PROPERTY SUMMARY
The Hilton Garden Inn – O’Fallon, Illinois
The information contained herein has been obtained from sources believed to be reliable; however, Gentry Mills Capital makes no representation or warranty as to the accuracy of such information. See Sources used to gather information and prepare this document on page 37.
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Overview

The Hilton Garden Inn is located at 360 Regency Park Drive, O’Fallon, St. Clair County, Illinois. O’Fallon has been known as a “Tree City” for over 16 years and is a suburb of St. Louis and part of the Metro East Region. As of the 2010 Census, O’Fallon had a population of 28,396 with St. Clair County registering a population of 270,056 making it the 8th most populous county in Illinois and the most populous in the southern portion of the state. The Metro East Region has more than 700,000 residents as of the 2010 census. O’Fallon is also part of the Greater St. Louis MO-IL Metropolitan Statistical Area with a population of 2,815,467 as of 2013.

The 128-room Hilton Garden Inn was constructed in 2008 with services that include: free Wi-Fi, indoor heated swimming pool, whirlpool and 24-hour fitness center. Additionally, there is an on-site restaurant (Garden Grille & Pub) serving breakfast, dinner and room service, a 24-hour business center and event space for up to 225 guests.

The hotel will undergo a $1,920,000 property improvement plan (PIP) as required by Hilton; however, the hotel will remain open during the renovation process. The PIP is included in the overall capitalization of the offering.

The hotel is adjoined to the Regency Conference Center, also constructed in 2008, which sits on a 6 acre lake and provides over 20,000 sq. ft. of flexible and divisible function space. The hotel and conference center are just 14 miles from downtown St. Louis.

Other room-night generators, in addition to the Regency Conference Center, are two hospitals, currently under construction, and Scott Airforce Base. A third hospital is in the planning stages that will be in close proximity to the hotel.

Memorial Hospital - East is under construction at the southwest corner of I-64 & Lincoln Avenue in Shiloh, IL in close proximity to the Hilton Garden Inn. The 94-bed hospital will be a full service hospital with private suites, intensive care unit, cardiac catheterization labs, surgical suites, 24/7 emergency department and a premier birthing center. The hospital is expected to open in the Spring of 2016.

St. Elizabeth Hospital is a state-of-the-art, 336,000 sq. ft, 144-bed hospital and 200,000 sq. ft. medical office building currently under construction just north of the hotel site. It is expected to serve over 165,000 patients annually and anticipates opening in the winter of 2017.

The Scott Airforce Base is located within 2 miles of the hotel and employs more than 13,000 people. It was recently awarded two new cybersecurity squadrons – 300+ new personnel. It has a total annual economic impact on the St. Louis region of over $3 billion dollars.

About The Hilton Garden Inn & Suites Brand

The Hilton Garden Inn is a select service brand of Hilton Worldwide, Inc. (“Hilton Worldwide”). Hilton Garden Inns are considered to be upscale, mid-priced hotels that are designed for both business and leisure travelers. This hotel brand is similar to the Courtyard by Marriott brand, a key competitor. In 2015, Hilton Garden Inn received three Hermes Creative Awards winning Platinum, Gold and Honorable mention for Declare Your Own Holiday campaign. In 2012, Hilton Garden Inn received the distinguished “Highest Guest Satisfaction Among Mid-Scale Hotel Chains with Full Service” award in the J. D. Power and Associates North America Hotel Guest Satisfaction Index Study. This marks the 10th time out of the last eleven years Hilton Garden Inn received the highest ranking in the segment, outranking all other mid-scale, full-service brands. Hilton Garden Inn has grown to over 618 properties as of December 31, 2014. Hilton Garden Inn is also backed by Hilton’s guest loyalty program, Hilton HHonors, and enjoys brand benefits from the wide array of resources the Hilton family has to offer.

www.gentrymillscapital.com
Overview Continued

About Hilton Worldwide

Hilton Worldwide operates 12 brands in 94 countries with 4,362 hotels, resorts and timeshare properties comprising 720,701 rooms making them one of the world’s leading hospitality companies. For 95 years, Hilton Worldwide has been dedicated to continuing its tradition of providing exceptional guest experiences. Hilton's Brand portfolio ranges from iconic luxury properties to innovative focused-service hotels and is one of the highest performing and most diverse in the industry. Brands included in the Hilton portfolio are: Waldorf Astoria, Conrad Hotels & Resorts, Canopy by Hilton, Curio – A Collection by Hilton, DoubleTree, Embassy Suites, Hilton Garden Inn, Hampton Inn & Suites, Homewood Suites, Home 2 and Hilton Grand Vacations. For more information, see www.hiltonworldwide.com.

About O'Fallon, Illinois

The City of O'Fallon is located in the county of St. Clair, Illinois and is one of the fastest-growing communities in the Metro East and the 5th fastest-growing suburb in the St. Louis area. The city center is located approximately 2 miles east of the intersection of Interstate 64 and U. S. Route 50 and only 14 miles from downtown St. Louis.

O'Fallon is part of the Highway 64/40 corridor, with more than $2.6 billion in developments related to healthcare, labeled as the St. Louis Region's "Health-Care Highway" by the St. Louis Business Journal. U. S. Interstate 64 currently has 3 exits to O'Fallon with a 4th planned. It stretches from western St. Louis County to Chesapeake, Virginia, and connects with numerous other interstates along the way.

O'Fallon is known for a high-quality of life which includes top-ranked schools, beautiful parks, safe and affordable housing and thriving commercial districts. The City has benefited greatly from direct interstate access and its proximity to Scott Air Force Base.

O'Fallon is the heart of the new growth corridor in the Metro East. Exit 16 at Green Mount Road is the premier hospital location in the region. Three hospitals, St. Elizabeth's, Barnes Jewish Christian (BJC), and Memorial Hospital have all purchased large tracts along I-64. Memorial Hospital is currently under construction and expected to open in 2016. St. Elizabeth's is due to open in 2017 and there is no time line available right now for the construction of the Barnes Jewish Hospital. Memorial Hospital and Barnes Jewish Hospital have formed a strategic affiliation and are creating a jointly owned parent organization called Memorial Regional Health Services. This affiliation is expected to close by early 2016.
Overview Continued

About Excel Group

The Excel Group is a skilled real estate investment and asset management firm. With a focus on hospitality, they innovate and execute strategies that are aligned with shifts in economic cycles.

