



# WaterWalk

LIVE | STAY

A New And Innovative Hospitality Offering

*Generation 2 Preview*



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# LIBERATE HOSPITALITY.

With the group that literally created extended stay, the entire WaterWalk team is committed to redefining current hospitality segments with a new, innovative brand. With over 250 years of experience, together we have developed, owned and managed a total of 464 extended stay properties across 4 brands. All 4 brands have been successfully launched, sold, and ultimately expanded to 1,375 total properties.

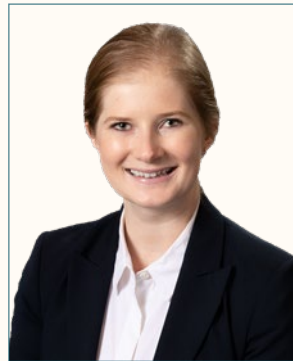
## Industry Pioneer and Founder



**Jack DeBoer** (1931-2021)

- Founder of WaterWalk, Residence Inn, Candlewood Suites, Summerfield Suites (now Hyatt House), and Value Place (now Woodspring Suites)

## WaterWalk Leadership Team



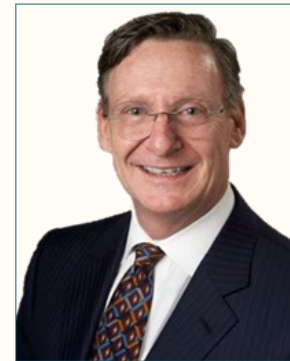
**Mimi Oliver**

- Chief Executive Officer
- Third Generation Family Member



**Jim Korroch**

- President
- Co-creator of Candlewood Suites
- Former Marriott Franchisee



**John Exline**

- Chief Financial Officer
- Former CFO at Clark Investment Group



**Jim Strawn**

- Executive VP of Real Estate Development
- Former President of Const & Dev at Woodspring Suites




**Michael Fruin**

- Senior VP of Franchise Development & Support
- Former SVP Real Estate Development, Extended Stay America
- Former SVP Franchise Services at Marriott and Choice Hotels
- Head of Extended Stay Operations at Sonesta



# Our Brand



A product of emerging consumer preferences and evolving market trends, WaterWalk is a flexible lodging concept purposefully designed to offer customized guest experiences with apartment-style suites.



