



NEWNAN

GEORGIA • CITY OF HOMES

City of Newnan Board of Zoning Appeals

Agenda for May 6, 2025 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

1. Call to Order
2. Approval of Minutes
 - a. April 1, 2025, BZA Minutes
3. Public Hearings
 - a. Public Hearing - 2 Mercantile Drive-Special Exception - 2025-02
4. Other Business
5. Adjourn

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@newnanga.gov



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
April 1, 2025
10:00 a.m.

Board Members in Attendance: Skin Edge, Frank Flournoy, Sally Hensley, Kris Lovell, Ken Parker

Board Members Absent: Cliff Smith, Willie Walton

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Chris Cole, Senior Planner
Dean Smith, Senior Planner
Brad Sears, City Attorney
Debbie Snider, Planning & Zoning Administrative Assistant

CALL TO ORDER

Chairman Edge called the meeting to order at 10:02 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the January 7, 2025, meeting minutes. Hensley motioned to approve the minutes. Lovell seconded the motion.

MOTION CARRIED (5-0)

Variance Request – 77 Millard Farmer Industrial Boulevard – Robert Dollar 2025-01

Chairman Edge opened the public hearing for Variance Request 2025-01.

Senior Planner, Chris Cole, gave the staff report on this property. He stated the applicant intends to separate the two existing buildings with a new property line, reduce the side setback for 77-A from the required 30 feet to 16 feet, and reduce the rear setback for the proposed property line for Building 77-B from the required 40 feet to 16 feet. Mr. Cole added the applicant requests to split and buy the existing 77A with ±1.35 acres and combine it with his own adjoining property at 132 Werz Industrial Boulevard. He added the proposal is to continue with the same zoning and includes no new construction.

Ms. Hensley questioned whether the applicant owns both buildings, which Mr. Cole confirmed.

Chairman Edge questioned whether the buildings would change visually. Mr. Cole stated that they would not.

Mr. Cole stated that there have been no objections to date and staff recommends approval of this request with two conditions: 1) existing access to 77A should be retained 2) no storage containers should be stored outside on the ±1.35 acres.

Mr. Flournoy asked if the applicant agrees to these conditions. Mr. Cole stated that the recommendations have not been discussed with the applicant, but Jim Mottola, representing the applicant, has indicated that the applicant is fine with the conditions.

Riese Carden was sworn in by Brad Sears. Ms. Carden stated that an access easement could be added to go along with the property, to ensure the access stays open. Mr. Sears stated that the easement could be an additional condition.

Mr. Cole went on to state that the application did not mention the use of outdoor storage/cargo containers for this site. He stated that due to residential views, the department felt it worth adding the second condition.

Mr. Parker questioned whether the properties were zoned Heavy Industrial. Mr. Cole confirmed that they were. Mr. Flournoy asked if they would be allowed to have outside storage. Mr. Cole said yes. Ms. Hensley inquired if there will be access from one building to the next. Mr. Cole confirmed this.

Chairman Edge asked if anyone was present to answer questions.

Robert Dollar was sworn in by Mr. Sears. He stated this would be an expansion to his company which needed additional space. Mr. Dollar also stated that additional heavy equipment storage would be needed and that the storage containers would be utilized.

Chairman Edge made a motion to approve the request with the two recommended conditions and the added condition of proof of easement.

Mr. Parker questioned why the Board was limiting Mr. Dollar's ability to use his property. Ms. Dunnavant replied that there is a residential area behind this property that would be further impacted by stacked storage units which was not the use the applicant had specified in the application. Mr. Parker questioned whether the area could be utilized for outside storage. Ms. Dunnavant confirmed it could.

Chairman Edge requested to amend his motion to include containers with no stacking.

Mr. Dollar discussed stacking two high which would not exceed the building's height. Mr. Parker inquired if the current owner could stack, which was confirmed. Chairman Edge asked if the current owner had a stacking limit. Ms. Dunnavant stated that there is not a limit for the current owner; however, their product was not storage containers. Ms. Carden stated that Ag Pro does not have a limit. Mr. Flournoy discussed a limit of two per stack. Chairman Edge questioned if that would be fair. Mr. Dollar stated that he would like there to be no limit, but he can work with two.

Mr. Flournoy requested to change the motion to limit the stacking of storage containers to two and have a recorded easement that allows access through Millard Farmer Industrial Boulevard.

Mr. Dollar questioned how the stacking could be limited if the properties are combined. Mr. Sears stated that this was not a residential area in 1999 and 2000. Millard Farmer was industrial and some properties in the area were changed to commercial. Mr. Sears added that there were no original buffers because there previously were no residential areas. He said the Board could say no more than two high near a residential area. Mr. Parker stated he would be fine with that. Mr. Dollar stated that he would prefer to be unrestricted although he could see the reasoning. Mr. Sears stated that there is a community area between the subject property and the homes that could be considered a buffer. Mr. Dollar stated that his business would not encroach on the residential area due to the topography and steep hill.

Chairman Edge asked if there was anyone in favor of or against the request that would like to speak. With no one coming forward, Chairman Edge closed the public hearing.

Ms. Dunnavant asked Mr. Flournoy if he was withdrawing his motion. Mr. Flournoy stated that he was not withdrawing. Ms. Hensley seconded the motion.

MOTION DENIED (2-3) Edge, Lovell, and Parker

Mr. Parker made a motion to approve the variance without the storage container condition but with access to 77-A being retained through a recorded easement. Chairman Edge seconded the motion.

MOTION CARRIED (3-2) Flourney, Hensley

New Business

None

ADJOURN

Parker made a motion to adjourn the meeting at 10:35 a.m. and Lovell seconded the motion.

MOTION CARRIED (5-0)

Chairman Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: May 6, 2025

Application Number: 2025-03

Agenda Item: Special Exception Request – 2 Mercantile Drive



Prepared and Presented by: Dean Smith, Senior Planner

Purpose: The purpose is to hear a request for a special exception to allow for the construction of a new extended stay hotel at 2 Mercantile Drive.

Applicant: George Harper
11 East Broad Street
Newnan, GA 30263

Property Owner: Rahi & Rhea Hospitality, LLC
237 Cliffhaven Circle
Newnan, GA 30263

Zoning: General Commercial District - (CGN) within the Quality Development Corridor Overlay District (QDC) and the I-85 Height Overlay.

Present Use: Vacant, undeveloped tract.

Proposed Use: Extended Stay Hotel

Pertinent Regulations: Article 2, Table 2-B and Article 3, Sec. 3-47.2 of the City of Newnan’s Zoning Ordinance

Prologue: On February 25, 2025, Newnan City Council adopted a zoning ordinance amendment pertaining to Extended Stay Hotels. Extended Stay Hotels are now only possible to operate in CGN, CHV, ILT or IHV zoned areas by special exception approval through the Board of Zoning Appeals. In addition to obtaining a special exception approval, the following zoning conditions were also adopted:

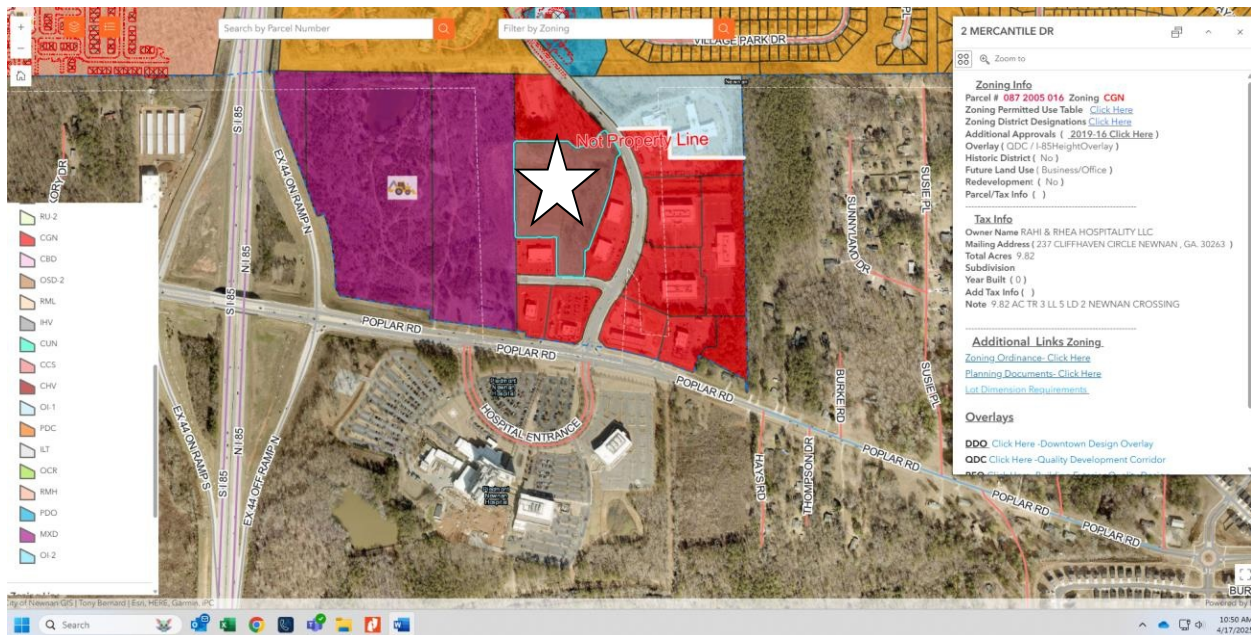
3-47.2 – Hotels, Motels and Facilities-Extended Stay

- No more than 10 percent (10%) of individual guests shall register, reside in or occupy any room or rooms within the same licensed facility for more than a 90-day period.
- An indoor or fenced outdoor recreation area shall be provided.
- No occupation tax certificate shall be issued for the conduct of any business from any guest room of the facility.
- No hotel or motel room under this section shall be converted to or used as an apartment or condominium without approval from the City Council. Any hotel or motel converted to such use must meet all applicable state and local codes including zoning standards.

- No hotel or motel or other structure can be converted to an extended stay facility without meeting all of the rules and regulations and must obtain special exception use approval.
- No outside storage or permanent parking of equipment or vehicles shall be allowed.
- All such facilities shall provide a fifty (50) foot undisturbed buffer from any property zoned for multi-family residential purposes and/or a one hundred (100) foot undisturbed buffer from any property zoned for single-family residential purposes.
- No building shall be placed within 300 feet of any residentially zoned property, inclusive of the required buffer

Applicant's Position:

"...the proposed upscale hotel site is a prime location for families of people who may be at Piedmont or Rehab Hospital and want to stay around during recovery....it is also beneficial for doctors, traveling nurse or other hospital staff travelling out of town...proposed hotel will be ideal for providing lodging for interstate travelers, long term needs of corporate traveler, temporary housing needs of families affected by natural disasters, etc,...."



Issues for Consideration for a Special Exception

In considering a special exception application, the following factors shall be given reasonable consideration by the Board of Zoning Appeals. The applicant shall address all the following in its statement of justification or special exception plat unless not applicable, in addition to any other standards imposed by this Ordinance:

Special Exception Criteria Answers from Applicant in Red:

- Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.

The site will be designed to meet all state and local fire codes.

- The level and impact of any noise emanating from the site, including that generated by the proposed use, in relation to the uses in the immediate area.
No anticipated noise should emanate from the structure itself.
- The glare or light that may be generated by the proposed use in relation to uses in the immediate area.
Any proposed outdoor lighting will have to meet zoning requirements and not cause any adverse impacts.
- The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.
The immediate area is commercial and all zoned General Commercial District with a proposed Mixed Use Development to the west.
- height of proposed buildings, structures, walls, and fences on the site.
Proposed building will have to meet all dimensional requirements for the zoning district.
- The nature and extent of existing or proposed landscaping, screening and buffering on the site and in the neighborhood.
Proposed landscaping will meet city regulations.
- The timing and phasing of the proposed development and the duration of the proposed use.
The proposed use is to be permanent and remain.
- Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significant importance.
No anticipated destruction, loss or damage is expected.
- Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.
The proposed development will provide additional lodging options and choices for visitors to the area.
- The traffic expected to be generated by the proposed use, the adequacy of access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.
The proposed use will engender a slight increase in traffic over the existing traffic pattern now.
- Whether the proposed special exception will be served adequately by essential public facilities and services.
All essential public facilities and services are expected to be of service to the current site/development.
- The effect of the proposed special exception on groundwater supply.
Any effect on groundwater supply will be mitigated by engineering solutions, which will be reviewed and approved by appropriate city staff during the plan review stages.
- The effect of the proposed special exception on the structural capacity of the soils.
Any effect on the structural capacity of the soils will be reviewed by city personnel during plan review stages.
- Whether the proposed use will facilitate orderly and safe road development and transportation.
No anticipated impact.

- The effect of the proposed special exception on environmentally sensitive land or natural features, wildlife habitat and vegetation, water quality and air quality.
The site is currently a vacant tract for future commercial development. This use does not have any anticipated impact.
- Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.
There will be additional employment opportunities for hotel staffing and will add to the economic development of the area.
- Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.
The proposed use is anticipated to support future commercial growth nearby to the location within the City of Newnan.
- The location, character, and size of any outdoor storage.
None anticipated.
- The proposed use of open space.
Not applicable.
- The location of any major floodplain and steep slopes.
Not applicable.
- The location and type of any fuel and fuel storage.
Not applicable.
- The location and use of any anticipated accessory uses and structures.
Not applicable.
- The proposed days/hours of operation.
24 hours a day, 7 days a week
- The location and screening of parking and loading spaces and/or areas.
Will meet city requirements.
- The location and nature of any proposed security features and provisions.
Not applicable.
- A description of any features above the roof line of any structures.
None proposed.
- The number of employees.
Unknown at the present.
- The location of any existing and/or proposed adequate on and off-site infrastructure.
Will meet city requirements.
- Any anticipated odors which may be generated by the uses on site.
None are anticipated.
- Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.
The site is located within an existing commercially zoned block which is designed to be served for construction traffic and is not in the immediate vicinity of any neighborhoods or school areas..

Options:

- A. Approve the special exception.
- B. Deny the special exception.
- C. Other direction as determined by the Board of Zoning Appeals.

Recommendation:

Staff recommends option A, to approve the special exception for the proposed extended stay hotel.

CITY OF NEWNAN, GEORGIA

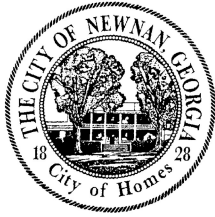


Application Form

For

Special Exception

July, 2000
Revised June, 2003
Application revised July, 2007



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR SPECIAL EXCEPTION

Date Received _____

Name of Applicant George Harper

Mailing Address 11 E Broad St,Newnan Ga 30263

Telephone 404-391-0442 E-Mail: george@paramountengineering.com

Property Owner (Use back if multiple names) Rahi & Rhea Hospitality llc

Mailing Address 237 Cliffhaven Circle,Newnan Ga 30263

Telephone 615-955-0399

Address of Property 10 Mercantile Drive,Newnan Ga 30263

Tax Parcel No.: 087 2005 016 Present Zoning Classification CGN,QDC/I-85 Height Overlay Districts

Proposed Special Exception Use Extended Stay Hotel

The special exception procedure is designed to provide an opportunity for discretionary review of requests to establish or construct uses or structures which have the potential for a deleterious impact upon the health, safety, and welfare of the public or where the impact of the use on the immediate area or the city in general related to traffic, utilities, or other factor requires additional review criteria; and, in the event such uses or structures are approved, the authority to impose such conditions that are designed to avoid, minimize, or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure.

Applicants applying for special exceptions must provide a completed application. Please answer the following criteria questions:

1. Why is the use proposed as a special exception appropriate for the district and area for which it is being applied for?
The proposed Upscale Hotel site is a prime location for families of people who may be at Piedmont or Rehab Hospital and want to stay around during recovery.It is also be beneficial for Doctors,travel nurse &other Hospital staff travelling out of town. Proposed hotel will be ideal for providing lodging for Interstate travelers,Long term needs of corporate traveler, temporary housing needs of families affected by natural disaster,Etc.
2. How is the proposed special exception a benefit to the surrounding neighborhood and city in general rather than a special privilege to an individual property owner?
Hotel project will be beneficial for local community with easy access to Hospital in case of any Catastrophic events like covid,2021 tornado.Provide accommodation for families relocating to Newnan, families affected by flooding,house fire etc,Upscale Hotel will help local community by creating jobs,attracting tourist which helps boosting local economy.It will generate Tax revenues for the City.
3. How do the existing zoning district regulations prevent the establishment of the proposed special exception use, and why are such conditions appropriate generally but an exception should be made in this individual circumstance?

4. What is the proposed period of time the special exception is requested for?
 The special exception is requested to go with the property in perpetuity. The proposed hotel construction is to begin within the next year.

5. What additional criteria will you proffer to minimize the impact of the special exception on surrounding properties?

The entire building plan has been modified from typical Residence Inn prototype to relocate the pool to the rear of the building.

