

901 5th Street NW - Presentation

Thursday, December 19, 2013



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)



Hotel & Conference Center (North Bethesda, Maryland)



Bethesda North Marriott



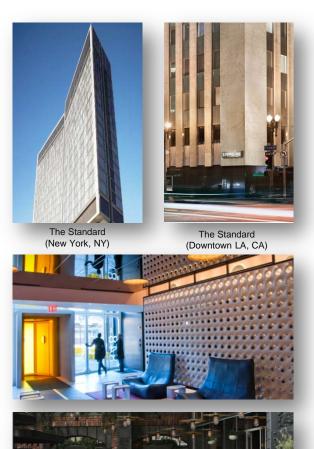
15 Central Park West (New York, NY)



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



- 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)

- 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)



Hotel Van Zandt (Austin, TX)



Hyatt Doha (Doha, Qatar)

Development Program & Design

Our Vision: A Mixed-Use Hotel & Condominium Project

Project	 Total Building GFA: 249,700 GSF Above Grade: 13 Stories Below Grade: 4 Stories Number of Parking: 132 Spaces
Hotel	■ 198 Key Hotel
Residences	 59 Branded Residences
Off-Site Affordable Housing	100 Units85,000 GFA Minimum60% AMI
Other	 4th Quarter 2016 Delivery LEED Silver Certification Multiple Commercial Uses (restaurant, spa, event space)











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





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