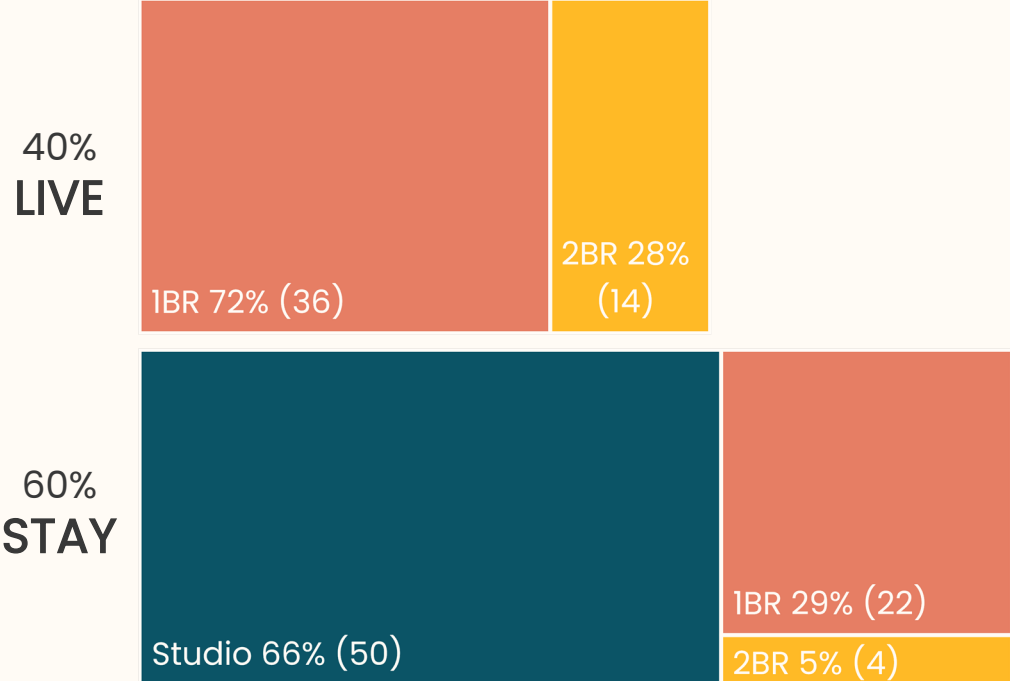
# Product Flexibility

In a world of either hotel suite or apartment-style, WaterWalk asks, why not both?

Our unique concept allows owners to adapt to local market conditions by flexing inventory between apartment-style (LIVE) and hotel suite (STAY) units. It is the best of both worlds: no longer are owners forced to pick a side.

Liberate Hospitality with our 126-unit prototype.

This brand is designed for innovators seeking to be a part of something new and exciting: the future of hospitality.



	Unit Count			TOTAL
	Studio	1 BR	2 BR	
LIVE	0	36	14	50
STAY	50	22	4	76
TOTAL	50	58	18	126
	40%	46%	14%	





# Site Plan

## 126-Unit Prototype

**2.57**  
Acres

**158**  
Parking Stalls

**4**  
Floors

**78,298**  
Gross Building SF

**621**  
GSF Per Key

- 1 Efficient and flexible entrances and building layout
- 2 Loading Zone for easy move-ins and package delivery
- 3 Exterior amenity space includes areas for gathering, grilling, lawn games, and swimming (optional)
- 4 Parking designed to maximize parcel efficiency

