



## PG *Phoenix West DST*

### Confidential

DST Interests are speculative and involve a high degree of risk. A prospective investor should be able to bear a complete loss of his, her or its investment. The Interests are illiquid and should be considered a long-term investment.

This material does not constitute an offer to buy securities and is authorized for use only when accompanied by the Confidential Private Placement Memorandum ("Memorandum") of PG Phoenix West DST dated June 20, 2025. Before investing, prospective investors must review the entire Memorandum, including the "Risk Factors" beginning on page on or about page 63 and "A Warning About Forward Looking Statements" on page vii, prior to investing. No person will be permitted to invest without acknowledging that they received the Memorandum and completed their review. This Offering is being distributed by Peachtree PC Investors, LLC, member: FINRA/SIPC.

Investments are only suitable for accredited investors. Each prospective Investor should consult with his, her or its own tax advisor regarding an investment in the Interests and the qualification of his, her or its transaction under Section 1031 for his, her or its specific circumstances. The contents of this material should not be construed as legal or tax advice or as an investment recommendation.

All photos in this brochure are of the subject property.

**For Accredited Investor Use Only**

## Summary of Risk Factors

Investing in PG Phoenix West DST, a Delaware statutory trust ("Trust") is speculative, illiquid, and involves a high degree of risk, including the loss of principal invested. You should carefully review the Risk Factors section of the Private Placement Memorandum (the "Memorandum") relating to the offer of interests (the "Interests") in the Trust. Some of the risks relating to an investment in the Trust include:

- Investors have limited control over the Trust.
- The Trustees have limited duties to Investors, and limited authority.
- There are inherent risks with real estate investments generally.
- The Property is operated as a hotel, and hotels and hospitality projects have certain unique risks. Adverse trends in the hospitality industry may negatively affect the Trust's revenues.
- The success of the Hotel depends, to a large extent, on the ability of the Brand, one of the Marriott International, Inc. brands, to shape and stimulate consumer tastes and demands.
- The Trust will depend on the Master Tenant for revenue, and the Master Tenant will depend on the Hotel's occupancy and room revenue and any default by the Master Tenant will adversely affect the operations of the Trust.
- The Property has been designed for its particular use, which could result in substantial re-leasing costs or a lower sale price.
- If the Franchisor terminates the Franchise Agreement due to a default by the Master Tenant, or upon any early termination of the Franchise Agreement (except for certain early terminations specified in the Franchise Agreement), the Master Tenant will owe substantial liquidated damages to the Franchisor pursuant to the Franchise Agreement.
- If the Master Tenant pays liquidated damages, its ability to pay the rent and satisfy its other obligations under the Master Lease will be adversely impacted, and this will adversely affect the Trust's operations.
- The Trust and the Master Tenant depend on the Property Manager to operate the Property.
- A deterioration in global financial, economic and social conditions could adversely impact the Master Tenant's operations and the Trust's financial results.
- The Trust may suffer adverse consequences due to the financial difficulties, bankruptcy or insolvency of the Master Tenant.
- There are certain risks to the Master Lease structure, including that the Master Tenant is an affiliate of the Sponsor that will have limited capital and may not pay rent or perform its other obligations under the Master Lease.
- The costs of complying with environmental laws and other governmental laws and regulations may adversely affect the Trust.
- There is, and will be, no public market for the Interests.
- The Interests are not registered with the Securities and Exchange Commission (the "SEC") or any state securities commissions.
- Investors may not realize a return on their investment for years, if at all.
- The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Various tax risks, including the risk that an acquisition of an Interest may not qualify as replacement property in a Section 1031 Exchange.
- Future legislative or regulatory action impacting Section 1031 could significantly change the tax aspects of an investment in an Interest.
- The Investors could suffer adverse consequences from the exercise of rights of the Bridge Lender with respect to the Bridge Loan made to the Depositor in connection with the acquisition of the Property.

This information may be superseded by, and is qualified in its entirety by, reference to the Memorandum, which contains more detailed information about a prospective investment in the Trust. To the extent that there is any inconsistency between this document and the Memorandum, the provisions of the Offering Documents control.

In connection with the Offering, the Trust has entered into an exclusive managing broker-dealer agreement with Peachtree PC Investors, LLC, an affiliate of Peachtree Hotel Group II, LLC ("Sponsor"), who will receive selling commissions, a managing broker-dealer fee, a marketing allowance fee and/or placement agent fees in connection with this Offering. As managing broker-dealer, Peachtree PC Investors, LLC has certain obligations under the federal securities laws to undertake a due diligence investigation with respect to the parties involved in this Offering, including the Sponsor. Peachtree PC Investors, LLC's affiliation with the Sponsor will cause a conflict of interest for Peachtree PC Investors, LLC in carrying out its due diligence obligations. The absence of an independent due diligence review by Peachtree PC Investors, LLC will increase the risk and uncertainty investors face as a potential purchasers of Interests in the Trust. Also, there is a conflict of interest between the Trust, the Sponsor and its affiliates, including Peachtree PC Investors, LLC, as dealer manager since the agreements for services, including the dealer manager agreement, are not arm's length agreements and will not be as favorable to investors as if the parties were operating at arm's length. Finally, the Sponsor is the indirect owner of Peachtree PC Investors, LLC. As a result, Peachtree PC Investors, LLC's operation and management will be influenced or affected by conflicts.

