



**Press Release**

**April 8, 2010**

**Wheelock Street Capital acquires Radisson Hotel next to Mall of America**

**Bloomington, MN, April 8, 2010 -- Wheelock Street Capital** announced today that an affiliate of Wheelock Street has acquired the Radisson Hotel and adjoining Waterpark of America, located adjacent to Mall of America in Bloomington, MN. The terms of the transactions were not disclosed.

The Radisson Hotel opened in 2006 and includes 403 guestrooms, approximately 1,900 square feet of flexible meeting space, a modern fitness center and a full-service spa. Waterpark of America is connected to the hotel and is one of the nation's largest indoor amusement waterparks. The 77,000 square foot facility is one of Bloomington's most popular leisure attractions and features 12 slides, wave pools, a surf simulator, as well as a 5,800 square foot arcade.

Wheelock Street will retain the Radisson franchise for the hotel under a new license agreement signed concurrently at closing. In addition, Wheelock Street has engaged Davidson Hotel Company, a leading hospitality management company, to manage the hotel and waterpark on its behalf.

Commenting on the announcement, Merrick Kleeman, a Managing Partner of Wheelock Street Capital, said, "We are delighted to be acquiring this high quality asset next to the most visited mall in the country. Working collaboratively with our management partner Davidson Hotels, we were able to solve a couple of unusual challenges and still close in a compressed time frame. This transaction is an excellent example of how Wheelock's focused investment approach can deliver owners both the value and certainty of execution they seek."

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Wheelock Street Capital, L.L.C. is a real estate private equity firm founded in 2008 by Merrick R. Kleeman and Jonathan H. Paul. Wheelock Street pursues a highly focused, fundamentally-driven investment strategy. Backed by established institutional capital, the Company is currently pursuing acquisitions and recapitalizations of real estate and operating platforms in the hospitality, multifamily, condominium and residential land/homebuilding sectors.

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Headquartered in Memphis, Tenn., Davidson Hotel Company is an award-winning, full-service hotel owner and third-party management company that provides management, development/renovation, acquisition, consulting and accounting expertise for the hospitality industry. The company currently owns and/or manages 38 upscale, independent and branded hotels with more than 10,700 rooms across the United States, including such affiliations as Hyatt, Westin, Marriott, Hilton, Sheraton, Embassy Suites, Doubletree, Renaissance, Crowne Plaza, Hilton Garden Inn and Holiday Inn. Additional information on Davidson may be found at the company's Web site, [www.davidsonhotels.com](http://www.davidsonhotels.com).