



 **BLACKRIDGE**

# Blackridge Group

## Overview

Blackridge Group is a privately owned hotel development company based in Denver, Colorado. The principals of Blackridge have developed hotels in excess of \$800 million over the past 17 years in high barrier markets such as New York City, Seattle, Southern California, and San Francisco.

Blackridge Group takes a no-nonsense approach to development that creates long lasting value. Blackridge is an accomplished developer of upscale select-service and extended-stay properties. Our hotels and designs stand the test of time. Our unparalleled experience, coupled with our growing list of development partners and consultants, allows us to make decisions quickly and execute those decisions in a very precise manner. Our experience through three economic business cycles allows us to see through complex situations in any urban environment.

We have extensive understanding of major U. S. metropolitan areas. This competitive edge, along with the strength of our hotel brand partnerships, enables us to identify markets, locate excellent sites, secure the licenses of the strongest global brands, design efficient yet stylish projects, and construct our hotels using the most cost-effective means. This equates to distinctive hotel assets that produce memorable guest stays, while providing our capital partners with solid investment returns.

Our vision is to be recognized as an innovative leader in hotel development. Our motto is “good deals with good people”.

# Principal Bios



## **Scott McChesney, Principal**

Scott McChesney is a founding Principal of BlackRidge Group. Prior to BlackRidge, Scott worked for Stonebridge Companies, a national hospitality company, for 10 years. As Senior Vice President of Acquisitions and Development, Scott oversaw hotel development, acquisitions, project funding, and new business development totaling over \$800 million. Prior to Stonebridge, Mr. McChesney was Vice President of RD Olson Development where he was instrumental in growing the company from its inception in 2000, into Southern California's 20th largest real estate developer by 2007. Mr. McChesney also worked for The Walt Disney Company for eight years where he was Director of Development & Acquisitions for their Disney Imagineering Division. He also spent one year in Disney's Corporate Strategic Planning Group. At the Pepsi-Cola Corporation/Yum Brands, he was Senior Manager of Development where he analyzed and approved or disapproved the development of proposed fast food sites, overseeing approximately \$300 million in development capital. Mr. McChesney also has two years of investment banking experience. Scott is a graduate of Penn State University and has an MBA in Finance and Real Estate from the University of Southern California.



## **Tim Wilson, Principal**

As a Principal of BlackRidge Group, Tim Wilson oversees all planning and entitlement, design, and construction activities throughout the development portfolio. Previously, Mr. Wilson served as Director of Development for Stonebridge Companies where he managed over \$500 million in hospitality development and construction. With more than 15 years of senior real estate experience, Mr. Wilson has been responsible for hospitality, office, and mixed-use projects such as the Renaissance New York Midtown Hotel and the Arista mixed-use development. Mr. Wilson graduated from the University of Nebraska with a Bachelor of Science degree and went on to obtain a Master of Urban Planning from the University of Colorado.

# Representative Hotel Development Experience

## Completed:

- Moxy – Seattle, WA \*
- Residence Inn – Seattle, WA \*
- Courtyard by Marriott – Manhattan, NY \*
- Residence Inn by Marriott – Manhattan, NY \*
- Renaissance – Manhattan, NY \*
- Homewood Suites by Hilton – Aliso Viejo, CA \*
- Springhill Suites by Marriott – Denver, CO \*\*
- Residence Inn by Marriott – Burbank, CA \*\*\*
- Aloft Hotel – Broomfield, CO \*\*
- Residence Inn by Marriott – Oceanside, CA \*\*\*
- Hyatt Place – San Francisco, CA \*

## Under Developments/Construction:

- Home2 by Hilton – Denver, CO
- Marriott AC – Sacramento, CA
- Element by Westin – Seattle, WA
- TBD Hotel – San Francisco, CA
- TBD Hotel – Thousand Oaks, CA



