



COURTYARD[®]
Marriott.



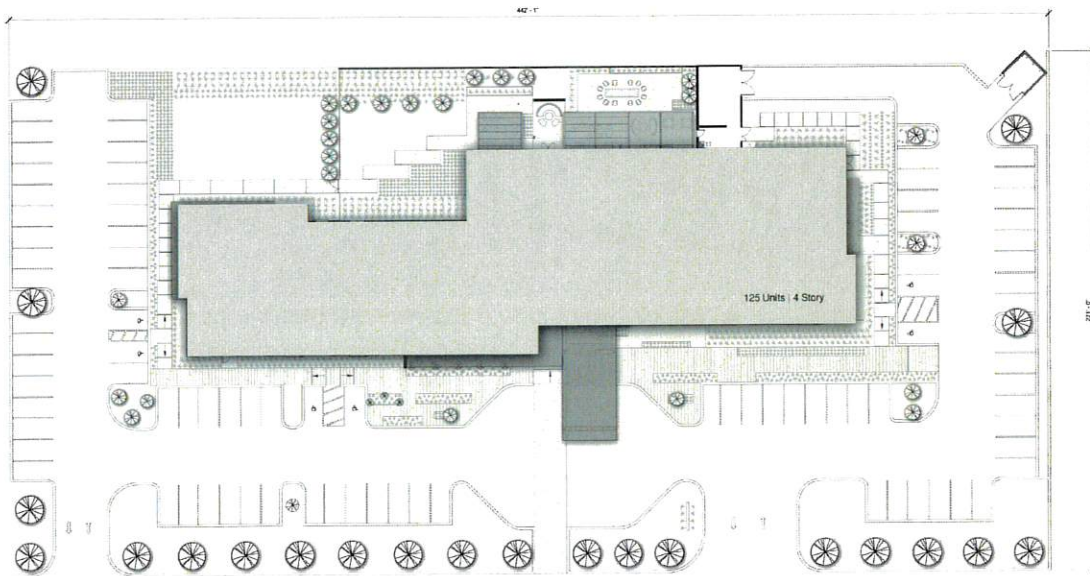
[Front Elevation]

SITE SUMMARY

Building Length 289 feet
Building Depth 93 feet
Land 2.5 acres
Parking 125 spaces

Data is based on a Gen 6, 125-room proto-model.

Final floor plans and specifications will be released in Q1 2016. Minor modifications are under consideration.



[Site Plan]

**COURTYARD BY MARRIOTT
CRITERIA FACILITIES PROGRAM**

GUEST ROOMS		UNITS	UNIT AREA	TOTAL (SF)
King	71%	86	323	27,776
King Accessible		3	417	1,250
Queen/Queen	26%	28	362	10,142
Queen/Queen Accessible		4	418	1,670
Inline Queen/Queen Suite	2%	1	521	521
Inline Queen/Queen Suites Accessible		1	521	521
King Suite	1%	2	487	973
Total Units	100%	125		
Total Guest Room Area (Net)				42,853
Number of Floors		4		

GUEST ROOM SUPPORT/CIRCULATION PER FLOOR	UNIT AREA	TOTAL (SF)
Corridor/Elevator Lobby	1,972	5,917
Stairs	143	1,141
Elevators	48	380
Housekeeping Storage/Linen Chute	214	855
Ice Vending	67	268
Guest Laundry (First Floor Only)	112	112
Total Guest Room Support/Circulation		8,673

PUBLIC SPACE	TOTAL (SF)
Lobby	
Bistro Bar	202
Lounge	1,849
The Market	104
GoBoard®	15
Media Pods	162
Quick Print	14
Reception	118
Public Restrooms	300
Function	
Meeting Room 1	625
Meeting Room 2	304
Meeting Room Storage	63
Recreation	
Fitness Center	1,150
Pool (optional)	
Public Circulation	
Entrance Vestibule	160
Circulation	2,127
Total Public Space	7,193

BACK OF THE HOUSE	TOTAL (SF)
Administration	
General Manager's Office	224
Office	122
Work Area	278
Employee Area	
Employee Break Room	248
Employee Restrooms (2)	92
Laundry	
Housekeeping Laundry	671
Linen Chute Termination	89
Kitchen	
Food Preparation & Storage	897
Engineering	
Engineering Office/Storage	340
Miscellaneous Service	
Luggage	49
Elevators	127
Stair	387
Computer/Telecom	51
Electrical/Mechanical	1,033
Total Back of House	4,608

SUMMARY	TOTAL (SF)
Guest Rooms	42,853
Guest Room Support/Circulation	8,673
Public Space	7,193
Back of the House	4,608
Total Net Building Area	63,327
Walls and Shafts (Estimated)	5,494
Total Gross Building Area	68,821
Total Gross Square Feet Per Room	551
Data is based on a Gen 6, 125-room proto-model as of December 2015.	

