



Fact Sheet

BACKGROUND

Doubletree Resort Orlando – International Drive

Spanning 28 acres, the Doubletree Resort Orlando – International Drive is the largest property in Doubletree’s portfolio worldwide. The 1,094-room hotel recently completed a \$35 million makeover as a Balinese-inspired oasis. Contemporary dark-wood furnishings, Indonesian design accents and modern amenities provide a tranquil retreat in the heart of Central Florida’s thriving tourism corridor.

Guests enjoy three sparkling, palm-tree-lined swimming pools; three dining options, including a full-service restaurant; a state-of-the-art fitness center; children’s game lounge; miniature golf course, and 60,000 square feet of flexible meetings and event space. Located within walking distance of SeaWorld and its new *Aquatica* water park, the Doubletree Resort Orlando – International Drive is two minutes from the Orange County Convention Center and close to world-class Central Florida attractions.

UrbanAmerica, Owner/Developer

UrbanAmerica is a minority-controlled, real estate private equity firm that is among the first registered investment advisors specializing in urban center real estate investment nationwide. Founded in 1998, the company today is one of the country’s foremost leaders in urban renewal and development, counting the nation’s largest public and private pension funds, banks and insurance companies among its investors. In a little more than a decade, UrbanAmerica has raised \$521 million in equity within its two funds, and has acquired and developed more than 5 million square feet of building space with assets valued in excess of \$2 billion. UrbanAmerica is also the only urban real estate investment fund to receive three allocations of New Markets Tax Credits totaling \$152 million for investments in its target markets. More information about UrbanAmerica can be found at www.urbanamerica.com.

THE PROPERTY

OVERVIEW: The 1,094-room, Balinese-inspired resort is located in the heart of Orlando’s International Drive/Convention Corridor. Providing a tranquil oasis, the property welcomes with 28 acres of lush tropical landscape, dark woods, a soothing color palette and the soft sounds of natural water features.

PREMIER LOCATION: Sitting at the corner of Westwood Boulevard and International Drive, the Doubletree Resort Orlando – International Drive is right across the street from SeaWorld and its new *Aquatica* water park. It is just three blocks from the 2.1 million square-foot Orange County Convention Center. Located 10 miles from

Orlando International Airport, the resort puts guests within easy reach of Central Florida's major highways; businesses; and world-class attractions, shopping and dining venues.

PROPERTY ADDRESS:	Doubletree Resort Orlando – International Drive 10100 International Drive Orlando, FL 32821 P: (407) 352-1100 Toll free: (800) 327-0363 www.doubletreeorlandoidrive.com
OWNER/DEVELOPER:	UrbanAmerica, LP 30 Broad Street, 35 th Floor New York, NY 10004 (212) 612-9100 www.urbanamerica.com
HOTEL MANAGEMENT:	Pyramid Hotel Group LLC One Post Office Square Suite 3100 Boston, MA 02109 (617) 946-2033 www.pyramidadvisors.com
ARCHITECTS/ INTERIOR DESIGNERS:	Scott Architecture 423 S. Keller Road Orlando, FL 32810 (407) 660-2766 www.scottarchitects.com
HOTEL AMENITIES:	Hotel amenities include: <ul style="list-style-type: none">• Three pools, including lagoon pool with water curtain• Two supervised children's pools• Full-service restaurant• Casual upscale bar• Poolside bar with grille• High-tech children's game lounge• Miniature golf course• 60,000 square feet of flexible meeting and event space• Ballrooms and banquet rooms• Full-service business center• Spacious fitness center• L'Esprit Day Spa• Valet service and gated self-parking• Complimentary shuttle to Central Florida theme parks• 24-hour dedicated check-in• Room service• Concierge services

**REMODELED ROOM
FEATURES:**

New guestrooms and suites are warm and welcoming with dark woods, contemporary design and a tranquil color palette. Each room offers the ultimate in comfort with Doubletree Sweet Dreams® bedding, including plush-top mattresses, fluffy down pillows, crisp cotton sheets and sumptuous duvets.

Standard guestrooms pamper with amenities that include:

- 32-inch flat-screen television
- iPod-ready clock radio
- High-speed wireless Internet access
- Coffeemaker with complimentary Wolfgang Puck coffees and assorted teas
- Spacious work desks
- Cable television with on-command pay-per-view movies

Premium guestrooms feature:

- Hardwood floors
- Sleek bath vanity with sliding bamboo privacy panel
- Two telephones
- Refrigerator
- Microwave

One- and two-bedroom suites are ideal for everything from family vacations to business receptions. Each suite houses an expansive living and dining area and full kitchen with granite countertops.

DINING:

Three dining options are available, including the casual full-service Bamboo Grille, serving a daily breakfast buffet as well as an Asian-fusion lunch and dinner menu. The 270-seat restaurant features artistic lighting elements, comfy high-backed chairs and multiple seating tiers. Guests can also dine al fresco on the restaurant's breezy outdoor terrace.

Additionally, Max's Deli offers breakfast pastries, made-to-order deli-style sandwiches, Pizza Hut Express pizzas, refreshing beverages, including Starbucks Coffee, Edy's hand-dipped ice cream and other fresh grab-and-go fare, including an array of candy and nostalgic sweets. The Red Parrot Pool Bar serves up frozen drink specialties and light fare at the resort's lagoon pool.

Guests mingle in the contemporary Bangli lounge, inviting guests to relax and enjoy with stylish banquettes, wall-mounted plasma TVs and a custom-designed bar set beneath a dramatic, amber Capiz shell chandelier.

MEETINGS & EVENTS:

With 60,000 square feet of flexible meeting and event space both indoors and out, the Doubletree Resort Orlando – International Drive can accommodate groups of any size. The resort offers first-class services and an ideal location just three blocks from the Orange County Convention Center. Event space includes the 12,000-square-foot Oceans Ballroom and the 10,000-square-foot

Great Lakes Ballroom as well as spacious pre-function areas and 21 meeting and executive boardrooms equipped with state-of-the-art business amenities.

SPA: L'Esprit Day Spa pampers with a full complement of massages, scrubs, wraps, herbal and aromatherapies, facials, waxing, manicures, pedicures, and hair and makeup treatments by its talented massage therapists and stylists.

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