



# MILESTONE

C O M P A N I E S

**PROPERTY MANAGEMENT • ASSET MANAGEMENT • HOTEL RECEIVERSHIP**



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**Baltimore, MD**

**Los Angeles, CA**

**Pittsburgh, PA**

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# **I. Milestone Companies**

# Milestone Companies

Milestone is an award-winning hotel management, investment and development company with a dedicated team of hospitality industry professionals that have amassed more than 100 years of combined experience in property management, asset management and hotel receivership

**Sander Mednick, CEO**  
**Michael L. Wachtell, Managing Director**  
**Mason Mednick, Managing Director**

Corporate Management			
<b>Glenn G. Schumaker II</b> <i>Managing Director: Operations</i>	<b>Randall J. Stuart</b> <i>Vice President: Sales &amp; Marketing</i>	<b>Jeffrey Stein</b> <i>Vice President: Development</i>	<b>Russell Prentiss</b> <i>Vice President: Operations</i>
<b>Brendon Ratley</b> <i>Co-Corporate Controller</i>	<b>Jane Davella</b> <i>Co-Corporate Controller</i>	<b>Diane Speert</b> <i>Human Resources Director</i>	<b>Dawn Stuart</b> <i>Regional Sales &amp; Marketing</i>



# Milestone Companies

Milestone owns and operates a portfolio of 7 hotel properties with 1,259 combined rooms that generates more than \$35 million of gross revenues annually

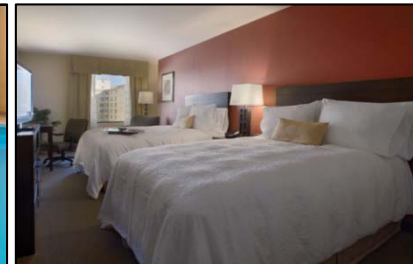


## Current Holdings

- Greensboro, NC – Doubletree Hotel
- New Hartford, NY – Holiday Inn
- Sturbridge, MA – Sturbridge Host Hotel
- Grantville, PA – Holiday Inn
- Harrisburg, PA – Red Lion Hotel
- Hershey, PA – The Milton Hotel
- Tannersville, PA – Chateau Resort

## Prior Holdings

- Silver Spring, MD – Doubletree Hotel
- Silver Spring, MD – Hampton Inn
- Silver Spring, MD – Homewood Suites
- Lancaster, PA – Lancaster Host Resort
- Deland, FL – Holiday Inn
- Utica, NY – Best Western
- Sulphur, LA – Microtel Inn & Suites
- Florida – Portfolio of 3 Days Inns
- Kentucky – Portfolio of 5 Days Inns



# Milestone Companies

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Milestone's executive team has worked together for the past 25 years

## **Sander Mednick**

*Chief Executive Officer,  
Chairman, Managing  
Member, Principal*

- 35 years of real estate development, operations and legal experience
- Co-Founder / CEO / Chairman / Principal – Milestone Companies
- Former Co-Founder / Senior Vice President / General Counsel – Grand Heritage Hotels
- Board Member – University System of Maryland Foundation
- M.B.A. and J.D. from University of Maryland; L.L.M. from Georgetown University; B.S. from American University

## **Michael Wachtell**

*Managing Director,  
Principal*

- 40 years of real estate and legal experience
- Co-Founder / Board Member / Principal / Managing Director – Milestone Companies
- Senior Partner – Buchalter Nemer, a P.C.
- Member – California Receivers Forum Board of Directors
- J.D. from The George Washington University; B.A. from City College of New York

## **Mason Mednick**

*Managing Director,  
Principal*

- 15 years of real estate and investment banking experience
- Managing Director / Board Member / Principal – Milestone Companies
- Former Investment Banker – Banc of America Securities, LLC
- Former Analyst – Yale University Finance Department
- M.B.A. from the Wharton School (University of Pennsylvania); B.A. from Yale University



# Milestone Companies

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## Executive Officers

### **Glenn Schumaker**

*Managing Director:  
Operations*

- 25 years of real estate operations experience
- Senior Vice President-Operations – Milestone Companies
- Former Regional Director-Hotel Support – Hilton Hotels Corporation
- B.A. from St. John Fischer College

### **Randall J. Stuart**

*Vice President:  
Sales & Marketing*

- 30 years of hotel operations experience
- Vice President – Milestone Companies
- CHME (Certified Hospitality Marketing Executive) HSMAI
- 12 years of General Manager experience
- Administration Specialist degree from United States Air Force Academy