The Trust will not be registered under the Investment Company Act of 1940, as amended. Neither the Securities and Exchange Commission nor any other U.S. or Non-U.S. securities regulatory authority has passed upon the accuracy or adequacy of this document or approved or disapproved of the prospective investment described herein. Any representation to the contrary is a criminal offense. Neither the Attorney General of the State of New York nor any other state regulator have passed on or endorsed the merits of this Offering. The Interests will be subject to restrictions on transferability and resale, and you will not be able to transfer or resell Interests or any beneficial interest therein unless the Interests are registered pursuant to or exempted from such registration requirements.

THIS OFFERING CONTAINS REGISTERED TRADEMARKS, INCLUDING MARRIOTT® AND SPRINGHILL SUITES BY MARRIOTT®, THAT ARE THE EXCLUSIVE PROPERTY OF MARRIOTT INTERNATIONAL, INC. AND ITS SUBSIDIARIES AND AFFILIATES. NONE OF MARRIOTT INTERNATIONAL, INC., ITS PARENTS, SUBSIDIARIES OR AFFILIATES OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, MEMBERS, MANAGERS, STOCKHOLDERS, OWNERS, AGENTS OR EMPLOYEES, WHICH THE COMPANY REFERS TO COLLECTIVELY AS THE "MARRIOTT PARTIES," IS AN ISSUER OR UNDERWRITER OF THE SECURITIES BEING OFFERED IN THIS OFFERING, PLAYS (OR WILL PLAY) ANY ROLE IN THE OFFER OR SALE OF THE UNITS, OR HAS ANY RESPONSIBILITY FOR THE CREATION OR CONTENTS OF THIS OFFERING. IN ADDITION, NONE OF THE MARRIOTT PARTIES HAS OR WILL HAVE ANY LIABILITY OR RESPONSIBILITY WHATSOEVER ARISING OUT OF OR RELATED TO THE SALE OR OFFER OF THE SECURITIES BEING OFFERED IN THIS OFFERING, INCLUDING ANY LIABILITY OR RESPONSIBILITY FOR ANY FINANCIAL STATEMENTS, PROJECTIONS, FORECASTS OR OTHER FINANCIAL INFORMATION OR OTHER INFORMATION CONTAINED IN THIS OFFERING OR OTHERWISE DISSEMINATED IN CONNECTION WITH THE OFFER OR SALE OF THE SECURITIES OFFERED BY THIS OFFERING. YOU MUST UNDERSTAND THAT, IF YOU PURCHASE SECURITIES IN THIS OFFERING, YOUR SOLE RECOURSE FOR ANY ALLEGED OR ACTUAL IMPROPRIETY RELATING TO THE OFFER AND SALE OF THE SECURITIES AND THE OPERATION OF THE COMPANY'S BUSINESS WILL BE AGAINST THE COMPANY AND IN NO EVENT MAY YOU SEEK TO IMPOSE LIABILITY ARISING FROM OR RELATED TO SUCH ACTIVITY, DIRECTLY OR INDIRECTLY, UPON ANY OF THE MARRIOTT PARTIES.

## Forward-Looking Statements

This material contains statements about operating and financial plans, terms and performance of the Property and other targets of future results. The "forward-looking" statements are based on various assumptions, for example, the growth and expansion of the economy, projected financing environment and real property market value trends, and these assumptions may prove to be incorrect. Accordingly, these forward-looking statements might not accurately predict future events or the actual performance of an investment in the Interests. In addition, Investors must disregard any projections and representations, written or oral, which do not conform to those contained in the Memorandum, when available.



## PG Phoenix West DST

PG Phoenix West DST, a newly formed Delaware statutory trust (the “Trust”) and an affiliate of Peachtree Hotel Group II, LLC (“Sponsor”), is offering (the “Offering”) to sell to certain qualified, accredited investors (the “Investors”) pursuant to the Confidential Private Placement Memorandum up to 100% of the beneficial interests (the “Interests”) in the Trust.

The Trust owns the 128-key SpringHill Suites select service hotel in Avondale, Arizona.

The Sponsor is a private equity firm focusing on opportunistically deploying capital across its distinct operating and real estate divisions, including hospitality, commercial real estate lending, development, and capital markets.

### Offering overview

\$35,469,380	0%	\$100,000
<i>beneficial interests</i>	<i>loan-to-offering price ratio<sup>1</sup></i>	<i>minimum purchase (1031 exchange)</i>
\$35,469,380	\$0	\$100,000
<i>offering price</i>	<i>loan proceeds</i>	<i>minimum purchase (cash)</i>

<sup>1</sup> The loan-to-offering price ratio compares the amount of a property's mortgage loan to the total capitalization of the offering.



# Investment *Opportunity*

## **Attractive Purchase Price**

The hotel was purchased from a motivated seller for \$3.5 million less than the appraised value, and the appraised value upon stabilization in June 2027 is \$6.2 million higher than the purchase price.<sup>2</sup> Furthermore, the sponsor believes the purchase price to be approximately \$1.5 million less than its development cost.

