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T R I B U T E P O R T F O L I O

## Property Fact Sheet

### PLAYING THE ANGLES

In early 2022, Mainsail Lodging & Development, in partnership with IDP Properties, opened the doors to the new Hotel Forty Five, welcoming guests to downtown Macon, Georgia, with the warmest of Southern hospitality. Occupying one of downtown's few remaining historic high-rises, the boutique hotel is situated on an iconic wedge formed by Cherry and First Street, and Cotton Avenue. Originally completed in 1941, the unique 45-degree angle created by these intersections shines light on a city design that was ahead of its time, allowing transportation of cotton barges to and from the river.

The hotel's numerical name is also a nod to Macon's storied musical past, recorded in countless 45 rpm records. The heart and soul of Macon lies at this intersection, where effortless charm defines the essence of Southern sophistication and hospitality. Hotel Forty Five is the first hotel in Macon's Historic Central Business District and the city's first member of Marriott International's Tribute Portfolio.

### TIMELESS CHARM

Every corner of Hotel Forty Five tells a story of the area's historical significance with a bit of wit, a dash of class and a pop of color. Through engaging art, architecture and hospitality, guests can navigate through the area's illustrious past and learn about historical influences who made a difference in Macon.

Key architectural elements, furnishings, and finishes were be preserved and incorporated in various spaces of the hotel, including guestrooms, meeting venues, a signature chef-driven restaurant, a sixth-floor rooftop bar and lounge, and an eclectic coffee and wine shop. More than a hotel, Hotel Forty Five is a cozy space to catch up with friends, make new ones or simply share the latest gossip. Interior design was led by BRPH, with architecture and preservation spearheaded by Dunwody/Beeland, Architects, Inc.

### ROOMS & SUITES

Each of Hotel Forty Five's 94 guest rooms and suites will immerse guests in a timeless experience, providing the ideal space to rest and recharge. Inspired

by the building's historical past, vintage design elements, rich contrasting colors and copper metal accents are featured throughout to create a refined yet classic finish.

All accommodations feature deluxe bedding, artisan cabinetry, and well-lit workspaces, as well as tributes to the destination through artwork.

## **MACON ME HUNGRY**

Swing by anytime for a bite to eat or refreshing cocktail at any of Hotel Forty Five's unique dining venues.

**Loom** – Located at street level, Loom shines light on the area's roots in the textile industry, weaving together great food and inviting atmosphere. Whether you are looking for a long lunch or a cozy spot to unwind for dinner, the hotel's signature restaurant is welcome to all.

**Hightales Rooftop Bar** – Guests and locals gather to sit and sip awhile at Hightales, located on the hotel's sixth-floor rooftop. This intimate space is a haven of the true musical heritage of Macon and the perfect hangout for guests to share a story or two over elegantly crafted cocktails.

**Reckon Coffee & Wine Bar** – The eclectic vibe bringing in elements of the city outside through its artistic displays make Reckon the perfect spot for a morning coffee or an evening glass of vino.

## **MEETING SPACE**

Special events at Hotel Forty Five take place at the intersection of together and forever. The hotel's 1,544 square feet of indoor and outdoor function space offer intimate areas for collaboration and larger venues for a special social event. Welcoming decor throughout the space features timeless treasures that emphasize the historical significance of the hotel's structure.

## **ACCESS BY CAR**

Located just 1.5 miles from I-75.

Atlanta	85 miles	1 ½ hours
Savannah	165 miles	2 ½ hours
Tallahassee	189 miles	3 ½ hours

## CONTACT

### Hotel Forty Five

401 Cotton Avenue

Macon, Georgia 31201

[HotelFortyFive.com](http://HotelFortyFive.com)

[Facebook](#)

Instagram: [@HotelFortyFive](#)

Twitter: [@HotelFortyFive](#)

## About Mainsail Lodging & Development

Mainsail Lodging & Development is an award-winning, Tampa, Florida-based company specializing in hotel, corporate furnished housing, and resort property management and development, marketing and sales. An established company with a dynamic entrepreneurial spirit, Mainsail prides itself in finding unique lodging opportunities with a purpose, and applying its passion and expertise to each project. Created by President Joe Collier with a combination of daring vision and dogged determination, Mainsail has built an impressive portfolio of top-branded properties throughout the southeastern United States and Caribbean. Each Mainsail property inspires guests with a distinct character and meticulously crafted, sophisticated style, from a private island resort, and urban culinary showplaces, to waterfront marvels, boutique southern hotels, and a historic jazz era icon. Through its Mainsail Corporate Housing and Mainsail Vacation Rentals brands, the company manages a collection of private vacation homes in Florida and corporate housing solutions across the country. To ensure long-term success and profitability, Mainsail relies on the dedication of its high-performing leadership team, a growing group of enterprising investors, and a commitment to giving back, every step of the way. [MainsailHotels.com](http://MainsailHotels.com)

## About IDP Properties

IDP Properties is a full-service real estate development firm headquartered in Valdosta, Ga that invests in and redevelops communities. The IDP team has completed over \$1 billion dollars in projects and specializes in acquisitions, property management, consulting and development. IDP takes pride that each project they develop is as diverse as the communities they serve. IDP Properties purpose is to strengthen communities and leave a lasting positive impact. [IDPProperties.com](http://IDPProperties.com)

## About Tribute Portfolio

Tribute Portfolio is a growing global family of characterful, independent hotels drawn together by their passion for captivating design and their drive to create vibrant social scenes for guests and locals alike. With 30 hotels open and growing, Tribute Portfolio has struck a chord with those who seek out independent experiences and crave a connection with the community when traveling. From boutique resorts like Inn at Rancho Santa Fe in California and urban hotels such as The Vagabond Club in Singapore, to hotels in indie-spirited locales like Noelle in Nashville and The Slaak in Rotterdam, each Tribute Portfolio hotel celebrates its individuality offering travelers a fresh, often colorful, perspective. Stay with character and stay connected: Instagram, Facebook and twitter. Tribute Portfolio is proud to participate in Marriott Bonvoy, the new name of Marriott's travel program replacing Marriott Rewards®, The Ritz-Carlton Rewards®, and Starwood Preferred Guest® (SPG). The program offers members an extraordinary portfolio of global brands, experiences on Marriott Bonvoy Moments and unparalleled benefits including earning points toward free hotel stays and nights toward Elite status recognition. To enroll for free or for more information about the program, visit [MarriottBonvoy.com](http://MarriottBonvoy.com)