]	9.91%
REVENUE (T12)[2]	$6,400,000
PURCHASE PRICE[3]	$26,050,000

Hotel Indigo

Traverse City, MI

hotel INDIGO

The property is a 107 room, select-service hotel. Amenities include 3,000 square feet of meeting space, a rooftop bar overlooking Traverse City Bay, 82 underground parking spaces, valet parking, ballroom and boardroom on the main floor, a fitness center, business center, ground-floor three-meal restaurant and bar.

DEMAND DRIVERS

- Located on West Grand Parkway across from the beaches of Grand Traverse Bay (home of the National Cherry Festival and Traverse City Film Festival).
- Walking distance to 150 retail shops and restaurants of downtown.
- Rooftop bar is one of the few rooftop venues in northern Michigan.
- 10 minutes from Cherry Capital Airport, which offers nonstop flights to multiple cities, and is proximate to the area's top corporate demand generators including Britten Banners, Haggerty Insurance, Tyson Foods, Salamander Technologies, Quantum Salls and Electro-Optics Technology, among others.
- Less than a five-minute walk to a popular destination for shopping and dining in all Northern Michigan.

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) The purchase price excludes closing costs.

Hotel property shown is the Hotel Indigo, Traverse City, MI, which PROC owns. The grant of the license to use the Hotel Indigo 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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