



BETA WEST

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HOTEL

Independent Properties

Riviera Hotel

- 100-room hotel, 870 SF meeting space located in Palm Springs, CA
- Provided acquisition due diligence services, asset management services, partnership restructure to relieve the ownership of a recourse guaranty on the mortgage loan and accounting oversight.



Eventi Hotel—*Manhattan, NY*

- 53-story mixed use tower comprised of a 292-room Kimpton hotel; 301 unit apartment building; 211-seat restaurant; 2,534 SF of retail; and a 529 space garage
- BetaWest is engaged to provide a full scope of services including hospitality and parking garage asset management, asset repositioning, renovation project management, lease negotiation, restaurant pre-opening services, accounting and lender compliance reporting.

9 Orchard Street—*Manhattan, NY*

- 12-story, 58,000 SF building to be developed into a 102-room boutique hotel
- BetaWest provided feasibility advisory services and provides partnership and development accounting services.





San Juan Ritz Carlton—*Isla Verde, Puerto Rico*

- 416 guest rooms, five restaurants, 30,000 SF conference and banquet facilities
- At property acquisition, BetaWest provided acquisition due diligence services and continued involvement as asset manager as well as providing partnership accounting and lender reporting. At disposition, BetaWest was engaged to provide disposition services.

Aruba Renaissance—*Orenjestad, Aruba*

- Two hotels totaling 556 hotel rooms, two casinos totaling 27,350 SF, two shopping centers totaling 987,00 SF
- BetaWest provided acquisition due diligence services and continues to provide financial reporting and upper-tier accounting services.



San Juan Grand Hotel & Casino—*Isla Verde, Puerto Rico*

- 416 room luxury unflagged hotel and 24,000 SF of meeting space
- A full scope of asset management services including asset repositioning, renovation project oversight and due diligence transaction services were provided by BetaWest.

Cayo Largo—*Fajardo, Puerto Rico*

- 18-hole championship golf course, 125 room hotel development and 360 acres of oceanfront land entitled for the development of more than 1,600 condominiums, condo-hotel units, and single-family homes
- The owner engaged BetaWest to assist with acquisition due diligence, consult on operational feasibility, provided development and partnership accounting services as well as insurance procurement.





Harvest Inn—*Napa, CA.*

- 74 guestrooms, two outdoor pools, wine bar and kitchen, six various meeting spaces
- A joint venture with Walton Street Capital, the owner engaged BetaWest to provide asset management services as well as due diligence disposition services.

Curacao Renaissance—*Willemstad, Curacao*

- 237 hotel rooms, 19,000 square foot casino, more than 87,000 square feet of retail space, and a 570-space parking garage
- BetaWest provided acquisition due diligence services and continues to provide financial reporting and upper-tier accounting services.



Skamania Lodge—*Stevenson, Washington*

- 313 room hotel and conference center with 56,000SF of meeting space
- BetaWest was engaged by ownership to provided acquisition due diligence services, asset management services and was responsible for the oversight of a comprehensive room and conference space expansion. At disposition, BetaWest was engaged to provide disposition services.

Aruba Marriott—*Palm Beach, Aruba*

- 411-room hotel, 17,000 SF casino, seven food and beverage outlets, and 11,300 SF of meeting space
- The property was acquired through note purchase where BetaWest acted on behalf of the note holder to provide accounting and collections services.



Windsor Nomura Portfolio

- Portfolio of nine select service hotels totaling 1,975 rooms located throughout the United States.
- BetaWest was engaged to provide portfolio asset management services and review of monthly financial statements.



