



PRESENTS

DEROSA CAPITAL 20

EXECUTIVE SUMMARY

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Imagine owning two cash-flowing Hilton hotels, without lifting a finger.

DeRosa Capital 20 offers investors direct access to two high-performing Hilton hotels—purchased below replacement cost, professionally managed, and located in two of America's strongest middle-market metros: **Milwaukee and Houston.**



HAMPTON INN MILWAUKEE WEST
101 KEYS • 2015 CONSTRUCTION



HOME2 SUITES HOUSTON IAH AIRPORT BELTWAY 8
92 KEYS • 2019 CONSTRUCTION

TOTAL RAISE	TARGET AAR	PROJECTED COC RETURN	EQUITY MULTIPLE
\$8,700,000	16% - 20%	9% - 11%	1.9x - 2.1x

Brand	Hilton (Top-performing flags in their class), 200M+ Hilton Honors members
Buy- In Price	Acquired ~30% below replacement cost (~\$200K/key replacement vs. our ~\$140K basis)
Markets	Strong, diversified metros <ul style="list-style-type: none"> o Milwaukee: Prime urban corridor across from Wisconsin State Fairgrounds o Houston: Booming industrial submarket next to IAH airport + FedEx, Halliburton, and more
Hold Period	~5 Years
Sponsor AUM	\$175M+ \$35M Distributed 22% IRR on full-cycle deals

KEY HIGHLIGHTS

DeRosa Capital 20 brings together location, brand, and operational upside in one thoughtfully structured, recession-resilient portfolio. **Two assets. Two markets. One powerful investment thesis.**

- **Hilton Brand Power:** Backed by 200M+ Hilton Honors members and global recognition that drives year-round demand, direct bookings, and pricing power.
- **Institutional-Quality Assets:** Newly built, Class A hotels (2015 & 2019) in prime locations—offering quality, consistency, and long-term durability.
- **Immediate Cash Flow:** No development risk, both assets are stabilized
- **Professional Hilton Management:** Trusted operators in place
- **Light Value-Add:** PIP improvements, revenue optimization
- **Flexible Nightly Pricing:** Capture market surges (vs. fixed leases)
- **Stress-Tested:** Both properties can sustain a \$1M loss in revenue and still cash flow
- **Permanent Debt from Day One:** No refi risk. Long-term, fixed-rate financing secured at closing for stability and predictable cash flow.
- **Recession Resilient:** Hampton Inn and Home2 Suites are Hilton select-service brands—leaner, more efficient, and far more recession-resilient than luxury hotels
- **Multiple Exit Options:** Strong buyer pool (REITs, 1031, private equity)

INTERESTED? Schedule A Call Or Invest Now
<https://bit.ly/ScheduleWithREACap>

LIMITED AVAILABILITY

Filling on a first-come basis.



TARGET CLOSE:
JULY 31, 2025



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MANAGEMENT

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