The Excel Group is a privately held firm focused on disciplined, cycle-appropriate hotel real estate acquisitions and asset management. Headquartered in Washington, D.C., the group owns and manages 15 hotels valued from $2 million to $25 million. They specialize in fee simple assets and hotel loans in the Eastern U.S. Their fully integrated platform enables them to achieve risk-adjusted returns that consistently outperform industry averages.

Their Executive Team consists of Shoham Amin, Managing Partner, Daniel Linn, Vice President and Tom Driggers, Corporate Controller. They value performance, relationships, transparency and integrity. Their "bigger and broader mission" is "doing right by their investor partners".

With progressive strategies, they pace themselves one step ahead of the curve. Because of this, they are able to leverage cyclical growth as well as identify and execute on opportunities presented by plateaus and downturns in the market.

About OTO – Property Management Company

OTO Development was established in 2004 by world-class entrepreneurs with long histories of success in rapid growth organizations. Builders of world-class organizations and a rich history in lodging, the founders created OTO Development with the mission to maximize the value of investments in both people and product. With an emphasis on quality, reliability, service, and value, their goal is to develop a portfolio of great hotels managed by exceptional people.

In 2004, less than a year after its founding, OTO Development was awarded “Outstanding Achievement Award” presented by Hampton. In 2005, OTO was recognized by Hilton as “Hampton Developer of the Year”. Over the years, numerous development and operations awards from Hilton, Marriott, and Hyatt have followed. In 2009, OTO was recognized by Hyatt as Developer of the Year and by Marriott with the “Spirit to Preserve” award in 2010 for exemplifying commitment to environmental sustainability in hotel development and operations. Marriott also presented OTO with its highest honor, Partnership Circle Award winner. OTO Development has continued to achieve brand recognition with Developer of the Year awards in 2010 and 2011 from the Hilton Garden Inn brand and Hampton Inn brands respectively.
Property Information

The Hilton Garden Inn St. Louis Shiloh/O'Fallon – O'Fallon, IL

As discussed in the Overview, the Hilton Garden Inn is located at 360 Regency Park Drive, O'Fallon, St. Clair County, Illinois. The hotel is adjoined to the Regency Conference Center which sits on a 6 acre lake. The hotel and conference center opened in 2008 as part of the prestigious Regency Park Development. The hotel is located just off I-64 at Exit 16 Green Mount Rd. which is known as the “Medical Mile”, and within 14 miles of downtown St. Louis.

The 128-room hotel is a limited service hotel with services that include: a breakfast area that serves a hot breakfast, outdoor swimming pool and whirlpool, 24-hour fitness center, 24 – hour self-service business center, free WiFi, snack shop, convenience store, free self parking, laundry facility, gift shop/newsstand and a 1,275 square foot meeting room sub-divisible into two rooms. Room mix is 50 King, 49 Double Queen, 29 Studio Suite.

24-hour fitness facilities
24-hour front desk
Bar/lounge
Breakfast available (surcharge)
Business Center
Cable TV service
Coffee/tea in lobby
Coffee/tea maker in room
Conference space
Connecting/adjoining rooms available
Desk
Dry cleaning/laundry service
Express check-out
Fireplace in lobby
Flat-panel TV
Free cribs/infant beds
Free newspapers in lobby
Free weekday newspaper
Free Wi-Fi
Free Wi-Fi
Gift shops or newsstand
Hair dryer
HDTV
Indoor pool
Iron/ironing board
Laundry facilities
Microwave
Premium TV channels
Refrigerator
Restaurant
Safe-deposit box at front desk
Television in lobby
Property Information

Regency Conference Center

The Regency Conference Center is attached to the Hilton Garden Inn and is part of the prestigious Regency Park Development. The Regency Conference Center has a Tuscan inspired décor and ambiance and sits on a 6 acre lake with fountains. It contains more than 20,000 sq. ft. of flexible and divisible function space and is fully wireless. It can accommodate groups of 10 to 1000 guests. Such details as the handcrafted wooden staircase in the Venetian foyer, to the custom built Naples Boardroom and the floor to ceiling stone fireplace in the Becky Henry Room, offers an upscale and inviting venue unique to the greater St. Louis marketplace. The conference center consists of 12 meeting rooms including The Tuscany Ballroom, Naples Executive Board Room, Becky Henry Room and the Piazza Garden Patio. The largest meeting room is 11,700 sq. ft. and there is a 1,890 sq. ft. outdoor space.
Property Information

Regency Conference Center
Property Information Continued

Site Plan

[Site Plan Image]
Property Information Continued – Site Plan

BUSINESS DISTRICTS AND INCENTIVES

- O’Fallon currently has three TIF districts and one enterprise zone.
- Transportation access and interstate visibility is provided through three interchanges, with a new diamond interchange (Exit 21) expected to be completed in 2016.
- O’Fallon is connected by road and rail to the St. Louis region’s barge and shipping industry that operates on the Mississippi River.
- O’Fallon is in close proximity to Mid America Airport.

Estimated Daily Traffic Counts

<table>
<thead>
<tr>
<th>(Vehicles per day)</th>
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<tbody>
<tr>
<td>A</td>
<td>I-64 at Exit 14</td>
</tr>
<tr>
<td>B</td>
<td>I-64 at Exit 16</td>
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<tr>
<td>C</td>
<td>I-64 at Lincoln Ave</td>
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<tr>
<td>D</td>
<td>HWY 50 at Green Mount Rd</td>
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<td>HWY 50 at Lincoln</td>
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<tr>
<td>F</td>
<td>Green Mount at Exit 16</td>
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<tr>
<td>G</td>
<td>HWY 50 at Exit 14</td>
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</tbody>
</table>

www.gentrymillscapital.com
Property Information Continued

Aerial
Property Information Continued

Aerial
Property Information Continued

Aerial
Property Information Continued

Maps
Market Information

O'Fallon, Illinois

O'Fallon is located in St. Clair County, Illinois and is one of the fastest-growing communities in the Metropolitan St. Louis area. The city center is located approximately two miles east of the intersection of Interstate 64 and U. S. Route 50.

The 2010 census listed the city's population at 28,281 making it the 3rd largest city in the Metro-East region and Southern Illinois. The population receives a boost from military and federal civilian personnel, defense contractors and military retirees due to its close proximity to Scott Air Force Base. O'Fallon is part of the St. Louis Metropolitan Statistical Area that has a population of approximately 2,891,635 residents. There is a population of approximately 99,621 within a five-mile radius of the hotel property and 39,565 households. The average household income within a five-mile radius of the subject property is currently reported $80,564, while the median is $63,787.

