



1959

VISTA

HOTELS & RESORTS

ESTABLISHED IN 1978

INNOVATIVE VISION FOR THE HOSPITALITY INDUSTRY



THE AVISTA ADVANTAGE & VISION



With more than \$100 million in premium resort properties in their portfolio, Avista has been leading and innovating hospitality industry for over thirty-five years. Our mission is simple. We believe in offering travelers and guests better value, a superior product line and amenities, and consistent delivery of quality and friendly service. Dedicated to achieving the highest levels of guest satisfaction, Avista is centered on strong management operational programs that consistently enhance the guest experience. Avista's proven track record of success from the vision, experience, skills and dedication of its management and staff.

We know that the secret of success in the lodging business today, is to provide the guest higher quality and better value. That's why Avista has been consistently recognized by hotel franchisors, bankers and builders. That's why Avista has consistently achieved high media and industry rankings. That's why Avista has garnered so many awards. That's why Avista looks forward to an even brighter future in the ever-changing hotel and marketplaces. Avista will continue to march on a path of growth and success, for clients, customers, investors and staff.

We invite you to learn more about our services and how we may benefit your hospitality project.



OUR PHILOSOPHY



Today, that determination stands stronger and more clearly defined than ever: provide the very best service together with value to everyone we serve, and our guests will return for repeat and extended stays.

The people at Avista have committed their lives to a philosophy of Excellence and Continuous Improvement. Nothing less is acceptable. Nothing less will do. The Avista standard of excellence is unequalled in the Hotel Industry. The following pages give testimony to this, as well as additional information about Avista.

Thank you for your interest. We look forward to an even brighter future.

Yours in Hospitality
AVISTA HOTELS & RESORTS

Anil Valbh

Founder, Chairman and Chief Executive Officer

"IT STARTED WITH DETERMINATION AND
ONE SMALL EIGHTEEN ROOM MOTEL
BACK IN 1978"

A SUCCESSFUL STYLE

A good idea, supported by determination and confidence, is the foundation of any successful business enterprise. But to achieve true success, you also need a host of other key qualities. Integrity, professional judgment, specialized knowledge, and finally, dedication.



At AVISTA, we believe that acquiring and developing real estate is an art. Our experience shows that a practiced eye and an innovative mind, enhanced by keen analysis, can take the art of real estate deal to a whole new level. These qualities set Avista apart from the rest.

Avista is a dynamic, multi-faceted corporation comprised of a team of forward-thinking professionals with decades of management experience in the hospitality industry. AVISTA's executives and senior management have a broad range of expertise, including hands-on experience in management, construction, operations, marketing and accounting.

We believe the key to success in the lodging business today is providing guests with higher quality and better value. It is important to understand that "value" does not mean "price." Value is the ratio of quality (facilities and services) to price. It's a deceptively simple equation, but the most important one in the lodging industry. In addition to creating value, "competitive positioning" is also extremely important. Competitive positioning involves analyzing the market and competition while finding a niche in the market, in addition to defining accurate pricing and creating a service strategy.

The **A v i s t a** style: t h e a r t o f s u c c e s s .

AVISTA FACTS

It began with one small eighteen-room motel in 1978, and a great deal of determination. Today, that determination is stronger and more clearly defined than ever: provide superior service and outstanding value to everyone we serve and our guests will return for repeated and extended stays.

Today, Avista is a leading independent owner, manager and developer of affordable, select service and full-service hotels in Florida. Our determination has led to a standard of excellence for Avista that is simply unequalled in the lodging industry.



BACKGROUND

- Founded by Anil Valbh
- Commenced Business Operations in 1978
- Over 54 hotels owned and managed during the past 35 years
- Corporate world headquarters located in Orlando, FL

PROPERTIES

Our Hotels Carry Strong Well-Known Flags Like :

- Hilton Garden Inn ®
- Homewood Suites By Hilton ®
- Hawthorn Suites ®
- Days Inn & Suites ®
- Radisson Hotel ®
- Holiday Inn Express Hotel & Suites ®
- Hampton Inn ®
- Holiday Inn Hotel & Suites ®
- Comfort Suites ®
- Fairfield Inn & Suites by Marriott ®
- Hyatt Place ®
- DoubleTree Hotel ®
- Quality Suites ®
- Residence Inn by Marriott®



During its history, Avista has owned, managed, and developed over 54 hotels and resorts with over 6,135 guest rooms and suites.