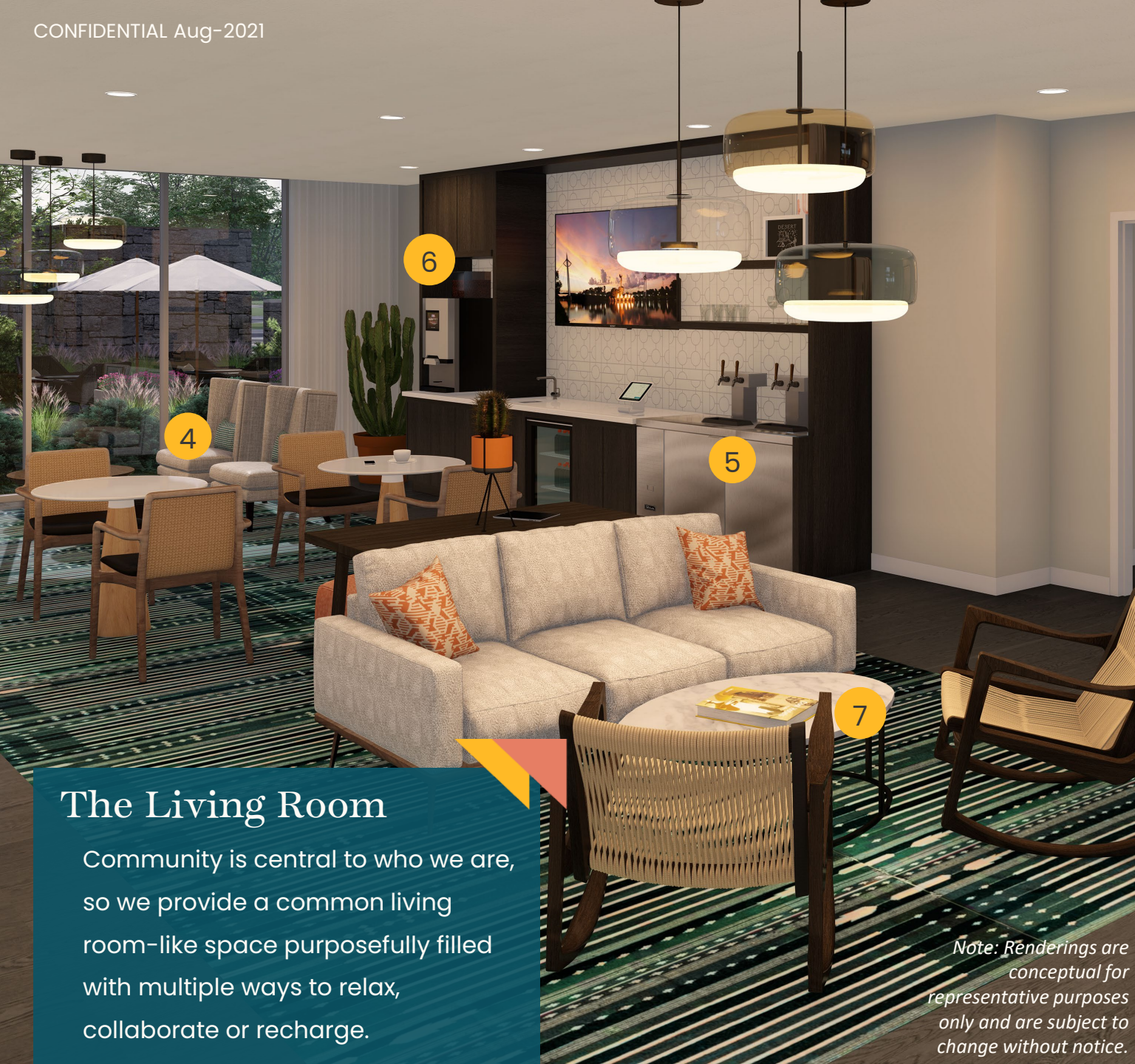


# Building GSF Numbers

Unit GSF		Public Spaces GSF		Back of House GSF	
Type	126- Unit Prototype	Areas	126-Unit Prototype	Rooms	126-Unit Prototype
Studio	18,118 GSF	Entry Vestibule	155 GSF	Corridors	8,421 GSF
		Reception	534 GSF	Maintenance	208 GSF
		The Living Room	653 GSF	Mechanical	370 GSF
1 Bedroom	29,988 GSF	Elevator Shaft & Lobbies (2 on each floor)	1,514 GSF	Electrical (floors 1-4)	576 GSF
		Fitness Center	592 GSF	Laundry	480 GSF
		Public Restrooms	194 GSF	Breakroom	133 GSF
2 Bedroom	13,511 GSF	Mail & Package Delivery Room	137 GSF	Manager Office	146 GSF
				Sales Office	128 GSF
				Storage (floors 2-4)	768 GSF
				Stairwells	1,672 GSF
<b>UNIT TOTAL</b>	<b>61,617 GSF</b>	<b>PUBLIC SPACES TOTAL</b>	<b>3,779 GSF</b>	<b>BACK OF HOUSE TOTAL</b>	<b>12,902 GSF</b>
				<b>GRAND TOTAL</b>	<b>78,298 GSF</b>







## The Living Room

Community is central to who we are, so we provide a common living room-like space purposefully filled with multiple ways to relax, collaborate or recharge.

*Note: Renderings are conceptual for representative purposes only and are subject to change without notice.*

- 1 Guest registration
- 2 Guest interaction space with our giant wall mounted board game
- 3 Seating with power outlets offers an additional workspace
- 4 Comfortable chairs for conversation
- 5 Complimentary self-serve beer and wine tap station
- 6 Self-serve espresso station to start the morning (or night) right
- 7 Roundtop tables offer space for working, eating, or simply a nice place to take in the view





## Inside the Suite

With a thoughtful approach to maximize the space, we don't compromise on the home experience.

