



Marcus & Millichap
DAVIS DEWESE MESSINGER
DDM HOTELS

Client Information Package

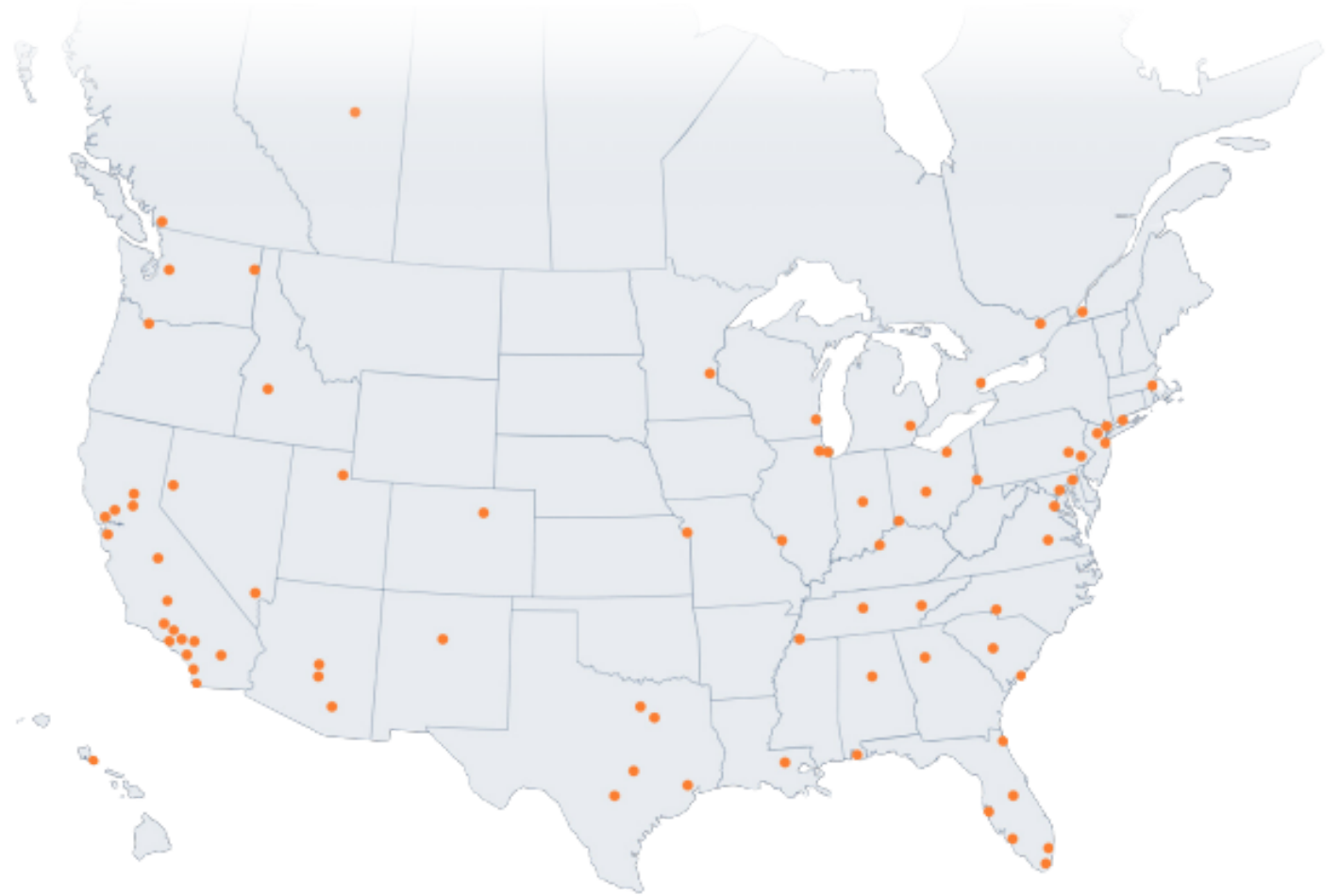
June 2026

DISCOVER

The Marcus & Millichap Advantage

80+ Offices & 1,800+ Agents Throughout the U.S. and Canada

In 1971, Marcus & Millichap was founded on a unique set of principles to maximize value for real estate investors.