PARTNERSHIP

Avista Hotels & Resorts is proud of its partnership with:



InterContinental Hotels Group



EXECUTIVE PROFILE

ANIL VALBH - FOUNDER - CHAIRMAN AND CEO



Anil Valbh founded and over the years transformed the Avista companies to where it stands today. Since arriving from India in 1978, he began in the industry with his first acquisition of an 18-unit hotel in California and has created and nurtured Avista with a portfolio presently valued over \$100 Million. Over the years, Avista has owned, managed and developed over 54 hotels.

Over the past 35 years, Anil has developed an impeccable record in the hospitality industry. His name is well-recognized today by many lending institutions, hotel franchises, companies and fellow hoteliers. He was recognized by Choice Hotels International as one of their most innovative and successful franchisees. Anil was recognized as America's Leading Top Twenty-Five Asian-Indian American Business Person. Anil and Avista were placed in the top half of the "Top 100 Owner/Developers" by "Hotel Business", a lodging industry newspaper published in New York. He was also a finalist in the Ernest & Young Entrepreneur of the Year® award. In 2010, Anil received his Executive MBA from the prestigious Harvard School of Business.



In Appreciation for Serving on the 1994 Advisory Board of Directors of VST Financial Services, Inc.



Ernst & Young Entrepreneur of the Year® 2001 Florida Finalist

In addition to his active business life, Anil devotes time to his family, a primary focus in his life. Anil is also involved in many community activities. As a man who holds key positions of responsibility in business, family and community, Anil places the utmost importance on having total commitment to excellence in everything he does.

AJIT NANA - SENIOR VICE PRESIDENT

Avista's Senior Vice President Ajit Nana is responsible for planning and implementing Avista's hotel and site acquisitions and asset management. He also conducts the necessary project analysis and due diligence, and oversees projects from their conceptual stage to their successful completion.

Ajit Nana has over 25 years' broad-based experience in the hotel industry at all levels – operations, management, accounting and financial management, development, human resources, risk management, revenue management, and sales and marketing. Ajit holds a Bachelor's Degree in Accounting from the University of Central Florida (UCF). Ajit is also a Franchise Advisory Committee member for Radisson® Hotels for the Americas since 2009.



GINA LEMASTER - SENIOR VP RETAIL REAL ESTATE



Gina brings more than 20 years experience in the commercial real estate industry. She is responsible for the day-to-day operation of Avista Retail & Development, LLC and Avista Retail Management, LLC, a Division of Avista Holdings.

Gina has provided brokerage and/or development services to companies such as Advance Auto Parts, 7-Eleven, Inc., LA Fitness, Publix Supermarket, CVS Pharmacy, Walgreens, Racetrac Petroleum, BP Products, McDonald's, Discount Tire Company, HighFive Frozen Yogurt, Donatos Pizza, Dunkin Donuts, YUM! Brands (KFC, Taco Bell, Pizza Hut, Long John Silvers, A & W Restaurants), Auto Zone, Wendy's Restaurant, Church's Chicken and many more. She is currently the exclusive broker for Advance Auto Parts for 8 counties

PEGGY SHIH - PROJECT MANAGER

Meiling (Peggy) Shih joined Avista Hotels & Resorts in 2004 working in operations and purchasing at the corporate office. She is responsible for assisting the President, Sr. Vice President and upper management teams with all operation and construction-related projects including local and international purchasing and coordination.

Meiling Shih holds a Bachelor's degree in Tourism from Ming Chuan University in Taiwan and a Master degree in Business Administration from the California State University Stanislaus.





