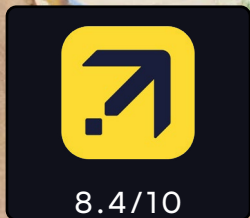
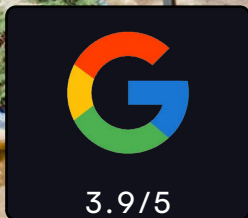


STAYBRIDGE SUITES

801 RIDGEWOOD RD | RIDGELAND, MS 39157



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OFFERING MEMORANDUM

MATTHEWS™

STAYBRIDGE SUITES

801 RIDGEWOOD RD | RIDGELAND, MS 39157



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01 PROPERTY OVERVIEW

801 RIDGEWOOD RD | RIDGELAND, MS 39157

MATTHEWS™

INVESTMENT HIGHLIGHTS

STAYBRIDGE SUITES

Strong Revenue Performance with Continued Growth

The property generated \$3M in Room Revenue in 2025 amid strong market demand.

\$21B AWS Investment Strengthens Regional Tech Hub

Amazon Web Services has announced a \$21 billion data center investment across Madison County, including the JAN100 campus near Canton. The investment further establishes the Ridgeland-Canton corridor as a major technology and data-center hub, with continued expansion planned.

Jackson Healthcare Hub

Access to major healthcare systems including University of Mississippi Medical Center, Mississippi Baptist Medical Center, and St. Dominic Hospital, generating demand from traveling healthcare professionals, patients' families, contractors, vendors, and medical-related business.

Mississippi State Government Demand

Proximity to Jackson, Mississippi's state capital, provides recurring demand from state agencies, government contractors, consultants, and other government-related travelers.

Long-Term IHG Affiliation

New owner can receive a new 15-year IHG license, providing long-term brand stability.

Proximity to AWS Ridgeland Data Center Development

Located just minutes from AWS's JAN200 data center campus, currently under construction and part of AWS's broader \$21B+ Madison County investment expected to create 1,700 direct jobs, driving additional construction, corporate, and extended-stay demand.

Attractive Cash Flow

The asset generated \$1.2M in EBITDA and \$1M NOI at a 10% Owner-User Cap Rate and a 8.82% CMBS Cap Rate based on 2025 operating performance, providing investors with an opportunity to acquire a strong cash-flowing asset.

Strategic Jackson MSA / I-55 Location

Positioned in the desirable Ridgeland/County Line Road corridor with immediate access to I-55, providing connectivity to Jackson, Ridgeland, Madison, and Canton and exposure to the broader Jackson MSA demand base.

STAYBRIDGE SUITES JACKSON

HOTEL AMENITIES

Strong Revenue Performance with Continued Growth

Fitness Center

Outdoor Pool

Complimentary Breakfast

Paid Laundry

On-Site Business Center

Copying and Printing

Free Wi-Fi

Non-Smoke Hotel







STAYBRIDGE SUITES
801 Ridgewood Rd

Northpark Mall
Dillard's JCPenney Chick-fil-de S Bath & Body Works

Natchez Reservoir Overlook
±8M Annual Visitors

Renaissance at Colony Park
WHBM BARNES & NOBLE aplós
Apple Store SEPHORA ANTHROPOLOGIE chico's zea rotisserie & bar

St. Dominic's
±500 Beds | ±3,000 Employees

Highland Village
WHOLE FOODS MARKET free people WARBY PARKER

amazon
Fulfillment Center
±1,500 Employees

NISSAN
North America Canton Plant
±5,000 Employees

Mississippi Veterans Memorial Stadium
±250,000 Annual Visitors | ±12 Annual Event Days

Belhaven UNIVERSITY
Belhaven University
±4,500 Students

Baptist HEALTH SYSTEMS
±638 Beds | ±3,200 Employees

LeFleur's Bluff State Park
±2,000 Annual Visitors

Children's of Mississippi
±12,500 Employees | ±150 Beds

MILLSAPS COLLEGE
Millsaps College
±600 Students

Mississippi State Capitol
±25,000 Visitors

JSU JACKSON STATE UNIVERSITY
Jackson State University
±6,500 Students

Downtown Jackson

MISSISSIPPI COAST
Coliseum & Convention Center
Hosts 100+ Annual Events

Jackson-Medgar Wiley Evers International Airport
1.3M+ Annual Passengers

Merit Health Central
± 319 Beds | ± 425 Employees

THE UNIVERSITY OF MISSISSIPPI MEDICAL CENTER
EDUCATION • RESEARCH • HEALTHCARE
12,000+ Employees

JACKSON CONVENTION COMPLEX
± 330K SF Convention Center

The Outlets of Mississippi
carter's Marshalls. ULTA BEAUTY Bath & Body Works
HOT TOPIC SKECHERS THE CHILDREN'S PLACE
Levi's Nike