O'Fallon was founded in 1854 and its namesake comes from Colonel John O'Fallon who was a wealthy gentleman from St. Louis. A Baltimore and Ohio Railroad railroad depot was built in downtown O'Fallon which helped put O'Fallon on the map. A post office was established the following year and the city began attracting settlers looking for fertile land. O'Fallon has had continued growth over the years but saw a building boom in the 1990's following the expansion of Interstate 64. More than 50% of O'Fallon's housing is less than 15 years old.

O'Fallon is located just 20 minutes from downtown St. Louis and is a premier community in St. Clair County offering quality housing and a wide range of businesses and services. Interstate 64, which runs through O'Fallon, offers three (and soon to be four) interchanges providing great accessibility for customers and commuters alike. The addition of the 4th interchange was based on the idea of expanding O'Fallon's and the Metro East's commercial, industrial, distribution and technology industries.

O'Fallon is part of the Highway 64/40 corridor, with more than $2.6 billion in developments related to healthcare, labeled as the St. Louis Region's "Health-care Highway" by the St. Louis Business Journal. Currently, there are two new hospitals under construction and a potential for another hospital to be constructed in the area. Both hospitals, now under construction, are located in close proximity to the Hilton Garden Inn.

Due to its close proximity to Scott Air Force Base, O'Fallon is home to many veterans, defense contractors and active duty military personnel. There is service from the Air Force Base to O'Fallon via the MetroLink (light rail) and the MetroBus lines.

O'Fallon has a AA+ Bond Rating that puts it in the top 94% of all cities, parks, counties and school districts in Illinois and one of the top in the Metro East area.

The City of O'Fallon received the 2006 Illinois Governor's Home Town Award – Parks & Recreation Division for the O'Fallon Rotary Nature Center. The O'Fallon Sports Park Splash Pad was the recipient of the award for design and implementation from the American Society of Landscape Architects (ASLA). O'Fallon has received awards for their schools, folk festivals, outstanding sustainability/conservation and the prestigious Abilene Trophy for the extensive support demonstrated for the Airmen of Scott Air Force Base and their families during 2012.

O'Fallon was ranked as the number two community in Illinois for young families and one of the top communities in Illinois for homeownership by NerdWallet, a consumer advocacy site. NerdWallet has this to say about O'Fallon: "O'Fallon is among the largest and fastest growing suburbs of St. Louis. With Scott Air Force Base nearby, the town is also home to many military families and retirees. After the expansion of I-64 in the mid-nineties, the city's growth accelerated and now 50% of the homes available in O'Fallon are less than 15 years old and relatively inexpensive compared to home costs closer to St. Louis. The city perennially prides itself on great parks, libraries and schools".

www.gentrymillscapital.com
Market Information Continued

Scott Air Force Base

Scott Air Force Base was one of thirty-two Air Service training camps established after the United States entered WWI in April 1917. It is part of the Air Mobility Command (AMC), and is also the headquarters of the U. S. Transportation Command, a Unified Combatant Command that coordinates transportation across all the services.

The base currently employs 13,000 people, 5,100 civilians with 5,500 active-duty Air Force, and an additional 2,400 Air National Guard and Reserve personnel. Additionally, the base supports over 18,000 military retirees and indirectly employs another 25,000. The base supports a direct and indirect payroll of almost $2.4 billion and provides a $3 billion annual economic impact to the region.

Two new cybersecurity squadrons will be added to the three currently on base. Currently the base is operated by the 375th air Mobility wing (375 AMW) and is also home to the Air Force Reserve Command's 932d Airlift Wing and the Illinois Air National Guard’s 126th Air Refueling Wing.

Scott Air Force Base was chosen as one of the four finalist to become the new home of the National Geospatial-Intelligence Agency’s Western Headquarters. This would be a $1.6 billion high-tech facility that would employ over 3,000 people.
Market Information Continued

Healthcare

At Interstate 64 – Exit 16, The Hospital Sisters Health System purchased 114 acres for their proposed St. Elizabeth’s Medical Campus which will include a state-of-the-art, $300 million hospital with 144 patient rooms and a regional medical campus. The hospital will contain approximately 336,000 sq. ft. and the medical office building will contain approximately 200,000 sq. ft. The hospital is expected to serve over 165,000 patients annually and employ 1,000+ medical professionals. The hospital is expected to be completed in the winter of 2017.

Also under construction in the St. Elizabeth’s Medical Campus is the Green Mount Professional Building, a five-story, 60,000 sq. ft. professional office/light retail building which will include Visionary Wealth Advisors and Kurowski & Shultz, LLC. The developer has proposed a second building of similar type at an adjacent location.

Memorial Hospital purchased approximately 94 acres of land at the edge of O’Fallon and has started construction on its $124 million, 94 bed satellite hospital, Memorial Hospital – East. The hospital will employ approximately 700+ medical professionals and is expected to open in 2016. See more at www.memhospeast.com.

Barnes Jewish Christian (BJC) purchased a 111 acre tract in Shiloh at I-64 and Lincoln Avenue in 2008. The site is located to the west of the Memorial Hospital East site just across Lincoln Avenue. BJC and Memorial Hospital have formed an affiliation and are creating a jointly owned parent company called Memorial Regional Health Services. The new organization will oversee Memorial Hospital and Memorial Hospital East, which is currently under construction in Shiloh. There has been no announcement as to when construction will begin on the BJC hospital.

Festivals in O’Fallon

Festivals in O’Fallon

Rendering of St. Elizabeth’s Hospital Under Construction

Construction Picture of Memorial Hospital East
Market Information Continued

Business

The largest business sectors in O'Fallon are those related to services including: hotels & lodging, automotive services, motion pictures & amusements, health services, legal services, education institutions and other service related industries. O'Fallon has been fortunate to attract a diversified collection of businesses related to defense, automobile sales and repair, retail sales, education, finance and management. Many of the businesses cater to both residents and traveling shoppers for items and services to help improve the quality of life around O'Fallon. The largest employer in the area is Scott Air Force Base located a mere 3 minutes away on I-64, which employees over 13,000 people and has a total economic impact of over $3 billion.

