

HFF[®]

Holliday Fenoglio Fowler, L.P.

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**HFF arranges \$49 million financing
for a four-property Texas hotel portfolio**

PITTSBURGH, PA – The Pittsburgh office of HFF (Holliday Fenoglio Fowler, L.P.) has arranged \$49 million in financing for a four-property, 512-room hotel portfolio in San Antonio, Austin, Houston and Grand Prairie, Texas.

HFF managing director Mark Popovich worked on behalf of the borrower, a joint venture between FFC Capital and Camden Hospitality Group, to secure a three-year, adjustable-rate loan through Morgan Stanley Mortgage Capital Inc., a conduit lender. The interest-only securitized financing will be serviced by HFF and will be used to acquire and reposition the portfolio.

The portfolio includes four Amerisuite hotels, which will be renovated and converted into Hyatt Place hotels. All four properties feature outdoor pools, exercise rooms, 1,200-square foot meeting rooms, guest laundry and breakfast areas. Individual hotel details are listed below:

| <u>Property</u> | <u>Address</u> | <u># of Rooms</u> | <u>Year Built</u> |
|---------------------------|------------------------|-------------------|-------------------|
| Hyatt Place Austin | 3612 Tudor Boulevard | 128 Suites | 1999 |
| Hyatt Place Grand Prairie | 1542 North Highway 360 | 135 Suites | 1998 |
| Hyatt Place Houston | 300 Ronan Park Place | 128 Suites | 1997 |
| Hyatt Place San Antonio | 7615 Jones Maltsberger | 128 Suites | 1999 |

“This acquisition represented the opportunity to significantly improve upon the hotel’s current operating performance via up-branding the assets and more effective management,” said Popovich.

FFC Capital Corporation is a privately-held family office specializing in investment management across various asset classes to include marketable securities, bonds, stocks, private equities, derivatives, hedge funds, venture capital funds and direct ownership real estate investments. www.ffccapital.net.

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Camden Hospitality Group is a company formed to identify, acquire and manage hotel investments throughout the United States, Canada, Mexico and the Caribbean.

HFF (NYSE: HF) operates out of 18 offices nationwide and is a leading provider of commercial real estate and capital market services to the U.S. commercial real estate industry. HFF offers clients a fully integrated national capital markets platform including debt placement, investment sales, structured finance, private equity, note sale and note sales advisory services and commercial loan servicing.

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