## **New Construction Positioned for Performance**

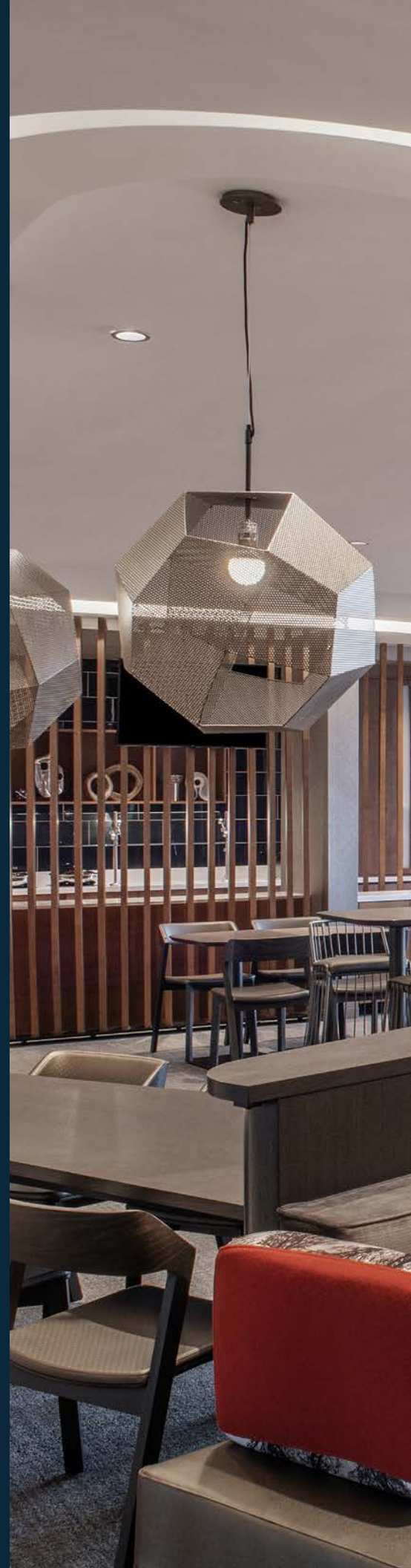
Opened in August 2024, the hotel is the newest hotel in its competitive set. Its modern design and amenities give it a potential competitive edge to capture market share across corporate, healthcare, and leisure demand channels.

## **Core Location in a Significant Growth Corridor**

The hotel is located within a 59-acre master-planned, mixed-use development in Phoenix's rapidly expanding West Valley – one of the most significant “path of growth” corridors in the region. The surrounding area is seeing robust residential and retail development, including several multifamily communities. Within walking distance, there are numerous restaurants and retailers, including Costco and Sprouts Farmers Market.

## **Industrial Distribution Hub**

The West Valley is home to a dense network of logistics and distribution centers serving major national retailers, including Amazon, Walmart, The Home Depot, and Costco. This established infrastructure drives consistent weekday demand from transportation and fulfillment-related travelers.





## **Institutional and Corporate Anchors**

Key demand generators include the expanding Banner Estrella Medical Center and Luke Air Force Base. These institutions draw a consistent flow of contractors, medical professionals, and military-related personnel, supporting business travel and extended stays throughout the week.

## **Technology and Advanced Manufacturing Growth**

Phoenix is rapidly expanding as a tech and manufacturing hub. Taiwan Semiconductor Manufacturing Company's \$65 billion investment, along with new data centers from Microsoft, Apple, and Google, fuels long-term project-based lodging demand. Recent expansions by JA Solar, LG Energy Solutions, and others further support market momentum.

## **Year-Round Event and Leisure Demand**

Within five miles of the hotel are some of Arizona's most prominent entertainment and event venues, including State Farm Stadium, which is home to the Arizona Cardinals, Westgate Entertainment District, and Talking Stick Resort Amphitheatre. Annual attractions such as the Waste Management Phoenix Open, Cactus League Spring Training, and the Barrett-Jackson Collector Car Auction generate robust off-peak and weekend travel demand.

## **Experienced Hotel Management**

With extensive experience in extended stay/select-service properties, Peachtree Hospitality Management sees opportunities for further growth and expense management in the hotel. In addition, the firm seeks to maximize financial performance and value, deliver efficiencies, and enable hotel teams to give guests an unforgettable customer experience. Peachtree Hospitality Management currently manages the performance of 108 hotels across 28 brands, with more than 13,000 rooms located in 26 states, including three additional hotels in the Phoenix metro area.

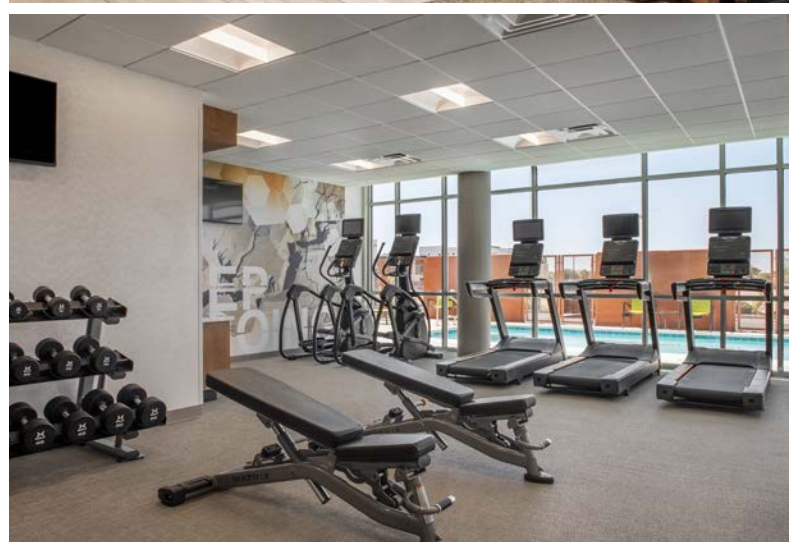
## **Category-Leading Brand**

Marriott International consists of 30 brands and 9,100 properties across 142 countries and territories.<sup>3</sup> SpringHill Suites by Marriott delivers a refreshing hotel experience designed for both business and leisure travelers who seek style and space at an approachable price point. With more than 550 locations and approximately 65,000 rooms, SpringHill Suites is an all-suite brand that offers contemporary, well-appointed accommodations that feature separate areas for sleeping, working, and relaxing. The hotel will benefit from the Marriott Bonvoy program, with its over 200 million members. SpringHill Suites leverages Marriott's high-performing reservation system and loyalty program to source a high volume of guests at favorable rates.

