

MARTIN HOUSE



UNIVERSITY OF AKRON CAMPUS
AKRON OHIO



A HISTORIC RENOVATION PRESENTED BY:

Paran Management Company, Ltd. & Gateway Consultants Group, Inc.

73 ROOM BOUTIQUE HOTEL

OPPORTUNITY ZONE INVESTMENT

\$3.2M HISTORIC TAX CREDIT

\$19M TOTAL INVESTMENT

PROJECT DETAILS

An integral part of Akron's heritage, the authentically restored Martin House frames the doorway to the University of Akron and celebrates a tradition that dates back to 1870. Martin House is an adaptive reuse of an existing, historic structure and the addition of new construction to create a 73-room boutique hotel. The historic structure will house most of the front-of-house elements including main entrance, reception, offices, storage, service areas, restaurant, coffee shop, ballroom meeting space and room suites. The new multi-story construction will include rooms and a large outdoor patio ideal for outdoor weddings and corporate events.

- \$19M in total investment
- Total size of 60K square feet in total
- Upscale to Upper Upscale, Boutique branded, hotel (no flag or soft branding affiliate)
- Additional features include: full-service restaurant, coffee shop, meeting space, event space, historic ballroom & fitness center

INVESTMENT TERM HIGHLIGHTS

- \$19M total project cost
- \$3.2M historic tax credit
(Ohio spring round award announcement June)
- Opportunity Zone investment
- Targeted returns: market-rate/competitive investor return
- Preferred return target of: 8%
- Investor equity range of 15% to 20%
- Stabilization in year 3
- Stabilized Average Daily Rate (ADR): \$177
- Stabilized Occupancy: 70%

HISTORY

Formerly the University Club and completed in 1918, the building was designed as a private venue by a local architect Harpster & Bliss and later purchased by the University of Akron Foundation for University use. Located across the street from the renamed Hower House Museum, Martin House was recently designated a local historic Landmark by the City of Akron.

SCHEDULE

- Lease Execution: March 2019 – Complete
- Historic Tax Credit Application: March 2019 – Complete
- Funding: Full funding by Summer of 2019
- Construction Start: October 2019
- 14-month physical construction
- Anticipated/targeted opening: February 2021

ADDITIONAL DETAILS

- 58 full-time equivalent employees
- \$1.4M annual payroll
- \$210,000 / key costs
- Possible TIF
- Possible participation by Development Finance Agency
- PACE financing
- Dimit Architecture (Hower House, Mustard Seed, One University Circle)
- Greenwood Hospitality is the operator (5000 rooms under management and current Glidden House operator)
- Paran is the developer and owner of the Glidden House in University Circle