When it Comes to Execution, We Have You Covered.

By successfully closing more CRE transactions than any brokerage in North America, Marcus & Millichap connects you with our unmatched buyer pool, maximizing the value of your assets. Regardless of market cycles, property type, or location, we consistently execute at the highest level and deliver proven results.

8,818	\$50.9B	38%	\$1B
2025 Closed Transactions	Value of Closed Transactions	2025 Out of Market Buyers	2025 Cross-Product Capital Migration

SERVICES

Investment Sales | Advisory Services | Market Analysis | 1031 Exchange | Leasing | Loan Origination | Global Capital | Loan Sales | Property Auctions

UNRIVALED ACCESS TO CAPITAL

We bridge private and institutional capital pools seamlessly, offering unparalleled access to new and established funding sources to ensure the right financial solution for you.

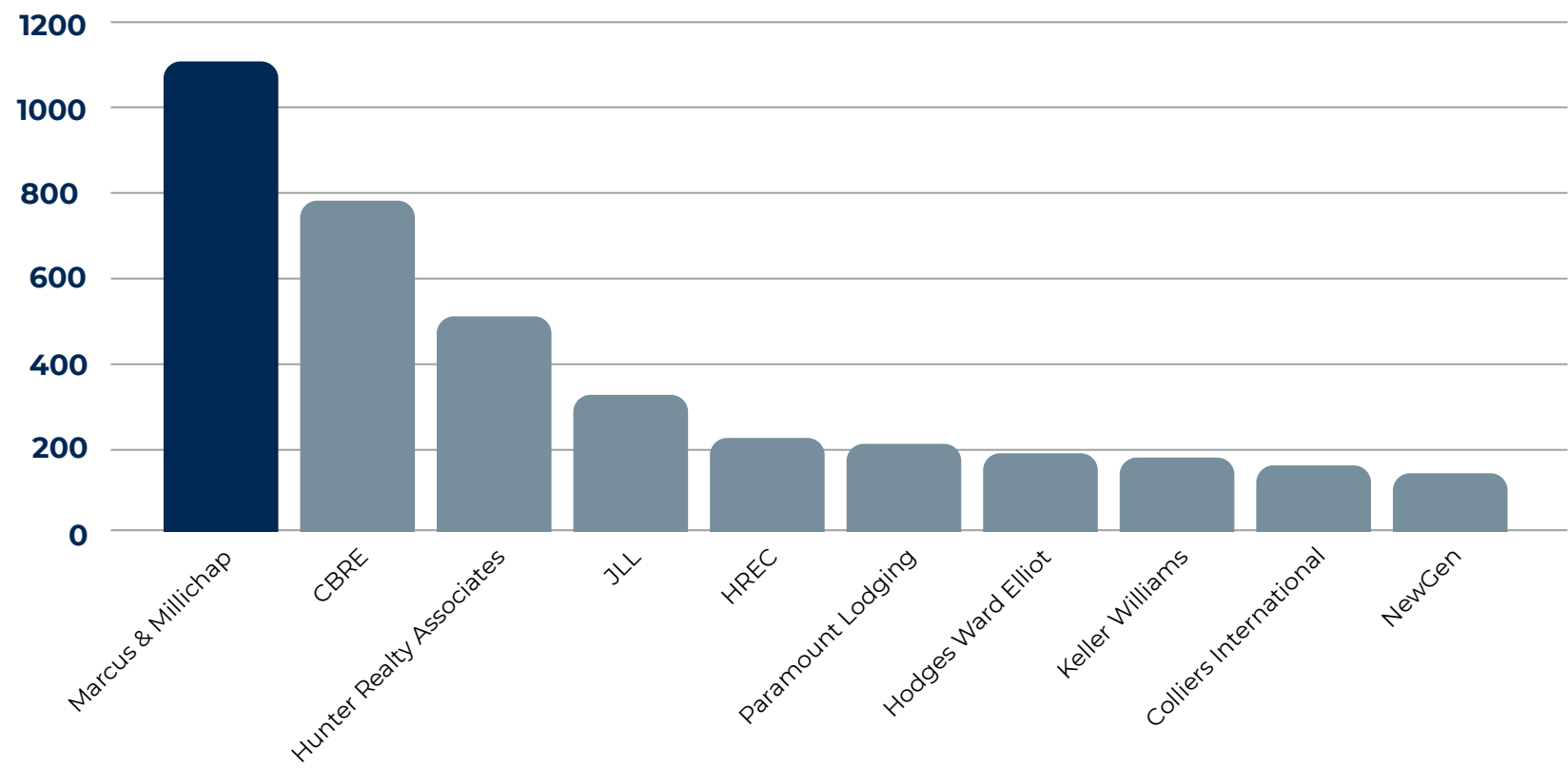


NATIONAL HOSPITALITY DIVISION

An Industry Leading Hospitality Team

Marcus & Millichap’s Hospitality Division provides the industry’s most dynamic and effective marketplace for the acquisition and disposition of hospitality properties. With hospitality specialists throughout the country, Marcus & Millichap’s Hospitality Division is the industry leader in hospitality transactions.

Nobody has transacted more hotel in the past 4 years.