The following information must be attached to the completed application and must also be furnished in digital, pdf format:

- a) A letter of intent giving the details of the proposed use of the property which should include, at a minimum, the following information:
- ✓ What the property is to be used for
 - ✓ The size (in acres if one acre or more and in square feet if less than one acre) of the parcel or tract
 - ✓ The zoning classification which exists at the time of the filing of this application
 - ✓ The number of lots expected (if subsequent subdivision is planned) and/or the number of dwelling units proposed
 - ✓ Dwelling unit size (if applicable)
 - ✓ For non-residential projects, provide the density of development in terms of gross square footage per acre
 - ✓ The number of parking spaces to be provided
 - ✓ The height of buildings
 - ✓ Any proposed buffers and modification to existing buffers
 - ✓ Availability of water and sewer facilities including existing distance to property
- b) Names and mailing addresses of all owners of all property within 250 feet of the subject property. This information can be obtained from the County Tax Assessor records, and this information is encouraged to be submitted in a MS Word mail merge data file format.
- c) Legal description of property with a metes and bounds description. This description must establish a point of beginning and from the point of beginning give each dimension bounding the property, which the boundary follows around the property returning to the point of beginning. If there are multiple property owners, all properties must be combined into one legal description. If the properties are not contiguous, a separate application and legal description must be submitted for each property. For requests for multiple zoning districts, a separate application and legal description must be submitted for each district requested. A copy of the deed may substitute for a separate description.
- d) A certified plat (stamped and dated) drawn to scale by a registered engineer, architect, land planner, land surveyor, or landscape architect registered in the State of Georgia, that includes the following information:
- Boundary survey showing property lines with lengths and bearings
 - Adjoining streets, existing and proposed, showing right-of-way
 - Locations of existing buildings dimensioned and to scale, paved areas, dedicated parking spaces, and other improvements on the property

- North arrow and scale
- Adjacent land ownership, zoning and current land use
- Total and net acreage of property
- Proposed building locations
- Existing and proposed driveways
- Lakes, ponds, streams, and other watercourses
- Floodplain, wetlands, and slopes equal to or great than 20 percent
- Cemeteries, burial grounds, and other historic or culturally significant features
- Required and/or proposed setbacks and buffers
- Other elements as may be requested by the Planning Department Staff to explain application

Submit one (1) copy if the plat is 11" x 17" or smaller. For larger plats up to 36" x 48", submit twenty-five (25) folded copies or one (1) at the larger size plus twenty-five (25) clear copies at 8.5" x 11".

- e) Completed Disclosure of Campaign Contributions and Gifts form.
- f) If the applicant and the property owner are not the same, complete a Property Owner's Authorization form and/or Authorization of Attorney form.
- g) For multiple owners, an attached sheet with signatures duly notarized may be attached.
- h) A community impact study must be submitted if the development meets any of the following criteria:
 - Office proposals in excess of 2000,000 gross square feet
 - Commercial proposals in excess of 250,000 gross square feet
 - Industrial proposals which would employ over 500 persons
 - Multi-family proposals in excess of 150 units

Note: This study shall provide a narrative and include tabular data on the proposed development's impact on schools, roads and streets, and public services including police, fire protection, sanitation, and taxes.

- i) A Development of Regional Impact (DRI) form shall be completed and submitted to the City to be transmitted to the Chattahoochee Flint Regional Development Center for review and comment. To determine whether the proposed use is a DRI, call the Planning Department at 770-254-2354.
- j) Filing fee payable to the *City of Newnan* (**\$350.00**)

FOR OFFICIAL USE ONLY

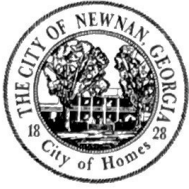
RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia

Attachment A

Disclosure of Campaign Contributions & Gifts

Application filed on March 17, 25 for action by the Board of Zoning Appeals on a special exception requiring a public hearing on property described as follows:

Parcel ID: 087 2005 016

The undersigned below, making application for the BZA action, has complied with the Official Code of Georgia Section 36-67A-1, et.seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided

All individuals, business entities, or other organizations¹ having a property or other interest in said property subject of this application are as follows:

N/A

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Newnan City Council or a member of the Newnan Board of Zoning Appeals? Yes No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.



Signature of Applicant

George Harper- President Paramount Eng
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

 3/17/2025
Signature of Notary Public Date



¹Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust while other organization means non-profit organization, labor union, lobbyist or other industry or casual representative, church, foundation, club, charitable organization, or educational organization.



City of Newnan, Georgia
Attachment B
Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a special exception of the property.

Name of Property Owner Rahi & Rhea Hospitality llc

Telephone Number 615-955-0399

Address of Subject Property 10 Mercantile Drive, Newnan Ga 30263

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.

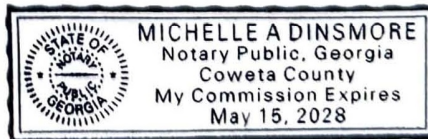
Signature of Property Owner

Himanshu N Patel

Personally appeared before me

Himanshu N Patel

who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.



Michelle A Dinsmore
Notary Public

(Affix Raised Seal Here)

March 14, 2025
Date



City of Newnan, Georgia
Attachment B
Attorney's Authorization

Note: If an attorney-at-law has prepared this application, please fill out the information below:

I swear as an attorney-at-law, I have been authorized by the owner(s) to file the attached application for a variance of property.

Melissa D. Gaffis
(Signature of Attorney)

Name of Attorney Melissa D. Gaffis

Address 325. Court Square
Newnan, GA 30263

Telephone (770) 253-3282

Date 4-24-2025



March 17, 2025

City of Newnan
25 Lagrange St.
Newnan, GA 30263

Re: Residence Inn Hotel Special Exception- 10 Mercantile Dr.

To Whom it May Concern,

This letter is in reference to the special exception application for a proposed Residence Inn Hotel (extended stay) located at 10 Mercantile Drive in Newnan, Ga.

- Proposed Use: 6-story, 114-room extended stay hotel.
- Parcel Size: 8.46 Ac.
- Zoning: Property is zoned CGN
- Property is currently one parcel. It will be subdivided into to separate parcels at a later date.
- Hotel Size: 93,964 sqft.
- Proposed Density: 11,106 sf. per ac.
- No. of parking spaces: 114
- Building Height: 64 ft.
- There are existing stream buffers on the property as shown. No zoning buffers will be required due to zoning of surrounding properties.
- Water and Sewer will be provided by Newnan Utilities.

If you have any questions feel free to call me at (770) 473-9576.

Sincerely,

A handwritten signature in blue ink, appearing to read 'George Harper', with a long horizontal flourish extending to the right.

George P. Harper III, P.E.



EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. All matters shown on plat recorded in Plat Book 96, Pages 291 - 293, in the office of the Clerk of Superior Court of Coweta County, Georgia.
3. All matters shown on plat recorded in Plat Book 91, Pages 180 - 181, in the office of the Clerk of Superior Court of Coweta County, Georgia.
4. All matters shown on plat recorded in Plat Book 91, Page 133, in the office of the Clerk of Superior Court of Coweta County, Georgia.
5. Use Restriction Agreement by and between Lower Fayetteville Ventures, Inc. and HealthSouth of Georgia, LLC, dated June 21, 2013, recorded June 26, 2013, in Deed Book 3971, Page 407, in the office of the Clerk of Superior Court of Coweta County, Georgia.
6. Stormwater Facility Maintenance Agreement by and between Newnan Crossing Development Co., and the City of Newnan, dated July 27, 2018, recorded August 6, 2018, in Deed Book 4740, Pages 803 – 821, in the office of the Clerk of Superior Court of Coweta County, Georgia.
7. Declaration of Easements and Operating Agreement by Newnan Crossing Development Co., a Georgia corporation, dated November 19, 2018, recorded November 19, 2018, in Deed Book 4784, Pages 333 – 348, in the office of the Clerk of Superior Court of Coweta County, Georgia.
8. Declaration of Covenants and Restrictions by Newnan Crossing Development Co., a Georgia corporation, and Chick-fil-A, Inc., a Georgia corporation, dated November 19, 2018, recorded November 27, 2018, in Deed Book 4786, Pages 808 - 820, in the office of the Clerk of Superior Court of Coweta County, Georgia.
9. Stormwater Facility Maintenance Agreement by and between NPC 4, LLC and the City of Newnan, dated December __, 2021, recorded December 30, 2021, in Deed Book 5491, Pages 131 – 151, in the office of the Clerk of Superior Court of Coweta County, Georgia.
10. Any and all matters stated and shown on that certain survey titled "2 & 10 Mercantile Drive" dated June 22, 2021, last revised October 18, 2024, and certified on September 12, 2024, prepared for Southtree Enterprises by Integrated Science & Engineering, bearing the seal of Ronald T. Godwin, Georgia Registered Land Surveyor, Certificate Number 2696, Job #: 1109.1905, said plat being recorded in Plat Book 101, Page 1474, in the office of the Clerk of Superior Court of Coweta County, Georgia (the "Survey").

After Recording Return to:

Matthew L. Ramsey, Esq.
Warner, Hooper & Ramsey, P.C.
101 World Drive – Suite 325
Peachtree City, Georgia 30269

~~Niki Sewell~~

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement (the "Agreement") is made as of this 20th day of December, 2024, by and between the NPC 4, LLC, a Georgia limited liability company (referred to herein as "NPC"), and **Rahi & Rhea Hospitality LLC**, a Georgia limited liability company (referred to herein as "RRH").

Preliminary Statement

NPC is the fee simple owner of certain real property lying and situated in Coweta County, Georgia, which real property described on Exhibit "A" attached hereto and made a part hereof by reference (the "NPC Property").

RRH has acquired an approximately 8.455-acre portion of the NPC Property, which real property is described on Exhibit "B" attached hereto and made a part hereof by reference (the "RRH Property").

The NPC Property and the RRH Property are collectively referred to in this Agreement as the "Property", and each individually as a "Parcel."

The terms NPC and RRH shall be deemed to refer to such parties and their respective successors, grantees and assigns (each individually as "Owner" or, collectively, the "Owners").

The NPC Property and RRH Property are adjacent to one another and the parties desire to establish certain reciprocal easement rights over certain portions of their respective Parcel by imposing upon their respective Parcel easements as set forth herein, and by imposing thereon such other rights and restrictions as herein set forth.

The NPC Property and the RRH Property are depicted on that certain survey prepared for Southtree Enterprises by Integrated Science & Engineering, dated June 22, 2021, last revised October 18, 2024, Job No. 1109.1905, recorded November 4, 2024, in Plat Book 101, Page 1474, in the office of the Clerk of Superior Court of Coweta County, Georgia (the "Plat").

The Property shall be developed, improved, held, maintained, sold, conveyed, encumbered, hypothecated, leased, used and occupied subject to the covenants, conditions, restrictions, easements and equitable servitudes set forth in this Agreement. This Agreement

17/29
KVM

shall run with and inure to the benefit of, and shall burden and be binding upon, the Property and all persons having or acquiring any right, title or interest in or to the Property and any part thereof.

The Owners have agreed that certain easements are necessary and appropriate for the development and operation of the Property and further agree to cooperate with respect to the operation of the Parcels pursuant to the terms of this Agreement. Therefore, the Owners intend to grant herein, as appurtenances to the Property, certain easements for: pedestrian and vehicular ingress and egress over certain portions of the Property for access; certain rights to install and maintain utility lines; sewerage; stormwater detention; and temporary construction. The Owners also intend to provide herein for certain obligations and restrictions with respect to the operation and maintenance of the Property and the facilities constructed thereon. Such easements, obligations and restrictions shall run to the benefit of and bind the respective Parcel and the owners and lessees from time to time of the Property or any portion thereof.

NOW, THEREFORE, in consideration of \$10.00 in hand paid, the mutual covenants and agreements set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owners hereby grant, covenant, restrict, agree and declare as follows:

ARTICLE I - GRANT OF EASEMENTS

1.01 Grant of Access Easements.

(a) Grant of Easement over NPC Property. NPC hereby grants and conveys to RRH, its officers, agents, employees, customers, guests, invitees, licensees, tenants, subtenants and the successors and assigns of each of them (collectively, the "RRH Parties"), a perpetual, non-exclusive right-of-way and easement for the purpose of ingress and egress and, specifically, for the free and unobstructed movement of vehicles and pedestrians by the RRH Parties over, along and across the private road system, sidewalks, entrances, drives, lanes, and curb cuts located on the NPC Property within that certain area identified and marked as "30' Ingress/Egress & Utility Easement Area" on the Plat (the "Access Easement Area"), so as to provide the RRH Property with access to and from Mercantile Drive. NPC reserves for themselves, their officers, agents, employees, customers, guests, invitees, licensees, tenants, and subtenants, and the successors and assigns of each of them (the "NPC Parties"), the privilege of free and unobstructed pedestrian and vehicular ingress, egress and regress across upon and through the Access Easement Area and the right to relocate the Access Easement Area, in each case not inconsistent with the rights granted to the parties herein, at any time and from time to time as agreed by Owners.

(b) Grant of Easement over RRH Property. RRH hereby grants and conveys to NPC, their officers, agents, employees, customers, guests, invitees, licensees, tenants, subtenants and the successors and assigns of each of them (collectively, the "NPC Parties"), a perpetual, non-exclusive right-of-way and easement for the purpose of ingress, egress and specifically, for the free and unobstructed movement of vehicles and pedestrians by the NPC Parties to and from the RRH Property over, along and across the private road system, sidewalks, entrances, drives, lanes, and curb cuts located on the RRH Property within the Access Easement Area so as to provide the NPC Property with access to and from Mercantile Drive. RRH reserves for itself and the RRH Parties the privilege of free and unobstructed pedestrian and vehicular ingress, egress and regress

across upon and through the Access Easement Area and the right to relocate the Access Easement Area, in each case not inconsistent with the rights granted to the parties herein, at any time and from time to time as agreed by Owners.

1.02 Utility Easements.

(a) There is hereby established for the use and benefit of each Parcel a non-exclusive easement for the construction, installation, operation, inspection, maintenance, repair, and replacement of utility facilities, including, but not limited to, electric, gas, water, storm water, and telephone/data lines within the Access Easement Area and that certain area identified and marked as "15' Utility Easement" on the Plat. The Owner of the burdened Parcel shall not construct structures, barriers or other improvements (except normal paving and landscaping materials) over such utility facilities. There is also hereby established for the use and benefit of each Parcel a non-exclusive easement for the operation, maintenance, and repair of utility lines existing on the date hereof.

(b) If, in the course of constructing, installing, operating, inspecting, maintaining, repairing, or replacing utility facilities (collectively, "Utility Lines") on a Parcel, the Owner benefitting from such work or its agent damages pavement, landscaping, or other improvements on that Parcel, the Owner performing such work shall promptly repair, at its sole cost and expense, all such damage and restore such Parcel substantially to its prior condition. Each benefited Owner performing work on the Utility Lines shall indemnify and hold the burdened Owner and any occupant of the burdened Owner's Parcel harmless from any claims, damage or loss which may result from the maintenance, repair or relocation of Utility Lines by such benefited Owner.

(c) The Owners, or any designee served by such Utility Lines, shall operate, maintain and repair (and, subject to the provisions of the immediately preceding paragraph, relocate) such Utility Lines, provided that such work is performed expeditiously and only after at least ten (10) business days' written notice, except in the case of an emergency, to each Owner utilizing or serviced by the affected Utility Lines. No Owner shall have the right to tie into utility facilities installed specifically to serve another Parcel without the prior written consent of the Owner of the other Parcel.

(e) Upon request by another Owner, any Owner shall grant or join in any dedication of customary public utility easements as may be required by the City of Newnan or the County of Coweta, Georgia, or any other applicable governmental agency.

1.03 Storm Water Detention Easement. Subject to the terms and conditions set forth herein, including without limitation Section 2, RRH does hereby grant to the NPC Parties, a non-exclusive, perpetual easement, right and privilege ("Storm Water Detention Easement") on, over, upon, under, across and through all that portion of RRH Property approximately identified and marked by crosshatch on the drawing attached hereto as Exhibit "D" and incorporated herein by reference ("Storm Water Easement Area") for the drainage of surface and storm water from the NPC Property (whether crossing onto or originating on the NPC Property) onto the Storm Water Easement Area, and for the use, operation, maintenance, repair and replacement of an underground drainage pipe and related drainage structures for the drainage of surface and storm water from the NPC Property (whether crossing onto or originating on the NPC Property) onto

the RRH Property within the Storm Water Easement Area which connects into and transports such water into the detention pond in Storm Water Easement Area (collectively, the "Drainage Facilities") together with all necessary rights of access, ingress and egress over and across such Storm Water Easement Area for purposes of installation, construction, temporary construction, use, operation, maintenance, repair and replacement of such Drainage Facilities.

