

EXECUTIVE SUMMARY

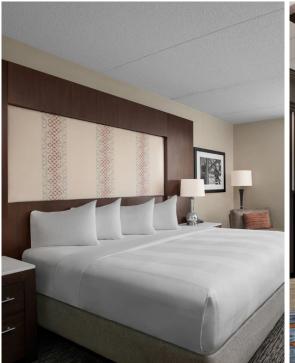
JLL & CBRE are pleased to exclusively offer the opportunity to acquire the fee-simple interest in the Pittsburgh Marriott North (the "Property" or "Hotel"), a strategically located asset in the highly desirable Cranberry Township submarket.

PITTSBURGH MARRIOTT NORTH

Opened in July 2003, the full-service Pittsburgh Marriott North comprises 298-rooms and nearly 12,000 SF of meeting space. The Hotel recently underwent a comprehensive renovation, and it is only one of two full-service hotels in the growing Cranberry Township/North Pittsburgh submarket.

The Offering presents an exciting opportunity for an investor to capitalize on an ideally positioned, unencumbered hotel, immediately proximate to the growing and transforming demand drivers of the region. Further, the Hotel is an institutional-quality asset prominently located in the submarket with optimal visibility and access.









PROPERTY ADDRESS

100 Cranberry Woods Drive Cranberry Township, PA 16066



HOTEL ROOMS



298 **July 2003**



DATE

OPENED

FUNCTION SPACE

12,000 SF



OWNERSHIP STRUCTURE

Fee-Simple



FOOD & BEVERAGE OUTLETS

RC Grille M Club Lounge **In-Room Dining** Starbuck's We Proudly



PROPERTY AMENITIES

Indoor Pool Fitness Center Business Center Wireless High-**Speed Internet Sundry Shop**



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