

Exceeding the Expectations of Our Guests,
Team Members and Investors.



A Lodging Management & Development Group

PeachState Hospitality LLC

www.peachstatehospitality.com



Overview

Welcome to PeachState Hospitality LLC, a hotel development and management company. We invite you to explore our collection of hotels, strategically aligned and well positioned in key markets throughout the state of Georgia. From unassuming beginnings, Peachstate Hospitality has become one of the top hotel investment and management companies in Georgia.

Headquartered in Warner Robins, GA, our underlying commitment in creating an atmosphere of superior quality and service has maintained the loyalty of our customers, team members, and investors. With a portfolio of the finest brands, each of our exclusively designed hotels exhibits a measure of excellence beyond the ordinary, ensuring the needs and expectations of all of our guests.

Aligned with only the Industry Leading Franchises, guests can expect to have an enjoyable, hassle-free experience each time they stay at any one of our hotel properties.



Outlook



Vision: PeachState Hospitality will be a leading management company by providing comprehensive hotel management services in newly developed hotels, affiliated with world-class chains such as Marriott, Hilton, InterContinental, Carlson, Best Western & Wyndham Worldwide.

Mission: PeachState Hospitality aims to grow aggressively in the lodging industry by providing excellent service to every guest, creating a nurturing environment for team members to grow, and ensuring investors receive exceptional returns on their investments.

Approach: PeachState Hospitality's success derives from its management model. As investors in all projects, the owner perspective in operation allows for superior returns. The many years of experience combined with a team that works together well helps PeachState Hospitality surpass all goals that it has set.



Our History

Founded by Danny Patel in 1989, PeachState Hospitality began with the acquisition of a 16-unit, independent motel in Montezuma, GA. From these unassuming beginnings and with the help of friends and family, Mr. Danny Patel has aggressively developed over 34 franchised and independent hotels/motels throughout the southeastern United States. During this expansive growth, Mr. Patel and his team mastered every facet of modern hotel development and management, providing for the foundation and inception of what is now a first-rate, multi-unit hotel management and development company.

At present, PeachState Hospitality continues to grow in the select-service market with over 100 hotels in various stages of development and construction. With a focus on new-build properties, PeachState Hospitality consistently develops quality hotels in every market it enters.

Going beyond the requirements of each brand, PeachStates ensures its guests comfortable accommodations in inviting surroundings with gracious hospitality.



Business Journey

Hotel	Rooms	Purchased/ Developed	Sold
Budget Inn (Montezuma, GA)	16	Purchased, 1989	1998
Ramada Limited (Thomson, GA)	60	Purchased, 1992	1995
Super 8 (Madison, GA)	64	Purchased, 1992	1994
Nashville, Inn (Nashville, GA)	30	Purchased, 1994	1997
Comfort Inn (Forsyth, GA)	60	Purchased, 1996	1998
Days Inn (Montezuma, GA)	30	Developed, 1997	1998
Best Western (Hazlehurst, GA)	44	Developed, 1995	1997
Holiday Inn Express (Cornelia, GA)	60	Purchased, 1996	1998
Days Inn & Suites (Warner Robins, GA)	60	Developed, 1997	2006
Days Inn (Alma, GA)	37	Developed, 1997	1997
Days Inn (Millen, GA)	32	Developed, 1998	1998
Comfort Suites (Eufaula, AL)	54	Developed, 1999	1999
Days Inn & Suites (Fort Valley, GA)	40	Developed, 1999	1999
Country Inn & Suites (Warner Robins, GA)	62	Developed, 1999	2005
Best Western Suites (Pooler, GA)	92	Developed, 2000	2000
Country Inn & Suites (Hiram, GA)	62	Developed, 2000	2000
Days Inn & Suites (Perry, GA)	75	Developed, 2000	2000
Travelodge Inn & Suites (Pooler, GA)	73	Developed, 2000	2000
Best Western Inn & Suites (Hawkinsville, GA)	26	Developed, 2001	N/A
Days Inn & Suites (Gray, GA)	42	Developed, 2000	N/A
Bradbury Inn & Suites (Warner Robins, GA)	35	Developed, 2003	N/A
Best Western Inn & Suites (Hinesville, GA)	54	Developed, 2002	2002
Best Western Inn & Suites (Waycross, GA)	38	Developed, 2005	N/A
Candlewood Suites (Warner Robins, GA)	83	Developed, 2006	N/A
Fairfield Inn & Suites by Marriott (Warner Robins, GA)	74	Developed, 2006	N/A

Hotel	Rooms	Purchased/ Developed	Sold
Fairfield Inn & Suites by Marriott (Cordele, GA)	69	Developed, 2007	N/A
Country Inn & Suites (Macon, GA)	75	Developed, 2009	N/A
Fairfield Inn & Suites by Marriott (Channelview/Houston, TX)	63	Developed, 2009	N/A
Fairfield Inn & Suites by Marriott (Milledgeville, GA)	73	Developed, 2009	N/A
Holiday Inn Express (Cordele, GA)	74	Developed, 2009	N/A
SpringHill Suites by Marriott (Macon, GA)	124	Developed, 2010	N/A
Courtyard by Marriott (Warner Robins, GA)	106	Developed, 2011	N/A
Courtyard by Marriott (Houston TX)	111	Under Development	N/A
Fairfield Inn & Suites by Marriott (Stockbridge, GA)	90	Under Development	N/A
Residence Inn by Marriott (Augusta, GA)	125	Under Development	N/A
SpringHill Suites by Marriott (Stockbridge, GA)	100	Under Development	N/A

Partnerships

“We believe that the long-term relationships we have developed will ensure our continued success.”

