



NORTERRA







NORTH GATEWAY CORE

SONORAN FOOTHILLS

DYNAMITE MOUNTAIN RANCH

JOMAX ROAD

NORTERRA

USAA

UNION PARK AT NORTERRA

HAPPY VALLEY ROAD



SUNBELT HOLDINGS



NORTERRA | PHOENIX | LOCATION



DUAL BRAND

The new multi-branded **AC/Element Norterra Hotel by Marriott** combines a **4-story, 179-room AC Hotel** with a **95-room Element Hotel** in the same building. A Marriott multi-branded hotel is the combination of two powerful and distinct brands from the Marriott portfolio. Connected under one roof at one location, the hotels are paired to provide unprecedented flexibility when it comes to choosing the right brand for your needs. While the fusion of two hotels provides common access to some amenities and services that otherwise might not be available in a single hotel, each brand preserves the unique guest experience that defines its identity.

- 274 High Quality Rooms
- 7,813 SF Flexible Meeting Space
- Courtyard Lounge & Pool
- 10 Element Suites, 2 AC Suites
- 2 Studio Commons Communal Rooms
- +3 Acre Site
- 160,133 SF of Building Area
- Top Golf Swing Suites
- Pickleball Court





NORTERRA | PHOENIX | RENDERING



AC HOTELS

A new way to hotel.

AC Hotels by Marriott® is an upper-moderate tier lifestyle brand elevated by design within the Marriott International, Inc., global collection of 30 brands. The brand's design features clean, simple and crisp lines, marrying sophisticated European style with a distinctly modern feel.



Global Distribution:

235 // AC Hotels Globally

119 // Within the U.S. / Canada

119 // Internationally

170 // Global Pipeline



ELEMENT HOTELS

Extended Stay Reimagined.

Element Hotels offers the essentials of balanced travel for today's standard and longer-stay traveler who does not want to compromise comfort and design. Element Hotels is grounded in smart, environmentally friendly thinking, from its products, services and programs to its physical spaces with flowing, multipurpose areas that maximize space. Its vibrant, optimistic energy is contagious and has developers signing on and guests eagerly approving with soaring satisfaction scores.



Global Distribution:

101 // Element Hotels Globally

84 // Within the U.S. / Canada

18 // Internationally

130 // Global Pipeline



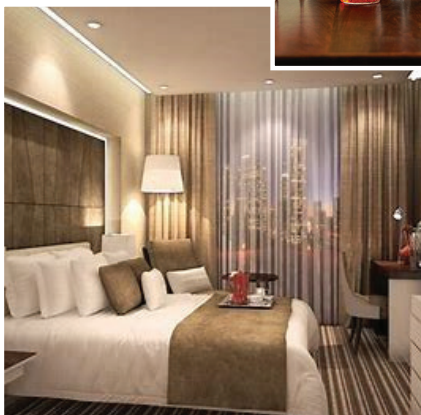
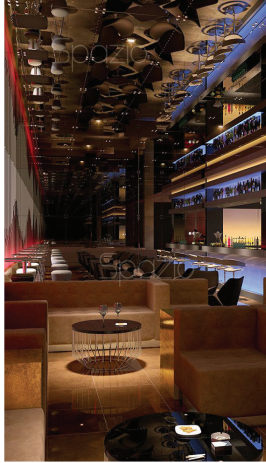


NORTERRA | PHOENIX | RENDERING



DESIGN & INSPIRATION

Both hotels maintain the familiar Marriott brand standards while staying connected in design. To give each hotel a distinction, the AC Hotel's purposeful design is contemporary and warm creating a sophisticated and modern European sensibility, while the Element Hotel's balance comes through in smart and sustainable design.



MEETINGS & EVENTS

The 7,813 square feet of flexible room and meeting space are shared spaces between the two hotels. The hotel is uniquely positioned to provide the space that's just right for your particular vision, then customize it to fit your needs. We're here to help with arrangements to make it a stress-free experience. With a deep understanding of the evolving needs of meeting professionals, we're ready to bring people together again.

