A NEW CHAPTER IN HOSPITALITY

Hotel 504.

A luxury boutique hotel development

- PROJECT OUTLINE

Proposed Hotel 504 exterior rendering

THE PRESENTATION

A considered vision.
A connected future.

01 Hotel 504 - Plans

02 City Community and Neighborhood

03 Technical - ReZoning Plan

ABOUT THE PRESENTER

Darren J. Farlow

Managing Partner, Camino Hospitality Investments

- Team
- Integrity
- Communication

01 The firm

Camino Hospitality Investments

02 The role

Managing Partner

03 The experience

30 years of experience in Investment Banking, Finance and Hotel Development

01

PART 01

Hotel 504 Plans

Architecture, experience & place



Proposed Hotel 504 exterior rendering

ABOUT THE CURRENT OWNER

Sam Rengasawmy

Owner, 504 / Crest Manor

01 **The facility**

An Assisted Living Facility, 30 years in operation in the community

02 **The situation today**

Crest Manor has since closed; residents moved to other facilities and the building is vacant

03 **What comes next**

Sam intends to retire

PART 01 / HOTEL 504 — PLANS

A luxury boutique hotel

Our plan: convert the building at 504 3rd Avenue South into a Luxury Boutique Hotel.



BEFORE / Existing front exterior photograph



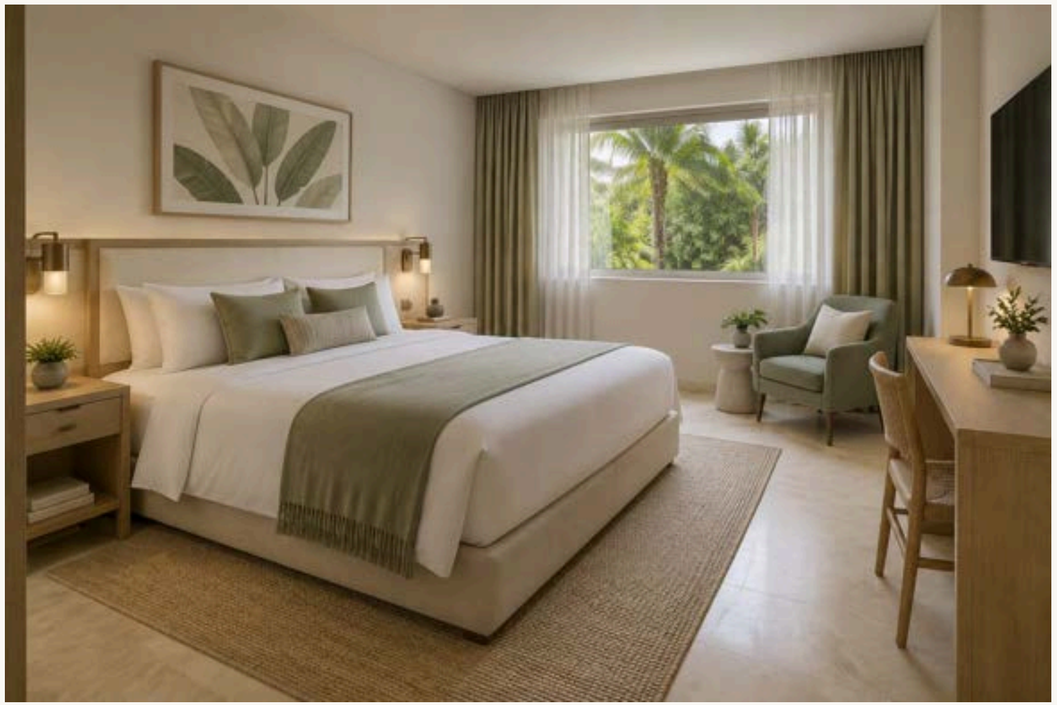
AFTER / Proposed exterior rendering

Proposed renderings are not existing conditions

PART 01 / HOTEL 504 — PLANS

Guest room, lobby & bar

Proposed interior renderings



AFTER / Guest room rendering



AFTER / Lobby & bar rendering

Proposed renderings are not existing conditions

PART 01 / HOTEL 504 — PLANS

Rear courtyard — before & after

Existing conditions and proposed courtyard / pool rendering



BEFORE / Existing rear courtyard photograph



AFTER / Proposed courtyard & pool rendering

Proposed renderings are not existing conditions

PART 01 / HOTEL 504 — PLANS

Parking area — before & after

Existing conditions and proposed parking area rendering



BEFORE / Existing parking area photograph



AFTER / Proposed parking area rendering

Proposed renderings are not existing conditions

PART 01 / PARTNERS

Our partners

Choice Hotels & Aperture Hotel Management

Choice Hotels

Brand platform through Ascend Collection, with technology, loyalty and global distribution support.

Aperture Hotel Management

Management of branded and independent premium lifestyle, select-service and extended stay hotels.

