



**Holliday Fenoglio Fowler, L.P.**

**December 11, 2007**

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**HFF arranges financing and joint venture equity totaling \$90 million  
for three Massachusetts hotels**

**BOSTON, MA** – The Boston office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it arranged first mortgage financing and joint venture equity totaling \$90 million for the acquisition of a 654-room, three-hotel portfolio in Massachusetts. The portfolio includes Holiday Inn Brookline in Brookline, Hampton Inn Boston-Logan Airport in Revere and Holiday Inn Mansfield in Mansfield.

HFF managing director Sarah Leggat, director Gregory LaBine and senior real estate analyst Robyn King worked exclusively on behalf of Linchris Hotel Corporation to secure the \$64.5 million, three-year, adjustable-rate loan with Anglo Irish Bank Corporation, PLC. Strategic Capital Partners provided \$22 million in joint venture equity.

Holiday Inn in Brookline is located at 1200 Beacon Street close to Kenmore Square and off the Massachusetts Bay Transportation Authority (MBTA) Green Line that provides access to downtown Boston. The property has 225 rooms including 25 suites and amenities including a restaurant and lounge, Starbucks, indoor pool, fitness center and 6,400 square feet of meeting space. The property has a 99-space underground parking garage as well as 50 dedicated spaces for hotel guests in an adjacent parking garage.

Situated along State Route 1A in Revere, Hampton Inn Boston-Logan Airport is two miles from Logan International Airport and three miles from downtown Boston. The seven-story property opened in 2001 and has 227 rooms including 25 suites.

Holiday Inn Mansfield is located on Hampshire Street within the Cabot Business Park close to Interstates 95 and 495 in Mansfield. Renovated in 2006, the property has 202 guest rooms including 16 suites and features a restaurant and lounge, indoor pool and health and fitness center. There is 15,000 square feet of meeting space in 11 meeting rooms including the Grand Ballroom, which can accommodate up to 1,200 people.

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“Despite the challenging financing markets of the last few months, we were able to access and secure capital from both of these steadfast capital sources. Strategic Capital Partners and Anglo Irish Bank are exceptional groups to work with and will provide Linchris with a smooth foray into the realm of institutional finance,” said Leggat. “Linchris is an outstanding operator and we anticipate this transaction being the first of many major acquisitions to come.”

Headquartered in Hanover, Massachusetts, Linchris Hotel Corporation is a hotel management company that operates 27 hotels with over 2,900 rooms throughout the Northeast. Officers of the company are partners in a majority of the hotels managed by Linchris. The company’s management team calls upon nearly 100 years of combined experience in the hospitality industry.

Strategic Capital Partners is the general partner of Strategic Partners Value Enhancement Fund (SPVEF), a \$250 million discretionary fund, which acquires multifamily, office, industrial, retail and other properties across the U.S. via joint ventures with experienced local real estate operators.

HFF (NYSE: HF) operates out of 18 offices nationwide and is a leading provider of commercial real estate and capital markets 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 sales and note sale advisory services and commercial loan servicing.

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