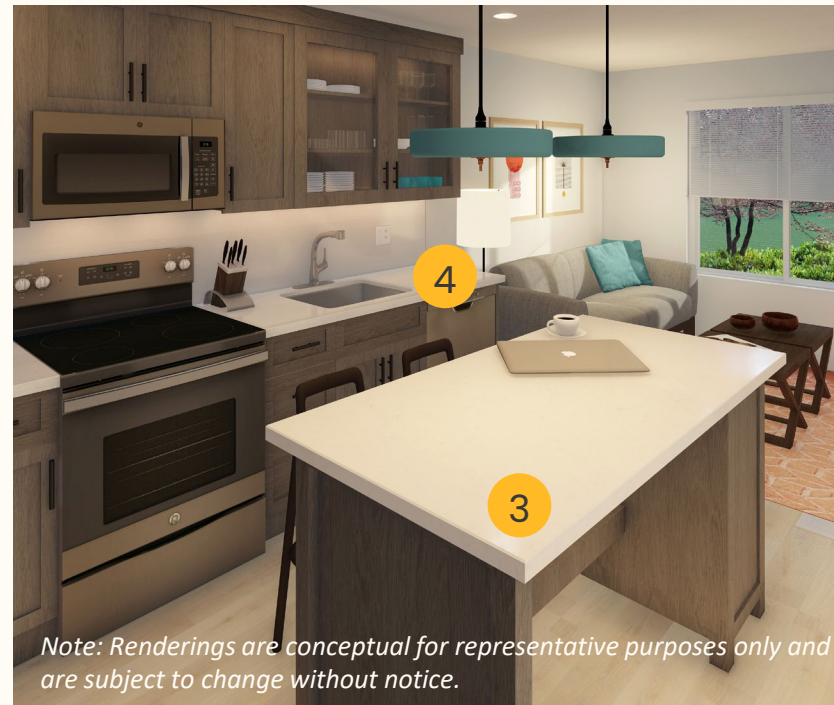
**LIVE** units provide a blank slate for guests to make it their own.

**STAY** units are fully furnished & ready for the guest.



## Kitchen

- 1 Open closet near front door
- 2 Kitchen pantry for extra storage
- 3 Kitchen island serves dual purposes as a dining table and work table with power outlets
- 4 Solid surfaces throughout for easy cleaning and hygiene.



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## Living Room

- 5 Full size appliances in 1 BR and 2BR units
- 6 Living room fits a full-size sofa comfortably

# Studio

350 SF

- 1 Kitchen with full-size refrigerator, dishwasher, & microwave and a space-saving range
- 2 Full-size washer and dryer with storage
- 3 Closet with storage shelf
- 4 King Size Bed out of sight from front door
- 5 Work desk/dresser combo
- 6 Spacious bathroom with walk-in shower
- 7 Open-end sofa fits comfortably at foot of bed
- 8 VTAC hidden from view



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# One Bedroom

510 SF

- 1 Kitchen with full-size appliances including dishwasher and range
- 2 Kitchen Island/Work Station
- 3 Full-size washer and dryer
- 4 Spacious bathroom with walk-in shower
- 5 Living Room with full-size furniture
- 6 King Size Bed
- 7 Closet with Storage Shelf
- 8 Open Closet
- 9 VTAC hidden from view



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# Two Bedroom

743 SF

- 1 Kitchen with full-size appliances including dishwasher and range
- 2 Kitchen Island/Work Station
- 3 Full-size washer and dryer
- 4 Spacious bathroom with walk-in shower accessible through kitchen and bedroom
- 5 Living Room with full-size furniture
- 6 King Size Bed
- 7 Closet with Storage Shelf
- 8 Second Bedroom/Office
- 9 Closet and Extra Storage
- 10 VTAC hidden from view