1.04 Grant of Sanitary Sewer Easement by NPC. Subject to the terms and conditions set forth herein, NPC does hereby declare, create and establish, for the benefit of and as an appurtenance to the RRH Property and as a burden upon the NPC Property, a non-exclusive, perpetual easement, right and privilege ("Sewer Easement") on, over, upon, under, across and through all that portion of the NPC Property depicted on and identified by as "30' Sanitary Sewer Easement" on the Plat (the "Sewer Easement Area") for the purpose of construction, installation, maintenance or replacement of a sewer line to allow RRH to connect with the NPC's sewer infrastructure, together with all necessary rights of access, ingress and egress over and across such Sewer Easement Area for such purposes.

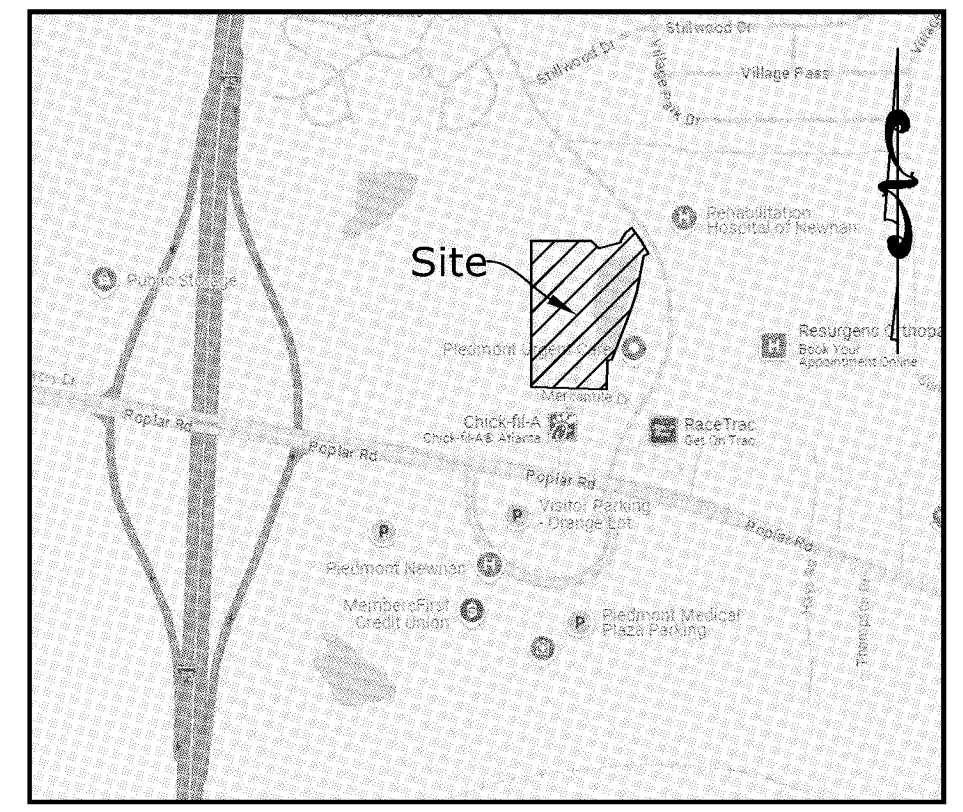
1.05 Temporary Construction Easement. In connection with any construction work to be performed in the development of the RRH Property, NPC hereby grants and conveys, for the benefit of the RRH Parties, a temporary easement for incidental encroachments upon the NPC Property which may occur as a result of construction, so long as (a) such encroachments are kept within the reasonable requirements of construction work expeditiously pursued, and (b) customary and reasonably satisfactory insurance is maintained protecting the Owner of the Property encroached upon from the risks involved in such construction work. The temporary easement granted hereby shall include an easement and license to enter onto the Access Easement Area for purpose of ingress and egress for construction vehicles and construction personnel in connection with any improvements being constructed, repaired or replaced on the RRH Property. The temporary construction easement granted hereby shall automatically terminate and be of no further force and effect upon the completion of any such construction activity. For avoidance of doubt, the temporary construction easement granted herein shall extend to future construction work or development phases of the RRH Property and it shall run with the land and inure to the benefit of RRH's successors in title and assigns. The Owner of the NPC Property shall have the right to eject lawfully from its Parcel any person not hereby or otherwise authorized to use the construction easement granted herein. If, in the course of constructing on a Parcel, RRH, or its agents, damage pavement, landscaping, or other improvements on the NPC Property, RRH shall promptly repair, at its sole cost and expense, all such damage and restore the NPC Property substantially to its prior condition.

1.06 Easements Run With Title. The easements granted in this Article 1 shall run with title to the Parcels and shall be for the benefit of, but not restricted solely to, the Owners of the Parcels unless otherwise terminated in accordance with terms of this Agreement. Each such Owner may grant the benefit of such easement to the tenants and other occupants of the Parcels for the duration of the occupancy of such other parties, and to the customers, employees, agents and business invitees thereof, provided, however, that this provision is not intended, nor shall it be construed, as creating any rights in or for the benefit of the general public, nor shall it affect any real property outside of the Property.

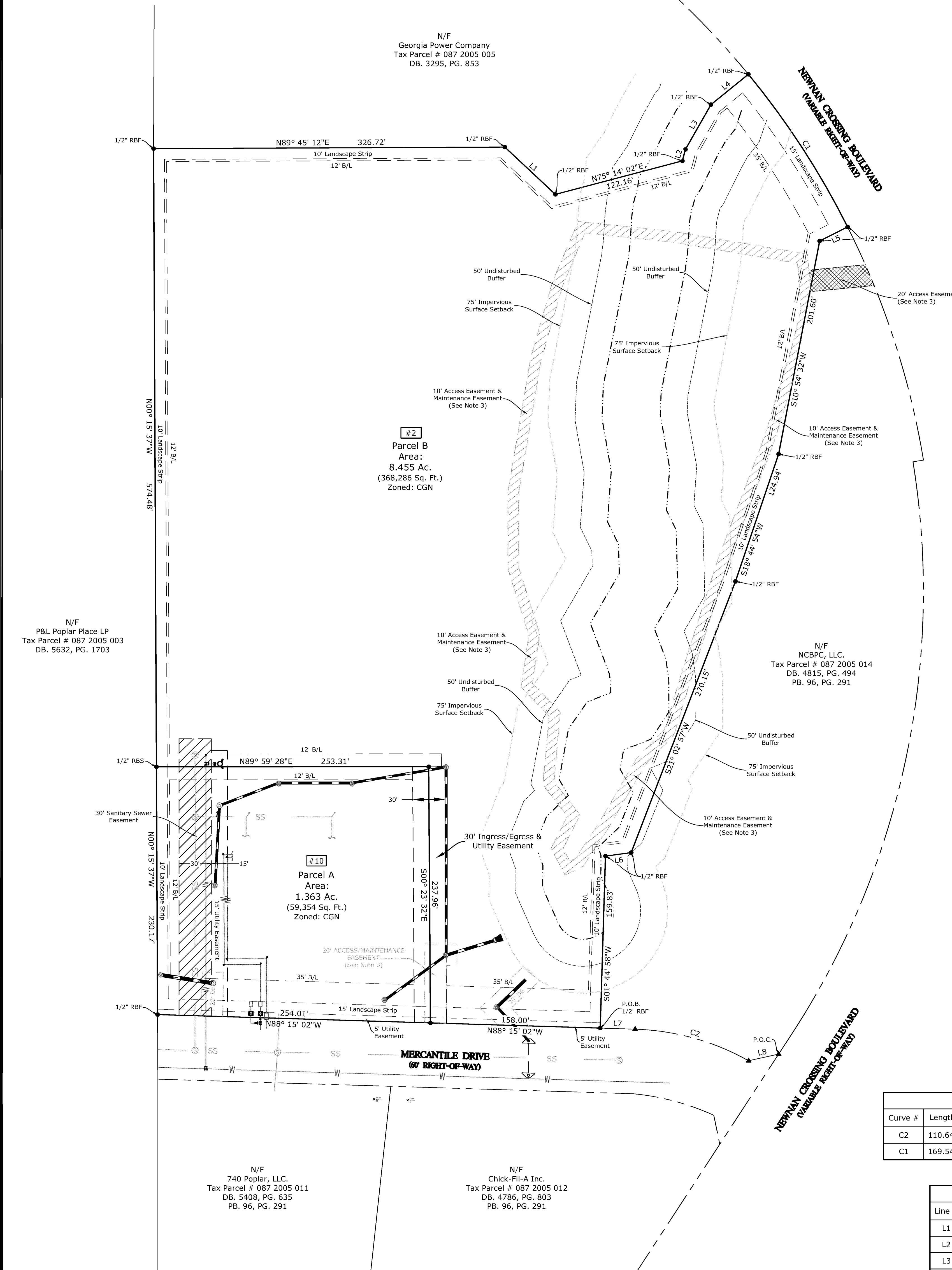
1.07 Legal Descriptions. This Agreement may be subsequently amended to define with specificity the legal description of all or any portion of the areas subject to the easements

Niki Sewell
 NIKI SEWELL
 CLERK OF SUPERIOR COURT
 COWETA COUNTY

This Box reserved for the Clerk of the Superior Courts.



Vicinity Map
 (NOT TO SCALE)



Owner
 NPC 4 LLC
 201 Prospect Park # A
 Peachtree City, GA 30269

Drainage Easement Note:
 The owner of record, on behalf of himself (itself) and all successors in interest specifically releases the City of Newnan from any and all liability and responsibility for flooding or erosion from storm drains or from flooding from high water of natural creeks, rivers or drainage features shown herein. A drainage easement is hereby established for the sole purpose of providing for the emergency protection of the free flow of surface waters along all watercourses as established by the regulations of the City of Newnan. The Public Works Director may conduct emergency maintenance operations within this easement where emergency conditions exist. Emergency maintenance shall be the removal of trees and other debris, excavation, filling and the like, necessary to remedy a condition, which in the judgment of the Public Works Director, is potentially injurious to life, property or the public roads or utility system. Such emergency maintenance, conducted for the common good, shall not be construed as constituting a continuing maintenance obligation on the part of the City of Newnan nor an abrogation of the City's rights to seek reimbursement for expenses from the owner/s of the property/ies of the lands that generated the conditions.

Surveyor's Certificate:
 It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all requirements of the land subdivision regulations of the City of Newnan, Georgia have been fully complied with.
 BY: *Ronald T. Godwin* License No. 2696 Date 09/12/2024
 GA R.L.S. Ronald T. Godwin License NO. 2696 Date 09/12/2024

Owner's Certificate:
 State of Georgia, County of Coweta
 I, being the owner of the land shown on this plat, hereby certify that: all state, city and county taxes or other assessments now due on this land have been paid; all streets, drainage ways and easements shown hereon are dedicated to the use of the public and enforcement by public safety officials forever; and, that I will be responsible for the maintenance and repair of all infrastructure associated with this development until expiration of the maintenance period.
Mark Galtner 11/4/24
 Property Owner Date

Director of the Planning Department Certificate:
 Pursuant to the land subdivision regulations of the City of Newnan, Georgia, all requirements of approval having been fulfilled, this final plat was given final approval on October 22, 2024.
[Signature] 10/22/24
 Director of the Planning Department Date

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C2	110.64'	230.00'	S74° 28' 11"E	109.57'
C1	169.54'	760.00'	S33° 03' 57"E	169.19'

Line Table		
Line #	Direction	Length
L1	S46° 57' 26"E	64.36'
L2	N15° 02' 30"E	10.99'
L3	N29° 41' 29"E	47.92'
L4	N50° 59' 04"E	44.81'
L5	S63° 19' 31"W	29.10'
L6	S82° 10' 31"W	24.13'
L7	S88° 15' 02"E	32.52'
L8	N77° 29' 15"E	28.63'

- Legend**
- OTF=Open Top Pipe
 - RBF=Rebar Found
 - RBS=Rebar Set
 - RT=Right of Way
 - CTP=Crimped Top Pipe
 - P.O.B.=Point of Beginning
 - P.O.C.=Point of Commencement
 - EL=Edge of Pavement
 - CL=Centerline
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W.P.D.=Field Work Performed Date
 - ⊗=Gas Valve
 - ⊙=Water Meter
 - ⊕=Utility Pole
 - ⊖=Guy Wire
 - ⊘=Drop Inlet
 - ⊙=Fire Hydrant
 - ⊗=Fence
 - ⊙=Drainage Manhole
 - ⊙=Sanitary Sewer Manhole
 - ⊙=Over Head Electric Line
 - ⊙=Benchmark
 - ⊙=Calculated Corner
 - ⊙=Concrete Monument
 - ⊙=Property Corner
- Closure Data**
- Field Closure = N/A
 - Angle Point Error = N/A
 - Equipment Used = Sokkia SX Robotic Total Station, Carlson CRx5 Robotic Total Station, & Carlson BRx7 GPS System
 - Adjustment Method = N/A
 - Plat Closure = 1' in 132,894'
- The field data upon which this survey was performed is based upon GPS observations which were established using Carlson BRx7 multi-frequency receiver using real time kinematic observations. The relative positional accuracy achieved is better than 0.07 feet per observation point.
 - This survey basis for directions shown hereon are Grid North as defined by MAD 83 and NAVD 88, Georgia West Zone and determined through RTK-GPS methods utilizing eGPS Solutions VRS Network.
 - In my opinion this property appears not to lie within a Special Flood Hazard Area, according to FEMA Flood Insurance Rate Map for City of Newnan dated February 6, 2013 Map #13077C0232D.
 - This survey does not constitute a title search by surveyor. The property is subject to all information regarding easements, restrictions, covenants, zoning ordinances, environmental restrictions, buffers, right-of-ways, adjoiners, and other documents that might affect the tract shown or not shown, recorded or not recorded.
 - Integrated Science & Engineering has made no investigation as to the existence or non-existence of underground utilities and/or structures. Before any land disturbance activity begins, underground utilities should be identified and located. Integrated Science & Engineering assumes no liability for loss or damages caused by the discovery or disturbance of underground utilities and/or structures.
 - There was nothing on adjoiners property located because permission was not given or obtained. Georgia DOES NOT have a Right of Entry Law for Surveyors.
 - Declaration is made to original purchaser of the survey. Any use by third parties is at their own risk. Survey is valid only if print has original seal and original signature of surveyor.

- Notes:**
- This survey is a division of Tax Parcel # 087 2005 013.
 - Existing water supply lines, sanitary sewerage, and storm drainage lines and structures were taken from site plans and as-built drawings. Not field located.
 - Parcel A & Parcel B are zoned General Commercial District (CGN) and also within the Quality Development Corridor Overlay District and I-85 Building Height Overlay.
 - Refer to Deed Book 4784, Pages 333-348 for Declaration of Easements and Operation Agreement & Deed Book 5491, Pages 131-151A for Stormwater Facility Maintenance Agreement.

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.

Surveyor's Certificate:
 As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.
 BY: *Ronald T. Godwin* License No. 2696 Date 09/12/2024
 GA R.L.S. Ronald T. Godwin License NO. 2696 Date 09/12/2024



cnct.