RYAN IRVEN, CHA - REGIONAL DIRECTOR OF OPERATIONS AND OPENINGS

As a seasoned hospitality professional with over 20 years in full service and select service hotel operations and management. Ryan joined Avista in 2008 as the General Manager of the Holiday Inn Hotel and Suites in Orlando Florida. Over his career, Ryan has operated numerous national hotel brands in the Central Florida region ranging from 100 to over 400 rooms in size with a special emphasis on revenue and yield management, food and beverage operations, and sales and marketing. Over the years Ryan has provided exceptional results in driving top-line revenues, minimizing expenses, and creating strong service cultures at the property level. Ryan presently provides multi-property operations and management including overseeing hotel renovations and pre-openings. In his free time Ryan enjoys spending time with his wife and 3 children.



JENNY PAGE - GLOBAL DIRECTOR OF SALES & MARKETING

Jenny joined Avista Hotels & Resorts in 2006. A sincere passion for customer service led Jenny to begin her professional career in the Food & Beverage department at the Delta Orlando Resort an 800 room full service resort. Where she quickly excelled to become part of the management team for over 13 years, with experience in both the Operations and Sales & Marketing Departments.

Jenny is responsible for overseeing Avista's overall strategic local, national and international sales and marketing aspects, including multi brand management, full service banquet and revenue management. A 20+ year veteran to the Hospitality Industry; Jenny is extremely well versed in the Florida market and continuously maintains a strong visibility and reputation within the Market and Community.





ANGELA SANTIAGO - REGIONAL E-COMMERCE, REVENUE & SALES MANAGER

Angela joined Avista Hotels & Resorts in 2011, as a 10+ Year Veteran to the Hospitality Industry, birthed out of a sincere and passionate desire to serve in a personal, professional and memorable way. Angela began, as many Hoteliers do, in Operations, as a Front Desk Agent. As a long term Member of the Carlson Hotels Worldwide Team, Angela made a quick progression into Management, committed to the Hospitality Industry and she continues to accelerate in every area of Hospitality, due largely in part to her uniquely passionate pursuit of knowledge and commitment to excellence.

Angela is rich in experience with all areas of Hotel Management, including; Customer Service & Operations, Accounting, Revenue Management and Sales & Marketing. As a Team Member with Avista, Angela is responsible for Brand Management, Group Acquisitions and she specializes in E-Commerce, Data Analysis and Revenue Management, including Tourism, Online Travel Agencies, along with cultivation and management of Corporate Accounts.

DMITRY PROIAVKO - INFORMATION TECHNOLOGIES AND GRAPHIC DESIGN

Dmitry has been with Avista since 2007. He was first recognized while working at one of Avista's hotels in Orlando which has helped him to move up and join the corporate office team at Avista. Currently he is assisting the team on specific projects that Avista has its portfolio and under development. His primary responsibilities are technical support for the properties, designing and building the wireless networks, graphic design, website development, management, and support, research, and presentations documentation.

Dmitry graduated from the National University of Transportation as an Engineer Technologist in Kiev, Ukraine, and he is currently pursuing his Computer Engineering bachelor's degree at the University of Central Florida.





LEADERSHIP - MANAGEMENT

Avista a Florida corporation, was founded by Anil Valbh, Chairman and Chief Executive Officer. Anil has over 35 years experience and recognition in the lodging industry. During this time, Avista, with its predecessor and affiliate corporations, have acquired and developed over \$500 million in hotel properties. Today, Avista continues to grow with premium brand hotels and resorts.

Management of Avista is coordinated by a compact central management team from its Corporate Headquarters in Orlando, Florida. Our management team includes regional directors who are responsible for supervising a group of general



managers of Avista hotels in day-to-day operations. Centralized management services and functions include development, design, marketing, purchasing, quality assurance and financial controls.

Succeeding in today's competitive environment is no easy task. Avista implements strong management and operational programs, crafted through years of industry experience, and designed to achieve the highest level of guest satisfaction.

A team of experienced hospitality professionals



When Avista develops or acquires a property, it receives a complete system of support services to ensure a great start and achieve maximum value throughout its operational life.

The Avista Group is comprised of companies in the Hospitality, Travel and Tour Operations, Information Technology, Commercial and Consumer Trading, Retail Real Estate, Villa/Condo Development, and Capital Management industries.

With a successful portfolio of companies managed by a highly experienced management team, Avista has earned acclaim and recognition as a leader in each of the industries it represents. Avista has global representations including companies in North America, Europe and Asia.

The Avista management team consists of industry professionals that have hands on experience.