Embassy Suites Bellevue

- 240 suites, 12,000 SF meeting space, indoor pool, whirlpool, fitness center



Embassy Suites Blue Ash

- 235 suites, 12,000 SF meeting space, indoor pool, whirlpool, fitness center



Embassy Suites Colorado Springs

- 206 suites, 1500 SF of meeting space, indoor pool, whirlpool, fitness center



Embassy Suites Livonia

- 239 suites, flexible meeting space, indoor pool, whirlpool, fitness center



Embassy Suites Houston

- 150 suites, 1500 SF flexible meeting space, pool, fitness center



Embassy Suites Lynnwood

- 240 suites, 10,000 SF flexible meeting space, pool, fitness center



Embassy Suites Denver

- 205 suites, 24 hr business center, multiple meeting rooms, indoor pool, whirlpool, fitness center



Embassy Suites Portland

- 276 suites, flexible meeting space, 8 conference suites, indoor pool, whirlpool, fitness center, game room

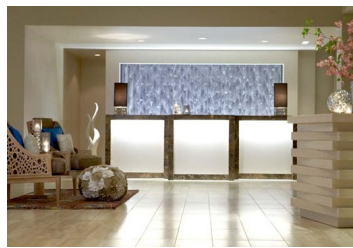


Embassy Suites El Paso

- 184 suites, indoor pool, whirlpool, 24 hour fitness center and 24 hour business center

Windsor GMAC Portfolio

- Portfolio of four select service hotels comprised of 795 rooms located throughout the United States
- BetaWest provided acquisition due diligence services, portfolio asset management services, accounting review and negotiation of the redemption of our clients partnership interest.



Asheville Renaissance

- 277 guestrooms, indoor pool, fitness center, whirlpool



Embassy Suites—Arcadia

- 192 suites, fitness center, business center, pool



Embassy Suites—Alpharetta

- 106 suites, business center, pool, fitness center

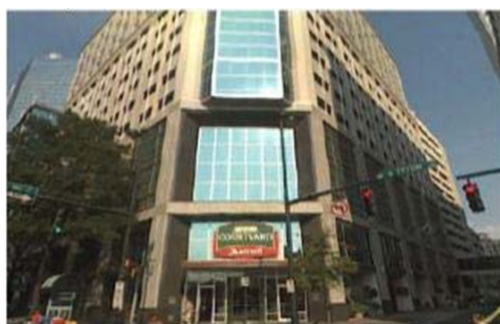


Embassy Suites—Las Vegas

- 220 suites, business center

East Coast Courtyard Portfolio

- Three select service hotels comprised of 435 rooms located along the East Coast of the United States
- BetaWest was engaged by ownership to provide full scope asset management services including oversight of guestroom renovations, public space refurbishments, refinancing of mortgage debt and sale transaction services.



Charlotte Courtyard Hotel

- 171 guestrooms, ten suites, three meeting rooms totaling 2200 SF, Located in the central business district of Charlotte, NC
- On site dining facility serving breakfast and dinner
- Fitness center and outdoor swimming pool



Lynchburg Courtyard Hotel

- 87 guestrooms, three suites, 800 SF meeting space
- Located in the regional commercial center of Lynchburg
- On site dining facility serving breakfast and dinner, fitness center



Princeton Courtyard Hotel

- 148 guestrooms, six suites, two meeting rooms 1200 SF
- Located approximately two miles from Princeton University
- Two meeting rooms, newly renovated lobby, on site dining facility serving breakfast and dinner, fitness center and swimming pool

Noble House Portfolio

- Preferred equity investment in three coastal hotels totaling 484 guest rooms.
- BetaWest was engaged to provide acquisition due diligence services, asset management oversight, accounting review services, loan servicing , investment restructuring services. Under BetaWest’s oversight, the joint venture was able to acquire the mortgage loan on two of the properties at a substantial discount due to market dislocation resulting in substantial value creation.



Ocean Key Resort

- 100-room hotel, 870 SF meeting space located in Key West, Florida.

Edgewater Inn

- 223-room hotel, 9500 SF meeting space located in Seattle, Washington



Portofino Hotel

- 161-room hotel, 9800 SF including located in Redondo Beach, California.