NOT FOR CONSTRUCTION

Project Contact
Don Reeves, RA NCARB LEED AP BD+C
p. 901.416.7791
e. dreeves@cncdesign.com

Residence Inn - Newnan
10 Mercantile Dr.
Newnan, GA 30265

Revisions



E1 East Elevation
1/8" = 1'-0"



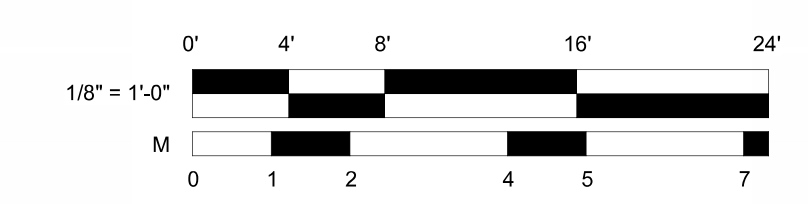
E2 North Elevation
1/8" = 1'-0"

MATERIAL LEGEND				
KEYNOTE	GRAPHIC	MATERIAL	FINISH	COLOR
BRICK / BLOCK				
01	[Stone Graphic]	STONE	N/A	CREAM
02-04	[Brick Graphic]	STANDARD BRICK (RUNNING BOND)	N/A	GRAY-BLACK / RED-BROWN / BROWN
02-04	[Brick Graphic]	STANDARD BRICK (SOLDIER COURSE)	N/A	RED-BROWN / BROWN
CEMENTITIOUS				
05	[EIFS Graphic]	EIFS	PAINT	OFF-WHITE
06	[Cement Fiber Board Graphic]	CEMENT FIBER BOARD PANELS	PRE-FIN.	STEEL / PEWTER
METAL				
06	[PTAC Louver Graphic]	PTAC LOUVER	PRE-FIN.	DARK BRONZE
07	[Architectural Metal Graphic]	RHEINZINK ARCHITECTURAL METAL	PRE-FIN.	PRE-PATINA GRAPHITE GRAY
08	[Aluminum Coping Graphic]	ALUMINUM COPING, STOREFRONT, DOORS, & WINDOWS	PRE-FIN.	DARK BRONZE
09	[Metal Railings Graphic]	METAL RAILINGS	PRE-FIN.	DARK BRONZE
10	[Metal Doors & Frames Graphic]	METAL DOORS & FRAMES	PRE-FIN.	DARK BRONZE
WOOD				
11	[Wood Trellis Graphic]	WOOD TRELLIS	CLEAR SEAL	CLEAR CEDAR
SIGNAGE				
12	[Hotel Sign Graphic]	HOTEL SIGN (DFOI)	INTERNALLY LIT, NOT UPLIT	

MATERIAL AREA - NORTH ELEVATION		
MATERIAL	NET AREA (FACADE 6,557 SF)	PERCENTAGE
STANDARD BRICK (PRIMARY)	4,738 SF	72%
STONE (PRIMARY)	488 SF	8%
CEMENT FIBER BOARD PANELS (PRIMARY)	0 SF	0%
ARCHITECTURAL METAL PANELS (PRIMARY)	526 SF	8%
EIFS (INCLUDES ALUMINUM TRIM)	805 SF	12%

MATERIAL AREA - EAST ELEVATION		
MATERIAL	NET AREA (FACADE 11,067 SF)	PERCENTAGE
STANDARD BRICK (PRIMARY)	5,036 SF	46%
STONE (PRIMARY)	856 SF	8%
CEMENT FIBER BOARD PANELS (PRIMARY)	1,148 SF	10%
ARCHITECTURAL METAL PANELS (PRIMARY)	2,263 SF	20%
EIFS (INCLUDES ALUMINUM TRIM)	1,764 SF	16%

- 01 **STONE**
MANUF: ARRISCRAFT
MODEL: CAMBRIDGE STONE
COLOR: FROST
- 02 **STANDARD BRICK**
MANUF: BELDEN BRICK
MODEL: STANDARD SMOOTH
COLOR: 470-479 DARK RANGE
- 03 **STANDARD BRICK**
MANUF: BELDEN BRICK
MODEL: STANDARD SMOOTH
COLOR: 470-479 DARK RANGE
- 04 **STANDARD BRICK**
MANUF: BELDEN BRICK
MODEL: STANDARD SMOOTH
COLOR: 470-479 DARK RANGE
- 05 **EIFS**
MANUF: DRYVIT
MODEL: STANDARD ACRYLIC
COLOR: 310 - CHINA WHITE
- 06 **CEMENT FIBER BOARD PANELS**
MANUF: NICHHA
MODEL: TUFFBLOCK
COLOR: STEEL (SHOWN), PEWTER
- 07 **ARCHITECTURAL METAL**
MANUF: RHEINZINK
MODEL: PRE-PATINA
COLOR: GRAPHITE GREY
- 08 **ALUMINUM TRIM & COPING**
MANUF: VARIES
MODEL: VARIES
COLOR: KAWNEER #40 DARK BRONZE



Exterior Elevations

24114
Concept Design
01/21/2025

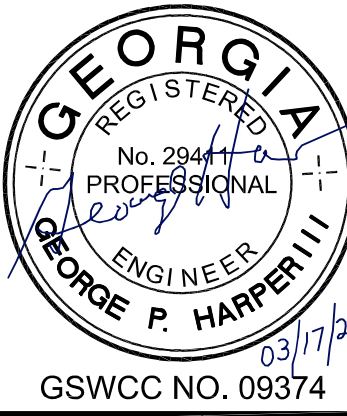
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A6.0

N/F
P&L Poplar Place LP
Tax Parcel # 087 2005 003
DB. 5632, PG. 1703
ZONED MXD

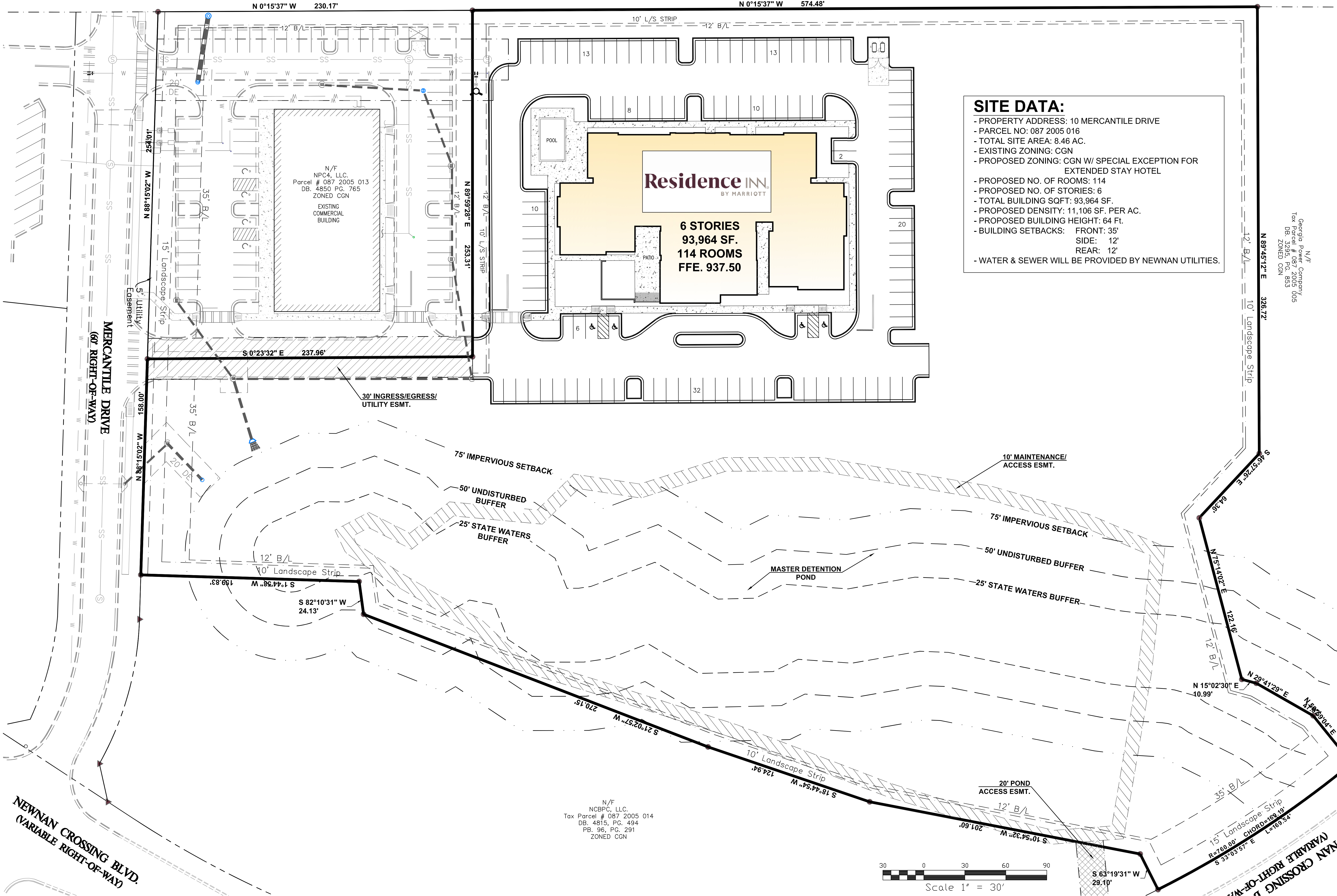


Paramount
ENGINEERING, INC.
PH: (770) 473-9576
george@paramountengineering.com
11 E BROAD ST
NEWNAN, GA. 30263



SITE DATA:

- PROPERTY ADDRESS: 10 MERCANTILE DRIVE
- PARCEL NO: 087 2005 016
- TOTAL SITE AREA: 8.46 AC.
- EXISTING ZONING: CGN
- PROPOSED ZONING: CGN W/ SPECIAL EXCEPTION FOR EXTENDED STAY HOTEL
- PROPOSED NO. OF ROOMS: 114
- PROPOSED NO. OF STORIES: 6
- TOTAL BUILDING SQFT: 93,964 SF.
- PROPOSED DENSITY: 11,106 SF. PER AC.
- PROPOSED BUILDING HEIGHT: 64 FT.
- BUILDING SETBACKS: FRONT: 35'
SIDE: 12'
REAR: 12'
- WATER & SEWER WILL BE PROVIDED BY NEWNAN UTILITIES.



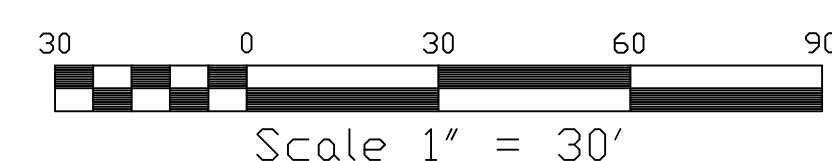
N/F
NPC4, LLC.
Parcel # 087 2005 013
DB. 4850 PG. 765
ZONED CGN
EXISTING
COMMERCIAL
BUILDING

N/F
NCBPC, LLC.
Tax Parcel # 087 2005 014
DB. 4815, PG. 494
PB. 96, PG. 291
ZONED CGN

N/F
Georgia Power Company
Tax Parcel # 087 2005 005
DB. 3295, PG. 853
ZONED CGN

REV.	DATE	DESCRIPTION

PROJECT:	RESIDENCE INN
SHEET:	SITE PLAN
DATE:	03-17-25
DRAWN BY:	GPH
CITY OF NEWNAN	2ND DISTRICT
DRAWING NO:	240821- RESIDENCE INN
SCALE:	1" = 30'
SHEET 1	



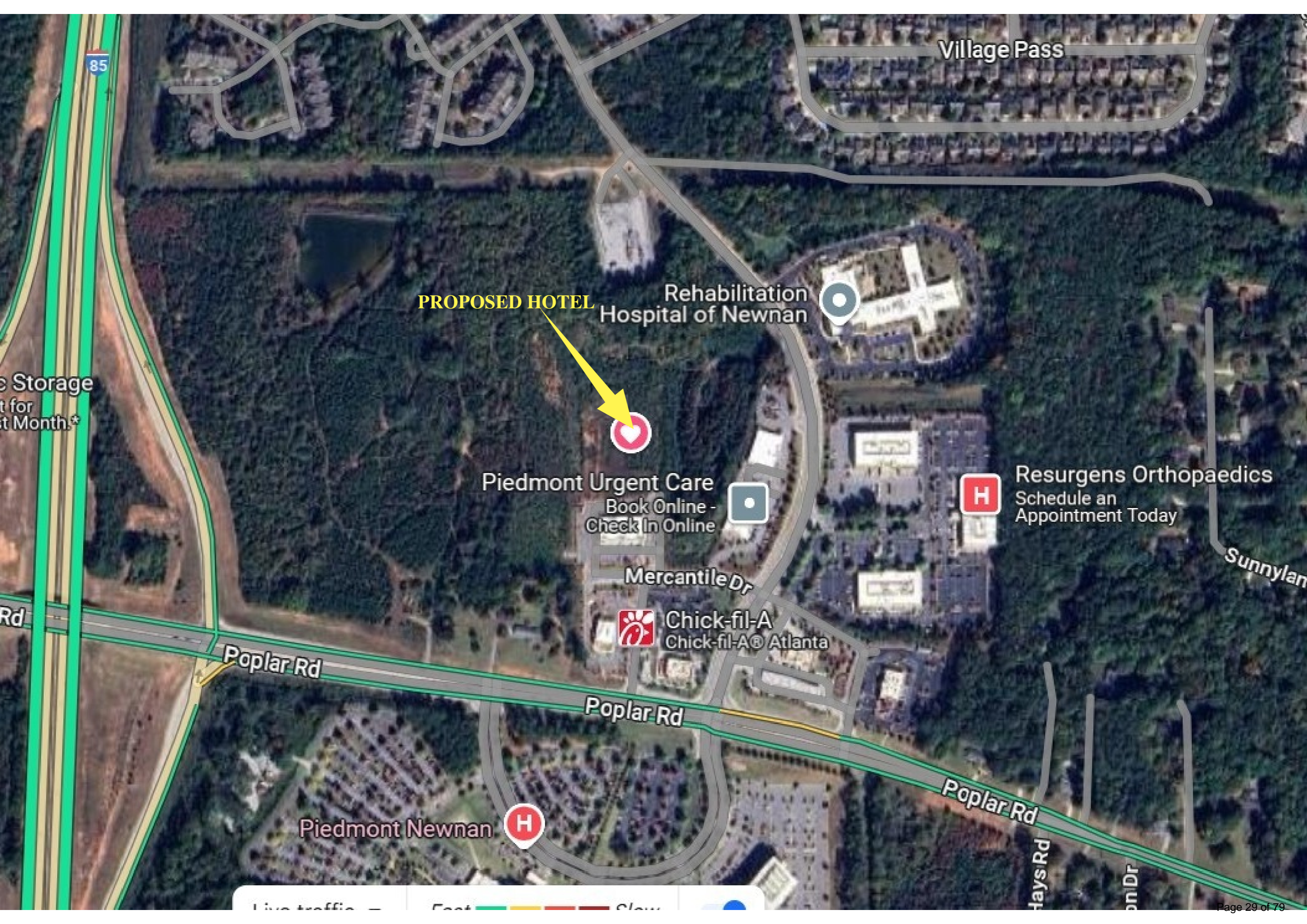
NEWNAN CROSSING BLVD.
(VARIABLE RIGHT-OF-WAY)

NEWNAN CROSSING BLVD.
(VARIABLE RIGHT-OF-WAY)



Residence Inn Newnan

By Marriott



85

Village Pass

PROPOSED HOTEL

Rehabilitation
Hospital of Newnan

Storage
for
Month.*

Piedmont Urgent Care
Book Online -
Check In Online

H

Resurgens Orthopaedics
Schedule an
Appointment Today

Mercantile Dr

Chick-fil-A
Chick-fil-A® Atlanta

Sunnyland

Rd

Poplar Rd

Poplar Rd

Poplar Rd

Piedmont Newnan

H

Hays Rd

on Dr

Live traffic — Feet — Slow —

Project Overview

- ▶ *Our Company owns Four properties in GA with current Homewood Suites by Hilton in construction in Covington GA in the New Town center development. We own two properties in Newnan, Candlewood Suites & Springhill Suites which recently completed a 2M full renovation.*
- ▶ *Our Company is also actively working with Local community. Recently, we were honored as leading Top Fundraiser to the Cancer Hospital. We have also partnered with City of Hope for the Walk for Hope Program to end cancer for all.*
- ▶ *Extended Stay hotels are oftenly located near Hospitals & Healthcare facilities.*
- ▶ *As rightly said, Newnan in recent years has attracted more Extended hotels, primarily due to demand from two major Hospitals & numerous Industries & Corporations.*

Contd

- ▶ *Proposed Hotel is an Upscale Extended stay hotel. Currently, all the existing hotels are either Midscale or Economy hotels.*
- ▶ *Proposed 114 Room Hotel will be a Six Storey Block & Plank Building. Exterior finish will be Brick, stone & Hard stucco.*
- ▶ *Estimated construction cost to be at \$20M.*
- ▶ *Amenities-Outdoor pool, Fitness center, Kitchen, Full breakfast, Meeting Space(2000 Sq. ft.),Bar, Outdoor patio area.*
- ▶ *Currently, none of the existing hotels in Newnan provides larger Meeting space resulting in displacement of business generating from corporate events, training classes, social events etc.*
- ▶ *Proposed Hotel will have a mix of Transient & Extended Stay business.*

Contd

- ▶ *Projected ADR \$160 with 75% Occupancy.*
- ▶ *Proposed Hotel project will benefit local community by creating jobs, generate tax revenue, attracting tourists who spends money at nearby businesses boosting local economy.*
- ▶ *Hotel project will be beneficial for Local community with easy access to Hospitals in case of any Catastrophic events like in past,the Covid pandemic & 2021 Tornado in Newnan.*
- ▶ *An Estimated 400K Tax Revenue in Sales & property taxes will be generated from the Hotel.*
- ▶ *Approximately 25 Full time Jobs will be employed post opening.*
- ▶ *Residence Inn opened in Recent years-Atlanta area are Covington, Emory Decatur, McDonough and Peachtree City under Construction.*

Market Potential Analysis

- ▶ *Interstate Travelers. Easy access from Poplar Exit.*
- ▶ *Piedmont Hospital Staff & Executives.*
- ▶ *Travel Nurse/Doctor's travelling from out of Town.*
- ▶ *Rehab Hospital.*
- ▶ *Visitors, care taker of patients admitted to the hospitals.*
- ▶ *Long term Stay demand from International Corporate Traveler from Yamaha, Yokogawa, Hitachi Etc.*
- ▶ *Temporary housing needs for Local community residents affected by natural disasters, flooded homes/fire resulting in inhabitant dwelling place.*
- ▶ *Temporary accommodations for Families relocating to Newnan.*
- ▶ *Visitors visiting Family members at nearby Assisted/Senior Living.*
- ▶ *Industrial & Corporate business travelers.*

Rendering



Rendering



Rendering





March 28, 2025

Mr. Harry Patel
 Rahi & Rhea Hospitality
 237 Cliffhaven Circle
 Newnan, GA 30263

himanshupatel1985@gmail.com

Dear Mr. Patel,

This letter presents projections for a 115-room Residence Inn by Marriott in Newnan, Georgia. The projections are based on assumptions and information that will be presented in a written report.