Each team member relies on a collective management system that gets results. In today's competitive market Avista stands alone with a portfolio of recognized hospitality leaders.

Avista..... "A team of experience"





PROCESS

Avista has in place a variety of in-house management programs to ensure that every one of its properties is operated profitably. We begin by recruiting the most capable personnel to our organization, from room attendants to senior executives. All Avista team members pledge to provide the Greatest Customer Experience each day, every time.



All General Managers and Regional Managers have access to real-time, on-line daily revenue for their respective properties. Our entire system is designed to provide an early warning system for potential pitfalls, allowing us to be proactive and correct them before they become a problem.

All Avista hotels utilize our guest satisfaction. It provides quick feedback on guest impressions and enables us to continuously improve our products and services.

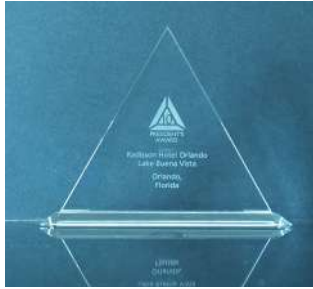


All Avista hotels are thoroughly inspected on a regular basis to ensure that our high-quality standards are met. All hotels are also required to perform a rigorous preventative maintenance program and on-going capital plan, and we begin at day one to ensure that our hotels remain fresh and in perfect condition.

Avistas General Managers and sales team members are driven to meet and exceed budgeted revenues and market share goals, and in turn are compensated accordingly. This ensures the goals of our team are constantly in line with the company's goals.



AWARDS and Recognitions



Radisson Hotel Orlando
Lake Buena Vista
2010 President's Award



Radisson Hotel Orlando
Lake Buena Vista
2011 President's Award



Radisson Hotel Orlando
Lake Buena Vista
2012 President's Award



Radisson Hotel Orlando Lake
Buena Vista
2013 President's Award



Pride Award
Hampton Inn



Holiday Inn
Convention Center
Quality Excellence Award 2002



Hampton Inn Daytona Beach
Conversion Hotel of the Year
Award 2001



Pride Award
Hilton Garden Inn



Hampton Inn Daytona Beach
Quality Excellence
Award 2001



Hampton Inn Daytona Beach
Quality Excellence
Award 2002



Hampton Inn Daytona Beach
Quality Excellence
Award 2003



Hampton Inn Daytona Beach
Quality Excellence
Award 2004





2003 Lighthouse Award
Hampton Inn Daytona Beach
Oceanfront



Hilton Garden Inn UCF
Hotel Guest Satisfaction
2003



AAHOA Top Management
Company Award
Avista Hotels, Inc.



2001 Newcomer of the Year
Holiday Inn & Suites Orlando
Convention Center



UCF College of Education



UCF College of Education



UCF College of Education



UCF College of Education



Navy League
For Support
Hilton Garden Inn UCF



Avista
Marriott Appreciation



Radisson Hotels Orlando
Lake Buena Vista
2008 Hotel Of the Year



2003 Lighthouse Award
Hampton Inn Daytona Beach
Oceanfront



Hampton Inn Daytona Beach
Quality Excellence
Award 2007



Tripadvisor
2011
Winner



Quality Suites Lake Buena Vista
2010 Gold Award
by Choice Hotels



Hyatt Place Daytona Beach
2014 Best Conversion



PERFORMANCE BEGINS WITH PRIORITIES

We accomplish our objectives by focusing on the following priorities:

- Pricing correctly in a market area.
- Allowing inventory to be easily accessible across our selected looking channels, either directly from the consumer or through an intermediary.
- Creating strategies and marketing programs to drive bookings to our website.
- Cross-selling from one resort to another, to accommodate all guest needs, through our state-of-the-art call center.
- Examining future partnerships with a membership model that creates a win/win situation.
- Offering comprehensive local sales training sessions.

