

Four VP GP Houston, Inc.

August 19, 2019

Ms. Savannah Ware, AICP
Senior Planner
Planning & Development
City of Grand Prairie
206 W. Church St.
Grand Prairie, Texas 75053

RE: Development Application Supplemental Information for Smith I-20 Addition

Dear Ms. Ware,

Please accept this letter as a supplement to the above referenced project.

Four VP GP Houston, Inc. is proposing to construct a new, 122 room WoodSpring Suites hotel on the Smith I-20 Addition. WoodSpring Suites is an extended stay hotel concept with more than 260 existing properties operating across the United States under the Choice Hotels International, Inc. brand. Each guest room is furnished with full kitchens including dishware and cookware, a 42" television with expanded HD programming, upgraded pillow top mattresses, a professional desk, high-speed wireless internet access and comfortable seating.

Safety is a priority at each of our properties where they are constructed with interior corridors requiring key-card access so only guests can enter the hotel. In addition to restricted access, our properties also include enhanced LED exterior site lighting and 28 HD quality cameras that monitor all public areas of the building both on the interior and exterior.

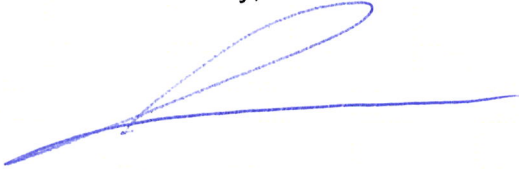
A typical WoodSpring Suites guest is college educated with incomes at or above national averages. They are comprised of business travelers on temporary work assignments, particularly in the medical staffing, construction, engineering, education and information technology industries as well as leisure travelers needing extended stay amenities. The average length of stay for a typical guest is approximately seven to 10 days at an approximately \$80 to \$100 average daily rate. Based upon market studies conducted in Grand Prairie and more specifically within a five-mile radius of the Smith I-20 Addition, all required population densities and guest-mix requirements meet or exceed the thresholds of a successful WoodSpring Suites hotel.

Four VP GP Houston, Inc. developed, owns and operates 23 WoodSpring Suites hotels in Texas, Louisiana and Colorado. We recently opened a new WoodSpring Suites hotel in north Plano that is similar to the renderings provided in this Development Application. This prototype includes a modern front canopy entrance, flat roof design, stucco and stone exterior and enhanced landscaping and lighting. The modern architecture of this building provides a welcome feeling to the guest upon arrival and during their entire stay.

Four VP GP Houston, Inc.

As a long-term, local investor and holder of hotels, Four VP GP Houston, Inc. is encouraged about the opportunity to partner with the City of Grand Prairie to develop and operate a WoodSpring Suites hotel. We look forward to answering any additional questions you or the Planning and Development department may have.

Sincerely,



Ian J. McClure
President

IJM:dm