Projected Operating Results Residence Inn by Marriott-Newnan, GA			
Year	Occupancy	Average Room Rate (1)	RevPar (1)
2028	82%	\$158	\$129
2029	85%	\$166	\$141
2030	87%	\$171	\$148
2031	88%	\$176	\$156
2032	88%	\$182	\$160

Note: (1) Adjusted for inflation
 Source: The Highland Group

We have done our best to obtain accurate information for you. However, since we relied on interviews as well as other sources, some information may vary from actual. Conclusions are based on research ending March 27, 2025, and we cannot be responsible for events occurring

1266 West Paces Ferry Rd. #148
 Atlanta, North Carolina 30327-2306
 (404) 872-4631
www.highland-group.net

subsequent to that date or not foreseen. Our projections are based on assumptions, and we do not warrant that they will be achieved. These projections have been prepared for your internal use only. They are restricted against inclusion in offering statements or wider distribution without our express written permission.

Please do not hesitate to call if we can be of further assistance or whenever questions arise concerning this letter or the underlying research and analysis.

Sincerely,

THE HIGHLAND GROUP, HOTEL INVESTMENT ADVISORS, INC.

1266 West Paces Ferry Rd. #148
Atlanta, North Carolina 30327-2306
(404) 872-4631
www.highland-group.net

Extended-Stay Hotels

The Highland Group publishes an annual comprehensive survey of the national extended-stay hotel sector, interim quarterly reports and a statistical report on extended-stay hotels in the 100 largest markets each year. The Highland Group defines an extended-stay hotel as a hotel with fully equipped kitchenettes in each guest room and which accepts reservations without a required lease. The following chart lists extended-stay hotels by brand within their price tier based on brand average daily room rate. The following chart is from the **2025 Extended-Stay National Report**.

Extended-Stay Brands by Average Daily Rate Range

Upscale \$135+	Mid-Price \$75-\$135	Economy Under \$75
Element by Westin	@Home by Best Western	Affordable Suites of America
Homewood Suites by Hilton	Candlewood Suites (IHG)	Budget Suites
Hyatt House	Everhome Suites Extended Stay by Choice Hotels	Echo Suites by Wyndham
Larkspur Landing	Extended Stay America	Extended Stay America Select Suites
Residence Inn by Marriott	Extended Stay America Premier Suites	HomeTowne Studios by Red Roof
Sonesta ES Suites	Executive Residency by Best Western	Intown Suites
Staybridge Suites (IHG)	Hawthorn Suites by Wyndham	LivAway Suites
	Home 2 Suites by Hilton	Other Independents
	Hyatt Studios	Savannah Suites
	LivSmart Studios by Hilton	Studio 6
	Mainstay Suites Extended Stay by Choice Hotels	Suburban Studios by Choice Hotels
	My Place	Sure Stay Studio by Best Western
	Sonesta Simply Suites	WoodSpring Suites Extended Stay by Choice Hotels
	stayAPT Suites	
	StudioRes by Marriott	
	TownePlace Suites by Marriott	
	Water Walk by Wyndham	

Source: The Highland Group, 2025 Extended-Stay Report

Upscale extended-stay hotels achieve a higher room rate than mid-price and economy segments, largely due to a heavier mix of higher rated 1-6 night guests and a relatively low share of extended-stay guests (defined as 7+ nights). Upscale extended-stay hotels also have higher finish, more services and a wider selection of amenities compared to lower priced segments. Economy extended-stay hotels have the lowest room rates, the heaviest contribution from guests staying 30+ nights and the fewest amenities. Mid-price extended-stay hotels are in between the economy and upscale segments in terms of room rates, share of extended-stay guests and amenities.

The Residence Inn by Marriott is an upscale extended-stay brand that offers a high-end guest experience that includes full kitchens; studio, one and two bedroom options; small plate restaurant & bar, complimentary breakfast and grilling patio. According to Marriott, the Residence Inn brand achieved an average occupancy rate of 76 percent at an average daily room rate of \$164 in 2024 with a guest mix of 46 percent 1 to 11 night stays and 54 percent 12 plus night stays.

Extended-Stay Hotel Analysis and Segmentation

The hotel market in Newnan currently offers no upscale extended-stay hotels. Extended-stay product in Newnan consists of one economy and 6 mid-price extended-stay hotels. The mid-price hotels are shown in the table following.

Newnan, GA: Mid-Price Extended-Stay Hotels		
Hotel	Rooms	Open Year
MainStay Suites	28	2019
Candlewood Suites	61	2020
Extended Stay America Premier	104	2020
Everhome Suites	115	2024
StayApt Suites	75	2025
TownePlace Suites	89	2014
Total Rooms	472	
<i>Source: Kalibri Labs</i>		

As shown in the following table, mid-price extended-stay hotels in Newnan average 40 percent 1-6 night stays (transient guests) and 60 percent 7 plus night stays (extended-stay guests), according to Kalibri Labs.

Newnan, GA: Mid-Price Extended-Stay Hotels		
Length of Stay Segment	Average % Room Nights	2024 Average Daily Rate
1-6 Nights	40%	\$106
7-14 Nights	12%	\$88
15-29 Nights	11%	\$94
30+ Nights	37%	\$83
Total	100%	\$95
Sub-Total Extended-Stay	60%	\$86
<i>Source: Kalibri Labs</i>		

This selection of hotels achieved 76 percent occupancy at an overall average rate of \$95 in 2024. Extended-stay average rate for these hotels in 2024 was an estimated \$86.

To provide a basis for comparison, selected upscale and economy extended-stay hotels in suburban sub-markets of the Atlanta MSA were analyzed to show variation in operating performance.

Economy extended-stay hotels, as shown in the tables below are in Duluth, McDonough and Newnan.

Atlanta MSA: Economy Extended-Stay Hotels			
Hotel	Rooms	Open Year	City
Extended Stay America	100	1990	Duluth
Extended Stay America	112	1997	Duluth
WoodSpring Suites	99	2020	McDonough
WoodSpring Suites	104	2021	Newnan
Total Rooms	415		
<i>Source: Kalibri Labs</i>			

As shown in the following table, economy extended-stay hotels in the selected markets average 15 percent 1-6 night stays (transient guests) and 85 percent 7 plus night stays (extended-stay guests), according to Kalibri Labs.

Atlanta MSA: Economy Extended-Stay Hotels		
Length of Stay Segment	Average % Room Nights	2024 Average Daily Rate
1-6 Nights	15%	\$70
7-14 Nights	9%	\$66
15-29 Nights	7%	\$68
30+ Nights	68%	\$65
Total	100%	\$66
Sub-Total Extended-Stay	85%	\$66
<i>Source: Kalibri Labs</i>		

This selection of hotels achieved 82 percent occupancy at an overall average rate of \$66 in 2024. Extended-stay average rate for these hotels in 2024 was an estimated \$66.

Upscale extended-stay hotels, as shown in the tables below are located in McDonough and Duluth.

Atlanta MSA: Upscale Extended-Stay Hotels			
Hotel	Rooms	Open Year	City
Homewood Suites	100	2007	McDonough
Residence Inn	112	2018	McDonough
Staybridge Suites	99	2020	Duluth
Residence Inn	104	2022	Duluth
Homewood Suites	112	2013	Duluth
Total Rooms	527		

As shown in the following table, upscale extended-stay hotels in the selected markets average 51 percent 1-6 night stays (transient guests) and 49 percent 7 plus night stays (extended-stay guests), according to Kalibri Labs.

Atlanta MSA: Upscale Extended-Stay Hotels		
Length of Stay Segment	Average % Room Nights	2024 Average Daily Rate
1-6 Nights	51%	\$143
7-14 Nights	14%	\$137
15-29 Nights	12%	\$136
30+ Nights	23%	\$131
Total	100%	\$140
Sub-Total Extended-Stay	49%	\$134
<i>Source: Kalibri Labs</i>		

This selection of hotels achieved 75 percent occupancy at an overall average rate of \$140 in 2024. Extended-stay average rate for these hotels in 2024 was an estimated \$134.

The proposed Residence Inn in Newnan, Georgia is projected to achieve 81 percent occupancy at an overall average daily rate of \$158 in 2028 its first year of operation. Mix of business for the proposed hotel is estimated at 49 percent extended-stay guests. The proposed Residence Inn extended-stay average rate in current 2025 dollars is \$134, as depicted in the following chart.

Proposed Residence Inn-Newnan, GA		
Length of Stay Segment	Average % Room Nights	2025 Average Daily Rate
1-6 Nights	51%	\$155
7-14 Nights	15%	\$137
15-29 Nights	13%	\$136
30+ Nights	20%	\$131
Total	100%	\$158
Sub-Total Extended-Stay	49%	\$134
<i>Source: The Highland Group</i>		

Performance for Upper-Tier (Upscale/Upper Mid-Price) and Lower-Tier (Economy and Lower Mid-Price) extended-stay hotels for the broader Atlanta MSA further illustrates the variation between the two hotel segments, as shown in the following tables.

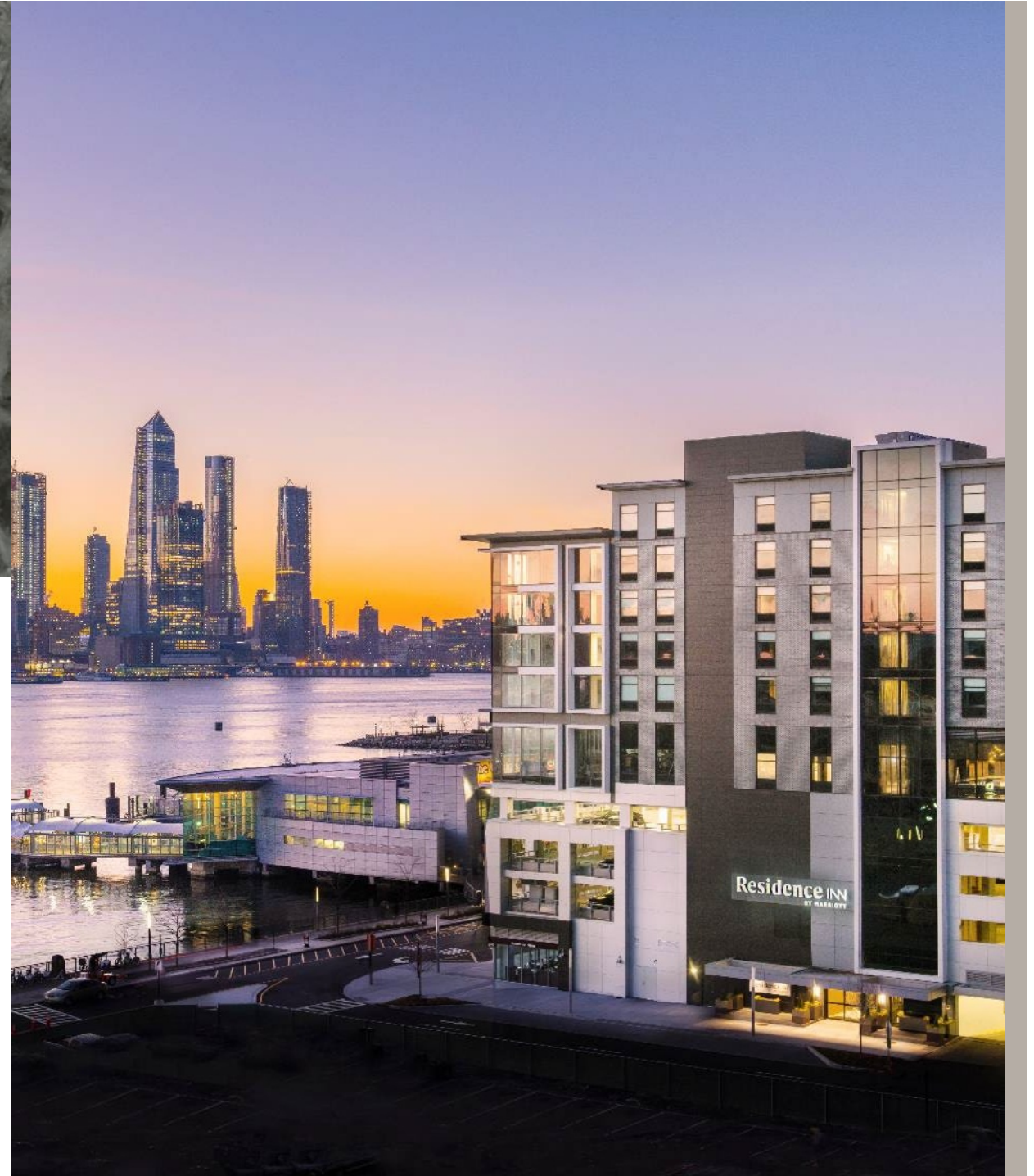
MSA: Atlanta, GA - Upper Tier Extended-Stay Hotels									
Year	Room Night Supply	Change in Supply	Occupancy	Room Night Demand	Change in Demand	Average Rate	Change in Rate	RevPar	Change in RevPar
2000	1,389,190		73.7%	1,023,426		\$86.08		\$63.42	
2001	1,347,945	-3.0%	69.8%	941,239	-8.0%	\$86.36	0.3%	\$60.30	-4.9%
2002	1,436,640	6.6%	66.3%	952,944	1.2%	\$82.61	-4.3%	\$54.80	-9.1%
2003	1,437,735	0.1%	66.6%	957,996	0.5%	\$79.81	-3.4%	\$53.18	-2.9%
2004	1,449,415	0.8%	69.7%	1,009,794	5.4%	\$80.22	0.5%	\$55.89	5.1%
2005	1,302,320	-10.1%	74.8%	973,848	-3.6%	\$86.67	8.0%	\$64.81	16.0%
2006	1,318,745	1.3%	72.3%	954,059	-2.0%	\$96.38	11.2%	\$69.73	7.6%
2007	1,294,090	-1.9%	69.7%	902,477	-5.4%	\$101.42	5.2%	\$70.73	1.4%
2008	1,368,460	5.7%	69.8%	954,915	5.8%	\$101.33	-0.1%	\$70.71	0.0%
2009	1,383,979	1.1%	65.2%	902,244	-5.5%	\$92.56	-8.7%	\$60.34	-14.7%
2010	1,395,515	0.8%	70.0%	976,173	8.2%	\$88.33	-4.6%	\$61.78	2.4%
2011	1,395,211	0.0%	70.5%	983,550	0.8%	\$89.32	1.1%	\$62.96	1.9%
2012	1,340,846	-3.9%	70.3%	942,808	-4.1%	\$93.50	4.7%	\$65.75	4.4%
2013	1,389,516	3.6%	71.7%	996,773	5.7%	\$97.74	4.5%	\$70.12	6.6%
2014	1,381,168	-0.6%	78.0%	1,076,959	8.0%	\$106.95	9.4%	\$83.39	18.9%
2015	1,552,146	12.4%	77.8%	1,208,139	12.2%	\$116.03	8.5%	\$90.31	8.3%
2016	1,731,139	11.5%	77.6%	1,343,333	11.2%	\$122.26	5.4%	\$94.87	5.0%
2017	1,830,027	5.7%	78.4%	1,434,635	6.8%	\$126.02	3.1%	\$98.79	4.1%
2018	1,943,950	6.2%	76.8%	1,492,745	4.1%	\$126.92	0.7%	\$97.46	-1.3%
2019	2,109,270	8.5%	75.6%	1,594,004	6.8%	\$127.76	0.7%	\$96.55	-0.9%
2020	2,284,832	8.3%	58.4%	1,333,591	-16.3%	\$105.75	-17.2%	\$61.72	-36.1%
2021	2,440,520	6.8%	70.7%	1,726,114	29.4%	\$112.10	6.0%	\$79.29	28.5%
2022	2,635,771	8.0%	72.4%	1,907,419	10.5%	\$126.87	13.2%	\$91.81	15.8%
2023	2,764,082	4.9%	73.4%	2,028,900	6.4%	\$134.52	6.0%	\$98.74	7.5%
2024	2,805,025	1.5%	72.6%	2,037,849	0.4%	\$130.91	-2.7%	\$95.11	-3.7%
CAG (1)		3.0%			2.9%		1.8%		1.7%
CAG (2)		5.9%			5.0%		0.5%		-0.3%
<i>Note: (1) Compound Annual Growth 2000-2024 (2) Compound Annual Growth 2018-2024</i>									
<i>Source: STR and The Highland Group</i>									