Google Earth



02 MARKET OVERVIEW

801 RIDGEWOOD RD | RIDGELAND, MS 39157

MATTHEWS™

MARKET OVERVIEW

RIDGELAND, MS

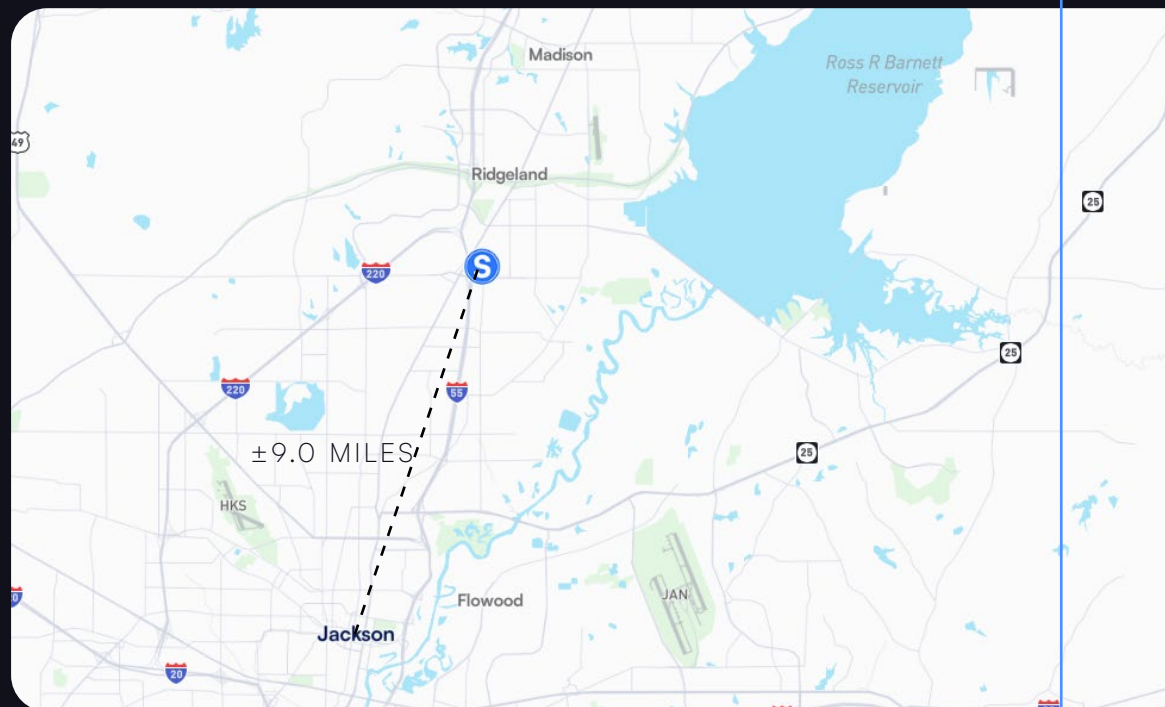
Ridgeland is a well-established Jackson-area hospitality market supported by corporate travel, retail, healthcare, government, and regional business activity. Its location along I-55 provides direct access to Downtown Jackson, major employment centers, and surrounding Madison County communities.

The city also benefits from continued investment and development across the Ridgeland—Madison corridor, supporting a steady mix of weekday business demand and weekend leisure travel.

