



HREC Arranges Sale of Fairfield Inn & Suites Woodbridge, Virginia

(Denver, Colorado; Washington, District of Columbia) – HREC Investment Advisors is pleased to announce it has arranged the sale of the 84-guestroom Fairfield Inn & Suites Potomac Mills Woodbridge located in Woodbridge, Virginia.

HREC Investment Advisors represented the seller Spirit Hospitality during the transaction. The sale was negotiated by Ketan Patel, Managing Director and Kevin Hanley, Senior Vice President in the Washington D.C. office and Dana Weinberg, an affiliate broker in Virginia.

HREC's Ketan Patel stated "This represents another successful transaction for HREC in the Mid-Atlantic region. Our depth of relationships in the region really allowed us to locate the right buyer for this asset."

Woodbridge, Virginia, bound by the Occoquan and Potomac rivers, is located just 20 miles southwest of the nation's capital. The town's suburban setting offers residents and visitors easy access to the surrounding metropolitan area. Commuters are attracted to Woodbridge for its variety of transit options, which include Interstate 95, two VRE commuter train stations, bus service, and a local "slugging" system. The Hotel is located in close proximity to a diverse array of demand drivers including the Potomac Mills Mall (1 Mile), Stratford University (1 Mile), the recently expanded Sentara Northern Virginia Medical Center (2 Miles), the Occoquan Bay National Wildlife Refuge (4 Miles), Fort Belvoir (12 Miles), and Quantico Marine Corp (15 Miles). The diverse drivers in the area prevent the Hotel from relying on one sector of business. The Hotel is proximate to a large number of additional retailers and restaurants, making the Property's location highly appealing to a wide variety of travelers.

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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