### **Jeffrey Stein**

*Vice President:  
Development*

- 25 years of hotel operations experience
- Vice President – Milestone Companies
- Former President / COO of D'Burgh Hospitality Group
- Former General Manager – Marriott Corporation
- B.A. from Kent State University



# Milestone Companies

Milestone's Principals have amassed more than 100 years of combined experience in real estate and hospitality management, and collectively have owned and managed over 50 hotel properties

Property	Location	Date of Acquisition	# of Rooms
Hampton Inn/Homewood Suites	Silver Spring, MD	Jan 2009	239
Doubletree Hotel	Greensboro, NC	Sep 2007	175
Lancaster Host Resort	Lancaster, PA	Sep 2005	317
Sturbridge Host Hotel	Sturbridge, MA	Sep 2005	233
Chateau Resort	Tannersville, PA	Jul 2005	152
Red Lion Hotel	Harrisburg, PA	Aug 2004	276
Doubletree Hotel	Silver Spring, MD	Dec 2000	248
Holiday Inn / Clarion	DeLand, FL	Apr 2000	148
Best Western Inn	Utica, NY	Sep 1999	89
Holiday Inn	Grantville, PA	Sep 1999	200
Holiday Inn	New Hartford, NY	Sep 1999	100
Microtel Inn	Sulphur, LA	Nov 1998	100
The Milton Hotel	Hershey, PA	Oct 1998	123
Days Inn Portfolio (5 hotels)	Kentucky	Jul 1998	580
Days Inn	Fort Myers, FL	Apr 1998	125
Days Inn	Tampa, FL	Oct 1997	175
Days Inn	Ft. Lauderdale, FL	Oct 1997	144





# Milestone Companies

Milestone's Principals have domestic and international experience in the operation of all classes of hotel assets ranging from 5-star historic properties to limited service hotels

Property	Location	Date	# of Rooms	Involvement
Mayfair Hotel	St. Louis, MO	Jun 1997	184	Third Party Manager
The General Morgan Inn	Greeneville, TN	Mar 1997	53	Third Party Manager
The Georgian Terrace	Atlanta, GA	Mar 1997	319	Owner and Manager
The Redmont	Birmingham, AL	Jun 1996	112	Third Party Manager
The Broadview	Wichita, KS	Feb 1996	262	Owner and Manager
Barnaby's	Los Angeles, CA	Jan 1996	123	Third Party Manager
Hotel Galvez	Galveston, TX	Jan 1996	228	Third Party Manager
Tremont House	Galveston, TX	Jan 1996	117	Third Party Manager
Biltmore Hotel	Providence, RI	Jul 1995	295	Owner and Manager
Clift Hotel	San Francisco, CA	Mar 1995	320	Owner and Manager
The Stanley Hotel	Estes Park, CO	Jun 1994	133	Owner and Manager
Riverplace Hotel	Detroit, MI	May 1994	108	Owner and Manager
Ambassador West Hotel	Chicago, IL	Apr 1994	220	Owner and Manager
U.S. Grant Hotel	San Diego, CA	Dec 1993	280	Owner and Manager
Great Southern	Columbus, OH	May 1993	196	Third Party Manager
Knickerbocker Hotel	Chicago, IL	Apr 1993	220	Third Party Manager
The Phillip's House	Kansas City, MO	Mar 1993	241	Third Party Manager
The Georgian	Santa Monica, CA	Dec 1992	84	Third Party Manager
The Tutwiler Hotel	Birmingham, AL	Oct 1992	147	Owner and Manager
The Horton Grand	San Diego, CA	Feb 1992	132	Third Party Manager
Jefferson Hotel	Richmond, VA	Jun 1991	274	Third Party Manager
The Ponchartrain Hotel	New Orleans, LA	Mar 1991	101	Owner and Manager
The Peabody Court	Baltimore, MD	Jan 1991	104	Third Party Manager
Brazilian Court Hotel	Palm Beach, FL	Nov 1990	134	Third Party Manager
Union Station Hotel	Nashville, TN	Feb 1990	126	Owner and Manager
Historic Inns of Annapolis	Annapolis, MD	Oct 1989	137	Third Party Manager

Grand Heritage Europe

Involved in the formation and management of a Marketing Consortia of 68 Hotels throughout Europe from 1993-1998