±9 MILES TO DOWNTOWN JACKSON

PROPERTY DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,791	49,597	88,352
Five-Year Projection	4,801	49,283	87,528
2020 Census	5,042	52,317	93,81
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	1,923	21,736	37,704
Five-Year Projection	1,930	21,600	37,328
2020 Census	2,004	22,859	39,962
Growth 2020-Current Year	0.7%	01%	01%
Income	1-Mile	3-Mile	5-Mile
Avg Household Income	\$68,633	\$79,368	\$91,485
Median Household Income	\$59,170	\$59,526	\$64,073
Median Home Value	\$156,660	\$209,864	\$253,976



AWS DRIVES GROWTH IN MADISON COUNTY

Amazon Web Services has announced a **\$21 billion** data center investment across Madison County, including the JAN100 campus near Canton. The investment further establishes the Ridgeland-Canton corridor as a major technology and data-center hub, with continued expansion planned.



\$21B

Planned Investment

Planned Amazon Web Services investment in Madison County

1,000+

High-Paying Jobs

High-paying, high-tech jobs created

2,700+

FTE Jobs Supported

Full-time equivalent jobs supported annually



*Conceptual Photo

CONSTRUCTION ACTIVITY DRIVES EXTENDED-STAY DEMAND

AWS's Madison County buildout requires a broad network of construction workers, engineers, contractors, commissioning teams, vendors and technology personnel.

This ongoing activity creates significant potential for extended-stay lodging demand in the Ridgeland area.

Contractors working on AWS projects have reported the activity is filling local RV parks, hotels and restaurants.

Source: AWS / Mississippi Contractor (LinkedIn Post, March 2024)

JACKSON, MS

Jackson, Mississippi is the capital and largest city in Mississippi, positioned within the broader Jackson metropolitan area. The city is characterized by a diverse economic base, established commercial development, and a highly accessible location along major transportation corridors including Interstate 20, Interstate 55, and Interstate 220. Its central location provides convenient connectivity to Downtown Jackson and numerous surrounding regional destinations. The area features a balanced mix of housing, employment centers, and community amenities, creating consistent daily activity and a stable population base. Jackson also benefits from its position as the seat of Hinds County, one of the state's most economically significant counties, supporting steady inflows of visitors, commuters, and regional traffic throughout the year.

318,000+

Total Population

1.1M+

Convention Attendees

\$1.3B+

Annual Visitor Spending

1.2M+

Annual Airport Passengers

STRONG ECONOMIC FUNDAMENTALS

Jackson's economy is anchored by government, healthcare, education, manufacturing, and professional services, creating a stable employment base and supporting long-term regional economic activity. As Mississippi's capital city, Jackson serves as the state's governmental center while benefiting from direct access to Interstate 20, Interstate 55, and Interstate 220, providing efficient connectivity throughout central Mississippi. Major institutions including the University of Mississippi Medical Center, Jackson State University, and several regional hospital systems generate consistent employment and daily visitation, while established commercial districts and industrial operations continue supporting business investment. A diversified employer base, ongoing redevelopment efforts, and sustained regional commerce reinforce Jackson's position as Central Mississippi's primary economic hub.

REGIONAL ACCESS, LOCAL DEMAND

Regional Access

Strategically positioned along Interstate 20, Interstate 55 & Interstate 220 with a regional transportation network supporting business & leisure travel across Central Mississippi.

I-20

I-55

I-220

Local Interstate Connectivity

Tourism, Retail & Entertainment

Near Downtown Jackson, Fondren District & The District at Eastover, with shopping, dining & entertainment destinations supporting year-round visitor activity.

Downtown

Shopping

The District at Eastover

State Capital & Regional Demand

Mississippi's capital city anchors government, healthcare, education, tourism & business travel demand drawn from across Central Mississippi and the surrounding region.

Government

Healthcare

Jackson State University

TOP EMPLOYERS

Access to a diverse employment base across Central Mississippi and the greater Jackson metropolitan area.





FOOTBALL

60,000+

Stadium Seats

26.6K

Average Attendance

\$30M+

Annual Economic Impact

Recurring

Hotel Demand

Jackson State University football serves as a significant driver of visitation to Jackson, attracting alumni, students, families, and traveling fans from across Mississippi and the broader Southeast. Home games, rivalry matchups, and major HBCU events generate concentrated weekend demand for area hotels, restaurants, and entertainment, providing an important source of recurring seasonal lodging demand throughout the football season.