The National Broker Ranking (4Q 2020 - 3Q 2025) reflects performance data for transactions valued at \$1 million or more over a five-year rolling period in which the brokerage firms represented either the buyer or seller. Deals that were double-ended by the same brokerage are counted as one deal. Deals brokered by different firms on the buy side and sell side count as one deal for each brokerage. The information is based on internal and external information available to Marcus & Millichap. There may be other sources of information unavailable to Marcus & Millichap or other calculation methodologies which may change rankings and reported numbers. The information is provided for general marketing purposes only and should not be relied upon in any investment or related decision. Parties are advised to do their own investigation when choosing a broker or making an investment decision. Sources: Marcus & Millichap Research Services, CoStar Group, Inc., Real Capital Analytics

2025 Closed Transactions

258

2025 Value of Closed Transactions

\$2B

2025 Value of Listings

\$872M

2025 Number of Keys Closed

17,178

Comprehensive Marketing Plan

Maximum Exposure to Investor Profiles

Our comprehensive marketing plan gives you access to the full spectrum of investment profiles, with a unique exposure to cross-product and 1031 exchange capital.

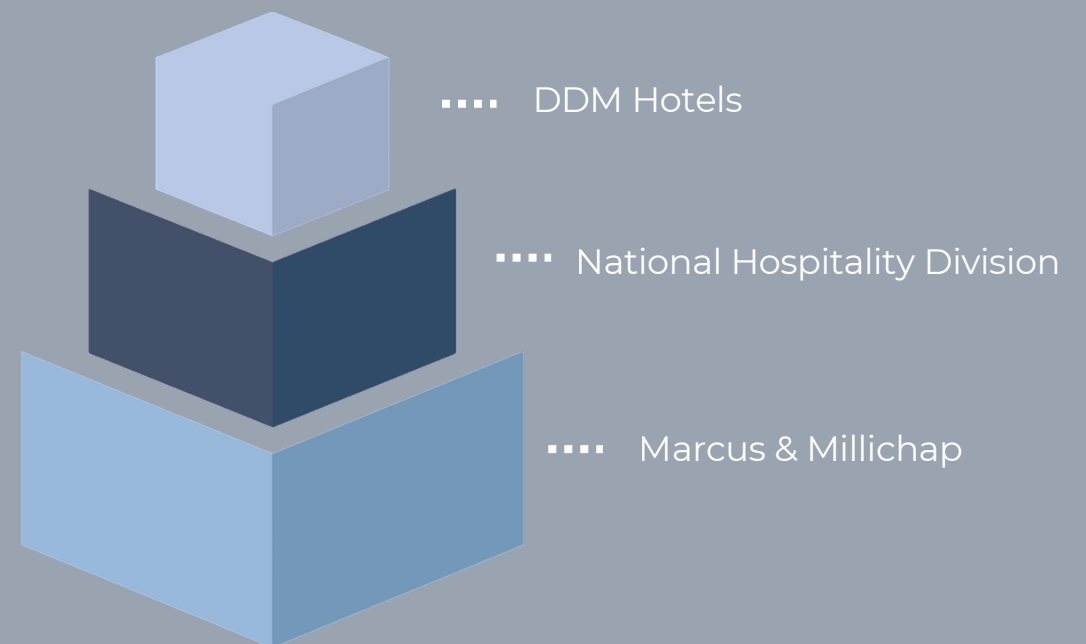
Whether the optimal strategy requires maximum exposure within a single profile, broad exposure across all investor profiles, or a hybrid approach, our platform ensures maximum value across every client profile.