<sup>2</sup> HVS appraisal dated May 19, 2025.

<sup>3</sup> <https://www.marriott.com/marriott/aboutmarriott.mi>





Peachtree Group  
is an investment firm  
driving growth with a  
*diverse portfolio of real  
estate assets.*



#### Property Details

2024

*year opened*

128

*keys*

4

*stories*

## SpringHill Suites by Marriott

### *Phoenix West/Avondale*

#### Select Service Hotel

9950 W Encanto Blvd.  
Avondale, AZ 85392

The hotel is located in the thriving West Valley growth corridor of Phoenix, approximately 15 minutes from Phoenix Sky Harbor International Airport.

#### Amenities:

- All Suites
- Complimentary Hot Breakfast
- 24/7 Grab & Go Market
- Pet-Friendly Rooms
- In-Room Work Areas
- Free Wi-Fi
- Accessible
- Outdoor Pool
- Fitness Center
- Meeting Space
- Business Center
- Fire Pit
- Patio
- EV Charging Station
- Laundry Service & Facilities



# Market Overview

The hotel is located in Maricopa County, Arizona – one of America’s fastest-growing counties,<sup>4</sup> with a population increase of more than 2 million expected from 2020 to 2060.<sup>5</sup> As of 2024, the Phoenix-Mesa-Chandler metropolitan area reached a population of approximately 5.2 million, up from 4.8 million in 2020 and continuing a decade-long trend of robust growth.<sup>6</sup> This expansion underscores Phoenix’s reputation as a relocation and business destination, with the metro area ranking tenth nationally in total population and fourth in population growth between 2020 and 2024.<sup>6</sup>

Maricopa County’s growth is driven by in-migration from higher-cost coastal markets, a business-friendly regulatory and tax environment, and a consistently high quality of life. In the City of Avondale, the median household income is \$81,260, and the median age is 32.4, pointing to a young and economically active population that supports ongoing demand for lodging, services, and community infrastructure.<sup>7</sup>

## Phoenix Economic Fundamentals Support Lodging Demand

Strong economic fundamentals underpin Phoenix’s position as a long-term growth market. It was ranked the #8 Best-Performing City in 2023 by the Milken Institute,<sup>8</sup> driven by steady job creation and population growth. Greater Phoenix is one of the most rapidly expanding high-tech job markets in the nation. With nearly 100,000 high-tech employees, metro employment has grown 18.3% over a five-year period.<sup>9</sup> The Greater Phoenix tech sector continues to experience rapid growth, surpassing that of Austin, Atlanta, and New York.<sup>9</sup> The region also offers a business-friendly regulatory environment, a lower cost of living compared to many peer metros, and access to a deep talent pool from institutions such as Arizona State University and Grand Canyon University.

## Newer Hotel in a Strategic, Mixed-Use Corridor

Opened in August 2024, the hotel is the newest hotel in the submarket. It is situated within a 59-acre mixed-use, master-planned development that is seeing robust momentum in both residential and retail activity. Several single-family and multifamily phases are currently under construction or are scheduled to break ground soon. In the past year, a Sprouts Farmers Market-anchored shopping center opened, and additional retail is planned or under development. Across the street, Sheely Farms has added over 600 multifamily units, further reinforcing demand from relocating residents, visiting families, and business travelers.

## Regional Accessibility by Air and Road

Located near the intersection of Interstate 10 and Loop 101, the hotel offers direct and efficient access to Downtown Phoenix

and Phoenix Sky Harbor International Airport (PHX). Just 15 minutes from the hotel, PHX ranks as the 14th busiest airport in the United States, serving approximately 143,000 passengers daily and generating an annual economic impact of over \$44 billion.<sup>10</sup> The airport is currently undergoing a \$1.74 billion expansion to enhance passenger capacity and streamline the traveler experience.<sup>11</sup>

For travel by car, Interstate 10 and Interstate 17 provide direct access to major regional hubs, including California, Tucson, Las Vegas, and Albuquerque. With nearly 34 million people living within a 400-mile radius,<sup>12</sup> Phoenix serves as a convenient and appealing destination for both leisure and business travelers throughout the Southwest.

## Established Industrial Infrastructure

Phoenix’s West Valley is anchored by a dense network of distribution centers and logistics facilities supporting some of the country’s most prominent retailers. These include operations for Walmart, The Home Depot, Costco, Bose, Albertsons/Safeway, Kroger, CVS, WinCo, and Amazon. This concentration of supply chain and warehousing activity drives consistent demand for lodging among transportation personnel, vendors, and logistics contractors. With strategic highway access and abundant developable land, the West Valley continues to grow as a national logistics and fulfillment hub.

## Strong Corporate and Institutional Demand

Beyond its robust industrial base, the region is home to a diverse mix of corporate and institutional demand drivers that contribute to steady weekday lodging demand and recurring project-based travel. Banner Estrella Medical Center, a major regional hospital which is currently under expansion, attracts visiting medical professionals, patient families, and healthcare vendors. The United States Postal Service maintains significant logistics and operational facilities in the area, supporting both local employment and vendor traffic. Luke Air Force Base, one of the nation’s largest and most significant fighter pilot training installations, brings in personnel, contractors, and visiting family members year-round. Together, these entities form a reliable foundation for business travel in the West Valley.