MSA: Atlanta, GA - Lower Tier Extended-Stay Hotels									
Year	Room Night Supply	Change in Supply	Occupancy	Room Night Demand	Change in Demand	Average Rate	Change in Rate	RevPar	Change in RevPar
2000	3,818,265		84.8%	3,236,321		\$30.53		\$25.87	
2001	3,755,485	-1.6%	80.0%	3,004,106	-7.2%	\$31.05	1.7%	\$24.84	-4.0%
2002	3,710,955	-1.2%	71.7%	2,659,647	-11.5%	\$29.03	-6.5%	\$20.81	-16.2%
2003	3,658,395	-1.4%	71.5%	2,616,709	-1.6%	\$28.23	-2.8%	\$20.19	-3.0%
2004	3,659,855	0.0%	73.0%	2,672,961	2.1%	\$27.30	-3.3%	\$19.94	-1.3%
2005	3,790,890	3.6%	77.2%	2,928,038	9.5%	\$31.14	14.1%	\$24.05	20.7%
2006	3,674,793	-3.1%	74.5%	2,739,075	-6.5%	\$28.67	-8.0%	\$21.37	-11.2%
2007	3,266,501	-11.1%	74.3%	2,426,186	-11.4%	\$35.01	22.1%	\$26.00	21.7%
2008	3,222,281	-1.4%	70.1%	2,259,300	-6.9%	\$34.88	-0.4%	\$24.46	-5.9%
2009	3,232,805	0.3%	63.9%	2,066,064	-8.6%	\$30.93	-11.3%	\$19.76	-19.2%
2010	3,165,598	-2.1%	70.6%	2,233,951	8.1%	\$30.00	-3.0%	\$21.17	7.1%
2011	3,087,910	-2.5%	75.0%	2,317,294	3.7%	\$30.56	1.9%	\$22.93	8.3%
2012	3,029,503	-1.9%	76.4%	2,313,482	-0.2%	\$31.82	4.1%	\$24.30	6.0%
2013	3,058,614	1.0%	78.7%	2,408,462	4.1%	\$33.90	6.5%	\$26.70	9.9%
2014	2,972,708	-2.8%	84.6%	2,516,069	4.5%	\$36.44	7.5%	\$30.85	15.5%
2015	2,823,407	-5.0%	81.9%	2,313,678	-8.0%	\$39.76	9.1%	\$32.58	5.6%
2016	2,992,756	6.0%	83.3%	2,493,088	7.8%	\$42.53	7.0%	\$35.43	8.7%
2017	3,041,545	1.6%	82.5%	2,508,687	0.6%	\$44.66	5.0%	\$36.83	4.0%
2018	3,054,440	0.4%	84.1%	2,569,039	2.4%	\$46.80	4.8%	\$39.36	6.9%
2019	3,035,899	-0.6%	81.1%	2,463,369	-4.1%	\$48.86	4.4%	\$39.64	0.7%
2020	3,201,779	5.5%	79.5%	2,545,656	3.3%	\$47.69	-2.4%	\$37.92	-4.4%
2021	3,283,993	2.6%	86.3%	2,834,775	11.4%	\$53.94	13.1%	\$46.56	22.8%
2022	3,303,980	0.6%	84.5%	2,791,236	-1.5%	\$60.37	11.9%	\$51.00	9.5%
2023	3,375,551	2.2%	81.7%	2,756,517	-1.2%	\$61.56	2.0%	\$50.27	-1.4%
2024	3,495,763	3.6%	80.6%	2,817,434	2.2%	\$60.94	-1.0%	\$49.11	-2.3%
CAG (1)		-0.4%			-0.6%		2.9%		2.7%
CAG (2)		2.9%			2.7%		4.5%		4.4%
<i>Note: (1) Compound Annual Growth 2000-2024 (2) Compound Annual Growth 2019-2024</i>									
<i>Source: STR and The Highland Group</i>									

In 2024, upper tier extended-stay hotels achieved 73 percent occupancy at \$131 while the lower tier extended-stay hotels finished the year at 81 percent occupancy at an average rate of \$61. Lower tier extended-stay hotels tend to operate at a higher occupancy compared to upper-tier extended-stay hotels due to a higher percentage of longer term guests. However the lower tier hotel type operates at a much lower average rate with limited amenities and minimal design features.



Residence INN
BY MARRIOTT



THE STORY OF RESIDENCE INN

THE FIRST NAME
IN EXTENDED STAY
HOTELS IS STILL FIRST



Residence Inn Atlanta Covington, GA

TRAVEL LIKE YOU LIVE

Residence Inn by Marriott invented and continues to define the Extended Stay lodging category in North America. With over 900 locations worldwide and twice the footprint of its next largest competitor, Residence Inn’s high awareness brings huge occupancy premiums and legendary RevPAR Index compared to the category.

Approximately one third of all business travel room nights are part of an ‘extended stay’. With its unique culture and service model that recognizes the different needs of long-stay guests, Residence Inn® is optimally positioned to serve this large market segment. The latest prototype evolves the guest suite by expanding the bathroom and re-orienting the living, working, cooking and dining spaces. A fresh décor package provides contemporary appeal, while the bar creates additional revenue opportunities.

Building on its solid performance record and powered by Marriott’s peerless sales, marketing and operations engine, Residence Inn is primed to extend its leadership throughout Central America, Europe and the Middle East.

Distribution (Q4 2024)

With over 900 hotels worldwide and a pipeline of 340 properties, the brand’s growth continues in the U.S. and internationally throughout Central America, Europe, Africa and the Middle East.

U.S. & CANADA	Units	Rooms	GLOBAL	Units	Rooms
Open	873	107,249	Open	920	113,228
Pipeline	300	36,780	Pipeline	341	41,748

Key Competitors

Homewood Suites
Hyatt House

Recent Openings

Residence Inn Denver Arvada Denver West, CO
Residence Inn Galveston Island, TX
Residence Inn Oklahoma City Norman, OK

Franchise Hotel Performance*

AVERAGE OCCUPANCY RATE
76.2%

AVERAGE DAILY ROOM RATE
\$164.07

AVERAGE REVPAR
\$124.99

LOYAL CUSTOMER BASE
Average Percentage of Loyalty Program
Contribution to Occupancy at Residence Inn is
67.1%

LOWER COST BOOKINGS
Marriott’s channels generate 70.9%
of Residence Inn’s reservations

* 2024 Residence Inn by Marriott Franchise Disclosure Document. Additional details included on the back. For all other costs and fees, refer to the FDD.

** The “Estimated Cost Per Key” includes select building construction, kitchen and laundry equipment, FF&E, start-up costs, and certain additional funds. You will incur additional costs. Please refer to our 2024 Residence Inn by Marriott Franchise Disclosure Document for complete details.

2024 FRANCHISE HOTEL PERFORMANCE

<p>76.2%</p> <p>AVERAGE OCCUPANCY</p>	<p>\$ 124.99</p> <p>AVERAGE REVPAR</p>	<p>70.9%</p> <p>CHANNEL CONTRIBUTION</p>
<p>\$ 164.07</p> <p>AVERAGE DAILY ROOM RATE</p>	<p>67.1%</p> <p>REWARDS PENETRATION</p>	<p>Residence Inn by Marriott Franchise Disclosure: As of December 31, 2023, there were 861 Residence Inn by Marriott hotels open and operating in the United States and Canada; of these, 787 were franchised and 747 were STR Included Hotels. Of the 747 STR Included Hotels in 2023, 244 hotels or 32.7% reported an average daily room rate that met or exceeded \$164.07; 393 hotels or 52.6% reported an average occupancy rate that met or exceeded 76.2%; 273 hotels or 36.5% reported an average RevPAR that met or exceeded \$124.99; and 379 hotels or 50.7% reported an average RevPAR Index that met or exceeded 118.8. For the 747 STR Included Hotels in 2023, the average daily room rate ranged from \$81.78 to \$398.14, with a median of \$148.27; the average occupancy rate ranged from 34.8% to 95.5%, with a median of 76.8%; the average RevPAR ranged from 36.45 to 324.68, with a median of 113.19; and the average RevPAR Index ranged from 57.4 to 226.0, with a median of 119.3. During 2023, of the 747 Included Hotels, 362 hotels or 48.5% received 42.4% or more of their total gross room night bookings from Marriott.com. 379 hotels or 50.7% of Residence Inn by Marriott hotels received 70.9% or more of their total gross room night bookings from all Reservation Channels. Of the 747 Included Hotels, 312 hotels or 41.8% met or exceeded the average number of member room nights per hotel of 22,000; and 399 hotels or 53.4% met or exceeded the average loyalty program contribution to occupancy of 67.1%. There is no assurance that you will do as well. OFFER AND SALE BY PROSPECTUS ONLY. See Item 19 of our Franchise Disclosure Document dated March 31, 2023, for additional details.</p>

Breakdown by

LOS Tier



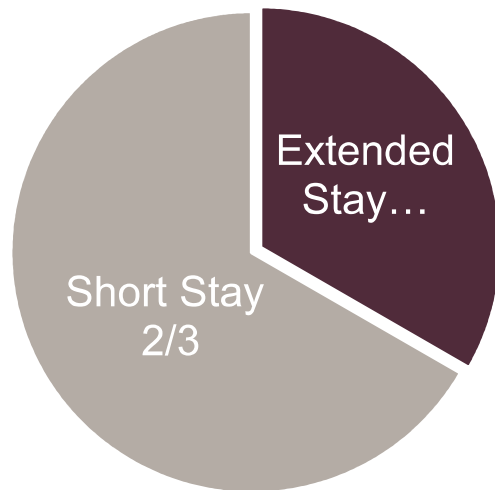
Metric details

Res Los Tier Txt	RoomNights	OCC	OCC. Diff	ADR	ADR Diff.	RevPar	RevPar Diff.
Tier 1: 1 to 4	1,075K	33.7%	+0.0	\$160	+3.0%	\$54	+5.5%
Tier 2: 5 to 11	388K	12.2%	+0.2	\$166	+0.7%	\$20	+19.0%
Tier 3: 12 to 29	255K	8.0%	+0.3	\$147	-0.4%	\$12	+26.5%
Tier 4: 30+	396K	12.5%	+0.3	\$145	+2.7%	\$18	+28.9%
Grand Total	2,114K	66.3%	+0.1	\$157	+1.9%	\$104	+13.7%

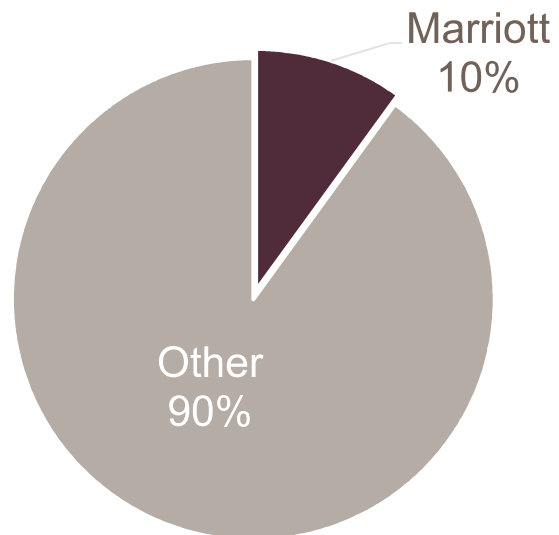
EXTENDED STAY BY THE NUMBERS

Extended Stay = 5+ nights in the same hotel

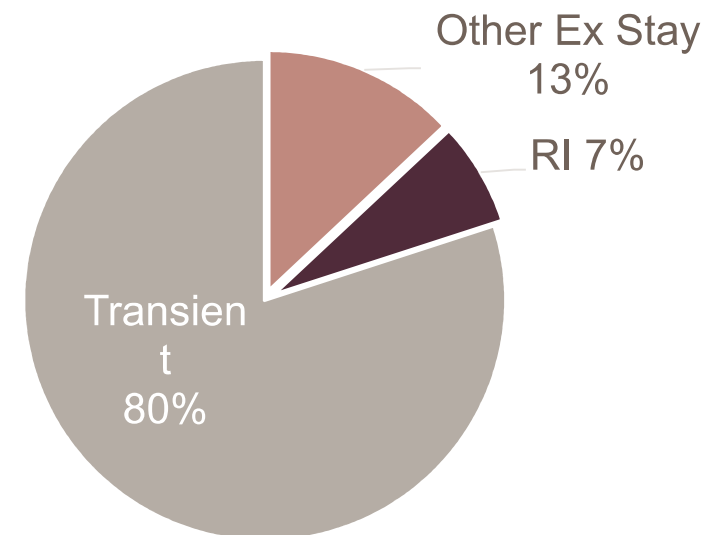
Worldwide
Room Nights



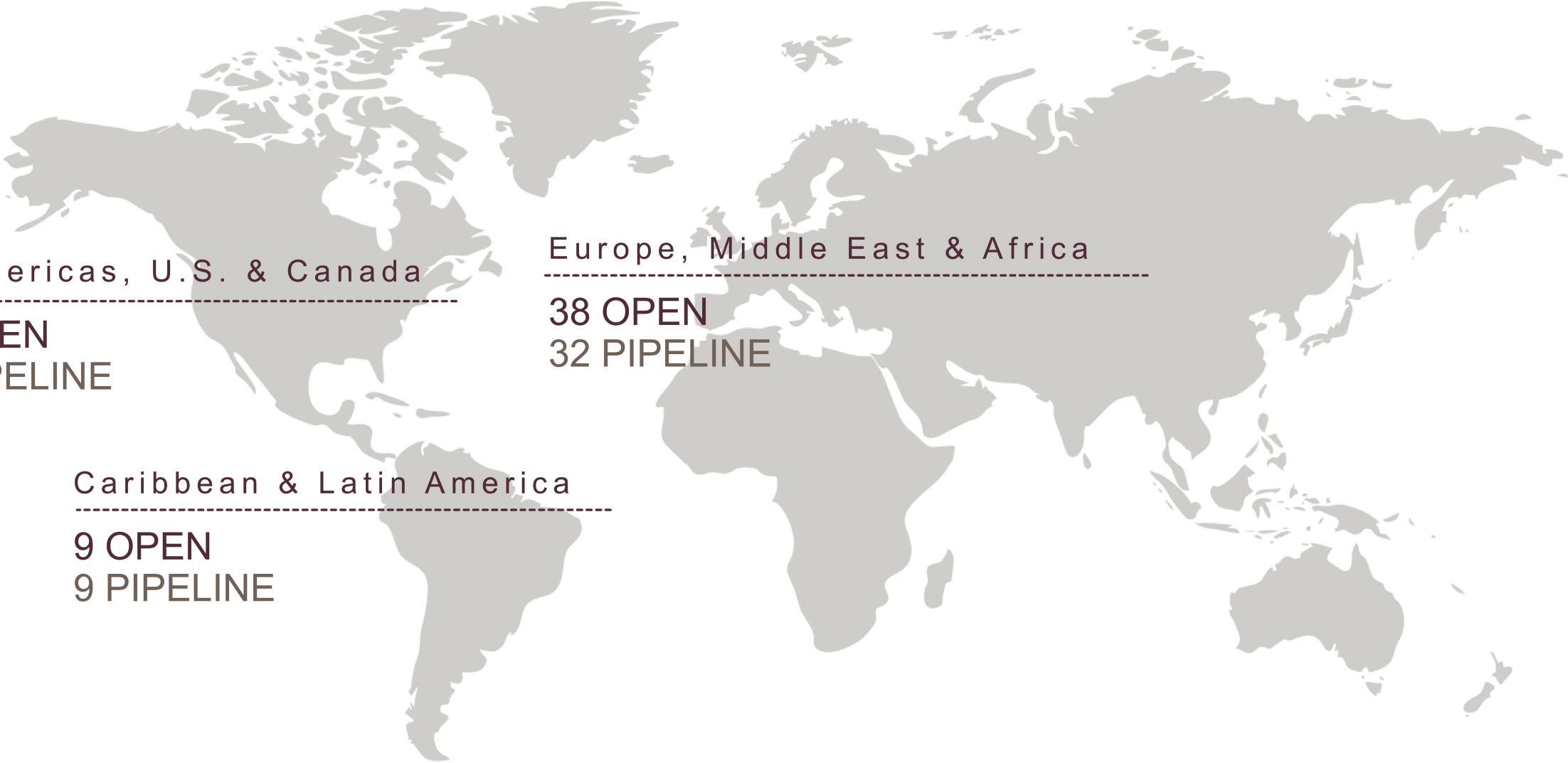
Worldwide
EX Stay Supply



Marriott
Supply



920 OPEN + 341 PIPELINE = 1,261 TOTAL



The Americas, U.S. & Canada

873 OPEN
300 PIPELINE

Europe, Middle East & Africa

38 OPEN
32 PIPELINE

Caribbean & Latin America

9 OPEN
9 PIPELINE



BRAND POSITIONING

BRAND POSITIONING: TRAVEL LIKE YOU LIVE

At Residence Inn, we believe in openness, freedom and traveling the way you love to live. That's why we've designed an experience where guests can truly live their life on the road – free to do it their way, on their terms, and without constraints. From spaces that create room for possibilities to our dedication to serve you personally, we're empowered to make sure that when you travel here, you don't just feel like a guest – you feel like yourself.



