



INTRODUCING A FORGOTTEN LUXURY BRAND
TO THE MODERN TRAVELER'S WORLD

Overview

- The hotel opened in 1927 as a modern, urban hotel in the center of the Village of Saranac Lake, NY
- The hotel was owned and operated for years by Paul Smith's College, as a teaching hotel for its students, prior to its sale to a family in 2007
- Roedel Companies successfully negotiated its purchase and committed to the restoration after received a \$5 mm grant from the State of New York to assist with the huge undertaking
- 102 hotel and suite rooms, signature restaurant, spa, retail, Grand hall bar/terrace and the Great room meeting and event space
- 2-level parking garage added
- Shut the hotel down, hired an agency to tell the new "story", upscaled the brand into a resort and acquired an adjacent building to add 22 suite rooms
- Hotel opening in October of 2017
- The hotel, food and beverage and retail outlets project to stabilize within 12-months with NOI exceeding \$3.8 mm
- Hilton Curio Collection allows the hotel to benefit from Hilton reservations and support while maintaining its independent heritage and boutique feel and design