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<tr>
<td>Construction</td>
<td>76</td>
<td>276</td>
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<tr>
<td>Manufacturing</td>
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<td>Finance, Insurance, Real Estate</td>
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<td>Services (Hotels, Automotive, Amusement, Healthcare, Legal, Education)</td>
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MAJOR REGIONAL EMPLOYERS

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<td>Boeing</td>
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<td>3</td>
<td>Washington University in St. Louis</td>
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<td>4</td>
<td>Scott Air Force Base</td>
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<td>5</td>
<td>SSM Health Care</td>
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<td>City of Saint Louis</td>
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Source: St. Louis Regional Chamber & Growth Association, June 2015
Market Information Continued

Business Incentives

The city of O’Fallon’s incentive policy is to assist in attracting and retaining high quality development and businesses that are compatible with the long-range vision of the City and its residents.

The city of O’Fallon may, at its discretion, provide financial or in-kind assistance to new or existing commercial, industrial, or institutional development. Combining federal, state and local programs, leaders of O’Fallon are committed to providing cost-saving incentives to financially-strong companies that add value to the community. Incentive packages are company and location-specific and may include property tax abatements, sales tax refunds, tax increment financing (TIF), low-cost financing programs, infrastructure improvements, and utility cost reductions. Consideration is given to firms that:

- Provide above-average wages and full benefits to their employees
- Provide significant enhancement to the community
- Provide additional tax revenue to the community

TIF Incentives

The City of O’Fallon currently has three TIF districts along Interstate 64:

- Central Park TIF District
- Green Mount TIF District
- RASP Farm TIF District

The Central Park TIF District was approved in 2012 and is over 145 acres in size and includes 23 developable parcels. The district runs along Interstate 64 and Central Park Drive and includes:

- Recently constructed Menards Home Improvement Center, the first in the Metro East
- Interstate Visibility
- Traffic count: 50,000 – 70,000 vehicles per day on I-64
- Easily accessible from Exit 14 and Exit 16, as well as Frank Scott Parkway and U. S. Highway 50 via Hartman Lane.
- District focusing on hospitality, restaurants, retail sales and healthcare

The Green Mount TIF District is 148 acres bounded approximately by Green Mount Road, Highway 50 and Interstate 64. The plan was approved in 2011 concurrent with the rezoning of 113 acres of land for the Hospital Sisters Health Systems development for a future medical facility and medical office buildings.

- Includes proposed Green Mount Medical Campus
- State-of-the-art 336,000 sq. ft., 144-bed hospital broke ground and is expected to be completed in 2017.
- Adjacent to multiple hotels (including the Hilton Garden Inn), restaurants and shops
- Located on I-64’s “Medical Mile”
- Traffic Count: 50,000 – 70,000 vehicles per day on I-64
- Easily accessible from Exit 14 and Exit 16, as well as U. S. Highway 50
- Parcels available for restaurant, retail, office and healthcare uses
Market Information Continued

TIF Incentives Continued

The RASP Farm TIF District is 101 acres and stretches from Lincoln Avenue, east along interstate 64, and up to the Main Street/Highway 50 intersection. Initially approved in 1995, the original plan was expanded in 2010 to include the Lincoln Corporate Center development and a large public drainage project.

- Memorial Hospital-East, located directly south broke ground on a new 94 bed, $124 million facility that is expected to open in 2016
Market Information Continued

Enterprise Zone Incentives

There are currently 93 enterprise zones in Illinois, the maximum number that may be designated according to Illinois law. All offer the same mix of state incentives designed to encourage companies to locate or expand within a zone. In addition, each zone offers distinctive local incentives to enhance business or neighborhood development efforts. Such local incentives include abatement of property taxes on new improvements, homesteading and shopsteading programs, waiver of business licensing and permit fees, streamlined building code and zoning requirements and special local financing programs and resources.

State Incentives:

- Sales Tax Exemption
- Enterprise Zone Machinery and Equipment Consumables
- Pollution Control Facilities Sales Tax Exemption
- Enterprise Zone Utility Tax Exemption
- Enterprise Zone Investment Tax Credit
- Dividend Income Deduction
- Jobs Tax Credit
- Interest Deduction
- Contribution Deduction

Transportation

The O’Fallon area offers many transportation advantages for those living and doing business in the region. O’Fallon enjoys access to four modes of transportation: road, rail, air and water, providing superior access to local, regional, and national and international markets. O’Fallon is connected to the St. Louis region, which is the nexus of the nation’s north/south and east/west interstate highway systems. The region also has an effective mass transportation grid that features MetroLink, the area’s commuter rail system that connects O’Fallon to Lambert-St. Louis International Airport, and the Downtown St. Louis area. O’Fallon’s closest MetroLink stop is at Scott Air Force Base.

The St. Louis region is situated at the confluence of the Mississippi, Missouri and Illinois rivers. St. Louis is home to the nation’s second largest inland port by tonnage, and is one of the nations’ largest rail centers with six Class I railroads and several smaller industrial rail lines.

Road

O’Fallon sits along U. S. Interstate 64 (I-64) at Exits 14, 16, 19 and the planned Exit 21. I-64 stretches from western St. Louis County to Chesapeake, Virginia, and connects with numerous other interstates along the way. In close vicinity of O’Fallon, I-64 connects to I-55, I-70, I-255, I-270 and I-57 in Illinois and I-170, I-370 and I-44 in Missouri.

O’Fallon is also dissected by major connectors such as U. S. Highway 50, which stretches from California to Maryland, and Illinois Route 158, an important east-west highway in the southern portions of the St. Louis area.

Rail

O’Fallon has one rail line (CSX) that runs east and west along U. S. Highway 50, passing through the Mid America Commerce Center and the Mid America Enterprise Zone, connecting O’Fallon to the St. Louis region’s rail system.

The St. Louis region has state-of-the-art intermodal facilities providing many advantages to the freight transportation business, including reductions in cargo handling, improved security, reduced damages and loss, and faster freight transportation. The major intermodel facilities in the region include: BNSF Intermodal, CSX Intermodel, Norfork Southern Intermodel, America’s Central Port District, Triple Crown Services and Union Pacific Intermodal.
Market Information Continued

Transportation Continued

Air

O'Fallon has multiple airports within close proximity, including Lambert-St. Louis International Airport, MidAmerica Airport and St. Louis Downtown Airport.

The St. Louis area’s main airport, Lambert-St. Louis International is located in northwest St. Louis, and is a mere 30-minute drive from O'Fallon. It is a national hub with two terminals and five concourses, serving nine mainline passenger airlines and three all-cargo airlines, as well as a few charter carriers.