## **II. Property Management**

# Property Management

## Services

### *Milestone's Approach to Property Management*

- **Milestone has decades of experience and expertise in all facets of hotel management, operations, and financial reporting:**
  - Acquisition / Transition / Disposition
  - Construction / Renovation
    - Architectural / Engineering / Design
    - Project Management
  - Legal Compliance / Oversight
  - Franchise Relations
  - Accounting / Finance / Audit
  - Expense Management / Value Engineering
  - Human Resources / Training
  - Sales & Marketing / Feasibility / Market Assessment
  - Guest Services
  - Food & Beverage / Volume Purchasing
  - Property Operations / Preventative Maintenance
- **Milestone believes that operational success comes from proactive, hands-on management - providing each property with dedicated support from its highly experienced team.**



# Property Management

## Services

### *Accounting / Finance / Audit*

- ***Milestone's senior finance and accounting staff works closely with the property to institute best practices and models. Services include:***
  - Process all transactions including cash receipts, payroll, accounts payable, fixed assets and other journal entries
  - Produce monthly management reports: profit and loss statement, balance sheet, and operating statistical summaries
  - Develop detailed operating models to forecast property revenue and expenditures
  - Produce short range (2-week) and long range (1-year or greater) cash forecast models
  - Analyze operating margins and productivity measures on monthly basis
  - Coordinate appraisals and other consultant reports; consult on debt and equity structuring

### *Human Resources / Training*

- ***Milestone's HR department works closely with the property's operations team to recruit, retain and train talented hotel professionals and departmental managers. Services include:***
  - Verify current staffing levels in all departments
  - Review staffing guides, productivity measures, and budgetary compliance
  - Use of behavioral assessment tools such as Predictive Index to promote efficient and effective hiring practices
  - Policy development and administration; compensation strategies; employment communications - handbook and newsletter; employee relations - investigations, regulatory agency liaison and compliance; audits; employment law compliance; development of labor standards
  - Develop employee benefit program and policies
  - Develop customized employee orientation programs
  - Training in standard operating procedures and protocols to ensure brand compliance, as applicable
  - Training and resources in areas of potential risk, employment liability, site safety and loss control



# Property Management

## Services

### *Sales & Marketing / Feasibility & Market Assessment*

- **Led by our Vice President of Sales, Milestone develops a comprehensive sales plan for the property. Services include:**
  - Conduct market research and feasibility analysis to develop key accounts and prospecting sources
  - Determine competitive set, conduct SWOT analysis (Strengths, Weaknesses, Opportunities, Threats)
  - Review sales technology platform; examine opportunities to implement sales automation program (e.g. Delphi Multi-Property Edition)
  - Develop and implement business plan
  - Develop public relations plan to establish goodwill with key existing and potential clients, and community leaders
  - Review of current media plan, advertisements, marketing collateral; make changes where necessary
  - Determine staffing and salaries
  - Establish reasonable and attainable sales booking goals
  - Review Revenue Management strategy, leveraging brand and third-party resources, as applicable
  - Review brand resources, as applicable, for direct sales, lead generation, RFP process, and preferred traveler programs
  - Establish weekly review of key result areas
  - Evaluate positioning for segmentation marketing
  - Review all existing contracts and membership agreements
  - Review food & beverage marketing opportunities

### *Planning & Design*

- **Milestone's relationships allow the property to benefit from decades of planning & design experience. Services include:**
  - Coordinate architect, engineer, land planner, and/or interior designer
  - Coordinate layout/procurement of hotel furnishing, kitchen and lounge equipment, laundry equipment, and commercial area furnishings



# Property Management

## Services

### Franchise Relations

- **Milestone has developed a strong network of relationships with major brand partners including Hilton Worldwide, InterContinental Hotels Group, Best Western International, Marriott Hotels, Choice Hotels International, and Wyndham Hotels & Resorts. Our franchise relations committee will work closely with the property and its franchise partner to ensure a mutually beneficial relationship. Services include:**
  - Expedited franchise approvals of Milestone as replacement property manager
  - Perform feasibility analysis to identify optimal franchise affiliation
  - Franchise application assistance
  - Negotiation of franchise fees, cost and scope of property improvement plans (and oversight of implementation of same)
  - Protection of lender rights under existing or to-be-negotiated franchisor/lender “comfort” agreements
  - Representation on franchise advisory committees, and strong relationships with both regional and national franchise support resources to leverage full value of any brand affiliation
  - Ensure compliance with brand standards, operating procedures, and implementation of action steps to improve overall guest satisfaction and quality assurance as measured by the brand