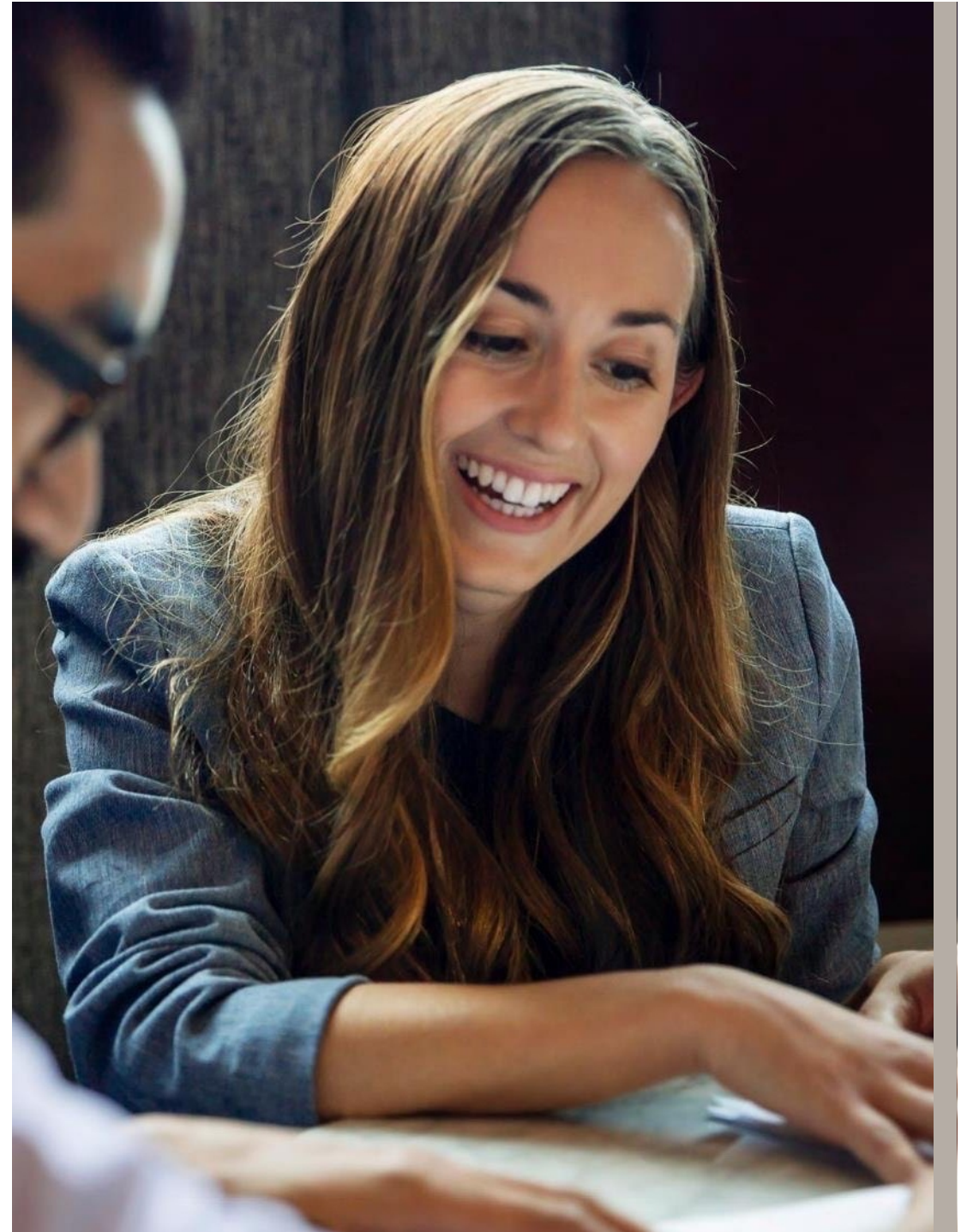
TARGET GUEST: THE MAXIMIZER

Accustomed to life on the go, the Maximizer strives to equally balance work, home and fun.

Confident and considerate, they are active and engaged in their community. Their positive and social spirit makes others want to be around them.

They enjoy traveling and see it as an opportunity to have new experiences.

They choose careers that allow them to travel frequently and enjoy making the most of extra time found on the road where they are free to do what they want without the obligations of home.





GUEST EXPERIENCE

SPACIOUS SUITES

From separate work and living spaces to a full kitchen, every suite is designed for guests to experience a stay all their own.



EAT WELL

Full kitchens in every suite with complimentary grocery delivery service, outdoor grills, 24/7 market, and complimentary breakfast with a large variety of options, or local area recommendations for dining out.



BARS

Join us at our on-site bars (located at many of our properties) for premium beer, wine and cocktails.



OUTDOOR SPACES

Relax by the fire pit, take in the view, swim in the pool, get some work done, or grill your favorite foods in welcoming outdoor living spaces.



FITNESS CENTERS, POOLS, & RI RUNS

Stay on track in our modern fitness centers, take a dip in our refreshing pools, or explore the city like a local with RI Runs, custom local running routes found on the MapMyFitness app powered by Under Armour.



DESIGN INSPIRATION: MODERN RESIDENTIAL

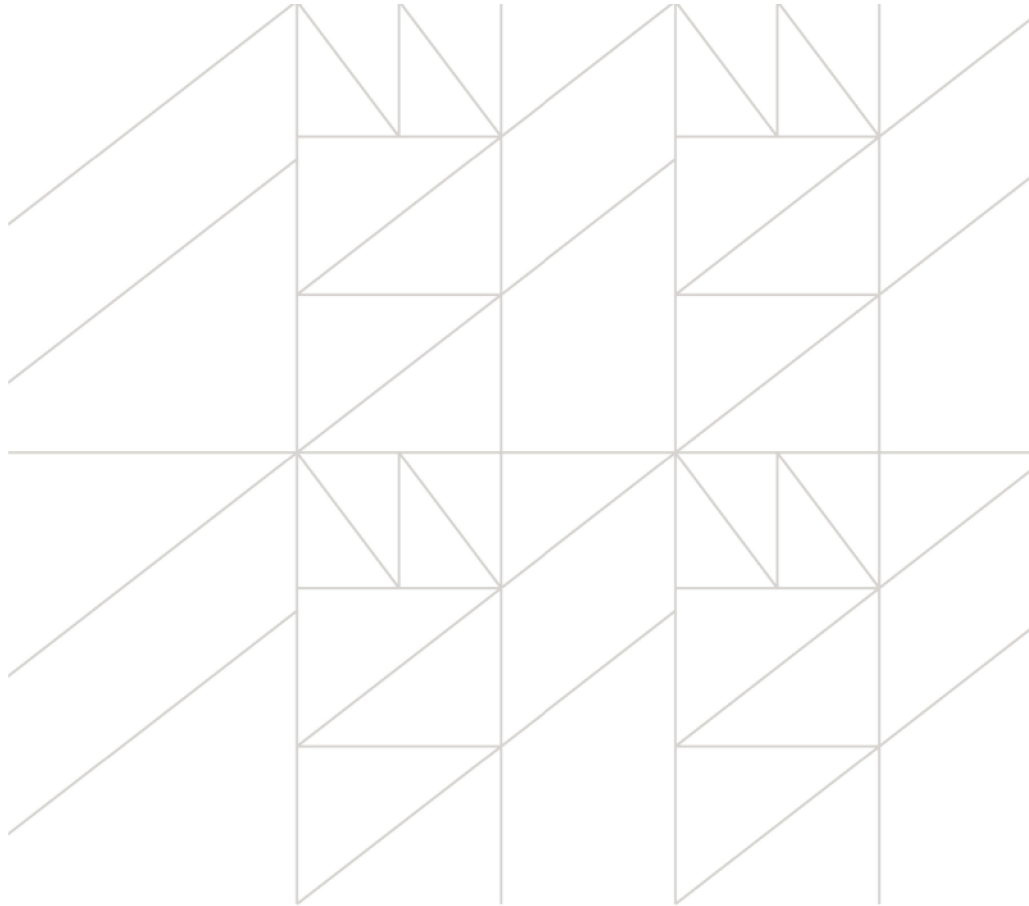
COMFORT DRIVEN
DESIGN



SIGNATURE
RESIDENTIAL
TEXTILES



MODERN
CRISP DETAILS



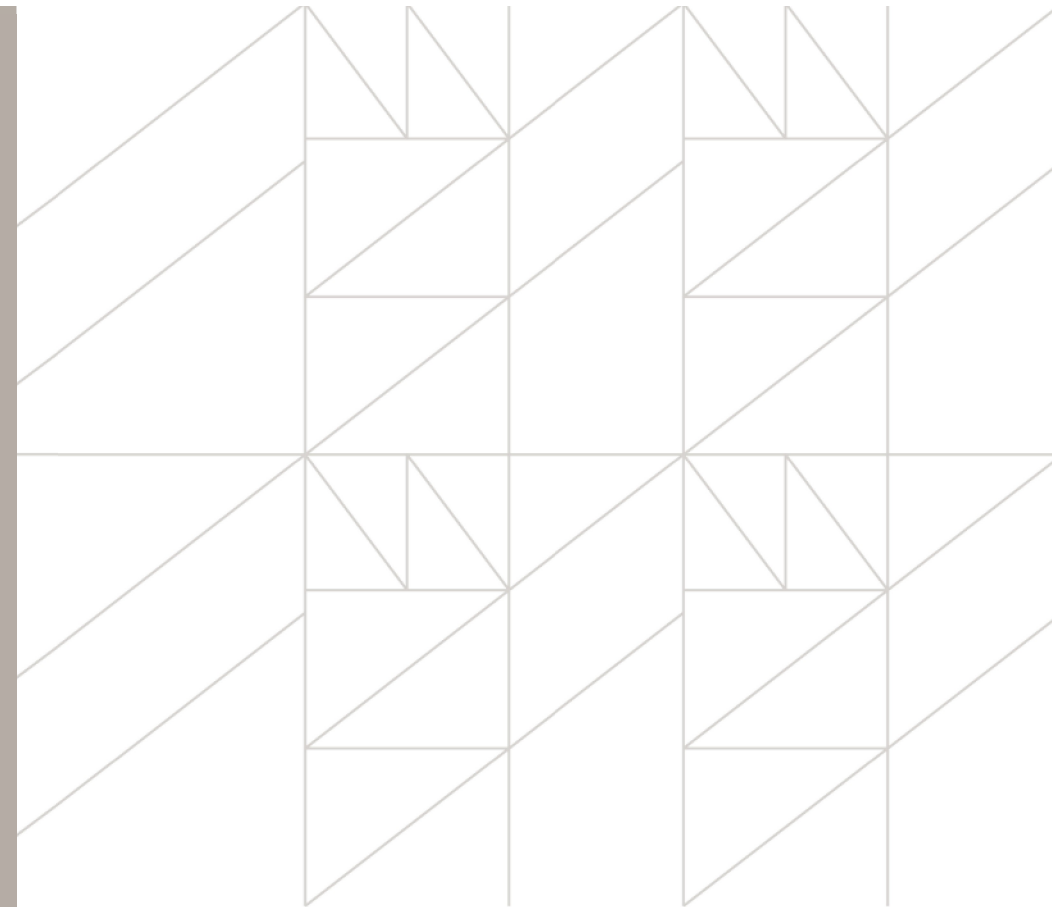
AMERICAS

Studio



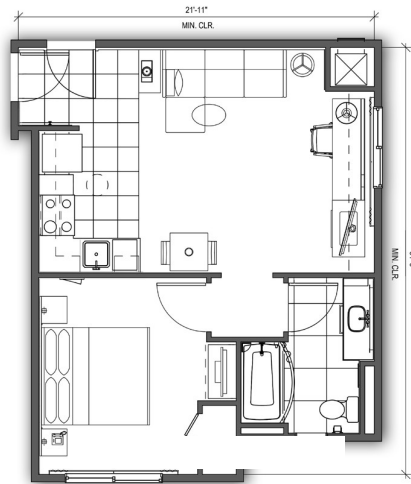




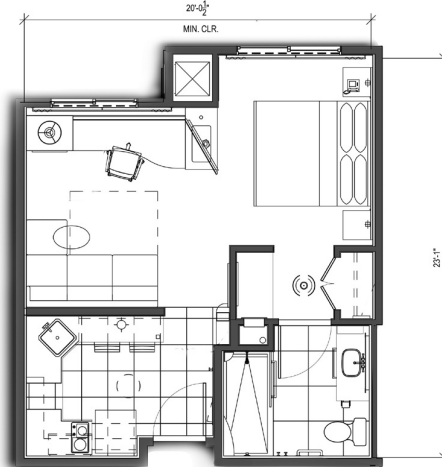


AMERICAS

1 Bedroom

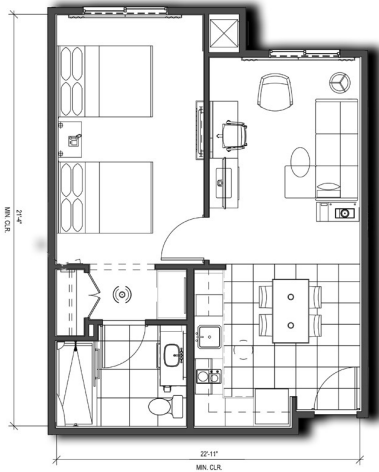


One Bedroom King: End Unit

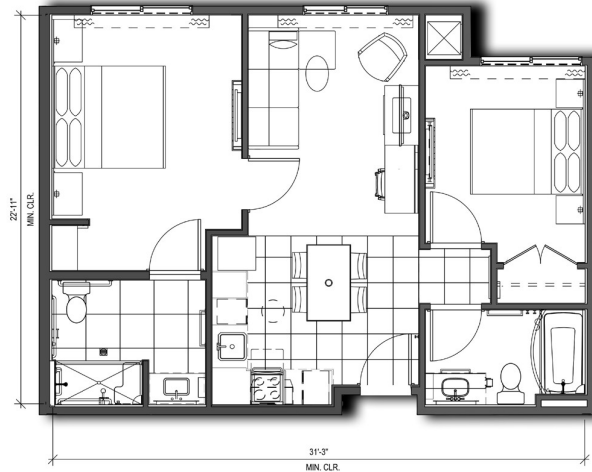


Studio King A

TYPICAL UNIT MIX	
Studio King	85%-90%
One Bedroom King	10%-15%
One Bedroom Queen/Queen	
Two Bedroom King/Queen	
Data is based Gen 9, 128-room prototype.	



