



## Shamrock-Hostmark Hotel Fund Successfully Completes its First Asset Sale

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The Shamrock-Hostmark Hotel Fund, LP, announced the sale of a SpringHill Suites by Marriott located in Miami, Florida. The transaction took place on June 30, 2008.

The Fund acquired the 7-story, 151-room AmeriSuites Hotel located in Miami, Florida, adjacent to Miami International Airport in November, 2005. The property was rebranded at acquisition from an AmeriSuites to Springhill Suites by Marriott. While repositioning the asset, operator Hostmark Hospitality Group leveraged executive talent to produce an aggressive performance objective and deliver an improved guest experience. The hotel produced a total return to the Fund of 2.3X and an IRR of approximately 43%.

Since its inception in November, 2005, the Fund has acquired six hotels that fit the qualifying criteria. The Fund's portfolio includes hotels in Princeton, NJ, San Antonio, TX, Tampa, FL, Palm Desert, CA, and Andover, MA.

With the combined experience of managing over \$3 billion in commercial assets, the Fund's co-sponsors are uniquely positioned to capitalize on the opportunities that exist in the lodging market today. Relying on a talented team with over 100 years of experience in commercial real estate management, the Fund is actively pursuing hotel investments in major markets throughout the United States that would benefit from enhanced management and/or repositioning to enable the Fund to achieve superior returns in today's investment markets.

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