MidAmerican Airport, located adjacent to O'Fallon, serves as the St. Louis region’s second full service commercial airport and provides relief to Lambert-St. Louis International Airport. It boasts a 10,000 foot and an 8,000 foot runway and serves cargo, commercial and military flights. MidAmerica is located next to the Mid America Enterprise Zone.

Water

O'Fallon is connected by road and rail to the St. Louis region’s barge and shipping industry that operates on the Mississippi River. About 100 million tons of commodities float past St. Louis each year. St. Louis ranked as the nations’ second-busiest inland port in 2011, and easily the most diverse, with food products comprising about one-third of traffic, coal nearly another third and the rest a collection of goods from fertilizer to scrap metal to salt.

The St. Louis region has two Foreign Trade Zones, including one under the new Alternative Site Framework program with multiple sites and several special purpose sub-zones located conveniently close to truck, rail, barge and air access.

Foreign Trade Zone No. 31 is a public/private sector venture operated by the America’s Central Port District in Granite City, Illinois. Foreign Trade Zone No. 102 covers the City of St. Louis and St. Louis County, and is operated by the St. Louis County Port Authority.

Education

Public Schools

O'Fallon Public Schools are renowned throughout the St. Louis area, and O'Fallon Township High School (OTHS) District 203 is ranked as one of the best in the country. Over 67% of OTHS graduates enroll directly into a four-year college or university. Approximately 27% enroll in a community college. With 100% of the students taking the ACT test with scores far exceeding the state and national averages.

Private Schools

O'Fallon has a choice of private schools. Saint Clare Catholic School serves 420 students (grades PK – 8) and is affiliated with the National Catholic Education Association (NCEA). First Baptist Academy serves grades K-12, and is affiliated with the Association of Christian Schools International (ACSI).

Higher Education

O'Fallon has several choices for higher education. Southwestern Illinois College (SWIC) is the fifth largest community college in Illinois with campuses in Belleville, Granite City and Red Bud, plus 20 off-campus sites throughout the district, including Scott Air Force Base and East St. Louise Community College Center. SWIC’s main campus in Bellville is located 8 miles from O'Fallon’s City Center.
Market Information Continued

Higher Education Continued

Southern Illinois University Edwardsville (SIUE) is located 18 miles from O'Fallon, and is a 4-year, coeducational public university in Edwardsville, Illinois. SIUE's athletic teams, known as the SIUE Cougars, participate in the NCAA at the Division I level. The university is classified as a Master's college and university by the Carnegie Classification of Institutions of Higher Education. SIUE had a student population of 14,234 in 2011.

McKendree University is a private liberal arts college located five miles from O'Fallon in Lebanon, Illinois. It was founded in 1828 and is the oldest college in Illinois. McKendree enrolls approximately 3,000 students (2013) and has endowments of $28.2 million (2010). McKendree offers 4 year degrees and master’s degrees. It is deemed a Tier I University and is ranked 20th in Regional Midwest Colleges by U. S. News & World Report. McKendree University is currently developing a 132,000 sq. ft. recreation complex in O'Fallon that will feature two ice rinks and aquatic center.

Lindenwood University – Belleville is a private, four-year liberal arts university. It is a full-fledged, standalone sister college of Lindenwood University with an enrollment of around 1,900 students (2013). LU-Belleville offers both bachelor’s and master's degree programs. LU-Belleville is located nine miles from O'Fallon in Belleville, Illinois.
Market Information Continued

Demographics

O’Fallon’s 28,396 (2010 Census) residents work hard and like to enjoy their time around town at multiple eateries, retail establishments and recreational facilities. This includes a newly constructed, 200 acre Family Sports Park and Splash Pad making O’Fallon second to none in the Metro East.

O’Fallon consistently ranks as the fastest-growing city in the Metro East region and the fifth fastest-growing suburb in the St. Louis metropolitan Area. According to recent growth trends (straight-line), based on the previous five years of growth, the population of O’Fallon could reach over 50,000 by the year 2040. O’Fallon has room to grow and its population is sure to expand as residents and visitors continue to discover the great amenities O’Fallon has to offer.
Market Information Continued
Demographics Continued

Educational Attainment (over 25 years old)

Income

Source: NCES

Source: ERI
## Competitive Set

### August 2015

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<thead>
<tr>
<th></th>
<th>Occupancy (%)</th>
<th>ADR</th>
<th>RevPAR</th>
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<tr>
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<td>My Prop</td>
<td>Comp Set</td>
<td>Index (MPI)</td>
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<td>68.8</td>
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<td>Year To Date</td>
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<tr>
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<td>62234-6103</td>
<td>(618) 345-2800</td>
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<td>3</td>
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<td>Fairfield Inn St. Louis Fairview Heights</td>
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<td>62208-1333</td>
<td>(618) 398-7124</td>
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<td>(618) 622-9500</td>
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<td>62208-1314</td>
<td>(618) 212-1300</td>
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**Total Rooms:** 956
Project Partner

ABOUT THE EXCEL GROUP

Excel Group is a Washington, D.C.-based private equity firm that owns and asset manages 11 hotels in high-growth markets across the Eastern U.S. Focused on disciplined, cycle-appropriate hotel real estate acquisitions and asset management, the firm specializes in value-add fee simple assets, and hotel loans. The team’s in-house expertise includes investment sourcing, structured finance, asset management, capital planning, project management and complex financial and legal restructuring. They leverage this fully-integrated platform to identify and execute innovative value creation opportunities and consistently deliver above industry-average returns.

They differentiate themselves by timing acquisitions correctly, achieving an attractive basis for investment, implementing multiple creative real estate strategies to drive value, achieving an aligned vision with all stakeholders, and by maintaining their agility so that they can move quickly to execute on their business plans and deliver superior returns.

And, they pace themselves one step ahead of the curve – with progressive strategies that evolve with each phase of the economic cycle. Because of this, they are able to leverage cyclical growth as well as identify and execute on opportunities presented by plateaus and downturns in the market.

CULTURE & VALUES

Everything they do is aligned with the bigger and broader mission of doing right by their investor partners. First and foremost, this includes calibration of their values and their goals. They view the alignment of objectives between their investors, management company partners, employees, brands, capital partners, and themselves as the only way to be successful.

VALUES

PERFORMANCE-ORIENTED: nimble and dynamic by design, their goal is to deliver above industry-average investment returns.

RELATIONSHIPS: they believe that trust, respect and a desire to achieve mutual success are the foundations of strong relationships. Long term relationships lead to long term success.

TRANSPARENCY: complete transparency is the cornerstone of their firm. They insist on transparency across all stakeholders, so they can deliver it to their investors and partners.

