



Holliday Fenoglio Fowler, L.P.

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**HFF arranges \$75 million financing
for Baltimore Waterfront Marriott Hotel in Baltimore's Inner Harbor**

HARTFORD, CT – The Hartford office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it arranged \$75 million in permanent financing for the 754-room, full-service Baltimore Waterfront Marriott Hotel in Baltimore, Maryland.

Working exclusively on behalf of UBS Global Asset Management, Global Real Estate, HFF senior managing director Dana Brome and director Susan Larkin placed a seven-year, fixed-rate loan with MetLife Real Estate Investments.

“Met locked rate, honored and closed a very attractive interest rate at a time when the rest of the financial markets were in utter turmoil,” said Brome.

The Baltimore Waterfront Marriott is located at 700 Aliceanna Street on the Inner Harbor’s east side in Baltimore. Completed in 2001, the 32-story property features three restaurants, an indoor swimming pool, a fitness center and 80,000 square feet of meeting and ballroom space. Parking is provided in the adjacent Inner Harbor East Parking Garage. The Baltimore Waterfront Marriott will undergo an \$18 million renovation starting in late 2007, which will include updating guest rooms and corridors, the Grand Ballroom, lobby and meeting rooms.

“The Marriott ranks #1 within its competitive set in occupancy, average daily rate and revpar,” Brome added.

UBS is a leading global wealth manager, investment banking and securities firm, and one of the largest global asset managers. With over 28 years of real estate investment advisory experience, the US real estate business of UBS Global Asset Management has approximately \$17 billion under management on behalf of over 240 clients.

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