Scheduled Deal Timeline

Our comprehensive marketing plan leverages all channels of communication to maximize exposure. On every assignment, we utilize a combination of unmatched resources and industry leading grass roots daily marketing to progressively develop maximum exposure throughout the staggered marketing period.

Through diligent deal management, we are committed to providing a high level of service designed to yield a smooth, efficient and timely closing.

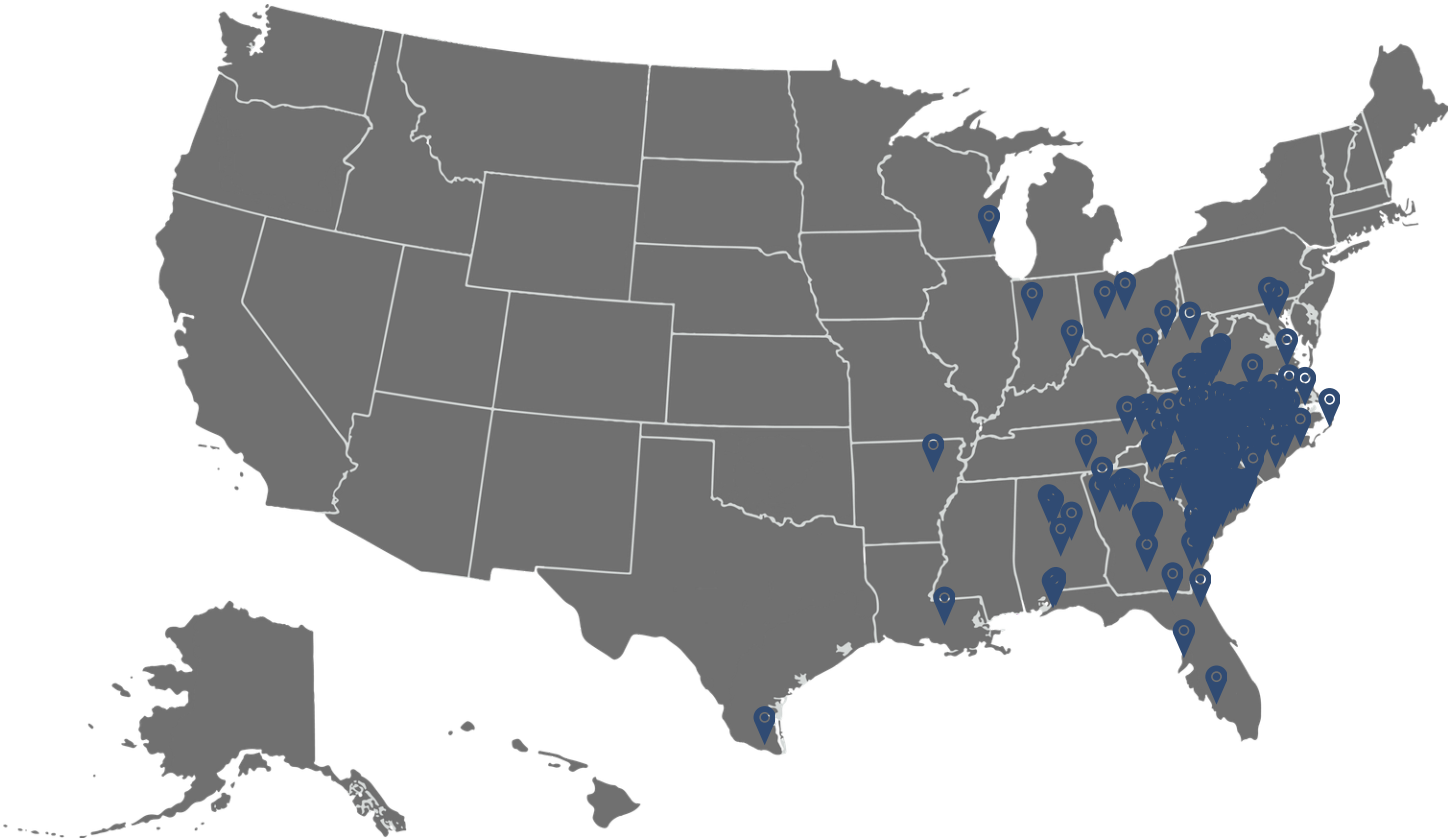
Tiered Marketing Structure



DDM Hotels

HOTEL ADVISORY & BROKERAGE SPECIALISTS

Whether you are buying or selling a property, you can rely on and trust our expert knowledge and industry experience. Our team is spread across three offices: Atlanta, Charleston, and Charlotte, allowing us to be market experts with regional presence and national reach.