Memberships:

- Visit Orlando
- Chamber of Commerce
- CFHMA (Central Florida Hotel Motel Association)
- AAHOA (American Asian Hotel Owners Association)

Trade Show Representation:

- World Travel Mart (London, largest in Europe)
- ITB (International Travel Brokers, the largest international travel network in the world)
- Society of Government travel professionals
- National Tour Association (USA)
- National Business Travel Association (USA)
- Florida Huddle (Florida, USA)
- Le Cumbre (North and South America)
- Pow Wow (USA)

OUR GUESTS LOVE US

Radisson Orlando Lake Buena Vista **#1** on Tripadvisor **out of 392 Orlando hotels**

The screenshot shows the Tripadvisor page for Radisson Hotel Orlando-Lake Buena Vista. The page features a navigation bar with links to Home, Hotels, Flights, Restaurants, Trip Ideas, and Free Travel Guides. A search bar is prominently displayed. The main content area includes a large photo of the hotel, a 'Check Rates and Availability' section with a 'CHECK RATES!' button, and a 'TripAdvisor Popularity Index' showing the hotel as #1 out of 392 in Orlando. A 'TripAdvisor Traveler Rating' section displays 155 reviews with a 4.5-star average. The page also includes a sidebar with links to various travel services and a 'Write a Review' button.

- Radisson Orlando Lake Buena Vista: 2008 Hotel of the Year Award.
- Radisson Orlando Lake Buena Vista: 2010, 2011, 2012, 2013 President Award by Carlson Hotels
- Radisson Orlando Lake Buena Vista : #1 Orlando Hotel out of 347 Hotels in Orlando on Tripadvisor.com
- Radisson Orlando Lake Buena Vista also rated #1 Orlando Radisson on Carlson Hotel's Customer Services Report for State of Florida.
- Radisson Orlando Lake Buena Vista is #Top 5 Radisson in the entire United States.

Hampton Inn Daytona Beach Shores – Oceanfront rated **#1** on tripadvisor.com **out of 111 Daytona Beach hotels**

The screenshot shows the Tripadvisor page for Hampton Inn Daytona Shores - Oceanfront. The page features a navigation bar with links to Home, Hotels, Flights, Restaurants, Vacation Rentals, Trip Ideas, and Write a Review. A search bar is prominently displayed. The main content area includes a large photo of the hotel, a 'Check Rates and Availability' section with a 'CHECK RATES!' button, and a 'TripAdvisor Popularity Index' showing the hotel as #1 out of 111 in Daytona Beach. A 'TripAdvisor Traveler Rating' section displays 116 reviews with a 4.5-star average. The page also includes a sidebar with links to various travel services and a 'Write a Review' button.

NEW CONSTRUCTION, REMODELING, AND RENOVATIONS

The Avista team delivers successful results by focusing on offering guests better value, better amenities, and consistent delivery of quality service. The professional staff at Avista is able to achieve this in combination with the artful use of financial and fiduciary resources - assessing and acquiring the right kind of property in the right kind of location - bringing together investors, bankers, franchisers, and builders. We help to plan, to polish, to perfect, and the Avista team has the skills and disciplines necessary to add value to your hospitality project.





Avista has the ability to accurately identify opportunities that fit the company's objectives, striving to look beyond the obvious, to empower creativity, and to explore what is new and different. We anticipate, rather than react, to market trends, on both world national and local levels.

Avista continually seeks out expansion and acquisition opportunities. We concentrate on new construction, and acquisition and conversion of existing hotel projects. At all times, we evaluate aggressively and proceed cautiously. In fact, our comprehensive feasibility and stringent due diligence process rejects over 98 percent of potential projects brought to our attention.

BEFORE - AFTER

OUR REDEVELOPMENT PROJECTS

Opening a hotel — newly constructed, renovated, converted or simply purchased — is a very complex and detailed task, involving many parties, including franchisors, regulatory and local government agencies. Avista has mastered the art of opening hotels.

We know a successful hotel begins with a good site, so we thoroughly analyze complex factors like accessibility, visibility and proximity to demand generators, as well as food and beverage outlets. All of our market screening is done in conjunction with franchisors, independent feasibility consultants and local government officials, arriving at decisions that are favorable for the long-term viability of the hotel.

Avista and its team have over 75 years of in-house construction experience, including developing and opening new hotels. We leverage the combined knowledge of our staff for construction management, pre-opening services, purchasing and operations. We also have a high level of expertise in converting and upgrading hotels, and we have been recognized repeatedly over the years by various franchisors for delivering approvals for conversions, often so difficult to obtain.