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# 126-Unit Prototype

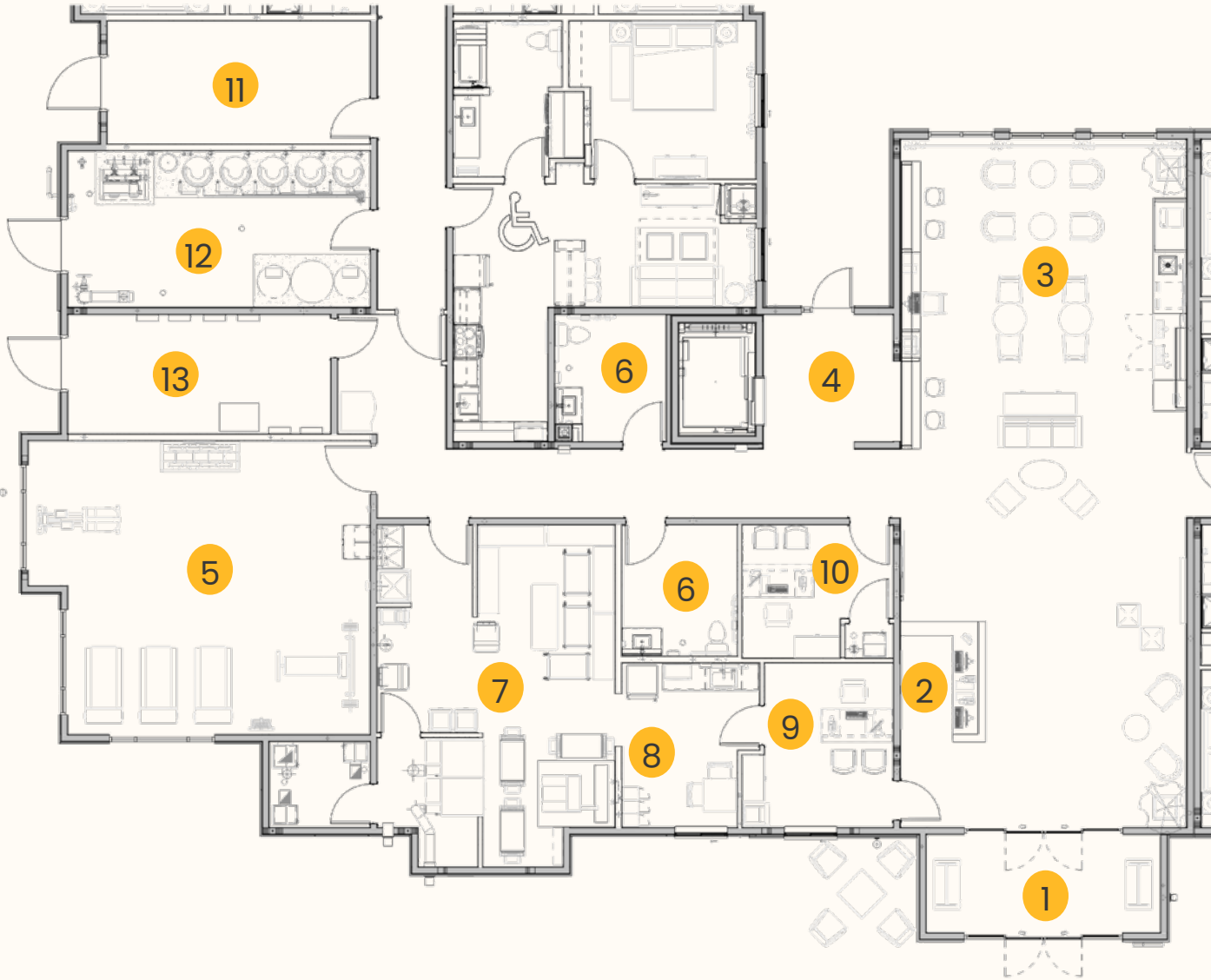
Efficiently laid out operational space

## Public Space

1	Entry Vestibule	155 GSF
2	Reception	534 GSF
3	The Living Room	653 GSF
4	Elevator Lobbies (1-4)	1147 GSF
5	Fitness Center	592 GSF
6	Public Restrooms	194 GSF

## Back of House

7	Laundry	480 GSF
8	Breakroom	133 GSF
9	Manager Office	146 GSF
10	Sales Office	128 GSF
11	Maintenance	208 GSF
12	Mechanical	370 GSF
13	Electrical (1-4)	576 GSF



Note: Site plan is intended for representative purposes only and is subject to change without notice.

