

For Immediate Release

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**Hotel Brokers International to Host Hotel Investor's Marketplace
in Dallas, Texas, on November 5**

Organizers Expect Strong Attendance of Buyers and Sellers

DALLAS, Texas, November 2008—Hotel Brokers International (HBI), the nation's largest hotel brokerage organization with more than 30 offices from coast to coast, today announced that it will hold the next US Hotel Investor's Marketplace program at the Crowne Plaza Dallas Market Center, in Dallas, Texas, on November 5. The event will be held from noon to 5 p.m., including lunch, and will showcase \$200 million worth of hotels.

“While overall hotel real estate transactions have slowed considerably, mid-market, especially hotels without food and beverage venues, remains active,” said H. Brandt Niehaus, CHB, president of HBI and Louisville-based Huff, Niehaus & Associates, Inc. “Financing is still available from a number of sources for hotels under \$15 million.”

The one-day event, located at 7050 N. Stemmons Freeway, consists of a half-day of educational sessions and updates on hotel trends, financing, hotel brands and hotel real estate pricing for hotel owners, investors, hotel management company executives and acquisition specialists. In addition, 44 hotels, valued at \$200 million, currently being marketed for sale will be showcased.

Special guest speakers and topics include:

- George Barlow, Esq., LandAmerica 1031 Exchange Services Inc.--Cost segregation and 1031 exchange

- Lisa Petrosky, vice president, HSI Design Group--Enhancing value of hotel through design
- H. Brandt Niehaus, CHB, president of HBI and Louisville-based Huff, Niehaus & Associates, Inc.--Hotel real estate market trends

“While we will be showcasing properties from around the country, a significant number will be from the southwest,” said Alan Brock, CHB, president of Dallas-area-based Brock Hotel Group and HBI host broker for the event. “The economy in our region has not been as negatively impacted as others and we expect a lot of buyer and seller interest. Cap rates are rising and some buyers have stepped to the sidelines in anticipation of them going even higher. However, on a historic basis, prices are closer to more traditional levels than they have been in the past few years. Real estate pricing can change quickly, and we believe this is an ideal time to be both a buyer and seller.”

Sponsors of the Dallas Marketplace include Carlson Hotels Worldwide, Choice Hotels International, CIT Small Business Lending, LaQuinta Inns Inc., Mercantile Commercial Capital and PMC Commercial Trust. To register, go to <http://www.hbihotels.com/marketplace.php>.

Hotel Brokers International, with more than 100 hotel brokerage specialists, is the world’s leading hotel sales organization. The organization annually accounts for the greatest market share of mid-market transactions in the United States. In addition to the Hotel Investor’s Marketplace, HBI sponsors the Certified Hotel Broker program and publishes *TransActions Recap*, the leading source of hotel real estate sales data.

HBI currently has more than 150 properties listed for sale in its proprietary database and access to more than 15,000 hotel investors and owners. In addition to broker services, HBI offers affiliate membership to professionals in allied fields, including franchising, lending,

appraisals and investment services. For more information about HBI's hotel listings or to become a broker or affiliate member, HBI may be reached at (816) 505-4315 or via the Internet at www.hbihotels.com.