250+

Hotels Sold Since 2021



\$1.5B+

In Total Sales Volume



50+

Transactions Closed on
Average Each Year

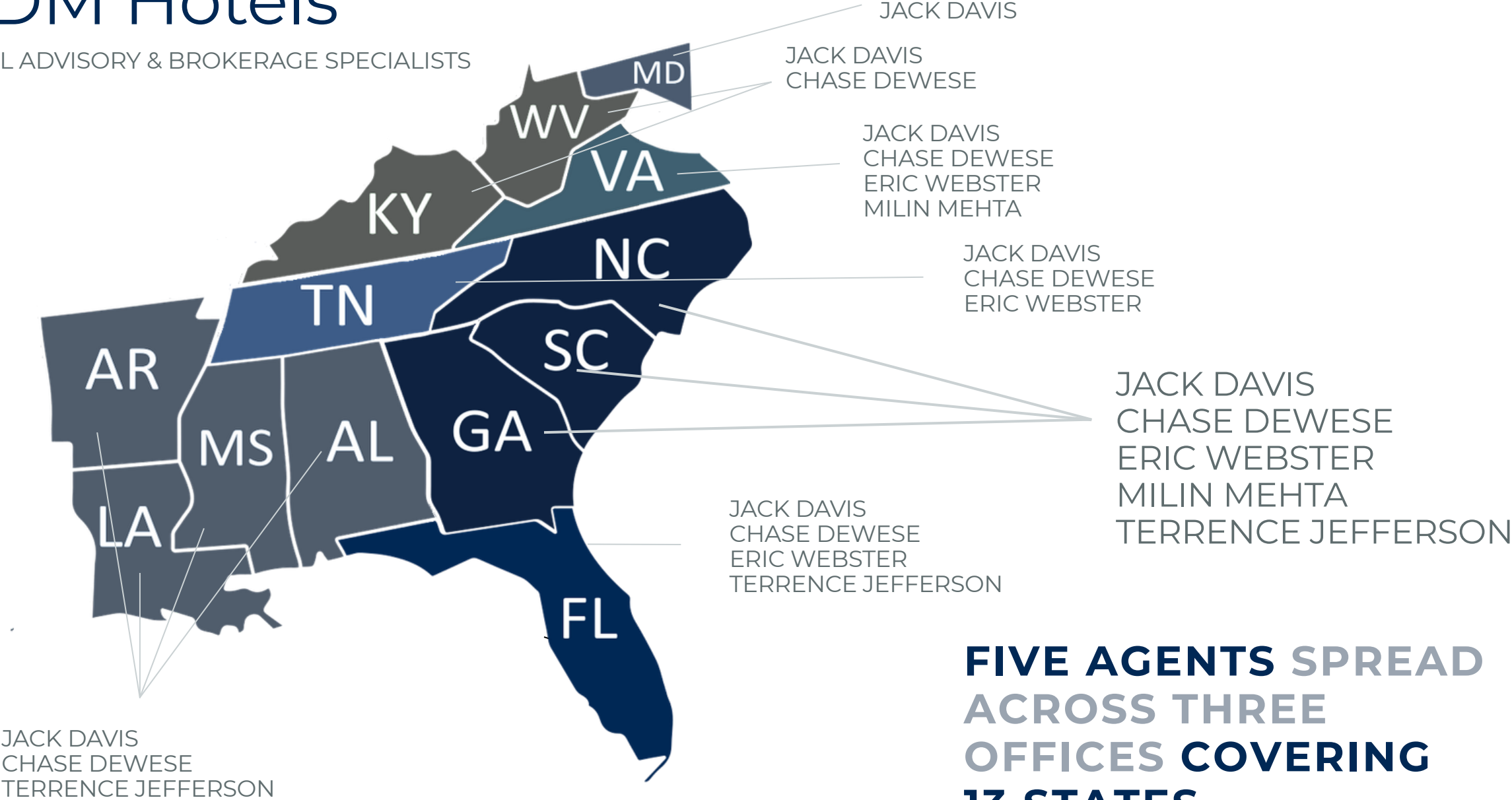


19,000+

Industry Contacts in
the Team Database

DDM Hotels

HOTEL ADVISORY & BROKERAGE SPECIALISTS



**FIVE AGENTS SPREAD
ACROSS THREE
OFFICES COVERING
13 STATES**

Notable Transactions

Marcus & Millichap
DAVIS DEWESE MESSINGER
DDM HOTELS



Hilton Baton Rouge Capitol Center | 291 Keys
201 Lafayette St
Baton Rouge, LA 70801



Hilton Garden Inn Atlanta Airport | 174 Keys
3437 Bobby Brown Pkwy
East Point, GA 30344



Aloft | 129 Keys
1423 Benton Blvd
