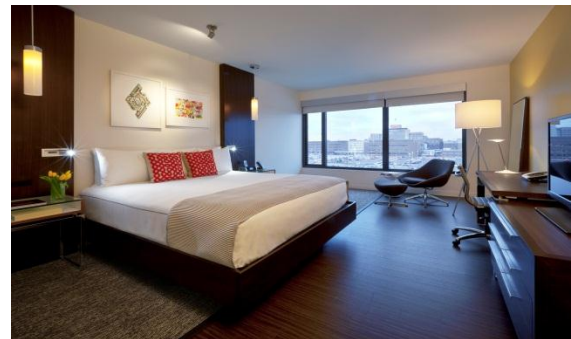


The Alexander, A Dolce Hotel – Indianapolis, IN

A new build, urban, lifestyle conference hotel within a mixed-use project

- Part of \$155M mixed-use project next to Eli Lilly's HQ office in downtown Indianapolis
 - Built to earn LEED certification
 - Features 40 works of art curated by Indianapolis Museum of Art throughout public spaces
 - Worked closely with owner/developer Buckingham Companies during concept/design process to provide a product that serves sources of demand and complements the overall project
 - Branded Dolce to preserve the uniqueness of the concept
 - Unique combination of lifestyle hotel, extended stay suites, and conference facilities increases the number of business segments of demand
 - Year one occupancy budget is strong, bolstered by Dolce's presale efforts to groups.
- 157 guestrooms & 52 extended stay suites
 - 16,500 SF of IACC-standard meeting space
 - Restaurant, Market Dining, Bar Lounge





Dolce Basking Ridge – Basking Ridge, NJ

Repositioning of former corporate-owned conference center into a public conference hotel

- Dolce takeover in 2007 following a \$7.5M renovation
- AAA Four Diamond
- Repeat recipient of Pinnacle Award from “Successful Meetings Magazine”
- RevPAR index ramped quickly from 110 in 2007 to 122 in 2008. Index continued to increase through the recession from 2008-2012
- Increased RevPAR index 27% from 2008-2012
- Increased Total Revenue 19% from 2008-2012
- GOP in 2012 is 2.3 times 2008 level
- NOI in 2012 is 4 times 2008 level

- 171 guestrooms
- 20,000 SF of IACC standard meeting space
- Market dining, bar lounge, indoor pool, covered parking





Silverado Hotel & Resort, A Dolce Resort – Napa, CA

Management with strategy to restore its legacy market position

- Dolce takeover in 2010 with limited renovation focused on high value objectives at reasonable cost
- Strategy: Focus on golf, group business, operating efficiencies, and renovating condo hotel units
- Voted Best Hotel and Best Destination Resort by “Northern California Meetings & Events”
- Repeat winner of Gold Key Award from “Meeting and Conventions Magazine” and Pinnacle Award from “Successful Meetings Magazine”
- Increased group business mix from 38% in 2009 to 52% in 2012
- Restored RevPAR index to 2008 levels in 2011
- Increased Total Revenue 32% from 2009-2012
- Increased GOP by \$8.2M from 2009 -2012
- NOI increased by \$5M from negative to positive in the first 18 months of Dolce management

- 432 guestrooms
- 12,000 SF of meeting space
- 36 holes of golf
- 16,000 SF spa