## Technology-Fueled Expansion

The region is also experiencing a surge in advanced manufacturing growth. Taiwan Semiconductor Manufacturing Company (TSMC) has committed \$65 billion to its advanced semiconductor manufacturing operations in Phoenix.<sup>13</sup> Technology leaders like Microsoft, Apple, and Google have opened large-scale data centers in Goodyear and the surrounding areas. Additionally, companies including JA Solar,



Xnrgy, and Tokyo Electron America have signed significant leases, while Rehrig Pacific, LG Energy Solutions, and TradeFull have expanded their employment footprints in the region. These developments continue to generate sustained lodging demand from construction teams, consultants, engineers, and corporate staff.

### Year-Round Tourism and Destination Events

The hotel is also ideally located for leisure and event-based travel. Within a five-mile radius, guests can enjoy top-tier entertainment venues, including Talking Stick Resort Amphitheatre, Desert Sky Mall, State Farm Stadium, and the Westgate Entertainment District. A dynamic calendar of year-round events includes the Barrett-Jackson Collector Car Auction, the Waste Management Phoenix Open (the most attended golf tournament in the world), and Cactus League Spring Training, which welcomed 1.63 million fans in 2024.<sup>14</sup> Seasonal and professional sports also generate

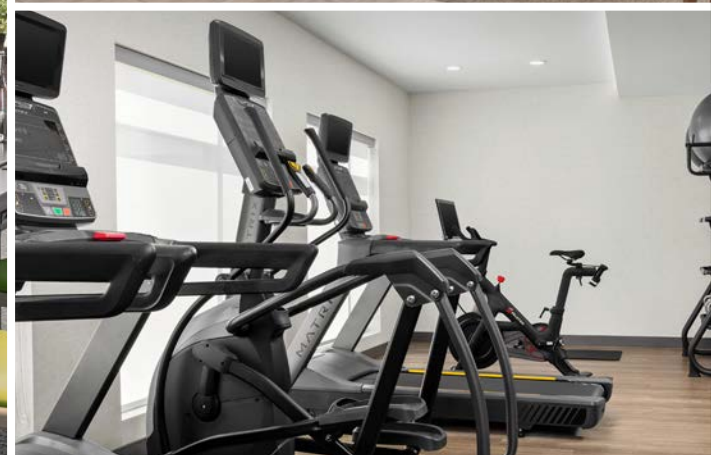
regular demand, with events such as the PlayStation Fiesta Bowl, Arizona Cardinals football, Phoenix Suns basketball, and Ironman Arizona drawing local, regional, and national audiences. This steady pipeline of cultural and sports-related activities helps drive lodging demand beyond the traditional travel peaks.

- <sup>4</sup> <https://www.census.gov/newsroom/press-releases/2024/population-estimates-more-counties-population-gains-2023.html>
- <sup>5</sup> <https://azmag.gov/Programs/Maps-and-Data/Socioeconomic-Projections>
- <sup>6</sup> <https://www.census.gov/data/tables/time-series/demo/popest/202s-total-metro-and-micro-statistical-areas.html#v2024>
- <sup>7</sup> <https://datausa.io/profile/geo/avondale-az>
- <sup>8</sup> <https://milkeninstitute.org/sites/default/files/2023-05/bestperformingcities2023.pdf>
- <sup>9</sup> [https://www.gpec.org/wp-content/uploads/2023/02/Greater-Phoenix-Tech-Story-2023.pdf?utm\\_source=chatgpt.com](https://www.gpec.org/wp-content/uploads/2023/02/Greater-Phoenix-Tech-Story-2023.pdf?utm_source=chatgpt.com)
- <sup>10</sup> <https://www.skyharbor.com/about-phx/history-economic-development/>
- <sup>11</sup> <https://www.azcentral.com/story/travel/2022/10/25/phoenix-sky-harbor-airport-5-year-improvement-plan/10524463002/>
- <sup>12</sup> <https://www.statsamerica.org/radius/big.aspx>
- <sup>13</sup> <https://prtsmc.com/english/news/3210>
- <sup>14</sup> <https://cactusleague.com/dugout-post.php?cID=534>

## Avondale/Phoenix West Location Overview







# Brand Overview

## SPRINGHILL SUITES® MARRIOTT

### Brand Overview

Marriott International consists of 30 brands and 9,100 properties across 142 countries and territories.<sup>15</sup> SpringHill Suites by Marriott delivers a refreshing hotel experience designed for both business and leisure travelers who seek style and space at an approachable price point. With more than 550 locations and approximately 65,000 rooms, SpringHill Suites is an all-suite brand that offers contemporary, well-appointed accommodations that feature separate areas for sleeping, working, and relaxing. Each suite includes thoughtful amenities such as a mini-fridge, microwave, and work desk to help guests stay productive and comfortable while on the road.

Guests enjoy a complimentary hot breakfast each morning and access to modern fitness centers and inviting public spaces ideal for collaboration or relaxation. The brand's bright and uplifting design, paired with Marriott's commitment to service, ensures a balanced travel experience. Whether for a short business trip or a weekend getaway, SpringHill Suites empowers travelers to recharge and enjoy more of their stay.

<sup>15</sup> <https://www.marriott.com/marriott/aboutmarriott.mi>



# Hospitality Sector

## Potential Advantages of Hotel Properties in a DST

Hotel properties in DSTs are well-positioned to offer investors several advantages. First, hotels can thrive in inflationary environments as they are able to increase prices for room rates daily. Other asset classes typically have long-term leases, ranging from one year for multifamily to up to 20 years for net lease properties. These longer-term leases do not provide the owner the ability to raise rental rates for an extended period.