INTEGRITY: they hold themselves to the highest integrity at all times; and in turn expect a high level of integrity from each partner and stakeholder.

SHARED OBJECTIVES: they view the alignment between themselves, their investors, partners, the brands, their management company partners, contractors, third party service providers, and other stakeholders in the investment as the only way to be successful.
Project Partner

CORE COMPETENCIES

DEAL SOURCING: Ability to source off-market transactions and close at a significant discount to replacement cost and at attractive cap rates on in-place cash flow.

ASSET MANAGEMENT: Proven track record and ability to pursue aggressive asset management to significantly enhance cash flow and asset value.

BRANDING: Current portfolio comprised of well-branded assets in strong markets with limited new supply.

BRAND RELATIONSHIPS: Established and growing relationship with major brands – approved franchisee and ownership group with Hilton, Intercontinental Hotels Group, and Choice Hotels.

ECONOMIES OF SCALE: Renovations across similar and "family of brands" provides purchasing power and economies of scale that benefit each individual investment.

EXPERIENCED TEAM: Combined hospitality and real estate sector experience of over 40 years in key functional areas of acquisitions, dispositions, litigation, and asset management, brand management, construction and project management.

OPERATIONAL FLEXIBILITY: Assets unencumbered by long-term management agreements, thereby providing enhanced operational flexibility and creating significant upside value potential at exit.

RETURNS DRIVEN: Portfolio positioned for significant value enhancement and meeting or exceeding investor return thresholds.

See more at www.excelgp.com
PROJECT TEAM

Project Partner

EXECUTIVE TEAM

SHOHAM AMIN, Managing Partner

Since launching Excel, Mr. Amin has overseen the acquisition of more than $200 Million of hotel and hotel debt instruments, and has completed numerous multi-million dollar hotel renovation projects. His expertise includes extensive litigation strategy, hospitality asset management, and acquisitions leading to the repositioning of numerous hotel assets. He is well versed in complex real estate litigation and is experienced in initiating, managing and successfully completing foreclosure and bankruptcy actions. Additionally, Shoham leads the charge in overseeing an institutional quality portfolio and asset management platform, developing brand and management company relationships, and overseeing the firm’s capital planning and execution, due diligence and underwriting functions.

Prior to launching Excel, he spent nearly two years partnering with Delshah Capital, a boutique distressed real estate private equity firm based in Manhattan, leading their team as Vice President. While at Delshah Capital, he helped the firm source and acquire in excess of $150 million of distressed loans and assets from various lenders and helped lead the litigation strategy to create an optimal resolution which included restructuring, discounted payoffs, and completion of foreclosure/bankruptcy to obtain fee simple ownership. His prior ventures include the acquisition, ground up construction and gut renovation of residential and hotel assets in the Northeast. Prior to starting his own firm, he worked with the Acquisition and Development group at Sunrise Senior Living. At Sunrise Senior Living, he worked on nearly $2.5 billion of transactions that included the underwriting of one of the largest publicly traded Senior Living REITs and completed the acquisition, refinance, recapitalization and development of over $1 billion of transactions.

Shoham is a graduate with distinction from New York University, having obtained a Masters in Real Estate Finance. His prior education and degrees come from George Washington University of Virginia, and City University of London.

DANIEL LIN, Vice President

Daniel is an accomplished hotel asset manager with well rounded experience in value enhancement, market positioning, valuation, and due diligence. Prior to joining Excel Group Mr. Lin asset managed a $500M portfolio with HotelAVE and a $300M portfolio at Host Hotels & Resorts. He developed strategic plans – underwriting ROI/repositioning projects, spearheading a focused approach to capital planning, and working closely with management teams – to achieve targeted benchmark goals in revenue, cost and margins.

Through his experience at Hotel AVE, Host Hotels and HVS International, Mr. Lin has developed a broad background in multiple U.S. markets as well as Canada and Europe, covering various brands and property types – urban/suburban/resort; select service/upper upscale/luxury. He is a graduate of Cornell University’s School of Hotel Administration.

TOM DRIGGERS, Corporate Controller

Tom leads the financial accounting, cash management, financial reporting, asset management, and treasury functions at Excel Group. He has been an accounting executive in the hospitality industry for more than 30 years with some of the top 20 Management Companies in the country, including Crestline Hotels & Resorts, Crescent Hotels, JHM Hotels.

His experience includes overseeing large portfolio of hotels including a Crestline portfolio valued in excess of $650 M with revenues in excess of $250 M. Tom was responsible for the transition of accounting systems while at Pocono Hotels Corporation, and led projects for financial reporting, budgeting, and analysis at JHM and Crestline. Additionally, Tom has extensive experience with acquisitions takeovers and financial due diligence. Over the years he has worked as a Hotel Controller, Regional Controller, Corporate Controller, and Treasurer. He has experience in financial reporting, hotel operations, budgeting, IT systems implementation, cash management, SEC reporting, SOX compliance, real estate accounting and 401K administration.

Tom holds a Masters of Business Administration degree from Lamar University and an undergraduate degree from Stephen F. Austin State University.
BRAND RELATIONSHIPS

HILTON WORLDWIDE

Hilton Worldwide is a leading global hospitality company, spanning the lodging sector from luxury and full-service hotels and resorts to extended-stay suites and focused-service hotels. For 95 years, Hilton Worldwide has been dedicated to continuing its tradition of providing exceptional guest experiences. The company’s portfolio of twelve world-class global brands is comprised of approximately 4,362 managed, franchised, owned and leased hotels and timeshare properties, with nearly 720,701 rooms in 94 countries and territories, including Waldorf Astoria Hotels & Resorts, Conrad Hotels & Resorts, Hilton Hotels & Resorts, Canopy by Hilton, Curio – A Collection by Hilton, DoubleTree by Hilton, Embassy Suites Hotels, Hilton Garden Inn, Hampton Hotels, Homewood Suites by Hilton, Home2 Suites by Hilton and Hilton Grand Vacations. The company also manages an award-winning customer loyalty program, Hilton HHonors®. Learn more at www.hiltonworldwide.com.

CHOICE HOTELS

Choice Hotels International (NYSE: CHH) is one of the largest and most successful lodging companies in the world. Choice currently franchises more than 6,300 hotels, representing more than 500,000 rooms, in more than 30 countries and territories. Ranging from limited service to full service hotels in the economy, mid-scale and upscale segments, Choice-branded properties provide business and leisure travelers with a range of high-quality, high-value lodging options throughout the United States and internationally. For more information on Choice Hotels, visit the company's Website at www.choicehotels.com.