Pooler, GA 31322



Courtyard | 138 Keys
7645 Northside Dr
North Charleston, SC 29420



Courtyard Charlotte Airport | 175 Keys
321 W Woodlawn Rd
Charlotte, NC 28217



Hampton Inn & Suites Steele Creek | 132 Keys
6220 Caden Rd
Charlotte, NC 28278



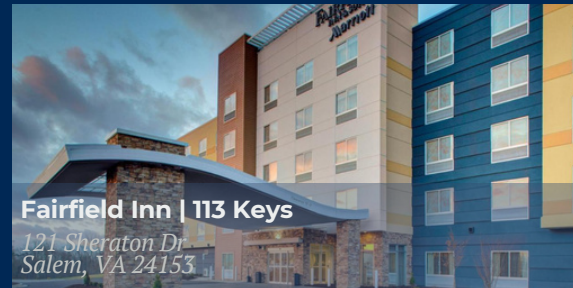
SpringHill Suites | 115 Keys
3454 W Montague Ave
North Charleston, SC 29418



Aloft Airport & Convention Center | 136 Keys
4875 Tanger Outlet Blvd
North Charleston, SC 29418



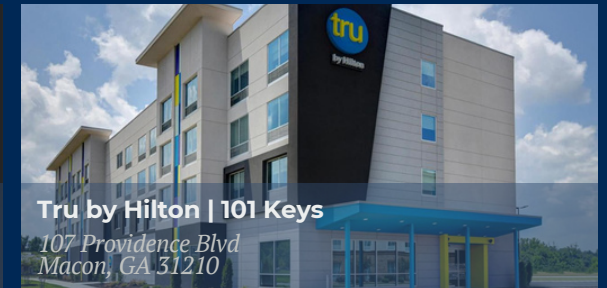
Holiday Inn Express & Suites | 123 Keys
15139 Ballancroft Pkwy
Charlotte, NC 28277