Second, the hospitality sector is experiencing significant tailwinds. According to the World Travel & Tourism Council, global travel is expected to grow from \$10 trillion in 2019 to \$15.5 trillion by 2033, accounting for more than 11.6% of the global economy.<sup>16</sup> In the United States, demand for hotels is growing faster than new supply. Since 2020, construction costs have risen dramatically due to supply chain challenges and rapidly growing costs for materials and labor. That, combined with higher interest rates, has curtailed the construction of new hotels.

Third, hotels sell at higher cap rates than most real estate asset classes, providing the opportunity for higher cash flows to investors. Cap rates are a reflection of investors' view of the risk associated with a particular asset class. Hotels are operating businesses which require a specific skill set to drive revenue growth, manage a workforce at the property level, and control operating expenses. This operational complexity creates risk for owners lacking the required expertise while providing opportunities to acquire high-quality assets that have been undermanaged at attractive prices.

Peachtree Group seeks to acquire select-service and extended-stay hotels for DSTs that meet certain criteria:

- Major brands to take advantage of name recognition, direct reservation systems, customer loyalty programs and a deeper pool of buyers at disposition
- Markets with positive population and job growth
- Strong, growing and diversified demand drivers to not be dependent on one source of business
- Opportunities to grow income by optimizing revenues, controlling expense and performing modest renovations

## Hotel Terms

**Keys:** Industry term for rooms.

**Occupancy:** Percentage of rooms occupied for a given period of time.

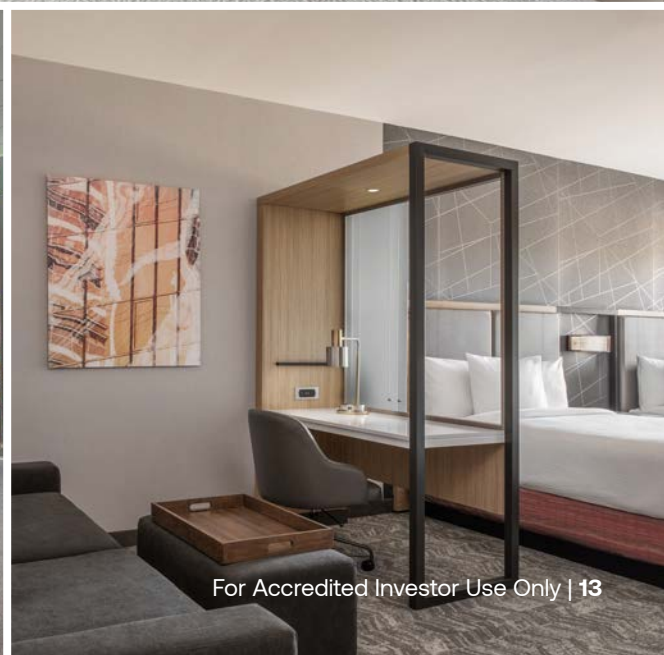
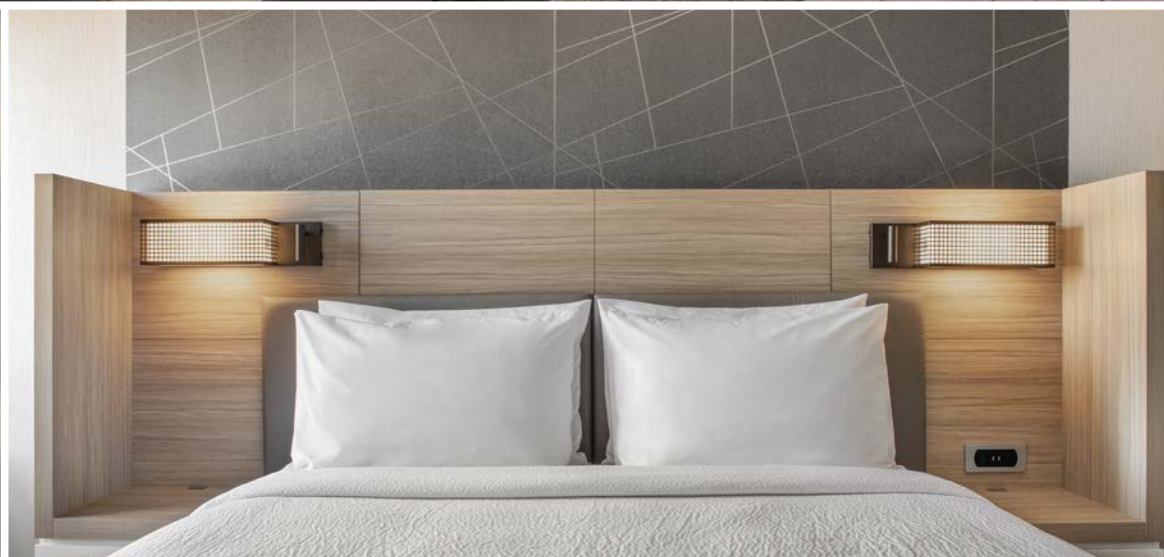
**ADR (Average Daily Rate):** Total room revenue divided by the number of rooms occupied for a specific period of time.

**RevPAR (Revenue Per Available Room):** A key hotel operating metric which accounts for both rate and occupancy. RevPAR is calculated by multiplying ADR by occupancy.