PeachState Hospitality has an unwavering resolve to partner with only the most reputable companies, institutions and individuals. Each franchise partner, investor, lender, vendor and associate is selected with only one goal in mind—to provide each guest with the highest quality and service while maintaining maximum returns for each investment.

As can be seen with the accompanying list, most investors are repeat partners, who have enjoyed ownership in our projects for many years. Similarly, our company prospers and will continue to flourish through collaborations with top-rated franchise companies that share our passion for service.



Hotel Portfolio

Sweta Investment Group, LLC

- Fairfield Inn & Suites (Warner Robins, GA) 74 Units, Opened August 2006
- Candlewood Suites (Warner Robins, GA) 83 Units, Opened December 2007
- Courtyard by Marriott (Warner Robins, GA) 106 Units, Opened March 2011

PeachState Hotels, LLC

- Fairfield Inn & Suites (Milledgeville, GA) 73 Units, Opened 2009
- Holiday Inn Express (Cordele, GA) 74 Units, Opened 2009

Som-Dhan Inc.

- Fairfield Inn & Suites (Channelview/Houton, TX) 63 Units, Opened in 2009

Rang Enterprise, LLC

- Fairfield Inn & Suites (Cordele, GA) 69 Units, Opened August 2007

Gunatit Hospitality Group, LLC

- Best Western (Waycross, GA) 38 Units, Opened in 2005

Raman Rama & Sons, LLC

- Best Western (Hawkinsville, GA) 28 Units, Opened in 2001

ND Investment Group, LLC

- Vista Inn - 35 Units, Opened May 2003

Majetic Hospitality, LLC

- SpringHill Suites (Stockbridge, GA) 100 Units, Under Development

Triangle Hospitality, LLC

- SpringHill Suites (Macon, GA) 124 Units, Opened 2010
- Country Inn & Suites (Macon, GA) 75 Units, Opened 2009
- Residence Inn (Augusta, GA) 125 Units, Under Development

Pride Hospitality, LLC

- Fairfield Inn & Suites (Stockbridge, GA) 90 Units, Under Development

Unity Lodging, LLC

- Courtyard by Marriott (Houston, TX) 111 Units, Under Development



Management

Much of PeachState Hospitality's success may be attributed to our dedicated commitment to maintain our hotels throughout their existence. We believe that each guest should experience a hotel that is clean and fresh. Performing these industry basics ensures that every hotel in our portfolio, whether it is brand new or more established, exceeds the expectations of our guests, team members and investors.

In addition to our attention for detail, PeachState Hospitality employs team members that demonstrate their ability to add value at all levels of our organization—from the boardroom to the day-to-day basics of hotel operations. We further equip our associates with the fundamentals that will allow them to anticipate any and all needs a guest may have. By empowering them with the accountability of guest satisfaction, we not only build consumer loyalty but also develop our team members' ability to enhance overall profitability.

Our executive staffs' thorough understanding of the interrelated processes that comprise hotel operations ensure that each hotel achieves the highest performance of top line sales, bottom line profit, and the proper balance and delivering exceptional service.



Executive Team



Danny Patel

President/Chief Executive Officer

Danny Patel founded PeachState Hospitality in 1989 as a platform to make value-added investments in the lodging and hospitality real estate sector. As the Chief Executive Officer, he provides overall strategic guidance for the company's investments as well as the organization's management and development. Raised in India, Danny Patel received his Bachelors in Commerce before immigrating to the United States. Since that time, he has been involved in every facet of hotel development and management. He maintains rich ties within the lodging industry as the current chairman for the Asian American Hotel Owners Association. He also is very involved in various Chambers of Commerce in the Middle Georgia Area.



Bharat "Bobby" Patel

Chief Operating Officer

Bobby Patel is responsible for the profitability, management and maintenance for company standards at each property managed by PeachState Hospitality. He ensures a high quality of operation and challenges the management team to take a critical look at how business is conducted, thereby maintaining a focused operation and meeting the needs of the customers. Bobby Patel also is responsible for the management for construction and opening of all new hotels.



Hitesh "Harry" Patel

Chief Financial Officer

Harry Patel is responsible for the full range of financial services at PeachState Hospitality. These services include centralized cash management, payroll, accounts payable, real estate & sales tax, financial reporting, construction accounting and management information systems. Harry Patel and his staff make every effort to ensure the financial success for not only PeachState Hospitality but also its many investors. To improve profitability, Harry Patel's team conducts periodic review and evaluations of operating and reporting systems.



116-B Tommy Stalnaker Drive
Warner Robins, GA 31088 USA

Office: 478.971.4400
Fax: 404.591.1488
Email: info@peachstatehospitality.com