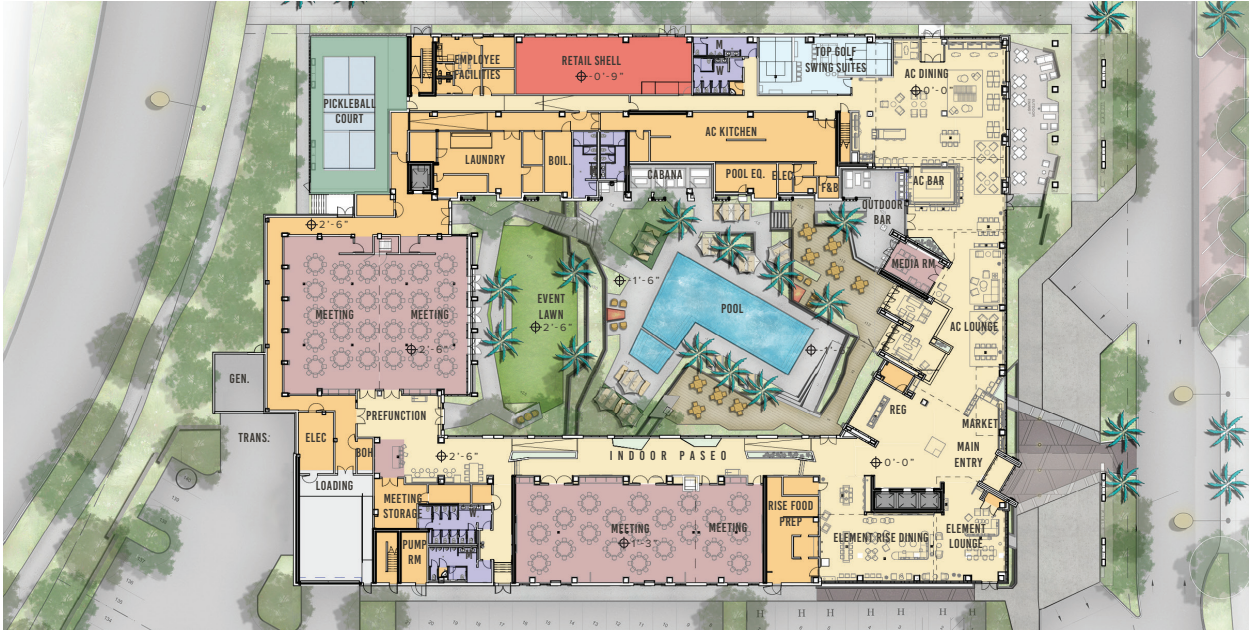


PUBLIC SPACES

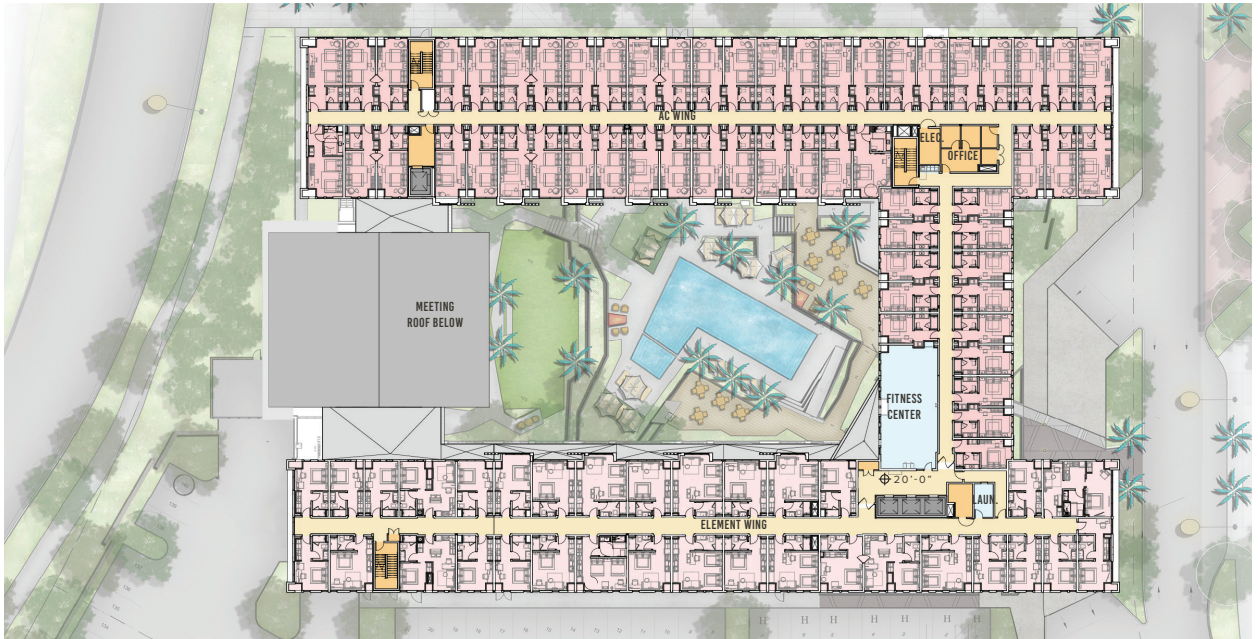
Featuring superb access to more than 2.6 million square feet of walkable amenities at the Shops at Norterra and Happy Valley Town Center, AC/Element Norterra Hotel is located on the northern edge of Phoenix within Norterra's 500-acre mixed-use campus. The campus will include 1,300 single-family homes, 2,300 multi-family units, a hotel, office space, a school site, and a retail corridor of specialty restaurants, shopping, and outdoor gathering areas.