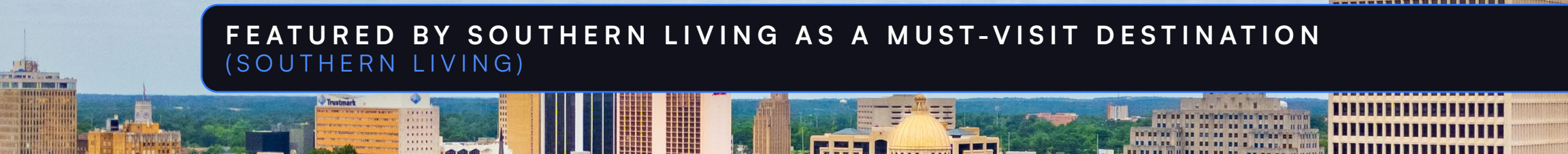


TOURISM & REGIONAL VISITOR ACTIVITY

Jackson benefits from a strong tourism economy driven by cultural attractions, sporting events, museums, and statewide government activity. The city's strategic location along Interstate 20 and Interstate 55 allows the market to capture consistent leisure, weekend, business, and event-driven travel demand throughout the year.



ONE OF THE SOUTH'S TOP CULINARY TOWNS
(THE LOCAL PALATE / 2025)



FEATURED BY SOUTHERN LIVING AS A MUST-VISIT DESTINATION
(SOUTHERN LIVING)



HOME TO NEARLY TWO DOZEN AWARD-WINNING MUSEUMS
(VISIT JACKSON / 2026)



A PREMIER DESTINATION FOR CIVIL RIGHTS HERITAGE TRAVEL
(VISIT JACKSON / 2026)



03 FINANCIAL OVERVIEW

801 RIDGEWOOD RD | RIDGELAND, MS 39157

MATTHEWS™

FINANCIALS

STAYBRIDGE SUITES

PROPERTY OVERVIEW

Property Name	Staybridge Suites
Total Keys	92
Address	801 Ridgewood Rd
City, ST	Jackson, MS
Year Built	2005
Building Size	±56,511 SF
Lot Size	±2.39 AC
I - 55 US Hwy 51 N	±103,068 VPD
5-Mile Population	88,352
5-Mile Household Income	\$91,485

HOTEL OVERVIEW

License Term	15 Years for Buyer
Hotel Location Type	Interstate
Market Name	Jackson - MS USA
Submarket Name	Jackson I - 55 North/Canton
Class	Upscale
Corridor	Interior
Stories	3
Amenities	Free Breakfast Free Parking Free WI-FI Non-Smoke Hotel Fitness Center Outdoor Pool Business Center
Demand Drivers	University of Mississippi Medical Center State Government Healthcare Corridor Amazon & Data Center Investment

SUBMARKET DATA

12-Month RevPAR Change as of July 2026	6.10%
12-Month RevPAR Forecast for July 2027	2.0%
12-Month ADR	\$129.03
12-Month Occupancy	71%
12-Month RevPAR	\$91.75
Hotel Transactions	3
Average Price Per Key	\$67,400
Average Cap Rate	10.40%
Cap Rate Forecast for July 2027	10.00%
Number of Hotels Submarket	60
Average Rooms Per Hotel	84

2025 OPERATING OVERVIEW

Number of Rooms	92
Available Rooms	33,580
Occupancy	79.70%
ADR	\$112.26
RevPAR	\$89.47
Room Revenue	\$2,989,382
Total Lodging Sales	\$3,023,573
Management Fee	\$90,000
2025 EBITDA	\$1,198,107
Property Tax Increase	(\$80,000)
FF&E Reserves	(\$120,943)
2025 NOI Reassessed for Property Tax	\$997,164

\$11,300,000
PRICE GUIDANCE

\$123,000
PRICE PER KEY

3.7
RRM



FINANCIALS

STAYBRIDGE SUITES

SALE RANGE

RANGE	LIST PRICE
Seller Price	\$11,300,000
Price Per Key	\$123,000
2025 Room Revenue Multiple	3.78
2025 CMBS Cap Rate	8.82%
2025 Owner/User Cap Rate	9.89%
Change of Ownership PIP Estimate	
Estimated PIP	\$300,000
Buyer's All-In Acquisition Cost	\$11,600,000
Price Per Key	\$126,100
2025 Room Revenue Multiple	3.88
2025 CMBS Cap Rate	8.60%
2025 Owner/User Cap Rate	9.64%



CONFIDENTIALITY & AGREEMENT DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **801 Ridgewood Rd | Ridgeland, MS 39157** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



STAYBRIDGE SUITES

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