PART 01 / PARTNERS

Choice Hotels

Ascend Collection — independent character, global reach

Up to $1M

Investment in Camino projects

A brand and an investor

Not only is Choice a brand, they are also an investor, investing up to $1M in Camino projects.

Independence with support

Ascend is an upscale soft brand: owners retain their property's identity and operational autonomy while accessing Choice's technology, loyalty program and global distribution.

ASCEND COLLECTION™ HOTELS



The Inn at Henderson's Wharf, An Ascend Collection Hotel

UPSCALE BY CHOICE

With rich heritage and a contemporary spirit, Upscale by Choice offers creative, independent developers and owners the reliability they need, and the flexibility they want.

CAMBRiA hotels

ASCEND COLLECTION™ HOTELS

RADISSON BLU™

RADISSON®

RADISSON® INDIVIDUALS

Choice Hotels is a Proven Hospitality Leader

80+
years
Of Hospitality Experience

22
Well-Segmented Brands

85+
million
Digital Visits to ChoiceHotels.com in 2025

12.2
million
Reservations delivered in 2025*

1 in 10
Hotels in the U.S. is a Choice Hotels Brand

7,500+
hotels
Open in over 40 countries

75+
million
Rewards Program Members

2.7+
million
Corporate Room Nights Through Global Sales in 2025



ASCEND COLLECTION™ HOTELS

Figures reflect revenues delivered through the Choice Hotels Central Reservation System (CRS) as well as non-CRS marketing channels in 2025

Fueling Your Success Through Choice Hotels

CHOICE HOTELS

INDUSTRY-LEADING TECHNOLOGY

Gain access to Choice Hotel's proprietary technology platforms and best-in-class technology partners to support your property management, operations, revenue and more.

DEDICATED UPSCALE SUPPORT

With expert Upscale support from Commercial Strategy, Brand, Performance and Operations, your dedicated support network is designed to enhance every aspect of your business – helping drive performance and growth.

PROCUREMENT

Leverage our Qualified Vendor program to identify products and services that are within brand standard, and benefit from access to hundreds of vendors for your property.

AWARD-WINNING EDUCATION

Experience Choice's award-winning education platform, Choice University® as well as content developed by our dedicated upscale experts to position your hotel for continued success.

REVENUE OPTIMIZATION

Choice Revenue Optimization Consulting Services (ROCS), our Upscale-specific revenue management and optimization team, based in the United States, provide best-in-class resources and support to help maximize RevPAR through real-time rate adjustments and dedicated tools.

DISTRIBUTION ENGINE

With over 74M+ Choice Privileges members, connected digital platforms (last year ChoiceHotels.com and the mobile app received over 85M unique visitors) as well as our Global Sales powerhouse and third-party contribution partnerships your hotel can benefit from substantial exposure and reservation potential.

ASCEND COLLECTION™ HOTELS



La Posada Lodge & Casitas, An Ascend Collection Hotel

Ascend Collection Overview

Ascend Collection is an upscale soft brand, created for independently minded hoteliers who want to preserve their property's unique character while leveraging the strength of a global platform. The industry's first upscale Collection brand, Ascend offers guests an immersive experience that connects them to the hotel's story and the spirit of the destination. Owners retain their identity and operational autonomy while gaining access to industry-leading technology, an award-winning loyalty program, and global distribution—all designed to help reach a broader audience and drive performance.

ASCEND COLLECTION™ HOTELS



Inn at l'On, An Ascend Collection Hotel

Guest Details

Ascend Collection is thoughtfully designed to appeal to the Soul Seeker: an independent, more mature traveler, typically aged 40 to 65, who values nurturing experiences and home comforts during shorter, frequent vacations. These guests are drawn to accommodations that feel personal and distinctive—places that inspire exploration while also offering refined spaces to unwind. For the Soul Seeker, an Ascend stay is more than a getaway; it's a way to connect with the heart of a destination while enjoying the familiar comforts that make them feel at home.

ASCEND COLLECTION™ HOTELS

Design Signatures

A written design narrative must be provided with the first submittal, to help the Upscale by Choice team understand the unique story of the hotel. This could be related to the location, the historic nature of the property, local legends or nearby sites – anything that helps tell the story and provide a unique experience for the hotel's guests.

Through this design narrative, a unique design for the hotel should emerge and visual elements within the property should help to tell the hotel's story in a tangible manner. Ideally, the hotel should have a visual connection with the local area. This can be achieved through artwork, finish materials, architectural and design style, as well as food and beverage programs.

ASCEND COLLECTION™ HOTELS



St Charles Coach House, An Ascend Collection Hotel

Property Types

Ascend Collection is an exclusive membership of upscale, independent properties designed for guests seeking truly unique and immersive experiences. The portfolio includes **three distinctive property types**, each offering its own take on elevated hospitality.



Boutique hotels exemplify modern sophistication with personalized ambiance, intimate settings, and thoughtfully curated design. These hotels deliver exclusive amenities and a stay that feels one-of-a-kind.



