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*#DCtogether*

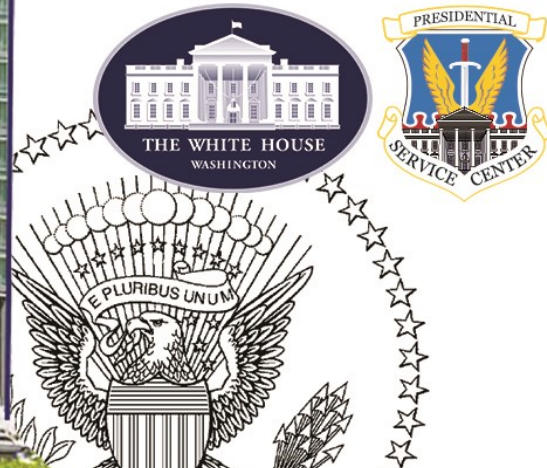


# The Inn of the Patriots<sup>LLC™</sup>

home of

The US Presidential Culinary Museum®

The US Presidential Service Center®



**An inn, cooking school, kitchenware store, television series, mini-museum, 80 penthouses/condominiums and restaurant offering an impact investment during its third stage of expansion into Washington, DC. This will put more veterans into business in an award-winning 281,000 sq. ft. building at 1875 Pennsylvania Avenue just a short three block walk from the White House Visitors Center & National Mall.**

Throughout a 40-year career, Marti Mongiello has been a White House Chef, the hotel general manager of the Bayshore's 1500 room resort, and been the GM of many hotels and resorts from Japan, to America, to Europe with Wyndham, Marriott, and Ramada. A 21-year American military veteran, he retired in 2004 from the armed forces and attained his bachelor's degree (summa cum laude) from the Art Institute (a life dream to have a degree) via the Post 9-11 GI Bill. In 2019, while working full-time running this inn and museum with his wife, Stormy, he finished his second master's degree from Lenoir Rhyne University (he also holds an MBA). She controls HR and all payroll as a Director across six states, 260+ properties, with 12,000 guests asleep per night and 463 employees.



In the past 12 years, they have built a boutique inn as a profitable testing platform named The Inn of the Patriots, LLC, with the wildly successful idea of The US Presidential Culinary Museum. A novel concept in 2008, and considered childish (like the bankrupt inventor, Walt Disney), Mongiello maintained his focus. In 2019 he paid off his SBA 7a loan 20 years early, and the business is now 100% debt-free annualizing an average of \$192K with five rooms. This third-stage expansion now seeks to advance, slowly, to the next baby step of being in Washington, DC. It will contain the most expensive, per night, Presidential Suite in the entire region and beat the US record for \$30K per night currently held in New York.

## "\$91M in and a minimum of \$264M to \$500M out"

- A 100-year lease of a class A, trophy building, prime location with tenant improvements (T&I) offered from landlord of \$28 to \$33M free cash. Our plan then requires a maximum of \$91M investment. \$41M to purchase half ownership of the building and then up to \$50M to renovate it via Coakley & Williams with CB Design and Leo A Daly architecture and Gorum Experts as the investors Project Manager..
- Initial **round of ROI** occurs via the immediate sale of 250,000 sq. ft of 80 LUX penthouses on 99-year leases. With your \$91M investment; we sell them at \$3.3M ea (or higher) for 3,000 sq. ft. and \$6.5M ea (or higher) for 6,000 sq. ft. each = **\$264M (or higher) back in 24 months or less**. The Ritz Carlton did this converting a trash incinerator into a hotel and condos in Georgetown. The owner of **this building**, is the same man, Anthony Lanier, **who did that and is also** the CEO of EastBanc. He loves our business plan and realizes one of those penthouses he had sold 20 years ago for \$6M was just featured in the Wall Street Journal for sale in January 2021 at \$18M (a 6,000 sq.ft. bought for \$6M). Market pricing may dictate we sell at twice our prediction yielding up to \$500M return - quickly.
- Insurance for investment collapse & full loss of all investor funds by Lloyd's of London.
- **Awards the building has won:** ABC Metro Washington Chapter Award of Excellence, Excavation/Site Preparation, WBC Craftmanship – Sitework/Underpinning, Foundations and Excavations; Doors & Windows/Curtain Walls, Metals/Structural Steel Framing, Masonry/Interior Stone and Marble.
- A green award winner across the state and world as a hotelier.
- **Intellectual property protected vigorously by the US Patent & Trademark Office, Library of Congress, and Screen Writers Guild registrations across the full spectrum.**
- CBS and YouTube television series of Inside the Presidents' Cabinet is in its third season and will shift to on-site shooting including around DC. A documentary has been offered also by Patryk Wezowski.
- A new PBS television series is approved for filming onsite with BRTV for WHUT PBS in DC.
- **Enjoy the HAIL TO THE CHEF RESTAURANT & ALL THE PRESIDENTS MENU'S featuring the favorites of the 46 presidents and first ladies with our 12 White House Chefs.**
- Five Presidential Suites designed as the Vermeil Room, Red Room, Blue Room, Green Room, and Eisenhower Suite.

<https://theinnofthepatriots.com/our-dc-expansion>