Hardin Portfolio

- Portfolio of four hotels comprised of 727 guestrooms located in various markets throughout the United States
- BetaWest has provided a variety of services for the owner of the portfolio from acquisition due diligence services, asset management services including multiple loan refinancings, oversight of multiple property renovations and the opening of the Nashville Marriott and Charleston Renaissance. BetaWest also provided disposition services for the Adagio and Renaissance Charleston. In addition, BetaWest implemented a new accounting system at hotel Wales and oversees portfolio accounting and reporting.



Hotel Wales

- Ten-story boutique hotel, 89 guestrooms, full service restaurants, 2000 SF meeting space

Nashville Marriott at Vanderbilt

- 307 room hotel. eleven stories, 111 seat full service restaurant, 11,000 SF meeting space



Adagio Hotel

- 14 floors, 169 rooms, six meeting room totaling 4,712 SF



Renaissance Historic District- Charleston

- 162 Rooms and five meeting rooms



Cal West Portfolio

- Portfolio of six select services hotels totaling 1,308 guest rooms located along the West Coast of the United States.
- The owner engaged BetaWest to provide acquisition due diligence services, asset management services including oversight of multiple renovations, and portfolio accounting and reporting.



Courtyard Riverside



Hilton Garden Inn Lake Oswego



Residence Inn Oxnard River Ridge

- 163 guestrooms, five meeting rooms totaling 1,550 SF, fitness center, on-site dining option

- 159 guestroom, outdoor pool, fitness center, four meeting spaces totaling 2845 SF

- 252 suites, ten meeting rooms totaling 12,000 SF, fitness center



Sacramento Hawthorne Suites



Courtyard Oxnard Ventura



Residence Inn Natomas

- 285 guestrooms, fitness center, pool and hot tub, meeting space that holds up to 150 people

- 164 guestrooms, two suites, nine meeting rooms totaling 10,000 SF, fitness center, outdoor heated pool and whirlpool, restaurant

- 285 guestrooms, fitness center, pool and hot tub, meeting space that holds up to 150 people

Atlanta Portfolio

- Two select services properties located in suburban Atlanta totaling 420 guestrooms.
- Ownership engaged BetaWest to provide acquisition due diligence services, oversee asset management including a full room renovation and common area renovation of each property, lender negotiations, as well as accounting and reporting oversight.



Vinings Courtyard

- 159 guestroom, outdoor pool, fitness center, four meeting spaces totaling 2845 SF

Embassy Suites Galleria

- 261 suites, 2300 SF meeting space, fitness room and pool



Doubletree Portfolio

- Two select service properties totaling 438 guestrooms converted to new Doubletree “Club” concept.
- BetaWest was engaged by the owner to provide contract negotiation services with the franchisor, oversight of the renovation and conversion to the new Club concept, operational asset management oversight and lender negotiations.



Norwalk Doubletree Club

- 256 guestrooms with an on-site restaurant, pools, fitness facilities

Doubletree Club Louisville

- 182 guestrooms, seven suites, indoor pool, fitness center, business center



RIM Portfolio

- Select service portfolio comprised of 929 guestrooms in five properties.
- BetaWest provided acquisition due diligence services to the owner and upon acquisition provided asset management services including oversight of property renovations and assistance with lender negotiations, as well as accounting oversight.



Courtyard-Santa Rosa

- 126 guestrooms, twelve suites, four meeting rooms totaling 1,924 SF, fitness center, restaurant

Courtyard-Sacramento

- 148 guestrooms, four suites, six meeting rooms totaling 5,299 SF, fitness center, on-site dining breakfast and dinner



Courtyard-Modesto

- 126 guestrooms, 2500 SF meeting space, restaurant, outdoor pool, fitness center



Country Inn & Suites

- 406 guestrooms, spa and conference center, seven executive meeting suites, three pools



Courtyard-Vacaville

- 123 guestrooms, two suites, four meeting rooms totaling 2,739 SF, fitness center, one restaurant