



Investment Opportunity

THE TRUAX HOTEL

A Marriott Autograph Collections Property

The Truax Hotel, located in Old Town Temecula, California is part of the Truax Legacy. Built with state-of-the-art technology, this "Turn of the Century Design" honors the area's historic Western past while embracing vibrant future.

This luxury destination includes a four-star hotel, banquet and conference facilities, health club, and luxury spa services with boutique shops a bar & lounge and four dining experiences.

The project features architectural elements such as paseo walkways, water features roof-top patio, pool, jacuzzi, wedding venue and inviting outdoor spaces.



Unique opportunity to become a part of this landmark hotel and parking garage that will be a showpiece for the continued development of Old Town Temecula. Investment range is \$20m to \$40M, depending on whether current LLC members continue with their investments. Construction has begun, and sponsor must replace construction lender due to lender's default. A blended terms sheet at 75% loan to cost is available. Additional financial information including sources and uses, cash flow, IRR and other informational material is available.



Front Street to Mercedes is 457 linear feet

Truax projects are constructed with the highest level of American ingenuity and craftsmanship in the Truax tradition of building communities where people live, work and play. For more information, visit www.TruaxHotelProject.com

Coming 2023

Owner: Truax Family of Companies
Contact: David Fogg
David.Fogg@TruaxMgt.com

Truax Development
41923 Second Street, Suite 401,
Temecula, CA 92590,
Phone (951)764-7813

General Contractor: davisREED
Hotel Operator: Evolution
Architect: NOAA Group
Interior Design: Addir Design

Live. Work. Play...
in Old Town
Temecula

Specifications:

- Luxury Hotel
- 190,000 Sq. Ft.
- Two Towers, 5 floors each::
 - Spanish
 - Western
- 185 Guest Rooms
 - 13 Suites
- Wedding Venue
- Banquet & Conference Facilities
- 4 Dining experiences
- Retail
- Luxury Spa Services & Health Club
- Pool & Jacuzzi
- Bar & Lounge
- Roof Top Patio
- Truax Hotel and Coach House