**Select-Service:** A category of hotels that provides more amenities than limited-service properties but fewer amenities than full-service and luxury hotels. Select-service hotels have lower fixed costs than full-service hotels while providing higher operating margins. Branded select-service hotels can provide a consistent product, attractive rooms and adequate amenities (limited restaurant, gym/pool, meeting room) at an attractive price point for guests compared to full-service hotels.

**PIP (Property Improvement Plan):** A hotel renovation designed to bring a hotel into compliance with the latest brand standards, with the goals of (1) helping brands maintain a consistent guest experience across properties and (2) improving the profitability of the property for the owners. Major brands require a PIP every seven years.

<sup>16</sup> <https://www.bloomberg.com/news/articles/2023-08-21/global-travel-and-tourism-will-represent-a-15-5-trillion-economy-by-2033>

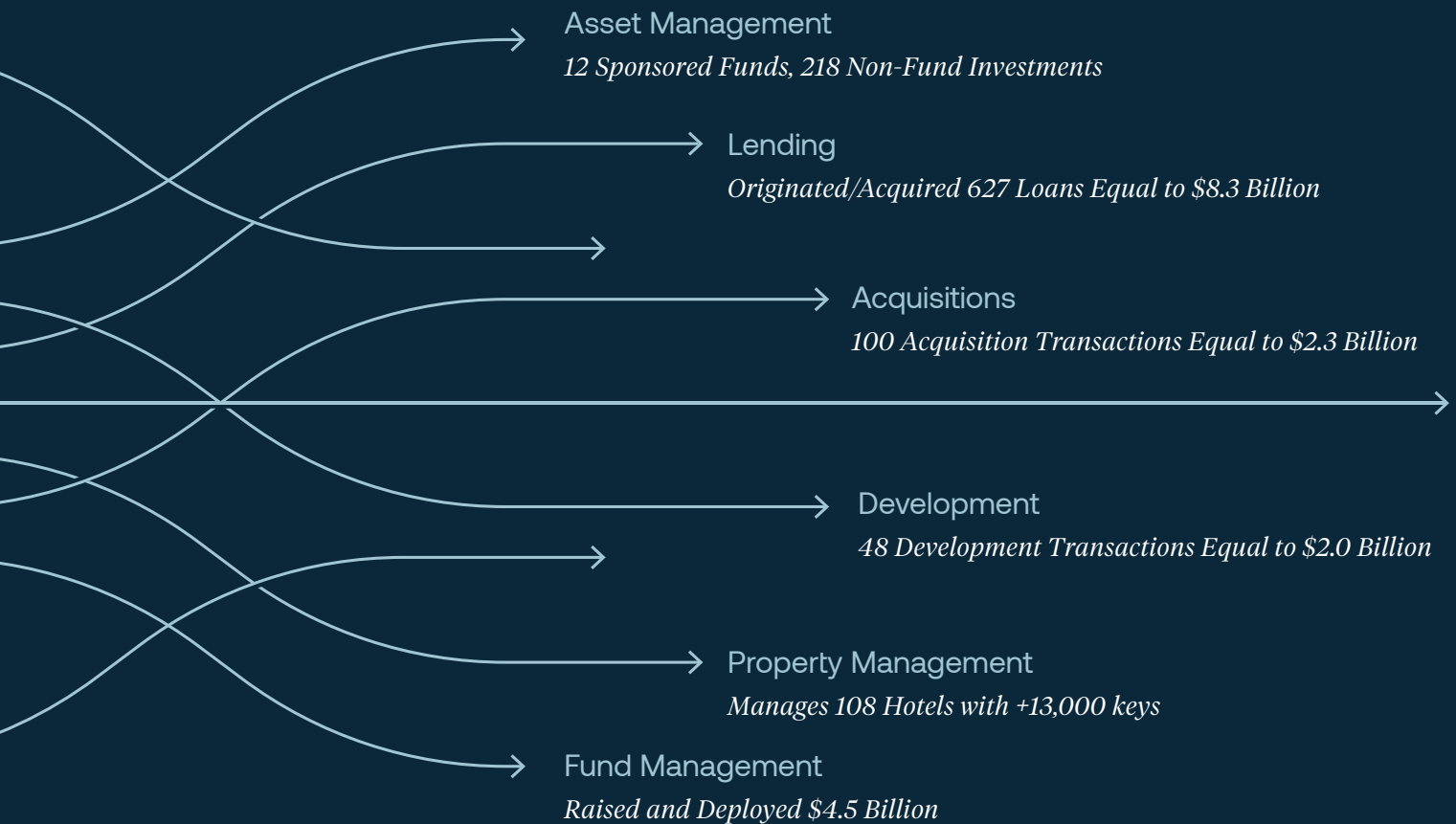




## About *Peachtree*

Peachtree Group is a privately held, fully-integrated real estate investment management, lending and servicing platform. The company owns, operates, manages and develops hotels, hotel- and other commercial real estate-related assets throughout the United States. Founded in 2008 as a family office, Peachtree has invested over \$4.3 billion into real estate equity and fixed income transactions with a cost basis of more than \$12.6 billion. The firm has 290+ employees outside hotel operations.