\* Completed as SVP and Senior PM for Stonebridge Companies

\*\* Completed as Director of Weins Capital

\*\*\* Completed as VP of RD Olson Development



# Home2, Stapleton, CO



- Stapleton, CO
- 117 keys
- Est Opening 2020



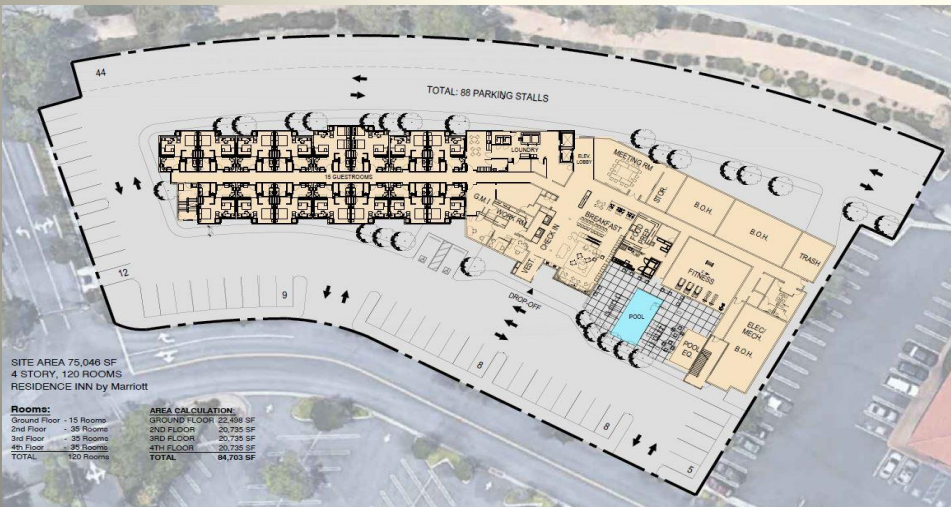






# Hotel TBD, Thousand Oaks, CA

- Thousand Oaks, CA
- 120-134 keys
- Est Opening 2022





# Element by Westin, Tukwila, WA



element  
BY WESTIN

- 2629 Taylor Street (Fisherman's Wharf)
- 136 keys
- Est Opening 2021

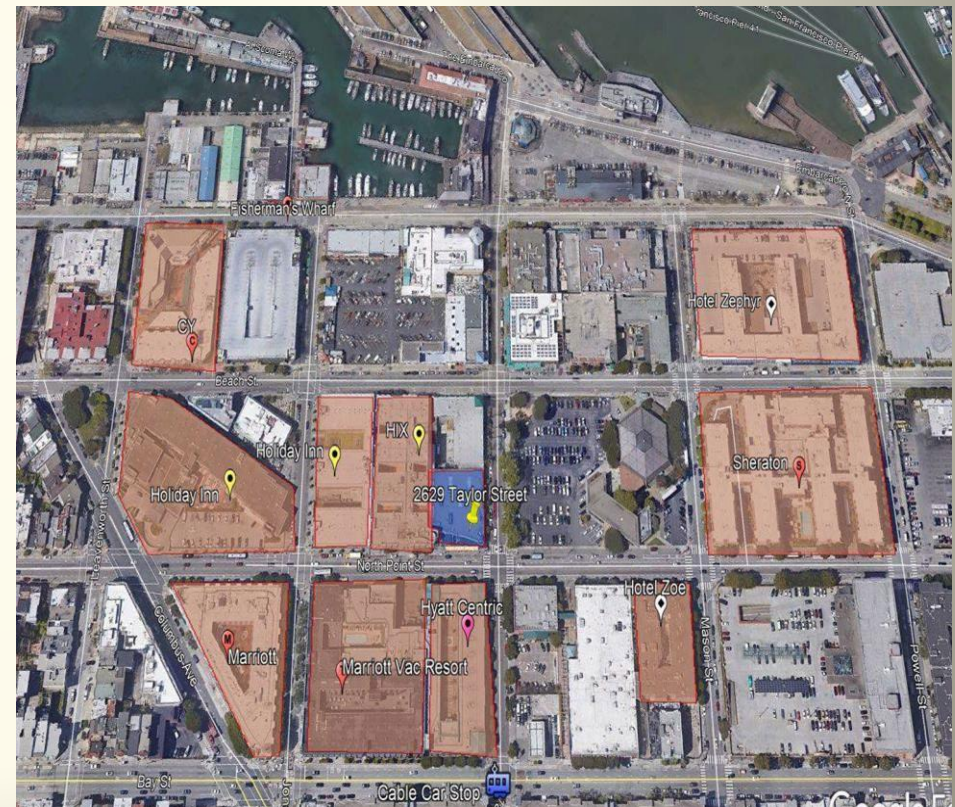




# TBD Hotel, San Francisco, CA



- 2629 Taylor Street (Fisherman's Wharf)
- 136 keys
- Est Opening 2023
- *Projected Cost*