Final floor plans and specifications will be released in Q1 2016. Minor modifications are under consideration.



THE NEW CYNERGY PROTOTYPE (GEN 6)

The Courtyard CYnergy prototype is inspired by the modern definition of success. The newly designed Bistro is the epicenter of the lobby and fosters social connections and collaboration. Inviting spaces help our guests clear their minds and refuel their creativity so they can be their best.

Key Features:

- EXTERIOR: modern with options for colors and materials
- ARRIVAL: iconic experience with optional porte-cochere and enhanced lighting
- NATURAL LIGHT: connections to the outdoors with front patio and Bistro Terrace featuring expanded windows
- CYNERGY LOBBY DÉCOR: offering multiple color palettes and FF&E options
- LOBBY LOUNGE: new design focuses on elevated evening experience and special seating options
- BISTRO BAR: new focal wall, with day part cues, draws guests into the area and enhances the evening experience
- BISTRO PROGRAMMING: utilizes the existing Bistro platform with enhanced grab'n'go options and will leverage the wine and cocktail program released in 2015
- BISTRO TERRACE: provides an open-air connection to the bar and lounge, featuring community fire pit and upgraded outdoor seating
- BUSINESS LIBRARY: reinvented to provide more flexible and informal gathering places
- GUEST ROOM: CYnergy decor and Lounge Around couch signal a modern way of working and relaxing

DEVELOPING WITH MARRIOTT

Courtyard, the 8th largest hotel brand in the world, leads the way in evolving to meet the needs of the modern business traveler. The brand has had a legacy of impressive performance with solid RevPAR and high returns to owners. By developing with Marriott International, owners and franchisees harness the power of our industry leading sales, marketing, and loyalty engines.

Visit marriottdevelopment.com to learn more about developing your next hotel with the world's favorite travel company.





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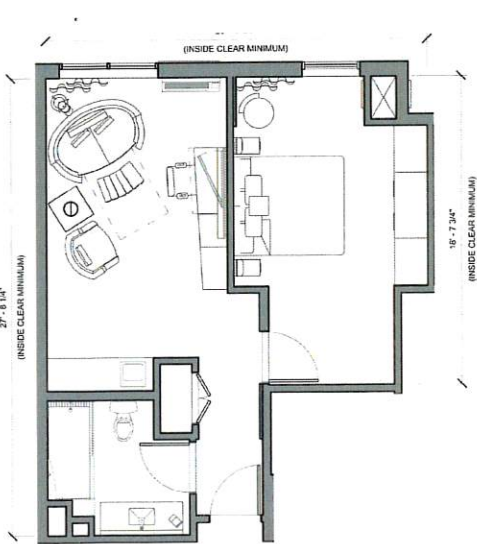
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[Typical Floor]

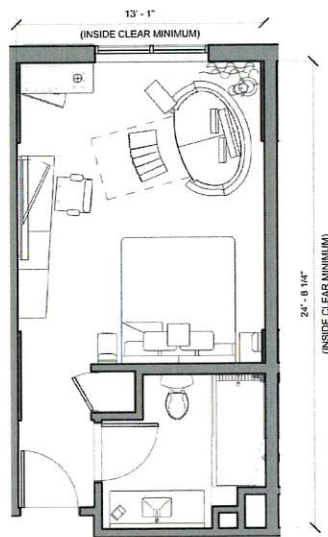
TYPICAL UNIT MIX

King	71%
Queen/Queen	26%
Inline Queen/Queen Suite	2%
King Suite	2%

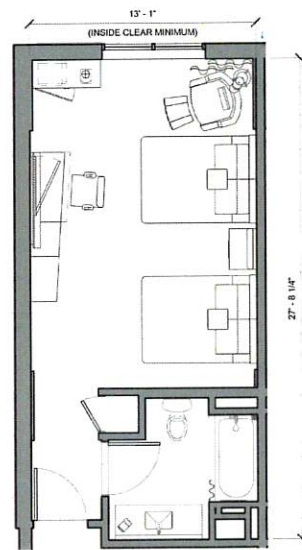
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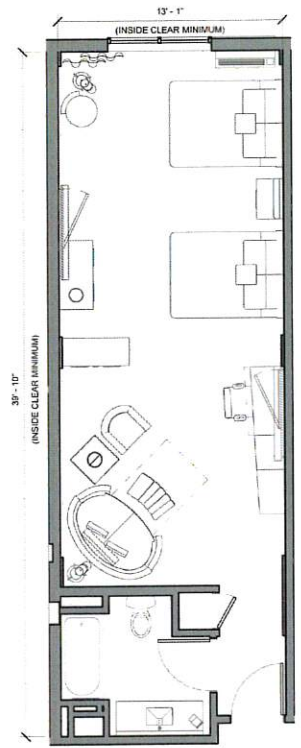
[King Suite]



[King]



[Queen/Queen]



[Inline Queen/Queen Suite]
Inline King Suite similar