### Guest Services

- **Milestone works with the property to ensure guest satisfaction continually improves. Services include:**
  - Review staffing and productivity guidelines
  - Review and implement brand Standard Operating Procedures, as applicable
  - Review contact information for emergency services, as outlined in the emergency procedures manual
  - Establish daily / weekly / monthly operating protocols
  - Review current guest survey scores and create action plans for achievement of targeted results



# Property Management

## Services

### Food & Beverage

- **Led by our Vice President - Operations, Milestone works with the property to ensure that food & beverage operations are run efficiently and economically. Services include:**
  - Expedite transfer of liquor license and provision for appropriate liquor liability insurance coverage
  - Audit operating protocols and facility management to ensure compliance with Health Department regulations
  - Evaluation of food & beverage department staffing guides and labor productivity reporting
  - Assessment of existing Point of Sale software systems and reporting capabilities
  - Establish key controls for all beverage purchase, storage and use
  - Ensure drinking laws are fully understood by property employees, and implementation of mandatory alcoholic beverage service training programs
  - Acquisition of ID-scanning equipment and implementation of electronic screening protocols
  - Mystery shopping programs to ensure employee compliance with all applicable laws and regulations
  - Reexamination of pricing policies, service delivery, and standard operating protocols to ensure that targeted margins are achieved
  - Implementation of departmental and brand standards training, as applicable
  - Evaluation of existing and/or proposed leased-operation opportunities

### Volume Purchasing

- **Milestone's long history allows the property to benefit from its existing vendor relationships and many decades of experience in volume purchasing. Services include:**
  - Implement national and regional account pricing to maximize cost savings opportunities
  - Relationships regionally, nationally, and internationally with vendors supplying all aspects of property furniture, fixtures, equipment, mechanical systems, and branded/unbranded operating supplies
  - Fully-staffed Capital Expenditures Committee and on-site delivery, installation, and project management capabilities



# Property Management

## Services

### *Operations / Expense Management & Value Engineering*

- **Led by our corporate operations team, Milestone works with the property to ensure operations continually improve. Services include:**
  - Develop strategic marketing plan and operating budget
  - Establish daily / weekly / monthly financial, operating, and sales reporting protocols
  - Leverage existing portfolio of managed properties to achieve cost savings in all lines of insurance coverage, including worker's compensation, property, casualty, employment practices, and liability insurance
  - Leverage existing portfolio of managed properties to achieve cost savings in credit card processing, payroll systems, back office software, customer relations management, utilities and telecom
  - Review all existing vendor, service, and maintenance contracts, as well as equipment and tenant lease agreements
  - Schedule periodic and regular orientation, training and re-training sessions for all managers and employees
  - Audit compliance with all applicable local, state and federal regulations governing the operation of public facilities
  - Review quality assurance and guest satisfaction as measured by franchise partners, if applicable, or by independent third party providers; create action steps for overall improvement

### *Construction / Capital Improvements / Renovation*

- **Milestone has expertise in managing construction projects, overseeing capital improvement plans, and renovating existing assets. Services include:**
  - Provision of direct field oversight and coordination with all construction-related disciplines, including legal, architectural, engineering, environmental, structural, interior design and purchasing oversight
  - Establish bidding procedures and coordinate the award of contracts and subcontracts
  - Perform pre-opening inspections and punch list to verify compliance with project contracts
  - Site / zoning application and approval process
  - Preparation of annual capital budget – updated monthly – prioritizing and tracking capital replacement projects
  - Oversight of ongoing replacement projects by fully-staffed and centralized Capital Expenditures Committee





# Property Management

## Services

### *Property Operations / Preventative Maintenance*

- **Milestone's engineering team has a wealth of experience to help add value to the property**
  - Establish a preventative maintenance program internally and a risk prevention program specific to properties in conjunction with insurance carriers
  - Review emergency procedures and revise, as necessary
  - Ensure compliance with emergency equipment testing requirements of relevant governmental authorities, insurance carriers, and/or franchise partners
  - Review supply inventories
  - Review all key control practices
  - Review staffing and productivity guidelines
  - Establish a facilities maintenance management program to trace critical information, vendor contact, warranty terms and conditions, and to collect/secure physical and/or electronic library of operating manuals
  - Establish Energy Conservation programs