Radisson Hotel Orlando - Lake Buena Vista

12799 Apopka Vineland Rd, Orlando, FL 32836

Before



After



Fairfield Inn & Suites Orlando International Drive/Convention Center

8214 Universal Blvd, Orlando, FL 32819

Before



After



When the decision is made to proceed with a project, we bring together a group of proven professionals; including architects, engineers, contractors, project managers, and our own operations team. As a result Avista has achieved special economies of scale in new development, renovation and conversion projects. We are able to build, renovate and convert hotels at lower costs and in less time than the industry average. That means that Avista has a strong track record of delivering quality projects on time and within budget.

Avista has discernment, shrewdness, knowledge, understanding, business savvy and contacts. It is presented with numerous investment proposals from investor clients, developers, owners, brokers, bankers and investment bankers. AVISTA's role is to pre-qualify all transactions for viability to recognize potential winning equations requires the talent to read and interpret not only facts and statistics, but moods and trends in the local and national markets. It is a talent that comes from a depth of experience and a wide network of contacts.



Before

After

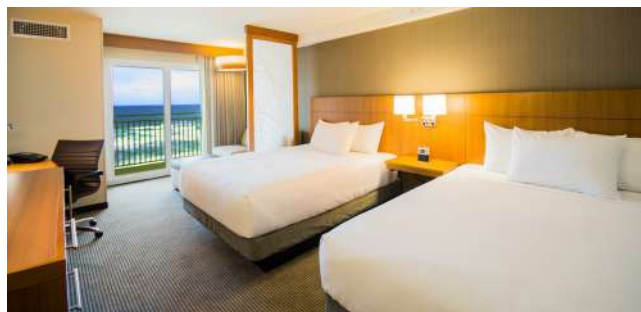
Hyatt Place Daytona Beach Oceanfront

3161 S Atlantic Ave, Daytona Beach Shores, FL 32118

Before



After



Hyatt Place Lake Buena Vista

8214 Universal Blvd, Orlando, FL 32819

Before



After



Avista's mission is to satisfy its investor's needs through the entire life cycle of their investments. Finding profitable niches that others have overlooked in a vast marketplace is proud of its long-standing record of delivering outstanding results: high quality product, solid customer service and exceptional portfolio performance. The bottom line shows that AVISTA has achieved superior results throughout its history. AVISTA brings more to the table, it adds value to an estimable degree of worth.