# Hyatt Place San Francisco



- 702 Third Street
- 230 keys
- 18-month entitlement period





# Residence Inn Seattle



- 924 Howell Street
- 302 rooms
- Received Marriott approval for reduced customs rooms
- Completed early and on budget

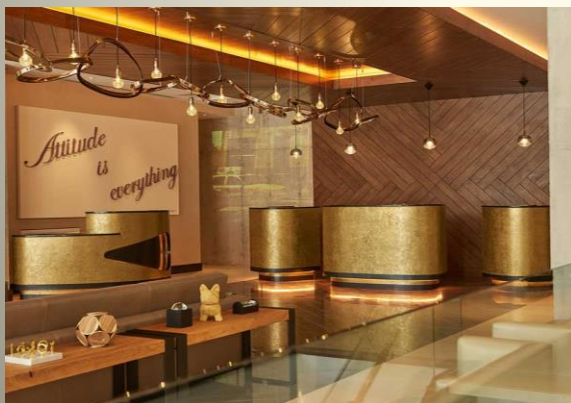




# Renaissance New York Midtown



- 218 W. 35<sup>th</sup> Street
- 40 stories - 350 keys
- Mixed Use with 3 floors of retail
- Located adjacent to Madison Square Garden
- Largest outdoor roof terrace in Manhattan





# Homewood Suites Aliso Viejo



- 110 Vantis Drive
- 129 rooms
- Currently one of the highest RevPar Homewood Suites in Southern California





# Courtyard New York Midtown



- 307 W. 37<sup>th</sup> Street
- 224 rooms
- Complicated NYC urban project

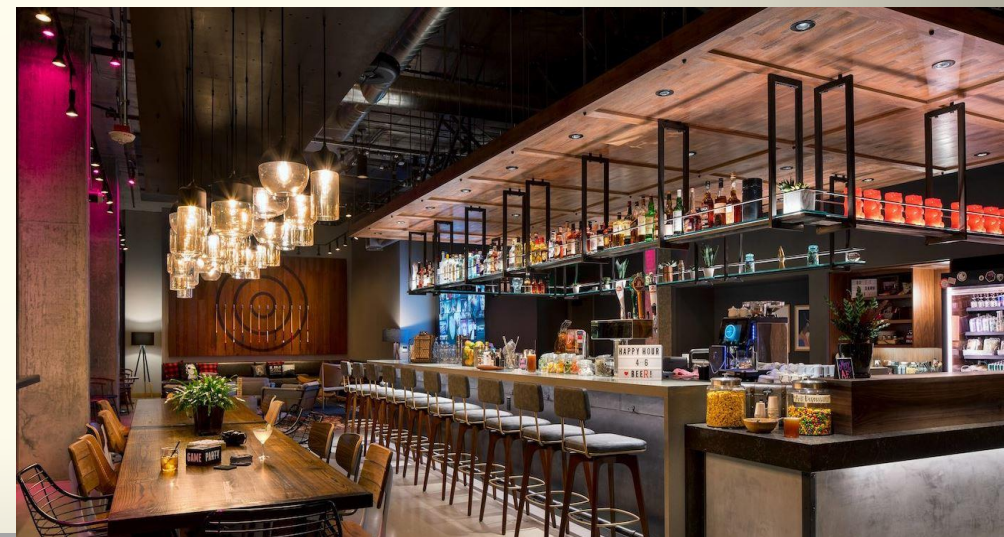




# Moxy Seattle



- 1016 Republican Street
- 146 rooms on 7,600 sf site
- One of first 8 Moxy's in the US





# Residence Inn Burbank



- 321 Ikea Way
- 166 rooms with structured parking





# Residence Inn New York Midtown



- 48<sup>th</sup> & Lexington
- 212 rooms
- Gut renovation of Helmsley Middletown Hotel
- Highest performing RevPar for the Residence Inn Brand in the US







WE LOOK  
FORWARD TO  
CONTINUING TO  
DEVELOP  
UNIQUE REAL  
ESTATE  
PROJECTS WHILE  
EXPANDING OUR  
UNIVERSE OF  
GREAT  
PARTNERS.