



901 5th Street NW – Presentation

Thursday, December 19, 2013



THE PEEBLES CORPORATION

The Peebles Corporation



Courtyard by Marriott
(Washington, DC)



2100 Martin Luther King Jr.
(Washington, DC)



10 G Street NE
(Washington, DC)



346 Broadway
(New York, NY)



The Bath Club
(Miami, FL)



The Royal Palm Hotel
(Miami, FL)

- Multi-billion dollar minority owned development company with 30+ years of real estate experience, led by R. Donahue Peebles.
- Founded in Washington, D.C. in 1987.
- Extensive experience with:
 - ❖ Public-Private Partnerships
 - ❖ Hospitality development
 - ❖ Multiple cities - Washington, D.C., Miami, New York City, Las Vegas, San Francisco
- Chairman and CEO, R. Donahue Peebles is a native Washingtonian and one of the most successful entrepreneurs in the country.
- National exposure - The New York Times, The Washington Post, The Wall Street Journal, Forbes, Guest host - CNBC, CNN.

MacFarlane Partners



Time Warner Center
(New York, NY)



Bethesda North Marriott
Hotel & Conference Center
(North Bethesda, Maryland)



15 Central Park West
(New York, NY)



Half Street
(Washington, DC)

- One of the largest minority owned real estate investment management firms in the country.
- Over \$5 billion in assets under management, led by Victor MacFarlane.
- More than 80 properties in cities such as New York, Washington D.C., Los Angeles and San Francisco.
 - ❖ Over 8 million square feet of commercial space
 - ❖ 14,000 multifamily units
- Focus exclusively on investments that promote smart growth, urban revitalization and sustainability.
- Total investments in the Washington D.C. Metro Area:
 - ❖ 44 properties worth a total of \$2.8 billion
 - ❖ 2.83 million square feet of office, retail and other commercial space
 - ❖ 712 hotel rooms
 - ❖ 6,023 apartment units

Standard International



The Standard
(New York, NY)



The Standard
(Downtown LA, CA)



- World renowned luxury boutique hotel brand.
- Created and managed by André Balazs Properties.
- Locations in New York, Los Angeles and Miami.
- Reviews:
 - ❖ “The Worlds Most High Profile and Singularly Designed Hotels” – Hospitality Design
 - ❖ “Sanctuary, Style and a Sense of Place” – Elite Traveler
 - ❖ “Each Balazs Property Tells a Story About Its Unique History and Place” – Time
 - ❖ “The Hotels of the Future” – Travels and Leisure

WDG Architecture



400 E Street Hotel and Fire Station
(Washington, DC)



Courtyard Marriott
(Washington, DC)



Hotel Van Zandt
(Austin, TX)



Hyatt Doha
(Doha, Qatar)

- Washington, D.C. based architectural firm.
- Additional office in Dallas, Texas.
- Firm includes over 150 architects.
- Portfolio consists of more than 500 buildings across all major asset types including residential, office and hospitality.
- Recipient of numerous awards:
 - ❖ Best use of sustainable design (2013)
 - ❖ Award of Excellence, Best Interiors (2009)
 - ❖ Award of Excellence, Best Smart Growth master Plan (2008)

Development Program & Design

Our Vision: A Mixed-Use Hotel & Condominium Project

Project	<ul style="list-style-type: none">▪ Total Building GFA: 249,700 GSF<ul style="list-style-type: none">❖ Above Grade: 13 Stories❖ Below Grade: 4 Stories❖ Number of Parking: 132 Spaces
Hotel	<ul style="list-style-type: none">▪ 198 Key Hotel
Residences	<ul style="list-style-type: none">▪ 59 Branded Residences
Off-Site Affordable Housing	<ul style="list-style-type: none">▪ 100 Units▪ 85,000 GFA Minimum▪ 60% AMI
Other	<ul style="list-style-type: none">▪ 4th Quarter 2016 Delivery▪ LEED Silver Certification▪ Multiple Commercial Uses (restaurant, spa, event space)



PERSPECTIVE VIEW

THE PEEBLES CORPORATION  FIFTH AND I STREET HOTEL & CONDOMINIUM
901 5TH. STREET NW, WASHINGTON DC

WDG

1025 Connecticut Avenue, NW Suite 300, Washington, D.C. 20036

5TH. STREET



I STREET



GROUND FLOOR

THE PEBBLES CORPORATION



FIFTH AND I STREET HOTEL & CONDOMINIUM
901 5TH. STREET NW, WASHINGTON DC

WDG

820 Connecticut Avenue, NW Suite 400, Washington, D.C. 20004

Community Benefits



- Voluntarily adopt two local parks:
 - ❖ Seaton Park geared towards ‘kid - friendly’ playground facilities
 - ❖ Milian Park geared towards ‘dog - friendly’ park
- Hospitality High School training program
- Community Use:
 - ❖ Event and meeting room space
 - ❖ State of the art spa & fitness center
 - ❖ Neighborhood oriented food and beverage & retail establishments
 - ❖ Green rooftop space
- Environmentally friendly LEED Silver design
- Luxury hotel raises property value for neighborhood
- Off-site affordable housing



TOT LOT



DOG PARK



SITE PLAN

JULY 18, 2013
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THE PEEBLES CORPORATION



FIFTH AND I STREET HOTEL & CONDOMINIUM
901 5TH STREET NW, WASHINGTON DC



1025 Connecticut Avenue, NW Suite 800, Washington, D.C. 20036

Economic Impact



- Create over 385 full-time permanent jobs
- Create over 650 construction jobs
- Generate over \$8,000,000 in annual tax revenue
- Local D.C. resident hiring plan
- Certified Business Enterprise (CBE) Contractor Plan – Construction
- Certified Business Enterprise (CBE) Contractor Plan – Hotel Operator
- Disadvantaged Business Enterprise (DBE) hiring plan
- Support D.C. based businesses
- Enhance surrounding area property values
- No public funds needed throughout project