

A photograph of a multi-story Hilton Garden Inn hotel building. The building has a light-colored facade with dark-framed windows. A prominent red and yellow illuminated sign on the roofline reads "Hilton Garden Inn". The entrance features large glass doors and windows, with warm interior lights visible. The sky is clear and blue.

Hilton Garden Inn

THE ICONIC, AWARD-WINNING
MID-MARKET BRAND

United States of America Development Information

HILTON GARDEN INN CHARLOTTE/CONCORD, NC



Brand Overview

At Hilton Garden Inn®, we seek to give our guests everything they need to be successful, and the same is true for our owners and operators. We focus on building success into every relationship with an award-winning, well-known brand that can deliver a strong return on investment.

The mid-market brand's efficient, scalable design and upscale accommodations have helped make it a compelling alternative to a traditional full-service hotel.

As this segment continues to grow faster and faster with a promising outlook for the future, Hilton Garden Inn can be counted on to make the most of the opportunities at hand.



HILTON GARDEN INN AT PGA VILLAGE/PORT ST. LUCIE, FL



Why Hilton Garden Inn?

Typically ranging from 100 to 250 rooms, a Hilton Garden Inn can be adapted to fit a wide range of lot sizes, site and zoning requirements and, most importantly, market demand. While we are committed to ensuring a consistent product offering inside every hotel, the building itself may take on various configurations depending on the needs of each particular location.

Hilton Garden Inn building options can be easily modified to minimize architectural fees. We aim to make effective space allocation part of every design, with the goal of reducing total construction costs while keeping guest rooms comfortable and appealing. As a result, owners can begin operations more quickly than with a traditional full-service hotel.



HILTON GARDEN INN COLUMBIA/NORTHEAST, SC

Hilton Garden Inn in Numbers

More than
540
properties
worldwide

Found in
14
countries

More than
74,000
available
rooms
worldwide

More than
155
pipeline
hotels

70.2%
Average
occupancy

\$115.18
Average
room rate

119.14
RevPAR
Index

"Tied for Highest in Guest Satisfaction
among Upscale Hotel Chains*" (2012)

Hilton Garden Inn received the highest numerical score among upscale hotels in a tie in the proprietary J.D. Power and Associates 2012 North America Hotel Guest Satisfaction Index Study. Study based on responses from 61,716 guests measuring 11 upscale hotels and measures opinions of guests who stayed in a hotel June 2011–May 2012. Proprietary study results are based on experiences and perceptions of consumers surveyed August 2011–May 2012. Your experiences may vary. Visit [jdpower.com](#).

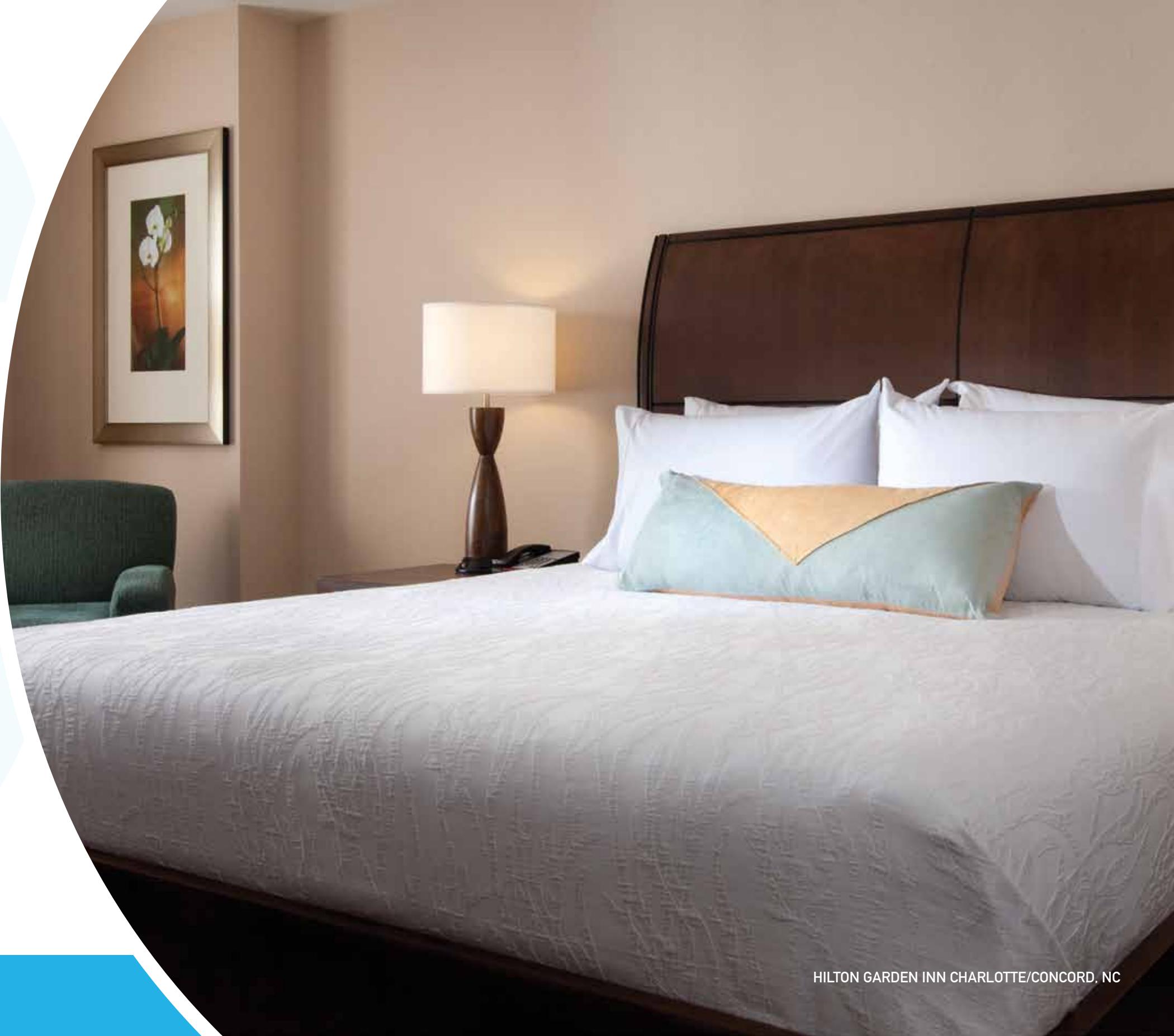
See Item 19 of the current Hilton Garden Inn FDD for further information.

