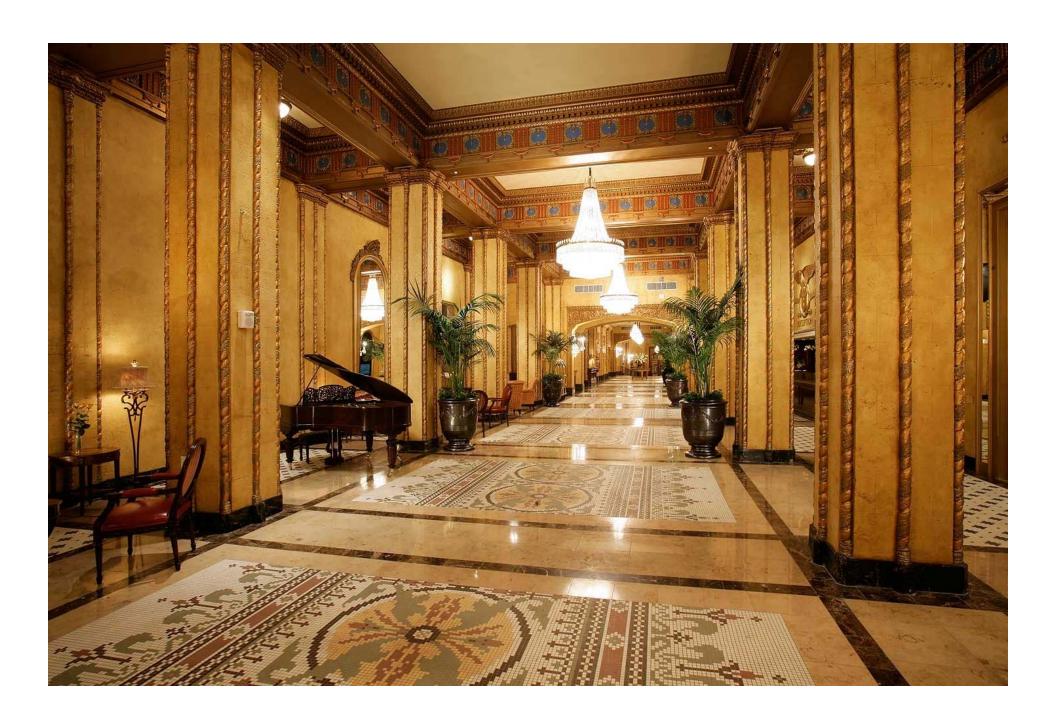


"Opening June 2009, An era of Grandeur and Elegance is Reborn"







Key Selling Features

Guest Rooms

- 504 Luxury Guest Rooms
- Largest Guest Rooms in New Orleans
- Guest Recognition Program
- 135 Suites
 - King Suites
 - Luxury Suites
 - Waldorf Suites
 - Astoria Suites (Butler Service)
 - Presidential Type (3)



Key Selling Features

Meeting & Event Space

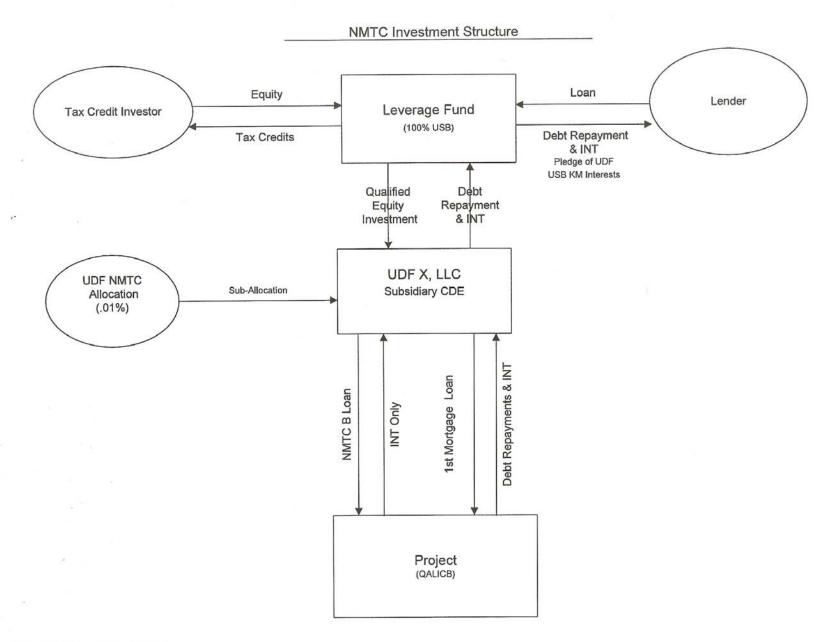
- Total 63,000 square feet of unique and versatile meeting space
- 3 major ballrooms on one level
- 20,000 square foot Roosevelt Ballroom divides into 5 sections
- Huey P. Long Executive Boardroom
- The Blue Room
- Total 23 Meeting Rooms
- Outdoor Garden Terrace 15,000 square feet
- Conference Concierge



KEY SELLING FEATURES

Dining & Entertainment

- Chef John Besh Signature Restaurant Domenica Italian Inspired
- Sazerac Bar and Restaurant
- Return of the Famous Blue Room Brunch
- Coffee Boutique
- Private Dining Experience
- Spa Guerlain 12,000 square feet
 - Treatment Rooms and Fitness Center



The Roosevelt Hotel NOLA **NMTC Investment Structure** FCH Lender, LLC US Bank NMM: CSHI, LLC CDC Equity CHI OCH MIN Roosevelt Investment Fund, LLC (RIF) Non-Member Manger: Common Street Hotel Investors, LLC Manager (100% USB CDC) **US Bank** CitiScape, LLC NMTC & HTC CDC Equity Equity Manager USB Sub-CDE XVII, LLC CCG 4, LLC Subsidiary CDE Subsidiary CDE (99.99% RIF, LLC) Waldorf Astoria Hotel (99.99% RIF, LLC) FCH Sub Tenant, LLC Manager: TBD (100% WA FCH Tenant Equity Investors, LLC) Investors FCH (Guarantors) Sub Master Tenant, LLC Debt/ Equity Lease Debt NM-Manger: CitiScape (single member LLC) 100% owned by CCG 4, LLC Master Lease Equity MT 1st Mortgage Bank Stonehenge LA HTC State Historic First Class Hotels, LLC (FCH) Tax Credit (QALICB)

Purchaser

*Numbers are rounded and estimated