OUR PRESENT AND PAST PROJECTS



Hyatt Place Lake Buena Vista
2014
Orlando, FL 169 Rooms



Residence Inn Daytona Oceanfront
2014
Daytona Beach, FL 105 Rooms



Hyatt Place Daytona Oceanfront
2013
Daytona Beach, FL 143 Rooms



Fairfield Inn & Suites - I-Drive Area
2013
Orlando, FL 160 Rooms



Radisson Hotel Orlando LBV
2008
Orlando, FL 196 Rooms



Quality Suites Lake Buena Vista
2008
Lake Buena Vista, FL 123 Rooms



DoubleTree Hotel Resort
2006
Kissimmee, FL 150 Rooms



Super 8 Gainesville
2002
Gainesville, FL 60 Rooms



Holiday Inn & Suites Convention Center
2001
Orlando, FL 150 Rooms



DoubleTree Club Hotel
2000
Jacksonville, FL 167 Rooms



Fairfield Inn & Suites Universal Studios
2000
Orlando, FL 116 Rooms



Holiday Inn & Suites - Historic District
2000
St. Augustine, FL 119 Rooms



Hilton Garden Inn at UCF
2000
Orlando, FL 123 Rooms



Hawthorn Suites Hotel
2000
Lake Buena Vista, FL 120 Rooms



Holiday Inn Hotel & Suites
2000
Daytona Beach, FL 123 Rooms



Comfort Suites Orlando Int'l Airport
1999
Orlando, FL 107 Rooms



Hampton Inn Universal Studios
1999
Orlando, FL 120 Rooms



Hampton Inn Daytona Oceanfront
1999
Daytona Beach, FL 110 Rooms



Hampton Inn Florida Mall
1998
Orlando, FL 128 Rooms



Miami Plaza Hotel & Conference Center
1998
Miami, FL 264 Rooms



Days Inn Fern Park
1998
Fern Park, FL 54 Rooms



Homewood Suites by Hilton - LBV
1998
Lake Buena Vista, FL 124 Rooms



Hampton Inn - LBV
1998
Lake Buena Vista, FL 150 Rooms



Hampton Inn Tampa
1998
Rocky Point Island, FL 70 Rooms



Holiday Inn Express
1998
Rocky Point Island, FL 85 Rooms



Hampton Inn Maingate West
1998
Kissimmee, FL 120 Rooms



Quality Inn Maingate West
1997
Kissimmee, FL 200 Rooms



Howard Johnson Clearwater
1996
Clearwater, FL 193 Rooms



Days Inn Airport North
1996
West Palm Beach, FL 240 Rooms



Days Inn Eastgate
1996
Kissimmee, FL 200 Rooms



Holiday Inn Express East Hwy 192
1995
Kissimmee, FL 146 Rooms



Days Inn Florida Mall
1994
Orlando, FL 130 Rooms



Days Inn Punta Gorda
1993
Punta Gorda, FL 74 Rooms



Days Inn Lakeland
1993
Lakeland, FL 100 Rooms



Howard Johnson Fowler
1993
Tampa, FL 60 Rooms



Super 8 Lake Wales
1992
Lake Wales, FL 66 Rooms



Econo Lodge Port Charlotte
1992
Port Charlotte, FL 60 Rooms



Holiday Inn Hotel & Suites Riverside
1992
Punta Gorda, FL 100 Rooms



Days Inn Rocky Point Island
1992
Tampa, FL 144 Rooms



Econo Lodge Gateway
1991
Savannah, Georgia 105 Rooms



Comfort Inn Sun City
1991
Sun City, FL 76 Rooms



