

# HREC ARRANGES SALE OF HAMPTON INN ST LOUIS

## St Charles, Missouri



**(Denver, Colorado; Kansas City, Missouri; Chicago, Illinois)** – HREC Investment Advisors is pleased to announce it has arranged the sale of the 122-guestroom Hampton Inn St. Louis located in St. Charles, Missouri. The Property was purchased by St. Charles Hotel Group, LLC which is involved in numerous hotel projects in the Midwest Region.

HREC Investment Advisors exclusively represented the Los Angeles based institutional owner on this transaction. The marketing and negotiations were led by Herb Warmbrodt, Principal in the Kansas City office and Jeff Preston, Vice President in the Chicago office.

"This asset is an older Hampton Inn prototype that was completely renovated to new standards; therefore, our marketing effort focused on the continued success of the operations at this particular location," said Herb Warmbrodt with HREC. "In spite of some new supply coming into the market, the Property is a strong performer and will continue to capture more than its fair share as the St. Charles market expands," added Jeff Preston.

St. Charles is located directly on the Missouri River and is a northwest suburb of St. Louis. St. Louis, 25 minutes from the Property. Hampton Inn is conveniently located directly off Interstate 70, providing the Property with easy access to St. Charles Convention Center, Technology Drive, and the St. Louis Lambert International Airport. The Hampton Inn is proximate to local demand generators such as the St. Charles Historic District, the Family Arena, Katy Trailhead St. Charles, and Ameristar Casino. The city has an established economy with companies like Mastercard, CitiMortgage, and LMI Aerospace, who have their headquarters in St. Charles County. The Hotel is located within an abundance of upscale office parks, industrial parks, and retail centers. Additionally, the area has several higher education institutions like Lindenwood University and St. Charles Community College.

### ABOUT HREC:

HREC® is the nation's leading lodging and gaming real estate advisory firm specializing in property sales, mortgage brokerage, equity/JV structuring, consulting including market studies, and litigation support. With 17 offices throughout North America, HREC® is distinguished by unwavering commitment to client service and success through its team approach, intellectual capital and hotel/casino specialization.

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