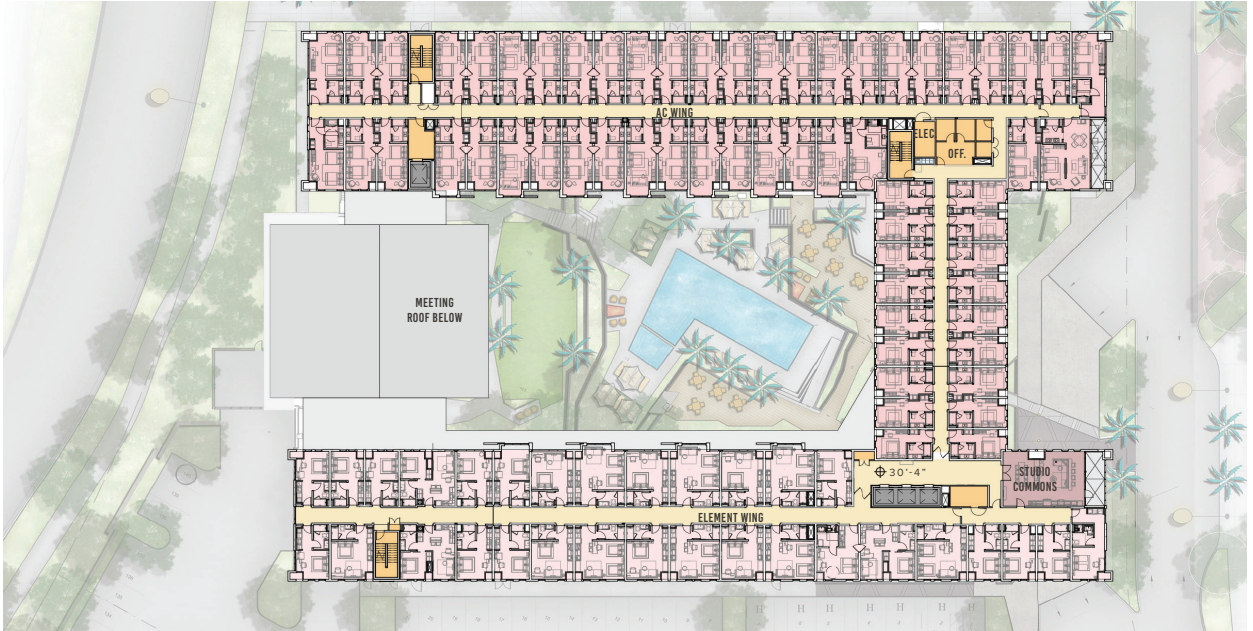
1ST FLOOR



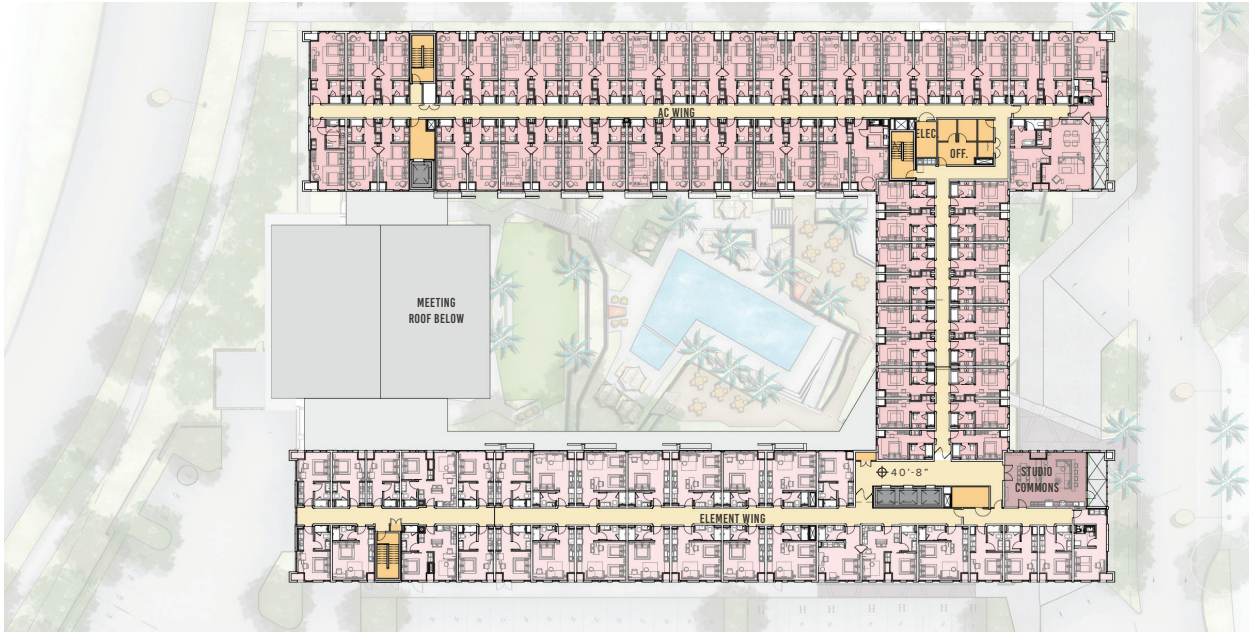
2ND FLOOR



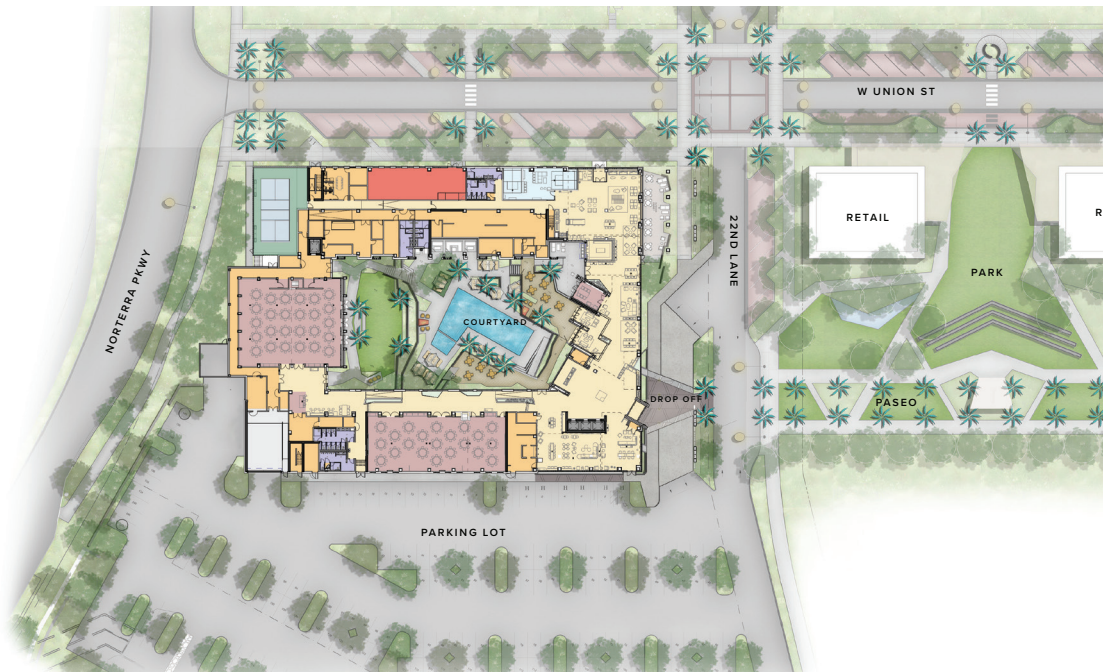
3RD FLOOR



4TH FLOOR



SITE PLAN



YOU NEED A TRENDSETTER, INNOVATOR AND SHAPER

Since 1972, JacksonShaw's mission has been to identify and develop exceptional real estate opportunities, creating distinctively designed environments where people and companies thrive. Our history reflects our unique position as trendsetters, innovators and shapers of the markets we do business.





52

YEARS AS A PREMIER
REAL ESTATE DEVELOPMENT COMPANY
ACKNOWLEDGED BY
PEERS, PARTNERS AND LENDERS AS AN
INDUSTRY LEADING INNOVATOR



22

HOTELS CONTAINING
5,506 ROOMS

3.6

BILLION DOLLARS IN
COMPLETED TRANSACTIONS

63

MILLION SQUARE FEET
OF DEVELOPMENTS,
ACQUISITIONS AND DISPOSITIONS





AC HOTEL | FORT WORTH, TX
16-STORY | 252 KEYS

ELEMENT BY MARRIOTT | SCOTTSDALE, AZ
5-STORY | 157 KEYS

AC/ELEMENT SYMPHONY PARK | LAS VEGAS, NV
5-STORY | 441 KEYS

RENAISSANCE | LAS VEGAS, NV
14-STORY | 548 KEYS