Fairfield Inn | 113 Keys
121 Sheraton Dr
Salem, VA 24153



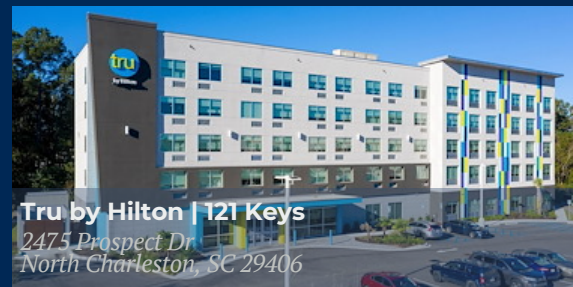
Courtyard Atlanta Airport West | 128 Keys
3400 Creek Pointe Ave
East Point, GA 30544



Tru by Hilton | 101 Keys
107 Providence Blvd
Macon, GA 31210



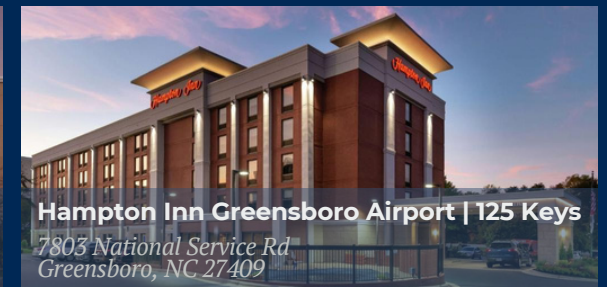
DoubleTree by Hilton | 150 Keys
5790 University Pkwy
Winston-Salem, NC 27105



Tru by Hilton | 121 Keys
2475 Prospect Dr
North Charleston, SC 29406



Hampton Inn | 100 Keys
305 Greenville Blvd SE
Greenville, NC 27858



Hampton Inn Greensboro Airport | 125 Keys
7803 National Service Rd
Greensboro, NC 27409

Notable Transactions

Marcus & Millichap
DAVIS DEWESE MESSINGER
DDM HOTELS



EXECUTIVE TEAM

JACK DAVIS



SENIOR MANAGING DIRECTOR
National Hospitality Division
550 King St, Suite 300
Charleston, SC 29403
Direct: (843) 952-2253
Cell: (704) 726-0778
Jack.Davis@marcusmillichap.com
Licenses: SC: 92795, NC: LC896

Mr. Davis joined Marcus & Millichap in 2015. He is a member of the National Hospitality Group and has experience in operations and hospitality sales. Mr. Davis comes from a family that has been in real estate, development, and banking for over 25 years. He also works daily with MMCC, Marcus & Millichap's subsidiary capital corporation, helping clients get competitive lending terms.

EDUCATION

North Carolina State University - B.A.

ACHIEVEMENTS & AWARDS

Chairman's Club (CC): 2022, 2021
National Achievement Award: 2025, 2024, 2023, 2022, 2021
Sales Recognition Award: 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018
SIA Induction: 2022
Connect CRE's Top Broker: 2024
SCBiz 500: 2025

CHASE DEWESE



SENIOR DIRECTOR
National Hospitality Division
Direct: (704) 831-4636
Cell: (304) 228-1900
Chase.Dewese@marcusmillichap.com
Licenses: NC: 293623, WV: WVS240303513, VA: 0225276010

Mr. Dewese joined Marcus & Millichap in 2016 and is currently a Senior Director with Marcus & Millichap's National Hospitality Group. Mr. Dewese has been involved in over 70 hospitality closings comprising a transaction volume of over \$200 million. Located in Charlotte, NC, Mr Dewese's expertise allows him to be most effective geographically in the Mid-Atlantic and Southeast.

EDUCATION

West Virginia University - B.S.
Charlotte School of Law - J.D.

