



STEPPING UP TO THE PLATE WITH  
AWARD-WINNING HOTEL DEVELOPMENT

## Overview

- 125-room hotel with lobby restaurant, upscale and intimate meeting space and seasonal outdoor bar and restaurant overlooking AA-Eastern League ballpark
- Public-private development with the City of Manchester
- Environmentally sensitive real estate demanded extensive monitoring with city and state officials
- Hotel opened in May of 2006 one year after the 7,200-seat ballpark opened
- Earned Hilton Hotels Development of the Year
- First hotel opened in downtown Manchester since 1986
- At the time we opened, the downtown market was performing at \$55 ADR and 60% occupancy
- The hotel ramped up within 3 months of opening and remains the RevPar leader by over 50%
- Unleveraged return on investment in excess of 16%