Comfort Inn Orange City
1990
Orange City, FL 60 Rooms



Best Western East
1989
Orlando, FL 116 Rooms



Comfort Inn
1988
Orange City, FL 60 Rooms



Holiday Inn Express Midtown
1988
Orlando, FL 124 Rooms



Comfort Inn University
1988
Gainesville, FL 60 Rooms



Comfort Inn St. Augustine
1988
St. Augustine, FL 85 Rooms



Comfort Inn Ft. Pierce
1987
Fort Pierce, FL 61 Rooms



Days Inn & Suites UCF
1984
Orlando, FL 100 Rooms



Days Inn West
1984
Orlando, FL 80 Rooms



Comfort Inn
1984
Orlando, FL 56 Rooms

Holiday Motel

Holiday Motel
1979
Sebring, FL 43 Rooms

Lake Shore Acres Motel

Lake Shore Acres Motel
1979
Eustis, FL 24 Rooms

El Pacheco Motel

El Pacheco Motel
1978
Los Banos, CA 18 Rooms



HYATT
PLACE



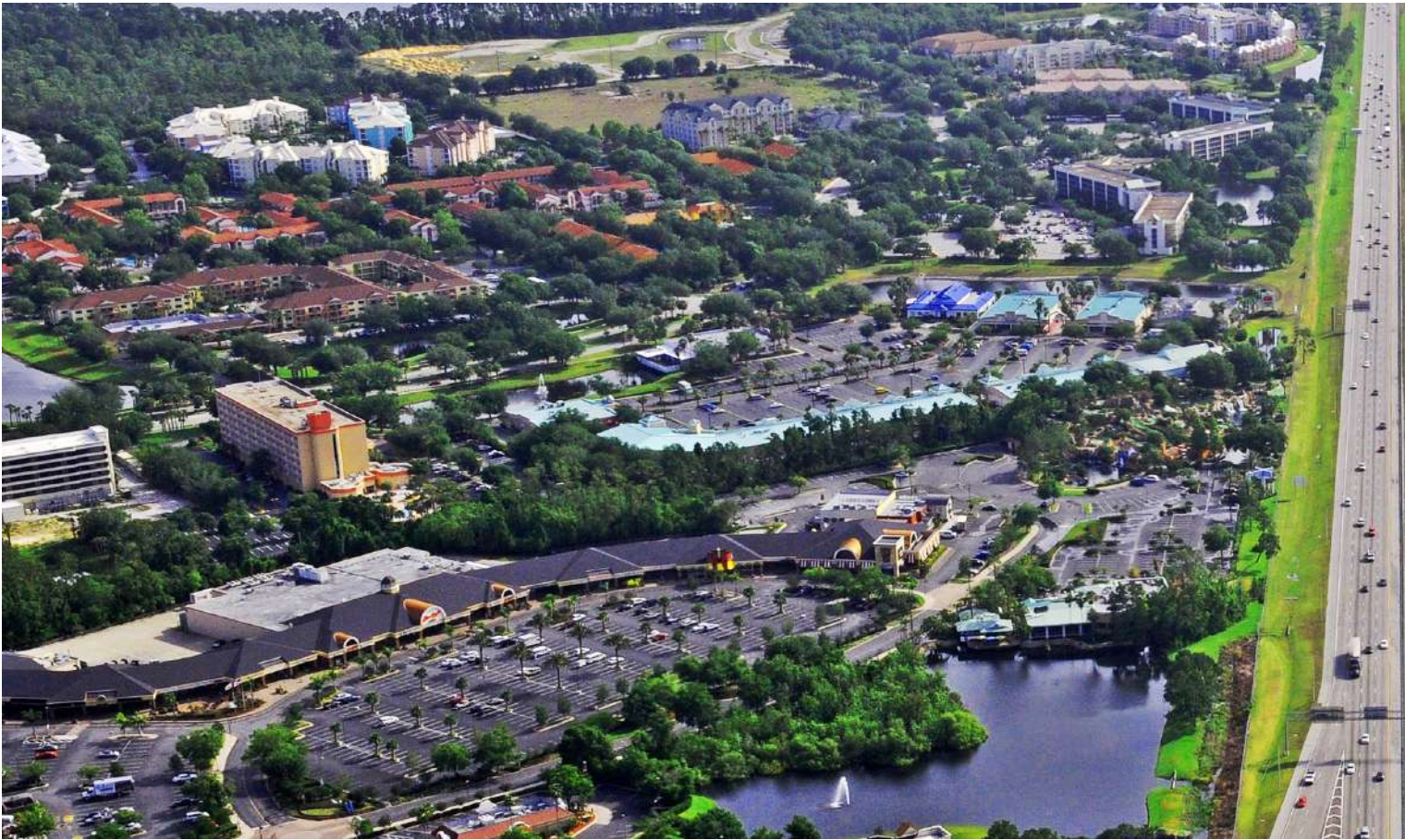
BRANDS
AVISTA
HOTELS &
RESORTS
HAS
WORKED
WITH



IN CONCLUSION

With 75 years of combined hospitality experience in development, operations, and marketing, Avista is the ultimate resource for your hospitality project needs.

With a proven track record in the hospitality industry, Avista has the experience, skill, and insight to deliver success. Dedicated to achieving the highest levels of guest satisfaction, Avista is focused on strong management and



operational programs that consistently enhance the guest experience. We are committed to offering travelers and guests better value, a superior product line and amenities, and consistent delivery of quality and friendly service.

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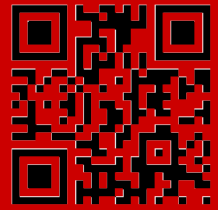
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Avista's proven track record of success comes from the vision, experience, skills and dedication of management and staff. We know that the secret of success in the lodging business today, is to provide the guest with higher quality and better



value. That's why we have been consistently recognized by hotel franchisers, bankers, builders, media and industry groups.

Avista looks forward to an even brighter future in the ever-changing hotel and resort marketplaces. We invite you to learn more about our services, and how they may benefit your hospitality project. For more information on how you too can be part of Avista's success story, visit www.avista.com or call 407.581.9000



Corporate Headquarters

5353 Conroy Road, Suite 200
Orlando, Florida - 32811, USA
Phone: +1.407.581.9000
Email: info@avista.com
Website: www.avista.com



Avista Plex, Avista's Corporate World headquarters located in Orlando, Florida