One Bedroom Double Queen (Optional)



Two Bedroom King/Queen (Optional)



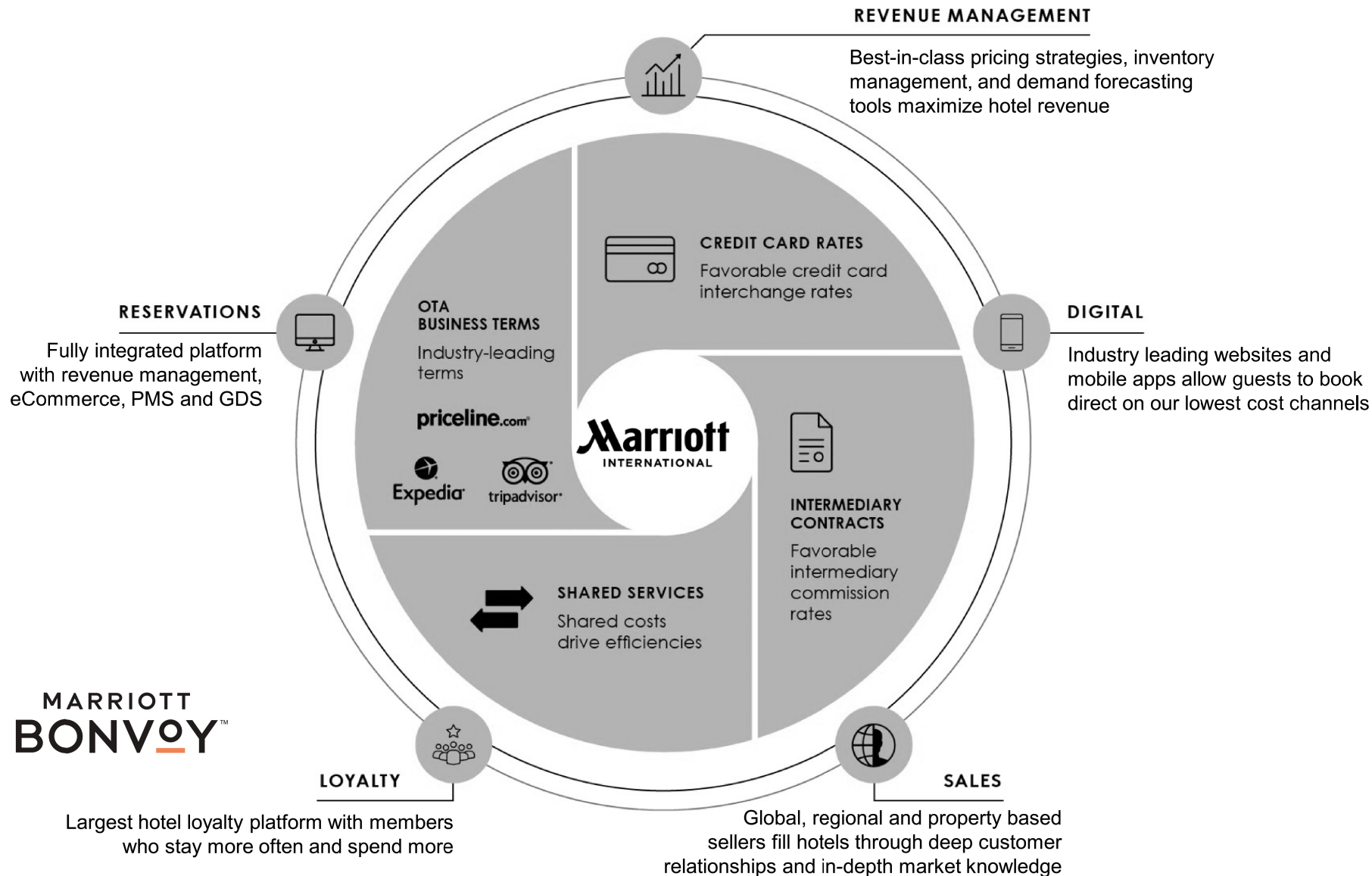






POWER OF MARRIOTT

MARRIOTT ENGINES



With an unwavering focus on profitability, our unmatched scale and global reach create revenue and cost synergies that drive economic returns for our owners.

Each Marriott branded hotel is supported by a powerful global distribution platform and innovative sales and marketing programming focused on delivering high-value guests while state of art technology, global negotiating power, shared services and the most experienced teams in the industry help drive efficiencies.

**MARRIOTT
BONVOY™**

MARRIOTT BONVOY - LARGEST, MOST VALUABLE MEMBERSHIP

MEMBERS STAY MORE

Nearly 50% of total sold room-nights
1 out of 2 Marriott occupied rooms

LOWEST CHARGE-OUT RATES IN THE INDUSTRY

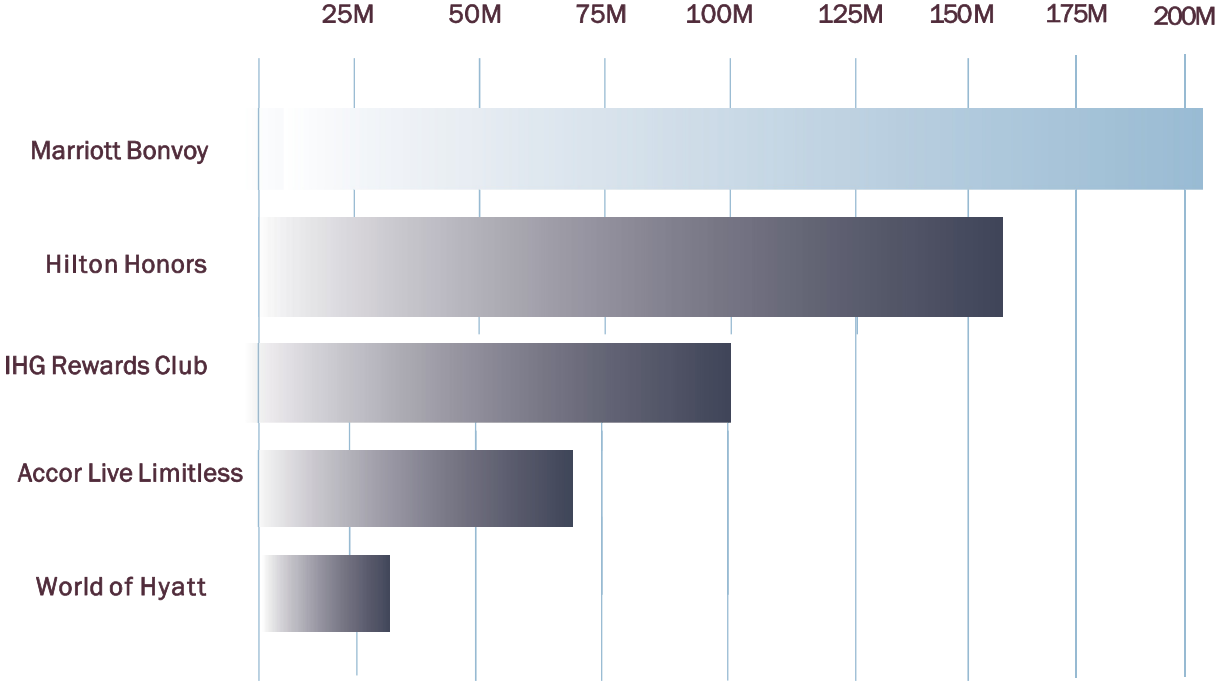


MEMBERS SPEND MORE

10% higher ADR
More ancillary items like food and spa

MEMBERS BOOK DIRECT

Lower partner fees by booking through direct channels
Lower program costs and charge out rates



Source: Loyalty Analytics, Competitor program websites



STR

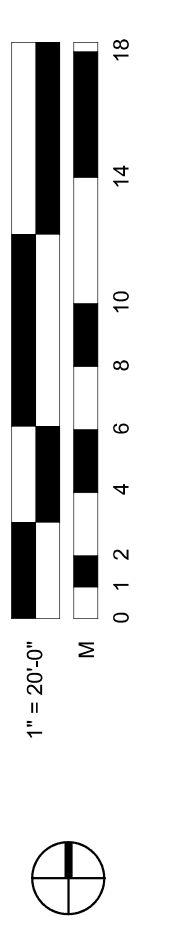
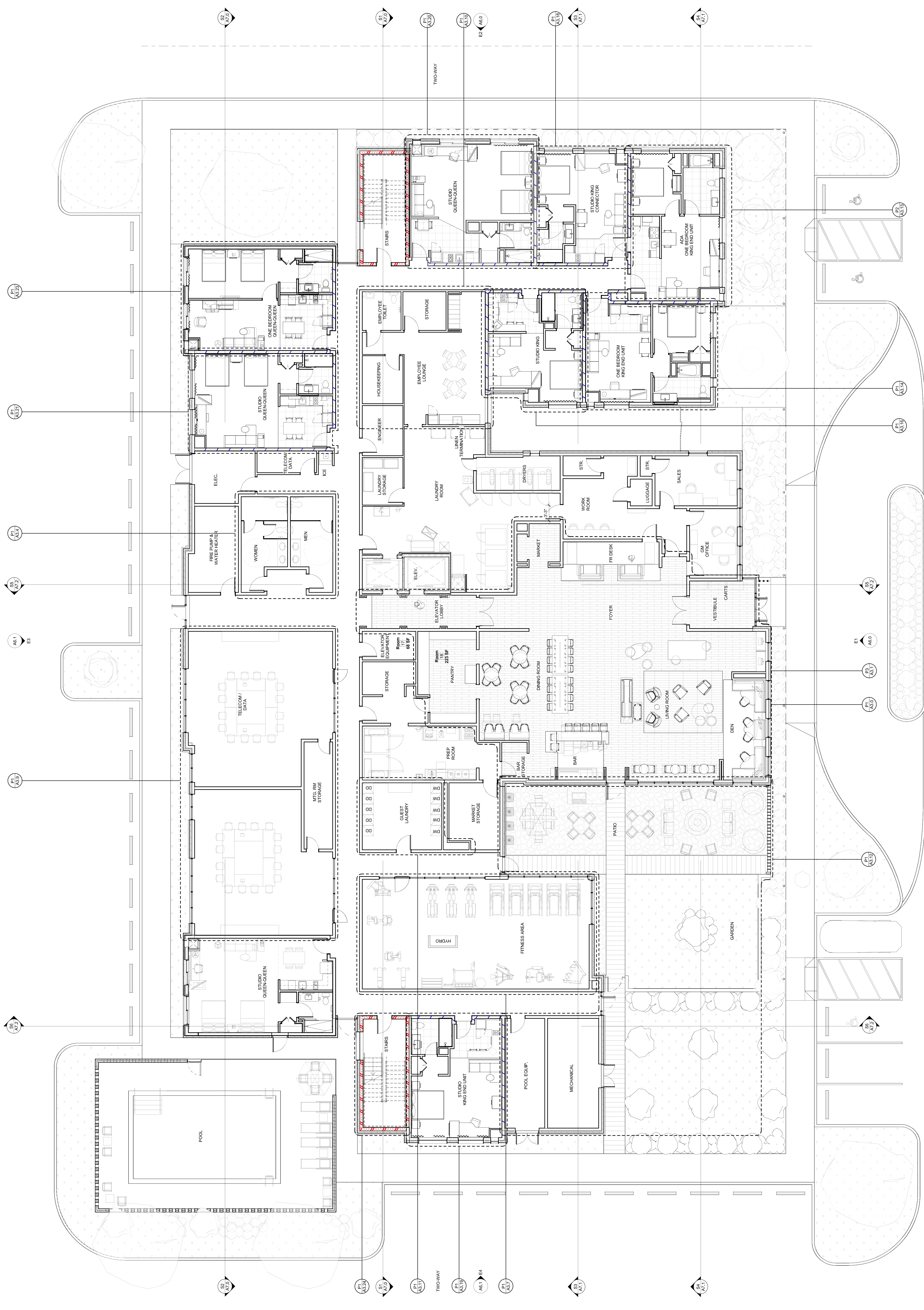
STR Chain Scales

Rooms	Brand	Parent Company	Hotel Class
75	Americas Best Value Inn	Sonesta International Hotels Corp	Economy
43	Best Western	BWH Hotels	Midscale
81	Candlewood Suites	IHG Hotels & Resorts	Midscale
75	Comfort Suites	Choice Hotels International, Inc.	Upper Midscale
64	Country Inn & Suites by Choice	Choice Hotels International, Inc.	Upper Midscale
60	Days Inn	Wyndham Hotels & Resorts	Economy
115	Everhome Suites	Choice Hotels International, Inc.	Midscale
124	Extended Stay America Premier Suites	Extended Stay America	Midscale
91	Hampton by Hilton	Hilton Worldwide	Upper Midscale
81	Holiday Inn Express	IHG Hotels & Resorts	Upper Midscale
102	Home2 Suites by Hilton	Hilton Worldwide	Upper Midscale
68	La Quinta Inns & Suites	Wyndham Hotels & Resorts	Upper Midscale
28	MainStay Suites	Choice Hotels International, Inc.	Midscale
80	Motel 6	G6 Hospitality LLC	Economy
67	Quality Inn	Choice Hotels International, Inc.	Midscale
50	Red Carpet Inn	Hospitality International, Inc.	Economy
57	Red Roof Inn	Red Roof Franchising, LLC	Economy
115	Residence Inn	Marriott International	Upscale
32	Sleep Inn	Choice Hotels International, Inc.	Midscale
82	SpringHill Suites	Marriott International	Upscale
75	stayAPT Suites	LG AS Franchisor LLC	Midscale
89	TownePlace Suites	Marriott International	Upper Midscale
125	WoodSpring Suites	Choice Hotels International, Inc.	Economy
50			Economy
108			Economy
124	StudioRes	Marriott International	Midscale

Extended-Stay Hotel Brands by Segment

Upscale \$135+	Mid-Price \$75-\$135	Economy Under \$75
Element by Westin	@Home by Best Western	Affordable Suites of America
Homewood Suites by Hilton	Candlewood Suites (IHG)	Budget Suites
Hyatt House	Everhome Suites Extended Stay by Choice Hotels	Echo Suites by Wyndham
Larkspur Landing	Extended Stay America	Extended Stay America Select Suites
Residence Inn by Marriott	Extended Stay America Premier Suites	HomeTowne Studios by Red Roof
Sonesta ES Suites	Hawthorn Suites by Wyndham	Intown Suites
Staybridge Suites (IHG)	Home 2 Suites by Hilton	LivAway Suites
	Hyatt Studios	Other Independents
	LivSmart Studios by Hilton	Savannah Suites
	Mainstay Suites Extended Stay by Choice Hotels	Studio 6
	My Place	Suburban Studios by Choice Hotels
	Sonesta Simply Suites	Sure Stay Studio by Best Western
	stayAPT Suites	WoodSpring Suites Extended Stay by Choice Hotels
	StudioRes by Marriott	
	TownePlace Suites by Marriott	

Source: The Highland Group



Rehabilitation Hospital of Newnan

O 678.552.6200
F 678.552.6594

Hannah E. Henry
Chief Executive Officer
Encompass Health Rehabilitation Hospital of Newnan
2101 E. Newnan Crossing Boulevard
Newnan, GA 30263
hannah.henry@encompasshealth.com

March 25, 2015

Tracy Dunnavant
Planning and Zoning Director
City of Newnan Planning & Zoning Department
25 LaGrange Street
Newnan, GA 30263

RE: Letter of Support for the Proposed Residence Inn Hotel on Mercantile Drive

Dear Tracy,

As the CEO of Encompass Health Rehabilitation Hospital of Newnan, I am writing to express my full support for the proposed Residence Inn Hotel on Mercantile Drive which would play a vital role in meeting the needs of our patients, their families, and our hospital staff.

At Rehabilitation Hospital of Newnan, we provide specialized rehabilitation services to patients who stay with us for an average of 13 days per admission. Many of these patients have loved ones who travel from out of town and require comfortable, long-term accommodations nearby. The Residence Inn's extended-stay model would offer a higher-end lodging option for these families, ensuring they can remain close to their loved ones during the critical recovery process.

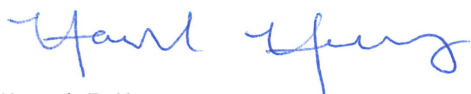
Additionally, the hotel would serve as a valuable resource for our hospital staff and corporate executives. When team members from our national network visit, accommodations close to the hospital are essential for efficiency and convenience. Furthermore, we have encountered significant challenges securing hotel rooms for staff during inclement weather events, impacting our ability to maintain essential hospital operations. The availability of a nearby hotel, within walking distance of the hospital, would be a crucial asset during such situations.

The proposed Residence Inn would also enhance our ability to host corporate events and training sessions, providing much-needed large-capacity meeting and gathering spaces that are currently limited within our facility. This would allow us to strengthen professional development opportunities for our staff, expand access to healthcare education for the community, and expand collaboration with colleagues from across our healthcare network.

For these reasons, I strongly encourage the City to support the development of the Residence Inn Hotel on Mercantile Drive. Its presence would directly benefit our hospital, our patients, and our community as a whole.

Thank you for your time and consideration. As a relatively new resident of Newnan, I hope to have the opportunity to meet you in person sometime soon. If you need any additional information from me in the meantime, please don't hesitate to reach out - my cell is 404-643-5413.

Sincerely,



Hannah E. Henry
Chief Executive Officer
Encompass Health Rehabilitation Hospital of Newnan

April 17, 2025

Tracy Dunnavant
City of Newnan
Planning and Zoning Department

Dear Mrs. Dunnavant-

On behalf of the leadership team at Piedmont Newnan Hospital, this letter is in support of the proposed Residence Inn Newnan by Marriott.

As the only upscale extended stay hotel, the proposed development, across from Piedmont Newnan Hospital, will be a convenient location for out of town physicians and staff we recruit to stay while in the area. Access to their conference facilities, in addition to the lounge and outdoor spaces open to the public, would give the hospital another convenient community location to host larger meetings. As a not-for-profit healthcare system, we also hope to gain Marriott's support of our philanthropic events and free programs we offer the community.

With the growth of our county in recent years, this addition will add a valuable hospitality space. As one of the largest healthcare providers in the state, and the only acute-care hospital in Newnan, this hotel would be a convenient place for family members to stay while visiting loved ones in the hospital, or for those that do not reside in Coweta county, but seek Piedmont as a destination for care.

Please consider our support on this matter.

Sincerely,



Mike Robertson
CEO
Piedmont Newnan Hospital