### *Dispositions / Refinance*

- **Milestone will reposition the asset to achieve maximum value at the time of sale or refinance. Services include:**
  - Preparation of marketing materials required by real estate and/or mortgage brokers
  - Develop and prepare 10-year financial forecasts and other supportive financial analyses as may be required
  - Develop and prepare narratives, as required, assessing market conditions and critical factors involved in the maintenance and/or improvement of operating performance
  - Serve as liaison with brokers, potential buyers, and third party agents
  - Utilize extensive contacts with nationally-recognized brokerage community specializing exclusively in the sale of hotel properties
  - Negotiate purchase and sales agreement, or terms and conditions of property refinance



### **III. Asset Management / Hotel Receivership**

# **Asset Management / Hotel Receivership**

The principals of Milestone have served as legal counsel and business consultants to commercial property lenders, owners and managers for nearly four decades

## *Overview*

- Milestone's principals have amassed unique insight and expertise in the provision of consultative services and identification of strategic solutions on behalf of clients, having served in a direct capacity as counsel and agent during each of the major economic "cycles" that marked the past 35 years, including:
  - the hyper-inflationary and high interest rate period spanning 1975-1980;
  - the deregulatory environment that marked the period 1985-1992, when investment rules, regulations and guidelines governing the Savings & Loan industry were re-written, and subsequent institutional workouts required;
  - the rise and demise of the initial securitized lending "platforms" and vehicles that marked the period 1997-2002; and
  - the most recent "credit crisis" that has resulted primarily from the enormous investment of capital in residential real estate mortgages (prime and sub-prime), and the migration of securitized and fractionalized commercial paper globally
- At all stages of their professional careers, Milestone's principals have identified solutions to assist their clients in managing through periods of economic uncertainty, and resolving problems inherent in the ownership, management and financing of all manner of commercial real estate properties during turbulent times



# **Asset Management / Hotel Receivership**

**Our clients have included private and public lending resources, national banks, regional and local banks, regional and local savings and loan associations, hedge funds, private equity funds, debtors in possession and trustees in bankruptcy**

## *Experience*

- Michael L. Wachtell, Esq. has served as a court appointed receiver, referee, provisional director, arbitrator, mediator and settlement officer, and is also a member of the Board of Directors of the California Receivers Forum
- Both Mr. Wachtell and Sander Mednick, Esq., worked with institutional lender regulatory agents such as FSLIC and FDIC to resolve, restructure, manage, market and/or sell performing as well as non-performing commercial real estate assets contained on the balance sheets of banks and savings and loan associations
- Their engagements pre-date the formation of the Resolution Trust Corporation (“RTC”), and extend through the operating authority of that quasi-governmental agency to the present time
- Wachtell and Mednick have been recognized as being at the forefront of the development of “bankruptcy remote” provisions in support of problem loan workouts and the planning of tax “neutral” transfers of commercial real estate as those protective measures were being developed for the first time nearly twenty years ago

## **WHY MILESTONE?**

***Milestone is uniquely qualified to deliver receivership and asset management services to owners and lenders of all size and type of commercial real estate – particularly in times of economic uncertainty. The background and experience of the Milestone principals is unmatched in our industry, and the existing infrastructure of Milestone Hospitality Management, LLC, particularly with its sales and marketing sophistication, capacity to manage in-house property repair, maintenance and capital improvement projects, and superior accounting services, makes Milestone a superior candidate to provide receivership and asset management support.***



# **Asset Management / Hotel Receivership**

Milestone has decades of experience and expertise in all facets of asset management and receivership services, and the flexibility to tailor its services to suit the specific needs of its clients

## *Services*

- **Services include:**

- Notification of Milestone's appointment as Receiver to the relevant parties
- Design and implementation of immediate action plan for expedited transition, stabilization and safeguarding of Hotel
- Restoration of staff, vendor and customer confidence
- Comprehensive approach to transition of Hotel to Milestone team directed by Milestone Chief Operating Officer
- Institution of Milestone best practices and procedures by dedicated Milestone Operations Officer
- Maintenance, capital improvement, repair and life-safety review and recommendations
- Review of franchise and vendor relationships as well as all contracts and leases
- Proprietary sales & marketing techniques / market overview / repositioning analysis
- Human resources review / operations consulting
- All court-related requirements and reports
- Delivery of budgets, financial, and operational reports to relevant parties
- Development of workout / exit strategies



