

ALPHA OPPORTUNITIES Hotel Project, Orange Beach, Alabama

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Alabama Beachfront Hotel Development Project

This property is located on the beautiful white-sand beachfront of Orange Beach, Alabama. This is a perfect setting for the planned four-star hotel. The property is fully titled and approved for a high-rise resort hotel and several flags are interested in the project. The property also is very close to a large \$100 million mixed-use development that includes shopping, residential, and marina brought to the area by AIG Baker, as well as several other major developments.

We are looking for an experienced hotel developer/operator with the resources and track record that would enable qualifying for \$120 million in finance from our capital source. Some additional capital input may be required, but this is subject to negotiation. Ability to flag with major hotel chain is critical.

This property qualifies for the incredible Gulf Opportunity (GO) Zone tax and bonding advantages since it was in the zone of Hurricane Katrina destruction. These once-in-a-lifetime tax benefits make this an exceptionally attractive project for the right party.

The area is experiencing tremendous growth and because of all the condo conversions in the area there is a shortage of hotels, particularly in the four-star category that appeals to many visitors. People drive to Orange Beach from Florida, Georgia, Louisiana Mississippi, Tennessee, Texas, and other parts of Alabama to take advantage of all the area has to offer.

Seeking hotel developer to qualify for \$120M finance

ORANGE BEACH, ALABAMA, USA

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Project/area characteristics

- Four-star, high-rise beachfront hotel
- Leading Gulf Coast beach destination
- Several leading flags interested
- Fills need for hotel rooms in area
- Qualifies for GO Zone tax benefits
- Fully titled and approved property
- Growing area with other major projects
- Easy driving access for visitors from several states across the South
- Three nearby airports: Mobile, Pensacola, Gulf Shores
- Many area attractions including shopping, sport fishing, boating, golfing, beach-related activities
- City of Orange Beach and Baldwin County support project, see its benefits
- Finance available to qualified party

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A fully featured project

This project is to build a flagged four-star high-rise beachfront resort hotel with restaurants and other amenities. This development is planned for a growing area with large year-round vacation traffic. Located directly on one of the most beautiful beaches in North America, the area offers many attractions for beach enthusiasts, boaters, sports fishers, and just about anyone else looking for fun in the sand, surf, and sun.

FULL APPROVALS, LOCAL SUPPORT

The project is fully titled and approved, and has the full support of officials in the City of Orange Beach and Baldwin County. These local leaders see the need and value in this project if the area is to keep pace with demand and to continue to grow.

The only competing property is the much older and lower standard Perdido Beach resort,

which remains booked at a very high rate. This project will far surpass the Perdido Beach in quality and amenities.

This property is perhaps the best-looking site in the Gulf Shores/Orange Beach area. Located near a state park as well as marinas, fishing, shopping,



and other attractions, this is one of the larger beachfront properties approved and are ready for construction.

The added benefits of GO Zone tax and bonding benefits make this a truly great project for the right hotel developer!



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