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## JLL's Hotels & Hospitality Group handles sale of two Fairfield Inns located in Woburn, MA and Portsmouth, NH

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Fairfield Inn Portsmouth Seacoast - Portsmouth, NH

Portsmouth, NH JLL's Hotels & Hospitality Group has closed the sale of two Marriott-branded, select-service hotels in New England. The hotels include Fairfield Inn Boston Woburn/Burlington in Woburn, Mass. and Fairfield Inn Portsmouth Seacoast in Portsmouth, N.H.

JLL marketed the property on behalf of the seller, a joint venture of funds managed by Contrarian Capital Management and Waramaug Hospitality. The hotels were offered unencumbered by management.

Fairfield Inn Boston Woburn/Burlington (126 keys) and Fairfield Inn Portsmouth Seacoast (102 keys) both underwent renovations in 2015 and 2016. Both hotels offer a standard mix of traditional guest rooms, complimentary breakfast, a business center, fitness center, seasonal outdoor pool and sundry store, as well as free on-site parking.

#### Fairfield Inn Boston Woburn/Burlington - Woburn, MA

Fairfield Inn Boston Woburn/Burlington is located 10 miles northwest of Boston at the intersection of I-95/Rte. 128 and I-93. In addition, Logan International Airport is located 20 minutes from the property, which is also near the Anderson/Woburn station serviced by the MBTA Lowell Line Commuter Rail and the MBTA Route 134 bus. Aside from being a short distance from the attractions offered in downtown Boston, the hotel is in the business district of Woburn near local attractions such as the Lexington Battle Green, Horn Pond Reservation, Forest Park and Shaker Glenn.

Fairfield Inn Portsmouth Seacoast is 50 miles north of Boston and is proximate to I-95 and U.S. Rte. 1. The hotel is centrally located near the Pease International Tradeport, Liberty Mutual and the Portsmouth Naval Shipyard. Additionally, the property is proximate to the city's waterfront, Portsmouth Music Hall, 3S Artspace, Prescott Park, the Kittery Mall Outlets and more. The city is often featured on various "best places to live lists" and has been named by Forbes Traveler as one of America's Prettiest Towns.

The JLL Hotels & Hospitality team working on behalf of the seller was led by managing director Alan Suzuki, director Matthew Enright and analysts Emily Zhang and Miranda Guajardo.

JLL's Hotels & Hospitality Group has completed more transactions than any other hotels and hospitality real estate advisor over the last five years, totaling \$83 billion worldwide. The group's 350-strong global team in over 20 countries also closed more than 7,350 advisory, valuation and asset management assignments. Their hotel valuation, brokerage, asset management and consultancy services have helped more hotel investors, owners and operators achieve high returns on their assets than any other real estate advisor in the world.

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