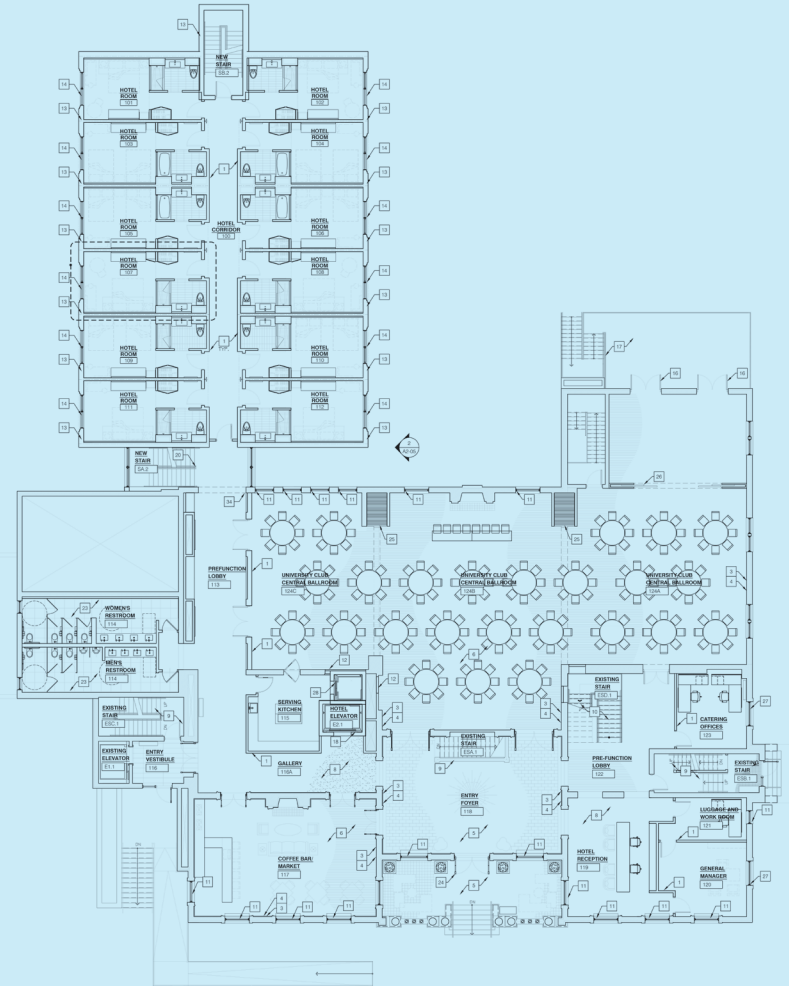
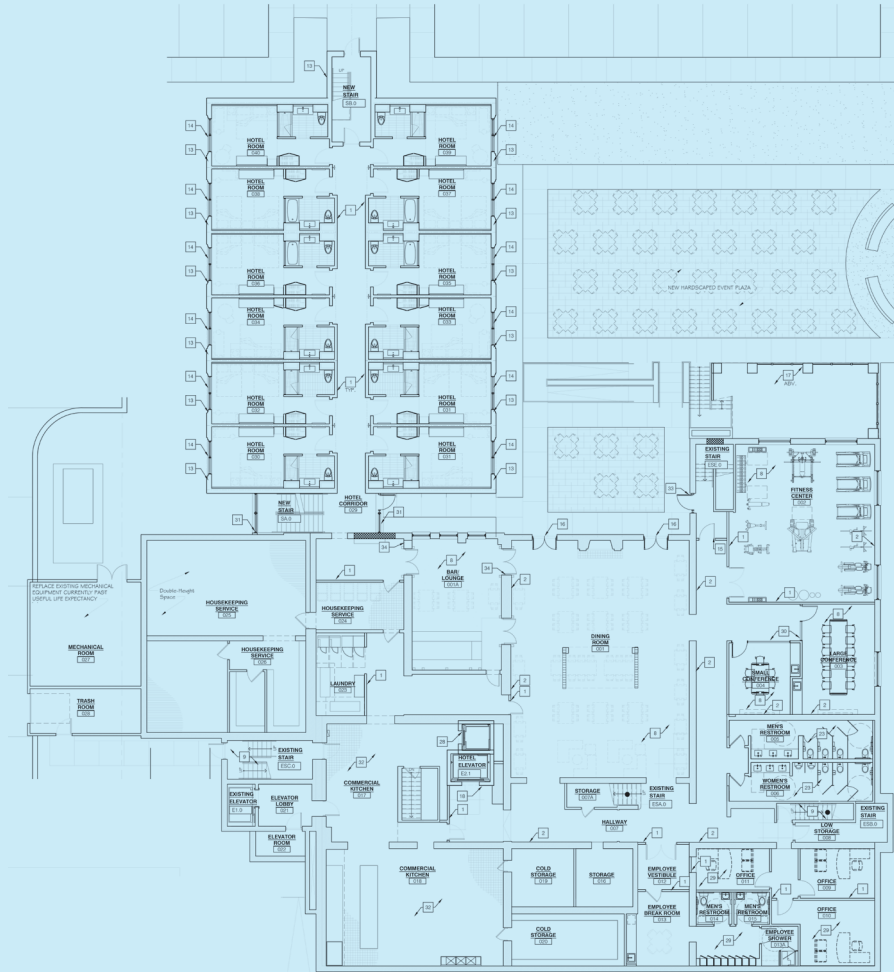
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STYLE



HISTORY



BEAUTY

VALUE PROPOSITION

Martin House is a unique, historic, architecturally significant property which is ideal for the development of a boutique hotel with a restaurant, coffee shop, meeting and conference space and a grand ballroom. The space has a unique relationship with the University of Akron which will draw attention to the project and support the overall success of the investment. This project is a first of its kind product offering in the City of Akron. There are limited competitive properties in the Akron CBD (Courtyard is the only other CBD hotel.) The City has pledged its support for the development of this boutique hotel in the form of grants, abatements, financing, and marketing.



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