

A Unique Experience with Virgin Hotels in Nashville, TN.



Total Capitalization: \$120MM

Targeted IRR: 26.3%

Targeted Average Cash Yield: 12%

Targeted Equity Multiple: 2.4x

Targeted Investment Period: 4 years

THE SPONSOR

The Buccini/Pollin Group, Inc. (“BPG”) is a privately-held, full-service real estate acquisition, development and management company with offices in Washington, DC, Wilmington, DE, and Philadelphia, PA. Formed in 1993, Buccini/Pollin develops and acquires hotel, office, residential, retail, and parking properties.

THE PROJECT

- Virgin Hotels is a ground up development opportunity, consisting of a 14-story 260-room premium hotel operated by The Virgin Group, located near Music Row in Nashville, Tennessee.
- Favorable Basis: An affiliate of the Sponsor’s partner, Virgin Group, acquired the land in December of 2015 and the Project broke ground in September of 2017. The Sponsor has not ascribed any carry costs associated with the land or mark-up in basis for the development. The project has closed on all necessary debt financing and is scheduled to achieve substantial completion by September of 2019 and projects the first month of guests in the hotel for November 2019.

THE SPONSOR EXPERIENCE

\$7.4MM

TOTAL FUNDED WITH CROWDSTREET

8

DAYS ON THE CROWDSTREET MARKETPLACE