FAIRFIELD INN BY MARRIOTT | THE COLONY, TX
4-STORY | 104 KEYS

RESIDENCE INN BY MARRIOTT | THE COLONY, TX
4-STORY | 102 KEYS

COURTYARD BY MARRIOTT | THE COLONY, TX
5-STORY | 128 KEYS

EXPERTISE

TALENTED PEOPLE: INCOMPARABLE PARTNERS

WHEN YOU WORK WITH JACKSONSHAW, YOU BECOME A PARTNER WITH THE TALENTED PEOPLE WHO HAVE BUILT A REPUTATION FOR EXCELLENCE, TRUST AND INTEGRITY.

Future performance has no better measure than past results. Our consistent delivery has earned our company a reputation as an organization of talented and trustworthy people who know how to perform at the highest level. With principals who participate in our investments, we offer a level of commitment that is rare in the industry.

Our partners depend on us and we depend on them for our mutual success.



PARTNER



Holualoa Companies is a real estate investment firm focused on the successful development, acquisition, repositioning and disposition of real estate assets. Holualoa actively seeks opportunities that improve neighborhoods, create jobs, and enhance communities. The company is a driving force behind a number of award-winning projects.

Headquartered in Tucson, Arizona, with offices in Phoenix, Los Angeles, Hawaii and Paris, France, its investments include multifamily, hotel, office, retail, industrial, and self-storage properties.

Holualoa's experienced and stable management team has successfully guided the company to acquire over \$3.7 billion of real estate in multiple markets throughout the United States and Europe with the consistent support of partners and investors for over 38 years.

For more information visit www.holualoa.com.





**DISTINCTIVE
NAME.
DISTINCTIVE
PROJECTS.**



**HOLUALOA
COMPANIES**

I. Michael Kasser, Founder & Chairman

Richard Kauffman, Chief Executive Officer

Aroon Chinai, Chief Investment Officer

Stanton Shafer, Chief Operating Officer

Lani Baker, Chief Financial Officer

Steven A. Betts, Managing Director - Development





N  R T E R R A

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Owned and Developed by

JACKSONSHAW



HOLUALOA
COMPANIES