



PHOENIX AMERICAN
HOSPITALITY

Phoenix American Hospitality

5950 Berkshire Lane, Suite 850

Dallas, Texas 75225

www.phoenixamericanhospitality.com

214-750-2967

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January 17, 2017, Dallas, Texas:

Phoenix American Hospitality is pleased to announce that as of January 17, 2017, it has purchased a 754 key upscale portfolio of six Hyatt Place Hotels located in Georgia, North Carolina, Texas, South Carolina, Virginia, and Kansas. The transaction, valued at \$87M, was purchased with an Institutional Investor.

"We are proud of these six strong additions to our growing portfolio," said Perch Nelson, President of Phoenix American Hospitality. "We look forward to a successful partnership and enhancing the performance of each property."

ABOUT THE HOTEL



Hyatt Place Charlotte
Arrowhead

This acquisition is an off-market transaction sourced through industry contacts, and is being acquired at a discount to replacement cost. By consolidating hotel operations and management under a single organization, Phoenix American can increase revenues and improve operating margins.

General hotel amenities include heated indoor/outdoor pools, fitness centers, business centers, complimentary wifi and versatile meeting spaces.



Hyatt Place Dallas
Park Central

ABOUT PHOENIX AMERICAN HOSPITALITY

Phoenix American Hospitality (PAH) is an "opportunistic" hotel fund manager that believes that the current economic and real estate environment has created acquisition opportunities in select markets. The ability to profit in an opportunistic cycle is based upon value enhancement

strategy, sound acquisition policy followed closely by Phoenix American's ability and experience to execute the strategy.

Phoenix American Hospitality has teamed with Institutional Investors and provides "best of class" hotel management to provide a diverse portfolio of hotel properties that are both economically and efficiently managed.

For more information, please call (214) 750-2967 or send us a message below.

All media inquiries please contact Tanner Thurman, MCA Public Relations, at tanner@mcaprdallas.com.

ABOUT THE STRATEGY

The Company's primary strategy will be to identify and acquire hotels which provide cash flow and value-added opportunities for the Company. We will seek hotels that have one or more of the following characteristics:

- Strong Operating History
- Location: Urban market, business travel focus
- Strong Brand Affiliation
- Competitive Barriers to Entry: Major brands currently in the submarket
- Pricing Opportunity
- Positive Market Outlook