ACHIEVEMENTS & AWARDS

Sales Recognition Award: 2024, 2023, 2022
SIA Induction: 2024
Charlotte Business Journal 40 under 40: 2024

JOCE MESSINGER



SENIOR DIRECTOR
National Hospitality Division
550 King St, Suite 300
Charleston, SC 29403
Direct: (843) 952-2255
Cell: (843) 696-5623
Joce.Messinger@marcusmillichap.com
Licenses: SC: 80481, GA: 375018, NC: LC810

Joce Messinger joined Marcus & Millichap Real Estate Investment Services in 2015 with over 15 years of proven track record and is currently a Senior Director of the Marcus & Millichap National Hospitality Group. In this capacity, Mr. Messinger co-leads a team of seven sales agents whose expertise is national investment sales, debt and structured equity placement and advisory services with a specific concentration in the hospitality industry.

EDUCATION

College of Charleston - B.A

ACHIEVEMENTS & AWARDS

National Achievement Award: 2018
Sales Recognition Award: 2022, 2021, 2019, 2018
SIA Induction: 2022

ERIC WEBSTER



DIRECTOR INVESTMENTS
National Hospitality Division

550 King St, Suite 300
Charleston, SC 29403
Direct: (843) 952-2271
Cell: (336) 803-2278
Eric.Webster@marcusmillichap.com
SC: 104517, NC: LC903

Eric Webster graduated from the College of Charleston in 2017 and began his career with Marcus & Millichap later that fall. Since joining the firm, he has become a key member of the team, focusing on hospitality investment sales throughout North Carolina, South Carolina, Virginia, and Tennessee. Eric is known for his strong work ethic, market knowledge, and ability to build lasting client relationships across the Southeast. His dedication to both his clients and team has made him a valuable asset within the organization and a trusted advisor in the hospitality space.

EDUCATION College of Charleston - B.S.

MILIN MEHTA



ASSOCIATE DIRECTOR
National Hospitality Division

201 S. Tyron St., Ste. 1220
Charlotte, NC 28202
Direct: (980) 443-9115
Cell: (336) 587-3465
Mlin.Mehtamarcusmillichap.com
Licenses: NC: 316812, GA: 445383

Based in Charlotte, NC Milin Mehta joined Marcus & Millichap in December of 2019. His family has served the hospitality industry for over 25+ years – specializing in custom bedding, FF&E and window treatments. Milin's passion for the hospitality space from all of these experiences led to him making the move to hospitality investment sales.

EDUCATION University of North Carolina Charlotte - B.S.

TERRENCE JEFFERSON



ASSOCIATE DIRECTOR
National Hospitality Division

1100 Abernathy Road, N.E.
Bldg. 500, Suite 600
Atlanta, GA 30328
Direct: (678) 808-2823
Cell: (843) 327-3832
Terrence.Jefferson@marcusmillichap.com
Licenses: SC: 133863, GA: 448979

Terrence Jefferson joined Marcus & Millichap as a member of the DDM Team in February of 2023. Terrence offers market-leading research and local area expertise in hotel investing. He also works daily with MMCC, Marcus & Millichap's subsidiary capital corporation, helping clients get comprehensive lending terms. Terrence and his team offer services to support his clients in achieving their objectives, from asset re-positioning to acquisition and disposition with a focus in the Southeast.

EDUCATION College of Charleston - B.A

NASH SMITH



MARKETING MANAGER
National Hospitality Division

550 King St, Suite 300
Charleston, SC 29403:
Nash.Smith@marcusmillichap.com

Nash began her marketing career in-house, focusing on events and brand marketing before transitioning to an agency role to broaden her experience in strategy and client management. She now brings that experience back in-house, leading marketing initiatives for DDM Hotels. Her background across both agency and internal marketing allows her to support the team with a well-rounded perspective.

EDUCATION Sewanee: The University of the South - B.A.

STEPHANIE MITCHELL



MARKETING ASSISTANT
National Hospitality Division

550 King St, Suite 300
Charleston, SC 29403:
Stephanie.Mitchell@marcusmillichap.com

Stephanie is a recent graduate of the College of Charleston, where she earned a degree in Marketing and Business Administration. She brings hands-on experience in digital marketing, with a focus on SEO, event planning, and leveraging AI tools to support marketing initiatives. Stephanie works closely with the team's agents to assist with marketing efforts and day-to-day operations, helping support the team's overall organization and execution.

EDUCATION College of Charleston - B.A.