

FOR IMMEDIATE RELEASE

PCCP, LLC PROVIDES \$50.8 MILLION SENIOR LOAN TO AJ CAPITAL PARTNERS FOR THE ACQUISITION AND RE-POSITIONING OF A FULL-SERVICE HOTEL IN MINNEAPOLIS, MINNESOTA

New York, NY, January 12, 2017 – PCCP, LLC has originated a \$50.8 million senior loan to AJ Capital Partners (AJCP) for the acquisition of the leasehold interest and re-positioning of The Commons, an independent, 304-key, full-service hotel in Minneapolis, MN.

“PCCP’s loan will cover future renovations to re-position the hotel under AJCP’s Graduate Hotels brand, which exclusively caters to college and university markets,” said Rob Stofer, vice president with PCCP. “This is an ideal opportunity for PCCP to lend to an experienced hotel investor/operator that has a successful track record for similar projects.”

AJCP plans to relaunch as a Graduate Hotel by late 2017. The renovation will include new flooring, wall covering, signage, furniture, and other aesthetic and operational improvements. The renovated hotel will align with the Graduate Hotels’ brand ethos, which aims to capture the history and culture of each college town within which it operates.

Built in 1985 and located at 615 Washington Avenue SE, the 304-room, eight-story hotel is located at the intersection of Washington Avenue SE and Walnut Street SE on the main campus of the University of Minnesota which includes more than 50,000 students. The property features a full-service restaurant, the Beacon Public House, which provides room-service for hotel guests; 20,000 square feet of meeting space; a fitness center; a business center; and complimentary access to the University’s Recreation and Wellness Center. The hotel also has three commercial spaces, two of which have been triple-net leased to Applebee’s and Starbucks since 2002. The property benefits from being adjacent to the University’s Student Activity Center as well as having direct underground tunnel access to the McNamara Alumni/Conference Center and University Medical Center.

About PCCP, LLC: PCCP, LLC is a premier real estate finance and investment management firm focused on commercial real estate debt and equity investments. PCCP has more than \$6.5 billion in assets under management on behalf of institutional investors. With offices in New York, San Francisco and Los Angeles, PCCP has a proven track record for providing real estate owners and investors with a broad range of funding options to meet capital requirements. PCCP originates and services each of its investments, ensuring that clients benefit from added value and outstanding investment returns. Since its inception in 1998, PCCP has successfully raised, invested and managed more than \$12 billion of institutional capital through a series of investment vehicles including private equity funds, separate accounts and joint ventures. PCCP continues to seek investment opportunities with proven operators seeking fast and reliable capital. Learn more about PCCP at www.pccpllc.com.

About AJ Capital Partners: Adventurous Journeys Capital Partners, based in Chicago, is an accomplished team of hospitality and real estate investors whose innate passion is to create a one-of-a kind portfolio of timeless assets. The counter-culture investors acquire, design and develop transformative real estate throughout the United States, Mexico, and the Caribbean. In fall 2014, AJ Capital Partners launched the Graduate Hotels collection. AJ Capital Partners continues to grow its portfolio of lodging investments, firmly establishing the group as visionary leaders in the lifestyle-driven investment industry. For more information on AJ Capital Partners, please visit www.ajcpt.com.

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