IHG (INTERCONTINENTAL HOTELS GROUP)

IHG (Intercontinental Hotels Group) [LON:IHG, NYSE:IHG (ADRs)] is an international hotel company whose goal is to create Great Hotels Guests Love. With nine brands, more than 687,000 rooms in 4,700 hotels across 100 countries and territories, IHG offers individual consumers and business customers a broad array of hospitality products and services as well as various accommodation alternatives and price ranges through a premier portfolio of world-renowned brands including: InterContinental® Hotels & Resorts, Hotel Indigo®, Crowne Plaza® Hotels & Resorts, Holiday Inn® Hotels and Resorts, Holiday Inn Express®, Staybridge Suites®, Candlewood Suites®, EVEN™ Hotels and HUALUXE™ Hotels & Resorts. Learn more about Intercontinental Hotels Group.

BEST WESTERN INTERNATIONAL

Best Western International consists of over 4,000 independently owned hotels in 100 countries and territories worldwide. The membership-based brand focuses on offering customers value, quality, and superior customer service while maintaining local charm and appeal for each of its hotels. Learn more about Best Western International.

HYATT HOTELS CORPORATION

Hyatt Hotels Corporation, headquartered in Chicago, is a leading global hospitality company with a proud heritage of making guests feel more than welcome. Thousands of members of the Hyatt family strive to make a difference in the lives of the guests they encounter every day by providing authentic hospitality. The Company's subsidiaries develop, own, operate, manage, franchise, license or provide services to hotels, resorts, branded residences and vacation ownership properties, including under the Hyatt(r), Park Hyatt(r), Andaz(r), Grand Hyatt(r), Hyatt Centric(tm), Hyatt Regency(r), Hyatt Place(r), Hyatt House(tm), Hyatt Zilara(tm), Hyatt Ziva(tm), Hyatt Residences(r) and Hyatt Residence Club(r) brand names and have offices on six continents. As of March 31, 2015, the Company's worldwide portfolio consisted of 599 properties in 50 countries. For more information, please visit www.hyatt.com.
OTO Development - Hotel Development and Hospitality Management

OTO Development LLC ([www.otodevelopment.com/company.com](http://www.otodevelopment.com/company.com)) was established with a business plan to manage great select-service hotels with the best brands in the top markets of the United States. Founders of OTO Development were George Dean Johnson, Jr., H. Wayne Huizenga, Corry W. Oakes III and Todd R. Turner; all of which were formerly part of the leadership at Extended Stay America. They all left Extended Stay America to form OTO Development LLC when Extended Stay America was sold to Blackstone Group for over $3 billion in May of 2004. Currently, Corry Oakes serves as CEO & Founder and Todd Turner serves as Vice President of Real Estate & Founder.

OTO Development’s mission is to maximize the value of investments in both people and product. With an emphasis on quality, reliability, service, and value, their goal is to develop a portfolio of great hotels managed by exceptional people.

OTO Development has been honored by Hilton Worldwide, Marriott International and Global Hyatt with numerous awards and recognitions. By the end of 2004, less than a year after it’s founding, OTO Development was awarded its first development award, the “Outstanding Achievement Award” presented by Hampton. During the award ceremony, Hilton leadership remarked that they could not remember another company in their history that had started with such rapid growth. Another prestigious award came only one year later in 2005 when OTO Development was recognized by Hilton as “Hampton Developer of the Year”. Over the years, numerous development and operations awards from Hilton, Marriott, and Hyatt have followed.

In 2009, Hyatt recognized OTO Development as Developer of the Year. OTO was recognized by Marriott with the “Spirit to Preserve” award in 2010 for exemplifying commitment to environmental sustainability in hotel development and operations, the first award of its kind. OTO Development was also named a “Partnership Circle Award” winner, Marriott’s highest honor. During the presentation, Marriott executives noted the award had never been given to such a young company, quite an accomplishment for an organization with only a few years in existence. OTO Development has continued to achieve brand recognition with Developer of the Year awards in 2010 and 2011 from the Hilton Garden Inn brand and Hampton Inn brands respectively.

OTO Development currently manages over 40 upscale, mid-scale, and extended stay properties located in key markets throughout the United States. An award-winning hotel management company, OTO delivers excellence through a multi-faceted strategic management approach. With an aggressive top line focus, they have a strong track record of consistently providing industry-leading returns for their investors. The strength of their leadership at all layers is due to the cultivation of a supportive and entrepreneurial environment for their team members. The end result of their efforts is a high-quality product delivered within brand and property requirements that culminates in exceptional experiences for their customers.

*Hyatt Place Downtown Chicago, Illinois – Managed by OTO Development*
In addition to owned assets, OTO’s portfolio includes hotels management for two institutional companies, a NYSE-listed REIT and one of the largest private equity companies in the world. They manage for others with an owner’s perspective because they are owners. Each market and hotel is unique. Successful performance requires a strategic plan, an action-oriented approach, a focus on continuous improvement and a high degree of accountability to results to ensure they maximize the performance of their assets and build value for owners.

**Hotels Managed by OTO Development**

- Fairfield Inn & Suites – New York City – Madison Sq. Garden – Penn State, Manhattan, NY
- SpringHill Suites Irving – John Wayne Airport, Irving, CA
- Residence Inn Herndon – Dulles Airport, Herndon, VA
- Hyatt Place Los Angeles International Airport, El Segundo, CA
- Sheraton Herndon Dulles Airport, Herndon, VA
- Hyatt Place Garden City, Garden City, NJ
- Residence Inn & Suites Birmingham-Hoover, Hoover, AL
- Residence Inn & Suites – San Diego, San Marcus, CA
About Gentry Mills Capital

Gentry Mills Capital, LLC is a real estate investment firm whose purpose is to seek out, package and provide quality commercial real estate investment opportunities to investors represented by investment professionals in the financial services industry.

Gentry Mills Capital, LLC, previously known as Gentry Mills Consulting, LLC, was originally formed in 1997. Gentry Mills Consulting, LLC was formed and operated as a consulting entity and as the owner and manager of commercial real estate investments.

In June of 2006 the name of the firm was changed to Gentry Mills Capital, LLC. The purpose of the name change was to broaden the original intent of the firm to allow it to become the sponsor of a series of securities offerings involved in the ownership and or financing of commercial real estate. Gentry Mills Capital offerings will be sold through FINRA registered Broker Dealer firms.

