



September 12, 2006

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We would like to announce two new additions, the Courtyard by Marriott in Roswell, Georgia and the Courtyard by Marriott in Columbia, South Carolina to the ever-growing Trans Inns family! Both property transactions were completed September 12, 2006.

The Courtyard by Marriott located in Roswell opened in 1989, features 154 guestrooms in which the majority of rooms include a balcony or patio. The hotel also features an outdoor swimming pool and whirlpool, spa, two meeting areas both spanning 1,274 square feet, wireless high-speed Internet access available in the lobby, restaurant, lounge and meeting rooms, while complimentary high-speed Internet access is available in each guestroom. The property's location in North Fulton County is dubbed Metro Atlanta's Golden Corridor. Its rapidly growing suburban market area offers a number of attractions such as several theaters and museums, including the Fox Theatre, The Woodruff Arts Center, Atlanta Symphony, High Museum of Art and Atlanta College of Art. George Johnson remains in his position as general manager which he has held for the past two years. George has also been an associate of Marriott for 11 years.

The Courtyard by Marriott opened in 1989 in South Carolina's capital city, Columbia. This hotel's strategic location allows for easy access to the major Columbia demand generators, including the state capital, University of South Carolina, Columbia Metropolitan Convention Center, Fort Jackson, and Columbia Metropolitan Airport. The hotel features 149 guestrooms including a fitness center, restaurant and lounge as well as one meeting room and one boardroom containing 775 square feet of space and high-speed wireless Internet access. Each year the area hosts The Carolina Cup, one of the two premier steeplechase races in the Southeast. Columbia also has numerous cultural opportunities, including museums, theaters, live music and is the home to the University of South Carolina (USC). This property is estimated to benefit from more than 50,000 tourists that visit this area each year. Morgan Atwood joins us as general manager. He previously worked for creative hotel associates in Middlebury, Vermont where he served as general manager of the Courtyard. His prior experience also includes the role of general manager at a Comfort Suites in Gainesville, Florida as well as various positions in sales and marketing in the Gainesville area.

Both hotels will immediately undergo renovation as they will receive a total interior and exterior facelift. The Courtyard "reinvention" includes new wall vinyl, carpet, case goods, soft goods, lighting and granite throughout as well as the new bedding package and a re-designed lobby/breakfast room and Market area. The exterior of the property will receive the new color palette paint scheme.



*Courtyard Columbia*



*Courtyard Roswell*