Historic hotels celebrate the rich heritage of their locations, featuring original architecture and period décor, seamlessly blending old-world charm with contemporary comfort.



Resort hotels serve as ideal escapes for vacationers, offering themed experiences, exceptional service, and enhanced amenities that create a memorable, worry-free getaway.

ASCEND COLLECTION™ HOTELS

PART 01 / PARTNERS

Aperture Hotel Management

Branded and independent hotel management

700+

Boutique Hotels in 40 States

A diverse hospitality portfolio

Premium lifestyle, select-service and extended stay hotels in urban, suburban and leisure destination markets across the United States.

Transitions & openings

Aperture highlights seamless management transitions and openings, with experience operating Hilton, Marriott, Hyatt, IHG, Choice and Wyndham brands.



Aperture Hotels · About Us · accessed October 13, 2026

PART 01 / PARTNERS

REG Architects

Architecture · Lake Worth Beach Casino

Lake Worth Beach Casino

Historically based reconstruction of the existing beachfront structure.

Renovation & rehabilitation

The two-story oceanfront building incorporates elements of the original 1922 Mediterranean Revival structure and the 1949 International Style addition.



Lake Worth Beach Casino · REG portfolio photograph · not Hotel 504

PART 01 / PARTNERS

Highland Contractors

Commercial construction · South Florida

Builds & renovations

Ground-up commercial construction, renovation and remodeling, including restaurant, retail, office, medical and industrial spaces.

Project management

Pre-construction consultation, permitting and bid coordination through construction oversight, with safety and minimal disruption as priorities.



Highland commercial portfolio photograph · not Hotel 504

02

PART 02

City, Community and Neighborhood

A hotel in dialogue with its surroundings



PART 02 / THE NEIGHBORHOOD

The City

01 **Saving a Historical Building**

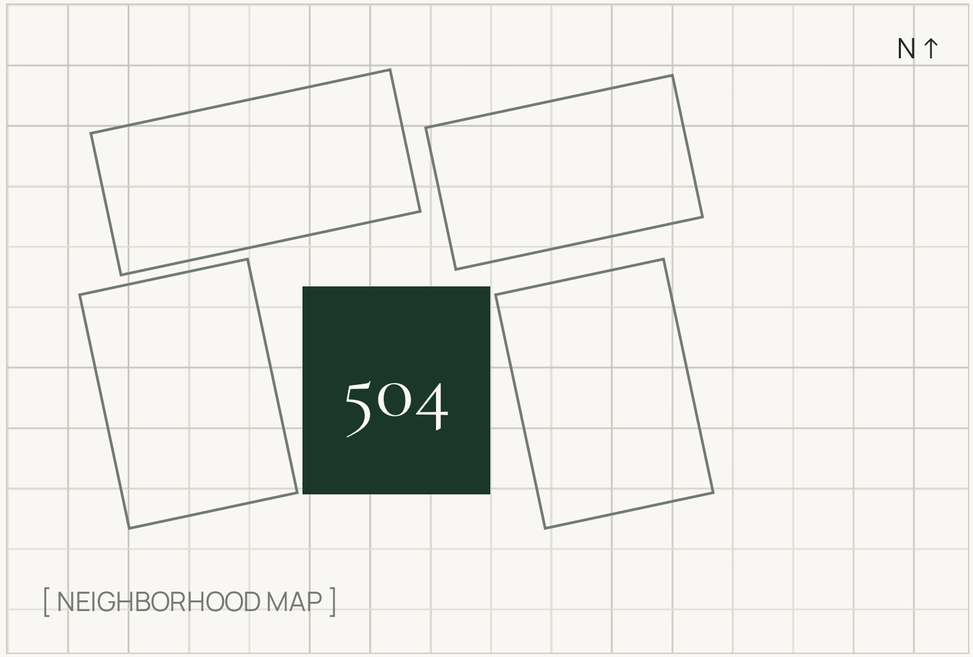
Non-Contributing use to Contributing (Tax Revenues)

02 **Currently lack of mid-tier hotels**

Lake Worth Beach needs more good hotels to accommodate the Strategic Plan (Tourism)

03 **Right now, opposite ends of the spectrum**

Motels to Ultra High End



PART 02 / THE NEIGHBORHOOD

The Community

01 Re-adaptive use of a Historical Building

To accommodate Community Needs

02 Local Jobs

03 Local Restaurants, Shops and Sites

HOTEL
504

PART 02 / THE NEIGHBORHOOD

Neighborhood

01 Respectful Neighbor

02 Significant Property Improvement

03 Enhanced Local Property Values



HOTEL
504

03

PART 03

ReZoning Plan

Planning framework & approval pathway



ABOUT THE PLANNING EXPERT

Wes Blackman, AICP

Urban Planning Expert, CWB Associates

01 Expertise

Land Use, Zoning & Preservation

02 Based in

Lake Worth Beach, Florida