



MOB HOTEL
UNION MARKET
WASHINGTON DC

MOB Hotels

MOB Hotels was founded by Cyril Auizerate.

Cyril Auizerate is a passionate and extraordinarily creative individual who started his career as a French professor of philosophy but channelled his passion and creativity into successfully opening his first edgy mid-market hotel in Paris several years ago which became wildly successful and world renowned: Mama Shelter. There are now 4 Mama Shelter Hotels in France, 1 in Istanbul and 1 in Los Angeles. He is no longer an owner in Mama Shelter. Cyril has spent the past five years creating MOB Hotels. Cyril is based in Paris, France.

MOB Hotels intends to establish itself as a hip, affordable yet approachable urban hotel brand with an edge. MOB Hotels will be focused on creating an affordable social, intellectually stimulating, fun hotel that becomes a local community center that provides healthy eating options in an eclectic atmosphere. It will be like being at home, all together.

There are four hotels under development in France: three in Paris and one in Lyon. The first Paris hotel will open its doors early 2017, and the hotel in Lyon will follow soon thereafter.

MOB Hotels will be launched in the United States in Washington D.C. at Union Market. Thereafter, MOB Hotels will open in Pittsburgh, PA (Strip District) and Los Angeles (Chinatown). Future markets are also being assessed including Boston, MA and Oakland, CA.



MOB Hotels

Ownership Group:

- 1) Cyril Aouizerate: Founder and CEO. Founder of Mama Shelter, recently sold to Accor.
- 2) Revolution LLC (Steve Case) in partnership with Glencove Capital
- 3) Philippe Starck, world famous designer
- 4) Michel Reybier: Swiss-based investor



Hotel Description

The MOB Hotel, Washington DC at Union Market will be designed by world-famous interior designer, Philippe Starck and include 155 guestrooms, a MOB restaurant, bar, outdoor dining area, and an outdoor social space with a movie screen

- ❖ 155 Rooms
- ❖ Hotel will have frontage on both Florida Avenue and 4th Street, and will feature a lobby and coffee bar on the ground floor of the building.
- ❖ The ground and second floors will be teeming with activity, as they will consist of the most vibrant components of the hotel:
 - ❖ A MOB restaurant and bar filled with books to read and buy. The restaurant will be open to the public with access to an outdoor terrace.
 - ❖ MOB's signature professional office space dedicated to supporting start-up companies. MOB will provide this space free of charge for a period of one year. Once the period is over, a new group of start-ups will be selected. The office space includes rooms with desks, chairs and free wifi access.
 - ❖ Coffee bar.
 - ❖ Bar and lounge areas for guest to socialize, congregate, work and play.
 - ❖ Outdoor social area with a movie screen.
 - ❖ Repair Station for bikes and skateboards.
- ❖ There will be a rooftop bar for private events and hotel guests with magnificent views of DC and The Capitol.
- ❖ The hotel will have a parked local food truck which will rotate every few hours, enabling guests and the community to have access to inexpensive diverse food.

Development Partner and Residential Owner– Ranger Properties

MOB is partnering with Ranger Properties to develop the 164,000 SF buildings comprised of the hotel (155 hotel room) and rental apartment units (110 apartments). Ranger will own the apartments adjacent to the hotel, and remain as the fee-based developer for the MOB Hotel. Ranger Properties is a full-service real estate development firm that focuses on long-term value-add investments in the Northeast.

Ranger Properties' projects, past and present, include:

- ❖ **Navy Yard Courtyard by Marriott:** A 14-story, 204-key hotel located in Washington DC. Project was completed in 2006.
- ❖ **Westport Inn:** Ranger Properties re-developed a 115-key hotel with a quality restaurant and significant multi-function space for corporate events, weddings, etc. located in Westport, CT.
- ❖ **Capitol Hill Tower:** 344-unit cooperative residential building in the Capitol Riverfront submarket of Washington DC. More than 50% of the units were pre-sold at completion.
- ❖ **Tivoli:** 114-unit luxury condominium project in the Art Museum submarket of Philadelphia. The project is currently 90% sold out, and the remaining 13 unsold units are rented in-house by Ranger Properties.
- ❖ **Hilton Garden Inn:** A 183-key hotel in Long Island City, NY that opened in April 2015. Total capitalization was \$40 million.
- ❖ **Baker House:** A 48-unit multi-family development project at 41-07 Crescent Street, Long Island City NY. Project is 80% complete as of spring 2015.
- ❖ **The Lanes Apartment House:** 57-unit multifamily project in Long Island City NY. Project is approved and construction commenced as of Summer 2015.



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MOB Hotels – Les Pucés Renderings



MOB Hotels - Les Puces Restaurant, Bar and Lounge



MOB Hotels Les Puces Restaurant, Bar and Lounge



MOB Hotels Les Pucés Reception



**MOB Hotels Les Puces
Bedrooms**





MOB Hotels Les Puces Courtyard and Outdoor Eating Area



MOB Hotels Paris Hotel Rooftop Rendering