## **IV. Doubletree Case Study**

# Doubletree Case Study

## Executive Summary

- Milestone acquired the unbranded Town Center Hotel in December 2000
  - Milestone performed a \$12mm core renovation in 2001 and obtained the Hilton flag in Nov. 2001
  - After 10 successful years of operation as a Hilton, Milestone, in collaboration with Hilton Worldwide, re-branded the hotel as a “DoubleTree by Hilton” in order to better suit the needs of the local market
- In 2011, Milestone completed a \$5mm comprehensive renovation of the property which included the complete overhaul of all guestrooms and reconfiguration of lobby and restaurant spaces

*Ribbon Cutting Ceremony*



## Doubletree Renovation Summary

- **BRAND STANDARDS:** Exterior Sign Package; Interior Sign Package; Lobby Music Service
- **BACK OF HOUSE:** Employee Locker and Restrooms
- **EXTERIOR COMPONENTS:** Porte-Cochere Entrance
- **LOBBY / ENTRANCE / REGISTRATION AREA:** Lobby Improvements; Public Restrooms
- **FOOD AND BEVERAGE FACILITIES:** Bar / Lounge; Restaurant
- **GUEST SERVICES:** Business Center; Gift Shop
- **PUBLIC AREAS:** Corridors (Carpet, VWC, Lighting, Etc.); Stairwells (Interior Finishes)
- **GUESTROOMS:** Guest Bathrooms; Guest Bedrooms; Addition of 15 Deluxe Suites
- **RECREATIONAL FACILITIES:** Pool Area and Fitness Facility



# Doubletree Case Study

Lobby , Restaurant , Business Center, and Gift Shop Improvements

*Before*



*After*





# Doubletree Case Study

## Room and Recreational Improvements

*Before*



*After*



## **V. Hampton / Homewood Case Study**

# **Hampton / Homewood Case Study**

## **Executive Summary**

- Milestone acquired the 13-story vacant office building located at 8728 Colesville Road, Silver Spring, MD 20910 (“Property”) on October 17, 2006.
  - The Property was situated directly across the street from Milestone’s owned and operated Hilton/Doubletree Washington DC/Silver Spring Hotel
- The Property was acquired in a dilapidated and abandoned condition, having sat vacant for over 10 years. Prior ownership made no effort to lease-up the building for office use, and chose rather to hold the asset as a land-banking opportunity pending an increase in property valuations in the central business district.
  - Following the revitalization of downtown Silver Spring – of which Milestone’s conversion of the “Town Center Hotel” in 2000 to a Hilton-branded property played a major part – the Property was sold at public auction in 2005 to a New York-based development group.
- One year later, having determined that hotel (and not office) was the highest and best use for the Property, the New York-based group agreed to sell the asset to Milestone, based in large measure on Milestone’s reputation in the local market and its expertise in the completion of similar “adaptive reuse” conversion projects.
- Milestone’s plan of redevelopment for the Property included conversion of the asset to hotel use, and yielded a total of 239 guest rooms affiliated with both the Hampton Inn and Homewood Suites designations.
  - At a total cost of \$45,000,000, Milestone’s plan of development revitalized an asset that had undergone significant deterioration over the past decade due to mismanagement and neglect

*Creation of 239 guest rooms in a primary market with high barriers to entry at a cost basis well below replacement value*



# Hampton / Homewood Case Study

## Façade Improvements

- The local architectural firm of A.R. Meyers + Associates Architects, AIA was engaged to redesign the property which, at the time of acquisition in 2006, suffered greatly from a lack of curb appeal.
- Working within the constraints of the existing envelope and using neighboring properties as a guide, the architect produced what we believe to be an elegant and exciting transformation of property conditions.
- The new property design mimics the art deco feel of the neighboring apartment complex and downtown Silver Spring structures, softening what was originally a much harsher façade element.



← Original View of Façade

Renovated View of Façade →



# Hampton / Homewood Case Study

## Development Awards

*2008 Conversion of the Year Award  
Homewood Suites*



Mason W. Mednick, Executive Vice President of Milestone, accepting the 2008 Conversion of the Year Award at the 2008 Hilton Conference in Dallas, TX

*2008 Lodging Design Award  
Lodging Hospitality  
Magazine*



Cover of April 15, 2009 Issue