## Peachtree *Investment Platform*<sup>17</sup>





750+ investments since inception,  
*seeking to deliver risk-adjusted asset  
level returns on investments*<sup>18</sup>

\$12.6B

asset value<sup>19</sup>

\$100M+

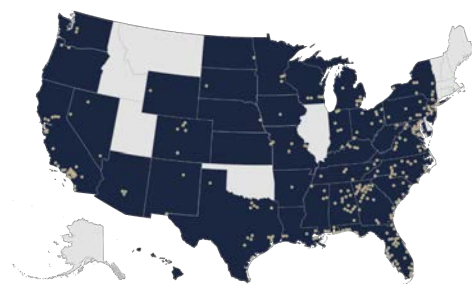
principal capital<sup>19</sup>

72,000+

keys<sup>19</sup>

\$4.4B+

capital under management<sup>19</sup>



## Hotel Operator *Peachtree Hospitality Management*

Peachtree Hospitality Management, a division of Peachtree Group, is an experienced hotel management company that creates loyalty across all stakeholders — associates, guests and owners.

Peachtree Hospitality Management delivers dedicated hotel management services for Peachtree Group's own portfolio and extends that expertise to a growing number of owners as a third-party hotel manager. Their proprietary systems and processes seek to maximize financial performance and value of every asset, deliver efficiencies, and enable hotel teams to provide guests with an uncommon customer experience.

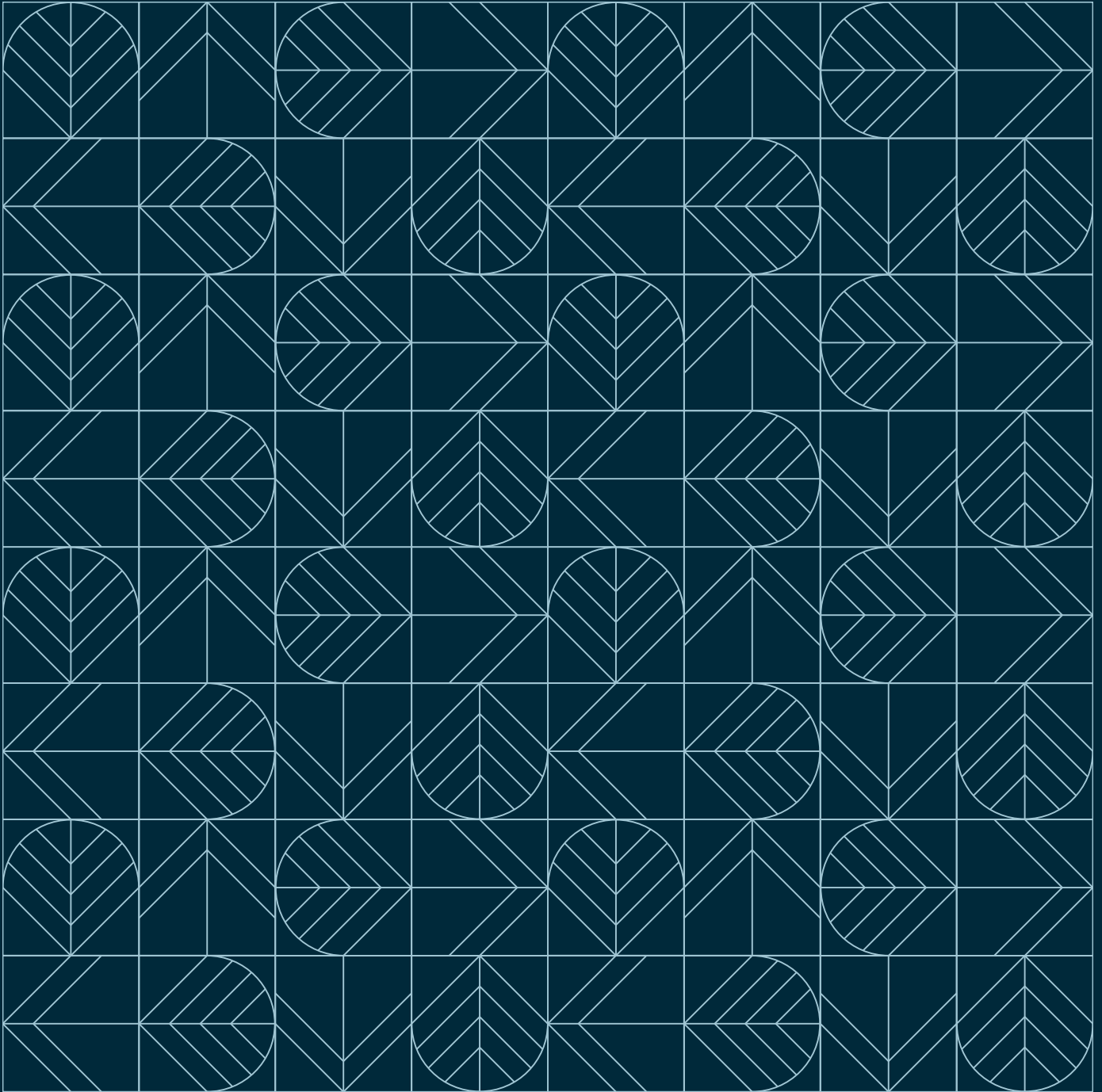
In 2020, Peachtree Hospitality Management ranked #40 on Hotel Business' top hotel management companies. Peachtree Hospitality Management currently manages the performance of more than 106 hotels comprising 28 brands with more than 13,000 keys located in 26 states, including Washington D.C.

### *Peachtree Hospitality Services*

- Hotel Operations
- Sales Strategy & Execution
- Revenue Management
- Digital & Marketing
- People & Culture
- Food & Beverage
- Opening & Transition Services
- Accounting & Finance
- Asset Management
- Technology
- Development

<sup>18</sup> Active and realized investments. See Prior Performance Exhibit of the Memorandum for details.

<sup>19</sup> As of May 2025.



For more information, please contact your financial advisor.



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