Guest Offerings

Hilton Garden Inn offers the amenities and services that ensure guests sleep deep, work smart, eat well, stay fit and treat themselves every time.

Rooms are designed for productivity, with features that include a large desk, ergonomic desk chair, telephone with voicemail and speaker capability, and complimentary high-speed Internet. Amenities include dining options and cooked-to-order breakfast menu, microwaves, the Pavilion Pantry® convenience mart, the Pavilion Lounge and fitness centers fitted with state-of-the-art equipment.

The Hilton Garden Inn Promise empowers every team member to do whatever it takes to ensure every guest is satisfied or they don't pay. It's Hilton Garden Inn's guarantee to each guest that "You Can Count on Us."







A WORLD OF POTENTIAL. A WEALTH OF OPPORTUNITY.

Hilton Worldwide is focused on creating opportunities for our owners while building long-term relationships that offer success today and well into the future. With 10 leading brands and hotels in 91 countries and counting, we offer global strength and scale combined with local expertise that is relevant to the many markets we serve.

As one of the world's leading global hospitality companies, we understand the importance of taking care of our owners and applying our expertise to create value through the design, construction and operation of a hotel. We also understand the importance of looking ahead, and we remain committed to our owners over the long term.

HILTON PERFORMANCE ADVANTAGE

Every Hilton Worldwide hotel and resort benefits from the unique system of innovative solutions and advanced technologies known as the Hilton Performance Advantage. Together, these services provide owners with the latest tools, forward-thinking strategies and access to some of the most influential people in the industry to help enhance guest experiences, reward customer loyalty, drive revenues and maximize efficiency of operations.

Spanning our entire portfolio of brands, the services that make up the Hilton Performance Advantage deliver leading-edge support to consistently drive profits and efficiencies. It is a powerful resource for owners and operators, unrivaled in the industry.

HILTON HHONORS™ is our award-winning guest loyalty program. Its 30 million members accounted for over 45% of all room nights globally at our hotels in 2011, driving more than \$9 billion in revenue.

HILTON WORLDWIDE SALES, with its 700 team members around the world, drives high returns and revenues through increased negotiating power and higher-level access to more influential accounts and strategic partnerships.

HILTON RESERVATIONS AND CUSTOMER CARE provides more than 3,000 highly skilled, multilingual customer service professionals that answer over 34 million calls annually, so you don't have to.

ONLINE SERVICES offers a cost-effective model to ensure your property is front and center online, providing the most convenient digital experience for guests through traditional and emerging online channels.

REVENUE MANAGEMENT helps hotels maximize profits with advanced tools, training and analysis to help make smart pricing and inventory decisions while increasing guest satisfaction.

INFORMATION TECHNOLOGY utilizes world-class partners to create best-in-class technology solutions, from core reservation and property management systems to in-room high-speed Internet access and entertainment.

HILTON SUPPLY MANAGEMENT is a one-stop source leveraging the combined purchasing power of our global portfolio to offer competitive value-based pricing on superior products and services.



For more information or a development contact visit
hiltonworldwide.com/development



STAY AHEAD



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