Team Members

Gentry Mills Capital is very proud of the talented team of real estate professionals it has been able to assemble. GMC team members have total combined team experience in the commercial real estate and securities industry that extends beyond 150 years.

William P. “Billy” Glass, Managing Partner

Mr. Glass has been involved in the Commercial Real Estate business for more than 34 years. Mr. Glass began his career with Hank Dickerson & Company, a Dallas based commercial real estate brokerage and development company, where he received extensive training in all facets of the commercial real estate industry and quickly became one of the firm’s sales leaders. It was while working at Hank Dickerson & Company that Mr. Glass was first exposed to the utilization and structure of Real Estate Partnerships.

In the fall of 1983, Mr. Glass started his own commercial real estate company, raising capital for income-producing, commercial real estate projects as well as land development. He completed 60 real estate related joint ventures and raised in excess of $30,000,000 before selling the firm in 1989 to a publicly traded company based in Atlanta, Georgia.

In 1990, Mr. Glass began working as an external wholesaler and consultant, raising equity and debt capital for business enterprises and commercial real estate developments located throughout the United States. Between 1990 and 2006 Mr. Glass raised in excess of $250,000,000 through the broker dealer community via Regulation D, Private Placement Offerings.

In 2006, Gentry Mills Consulting, LLC, originally formed in 1997, was renamed Gentry Mills Capital, LLC. Gentry Mills Capital is a real estate investment firm whose purpose is to seek out, package and provide quality commercial real estate investment opportunities to investors represented by investment professionals in the financial services industry. From 2006 to October of 2015, Mr. Glass has raised $90,000,000.00 for Gentry Mills Capital investment programs.

Mr. Glass serves on the Board of Directors for Special Olympics of Texas as well as Behind the Walls Prison Ministries. Mr. Glass attended Baylor University and is a licensed Real Estate Broker. Mr. Glass resides in Southlake, Texas with his wife Laura. They have three grown children.

Robert S. “Scott” Palmer, Partner

Mr. Palmer began his career as a real estate salesman for Hank Dickerson and Company for eight years then spent another ten years as Mr. Dickerson’s partner in an entity focusing on opportunistic real estate investments until Mr. Dickerson’s death in 1996. Mr. Palmer then spent the next nine years at Macfarlan Real Estate Services specializing in opportunistic acquisitions while also serving on Macfarlan’s Investment Committee. Mr. Palmer left Macfarlan in July 2006 to form Gentry Mills Capital with Mr. Glass, where his focus is creating value through the innovative structure of real estate acquisitions and dispositions. Mr. Palmer attended the University of Texas and is a Dallas native where he lives with his wife and two daughters.

www.gentrymillscapital.com
Rebecca L. “Becky” Welch, Sr. Vice President

Ms. Welch entered the commercial real estate industry in 1983 with the Henry S. Miller Company. In 1993, she began her career in the securities industry as the Investor Relations Manager at Sovereign Credit Corporation. Ms. Welch managed the “back-office” procedures of the Investor Relations Department (investor database, correspondence, reporting, distributions, customer service and sales assistance.)

In 2003 Ms. Welch joined Macfarlan Real Estate Services (now Macfarlan Capital Group) as Investor Relations Sales Manager where she managed the “back office” procedures of the Investor Relations Department and provided sales assistance to financial advisors and customer service to their clients. Ms. Welch also coordinated and managed all 1031 exchange closings.

In 2006 Ms. Welch left MacFarlan Real Estate Services when Mr. William Glass formed Gentry Mills Capital, LLC. Ms. Welch joined Gentry Mills Capital as Sr. Vice President and has 32 years of experience in the commercial real estate industry and 22 years experience working with Red D offerings (Alternative Investments) in the securities industry. Ms. Welch is part of the sales team marketing Gentry Mills Capital investment programs to registered representative in the Broker Dealer community. In addition to sales, Ms. Welch also manages the due diligence process for each investment offering as well as the development of marketing material to communicate effectively with advisors within the broker dealer community when bringing new investment products to market. Ms. Welch attended Cedar Valley College, has 1 grown daughter and resides in Waxahachie, Texas.

Terry C. “Chris” Reeves, Investor Relations Associate

Mr. Reeves joined Gentry Mills Capital as the Investor Relations Associate in July of 2012. Mr. Reeves spent 13 years working for Ben E. Keith Company, the 9th largest broad line foodservice distributor and 4th largest beverage distributor in the nation. During his tenure with Ben E. Keith, Mr. Reeves served as a National Salesman and Special Events Manager where building relationships and customer service were of the upmost importance. Mr. Reeves manages all “back office” procedures at Gentry Mills Capital. He receives all subscription documents from investors investing in GMC sponsored programs and reviews for accuracy and suitability. Additionally, Mr. Reeves maintains the investor database, sends out investor correspondence, reports, distributions and serves as the transfer agent. Most importantly, Mr. Reeves takes great pride in providing superior customer service to advisors and their clients. Mr. Reeves attended Tarleton State University and resides in Mesquite, Texas.

Joshua P. Glass, Sales Associate

Mr. Glass is a 2010 graduate of Baylor University. After graduation, Mr. Glass began his career at “Behind the Walls Prison Ministry”. Mr. Glass spent the next five years assisting the Founder in raising funds for the prison ministry through high net worth individuals and corporate sponsors. Mr. Glass joined Gentry Mills Capital in March of 2015 as a Sales Associate and is part of the sales team marketing Gentry Mills Capital investment programs to registered representatives in the Broker Dealer community.
GMC Property Portfolio Continued

- **Plantation Apartments I**
  Mission/McAllen, Texas

- **Plantation Apartments II**
  Mission/McAllen, Texas

- **Residence Inn By Marriott**
  Austin, Texas

- **The Sam Houston Hotel**
  formerly the Alden Hotel
  Downtown Houston, Texas

- **Bay Vista Apartments - Phase I**
  Corpus Christi, Texas

- **Bay Vista Point Apartments - Phase II**
  Corpus Christi, Texas

- **Hampton Inn & Suites**
  Atlanta, Georgia

- **Fairfield Inn & Suites**
  Cambridge, Ohio
  GEN 4 Prototype Rendering

- **Aloft Hotel Broomfield Denver**
  Broomfield, Colorado
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**SOURCES:**

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St. Louis Regional Chamber & Growth Association
HVS Consulting & Valuation, Division of TS Worldwide, LLC