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Hotel  
Redevelopment  
Opportunity  
in Chicago Area

**CONFIDENTIAL OFFERING** | CHICAGO AREA | 4051 E MAIN STREET, ST. CHARLES, IL

## Pheasant Run - Chicago Hotel Redevelopment

Pheasant Run, the iconic Chicago-area resort-hotel, offers an extraordinary lodging investment and redevelopment opportunity as affluent St. Charles' only full-service hotel.

### REDEVELOPMENT PLAN

- "Rightsizing" hotel to efficient 202-rooms in existing tower with streamlined food and beverage
- Branding – major international upper-upscale flag under LOI
- Public-Private-Partnership (PPP) financing application under review by City of St. Charles, Illinois
- New construction of market-leading lobby, restaurant & bar, banquet and meeting space, and renovation of existing 202-tower rooms to brand standards
- Rejuvenation of guest-favorite and iconic Pheasant Run amenities: comedy club, theatre, golf (leased), and indoor-outdoor pool. Mega Center, convention and exhibit facility drives group segment
- Redevelopment plan offers attractive returns with significant upside
- Opportunity to acquire two resort outparcels for complementary development

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