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DC
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#DCtogether



The Inn of the Patriots™



Home of The Presidential Culinary Museum®
and The Presidential Service Center®



Opening Veteran's Day, 2023, is this third-stage expansion, 12-year running inn and museum, offering an impact investment designed to produce strong returns at 19.5% ROI. This opportunity will put more veterans into business in a rehabilitated 288,000 sq. ft. building. Anchored on the former 101-acre Walter Reed US Army base, now a multi-use site with National Children's Hospital, and US State Department Foreign Missions Center. This base site was designed by General George Washington (President George Washington).

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 412 employees.



The U.S. Presidential Service Center
The U.S. Presidential Culinary Museum
at The Inn of the Patriots

Washington, DC

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 step of having 235 rooms and suites in Washington, DC. It will be one of the smaller hotels in Washington, DC, but contain the most expensive, per night, Presidential Suite in the entire region.

"The most desired city for investors to own a hotel in, worldwide, Washington, DC."

- **Purchase building of \$50M, rehab of \$60M, starting capital of \$26M = \$136M to come in.**
- Initial lightning round ROI via the sale of 100,000 sq. ft of luxury condos at \$3.3M ea for 3,000 sq. ft. and \$6.5M ea for 6,000 sq. ft. each = **\$100M back in 24 months.** This is what the Ritz Carlton did in Georgetown when they converted a filthy incinerator into a hotel and condos.
- Securitized with an insurance policy for entire investment collapse and loss and the property on a 95-year term of \$6.5M per year (per business plan) = a return of \$617.5M in total at an effective 19.5% ROI. The initial \$100M and the then \$617M = \$717M total.
- **\$136M in = \$717M out.** 100% ownership of the building.
- At the end of five years we are sitting on approximately \$46M in reserves in the bank.
- **A green award winner across the state and world as a hotelier.**
- Enjoy complimentary stays in DC of two weeks at a time with dining, spa, salon, nail salon, Tesla SUV limo service, and cut deals across the board while in town. The family will enjoy all of the museums, yachting on the bay, the championship American baseball team, and more.
- **Intellectually 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 second season.
- **A life documentary film has been offered at 100% funding already to begin in 2021.**
- A new PBS television series is approved for filming onsite with BRTV for WHUT.
- **Enjoy the HAIL TO THE CHEF RESTAURANT & ALL THE PRESIDENTS MENU'S featuring the favorites of the past 45 presidents and first ladies with 12 White House Chefs.**
- Five Presidential Suites designed as the Vermeil Room, Red Room, Blue Room, Green Room, and Eisenhower Suite (where Ike lived with Mamie).

www.theinnofthepatriots.com