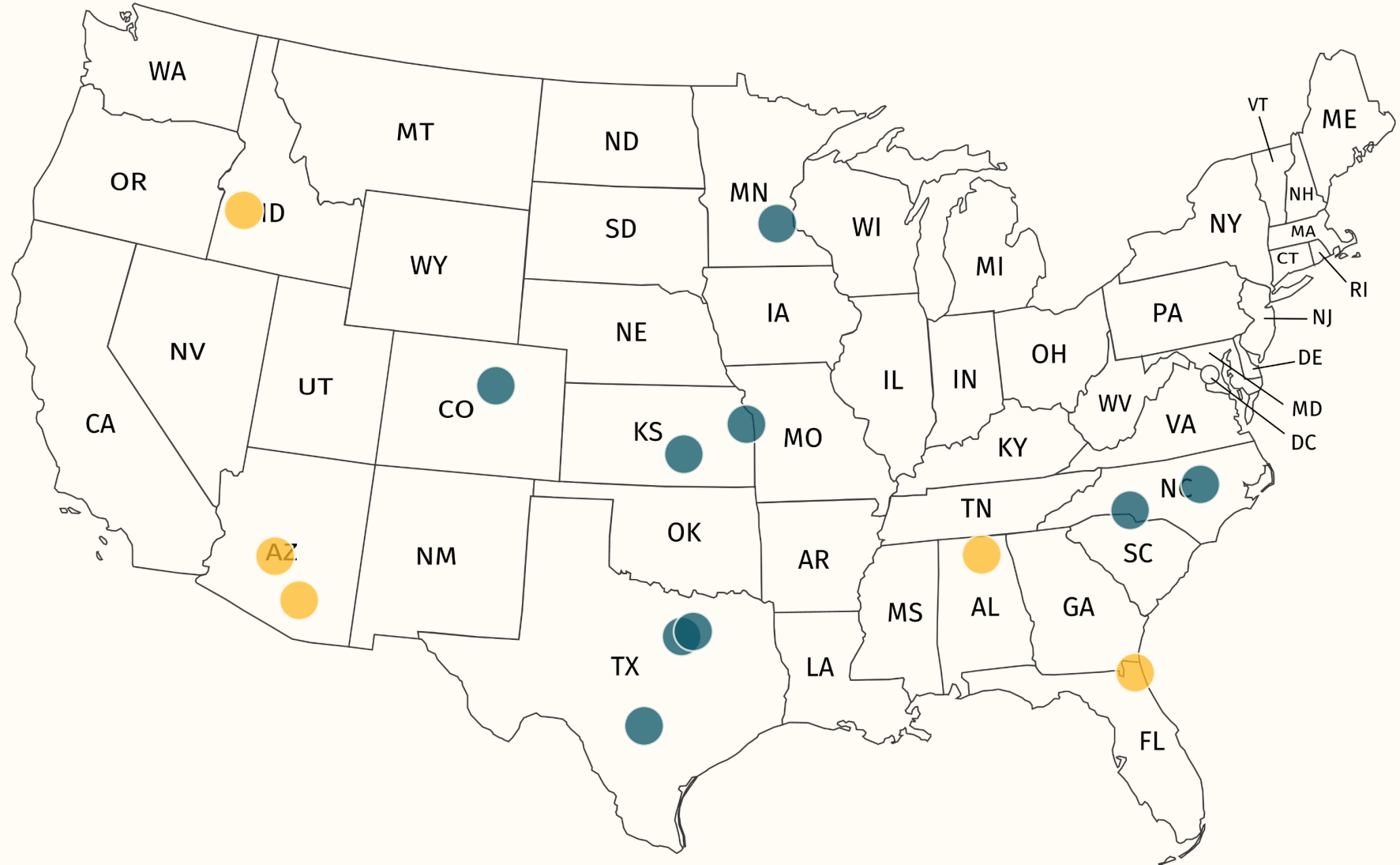


## ● Open Properties

- Wichita, KS
- Denver, CO (Centennial)
- Dallas, TX (Las Colinas)
- San Antonio, TX
- Dallas, TX (Richardson)
- Kansas City, KS (Overland Park)
- Raleigh, NC (Morrisville)
- Minneapolis, MN (Plymouth)
- Charlotte, NC

## ● In Development

- Phoenix, AZ (Deer Valley)
- Jacksonville, FL
- Boise, ID
- Tucson, AZ
- Huntsville, AL







Thank you!

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