ABOUT LA QUINTA INNS & SUITES®

Welcome to the Bright Side® of Franchise Ownership

There are plenty of reasons why La Quinta® is one of the fastest-growing hotel brands. Our consistent, well-priced accommodations. Our steadfast dedication to providing the highest-quality limited-service lodging experience. And the loyalty of our millions of satisfied guests.

Of course, the most important reason is the commitment of our franchisees. Some of the greatest design efficiencies incorporated into our prototypes have come from franchise owners. The strong relationships we have formed with our franchisees have allowed us to grow from a single San Antonio, Texas, hotel more than 45 years ago to an international brand with locations in 47 states, as well as Canada and Mexico. When you become a La Quinta Inns & Suites franchisee, you join a hard-working, talented team that is driven to succeed. To ensure you share in that success, we provide extensive support and all the tools you need to build a productive franchise. We engage with creative design services and enhanced training programs, all strengthened with marketing and sales assistance, efficient operational costs and a superior reservations system that will drive guests to your rooms.

This is your opportunity to participate in the growth of La Quinta hotels, and benefit from a relationship with one of the strongest, most-respected lodging brands in the marketplace today. It’s a chance to enter a relationship founded on open communication and mutual respect — because at La Quinta Inns & Suites, that’s the only way we know how to do business.

Promises Made. Promises Kept.®
LA QUINTA INTRODUCES ITS FRESH, NEW PROTOTYPE – DEL SOL

This guest-inspired, owner-friendly design makes a bold and inviting statement for today’s and tomorrow’s guest.

Competitive advantages for the hotel owner – The new Del Sol prototype is part of La Quinta’s overall business strategy to innovate for the benefit of our guests and hotel owners. The use of bold shapes, colors and textures creates unique and distinctive elevations on the exterior. The adaptable and scalable footprint optimizes the site and fully maximizes ROI potential.

With its unique elements and curb appeal, the Del Sol prototype is a beacon that will attract travelers to La Quinta and drive value for La Quinta hotel owners.
Every aspect of the appearance, layout and design is important to the La Quinta brand. Our design and construction team has developed prototype designs that offer modern exteriors and efficient design.

- Scalable building design
- Decorative paving at porte-cochère
- Nighttime identity from building wash lighting & accent LED lighting
- Modern contemporary architecture
- Distinctive architectural elements
- 4 stories
- Great curb appeal
- Cost-effective design
- Indoor or outdoor pool options
- Accommodates a wide range of room counts
- Attractive landscape/hardscape around the property and in the pool and courtyard areas
- Efficient use of land
- Flat roof design hides solar panels from guest’s view
Inviting entry with strong curb appeal – The highly visible placement of the La Quinta name, along with the outreaching rays of the La Quinta sun on the building, delivers on a promise that people know and trust. With its bold and distinctive look, the entry makes the La Quinta Del Sol prototype a welcoming destination.
Guest-centered and distinctive design - Inspired by extensive guest-experience research, Del Sol prototype combines iconic brand elements with elegantly clean geometric lines. It is a dramatic composition of color and texture that creates a facade that is bold and inviting. Artfully blending light and shadow provides a new level of warmth that enhances the guest experience.

La Quinta Inns & Suites are designed to meet the needs of our business guests as well as our leisure travelers. In order to accommodate our guest’s needs and drive additional guest stays, the following features are included in each design:

- Two pairs of automatic sliding doors on each side of entry vestibule
- Guest room mix to include at least 20% suites
- Spacious “great room” with large windows and community seating
- Variety of seating in the breakfast area that can be used throughout the day
- On-site Bright Side Market™ with necessities for any type of traveler
- Pod-style front desk counters to create enhanced check-in experience
- Separate breakfast serving area enables use of great room as a lounge
- Enhanced fitness center for health-conscious guest
- Conference/meeting facility designed to accommodate 40+ attendees
- Inviting print station with touchscreen monitors
- Sparkling swimming pools and hot tub with indoor or outdoor options
- Guest laundry facility with full-size washers and dryers
Great room concept that aligns with guest trends – Once guests are inside, natural elements and color cue the feeling of optimism that the La Quinta brand evokes. With an emphasis on space and light, the great room serves as a multifunctional area for social gatherings or as a place of relaxation and connectivity. Incorporating guest learnings, the great room has been updated with a fresh and stylish design providing comfort, convenience, and productivity. The integration of the latest technology makes the room appealing to savvy millennials, plugged-in boomers and all business travelers.
FIRST FLOOR PLAN

Parking ratio to guest room 1:1 minimum
A minimum of 15% mature landscaping

Site Area  75,530 SF  (1.733 Acres)
First Floor  14,560 SF
Second Floor  14,421 SF
Third Floor  14,421 SF
Fourth Floor  13,512 SF
Building Total  56,914 SF

Number of Guest Rooms
First Floor  9
Second Floor  31
Third Floor  32
Fourth Floor  32
Total Minimum 104
Parking Spaces  104

Outdoor Pool Option Available
Bar/Lounge Area Optional
Verde Luxe 2.0 Design Scheme Shown
ENHANCED FITNESS CENTER

- 750 Square Feet
- Rubber Flooring
- Mirror Wall
- Signature Wall Vinyl
- Free Weights
- Variety of Equipment
- Water Cooler
- Towel Station
- Wall-Mounted TV
TYPICAL FLOOR PLAN

- 23 King/Double Rooms
- 9 Extended King Rooms

3rd/4th Floor Plan Shown Above
ROOM DÉCOR SCHEMES

All La Quinta room schemes offer heightened value with enough flexibility to optimize your investment. Our designs offer a range of sophisticated and imaginative styles that incorporate an intriguing mix of textures and colors. To add depth and value to your selected décor scheme, you can add options such as premium lighting or an all-leather ergonomic chair. Finish the room design with a varied selection of window treatments. Your guests will feel at home as they relax in the space you’ve created.
VERDE LUXE 2.0
STANDARD GUEST ROOM AMENITIES AND FEATURES

- Spacious bedroom with 9-foot ceiling
- Ensuite bathroom
- Uniform and continuous flooring at entry, closet and bathroom
- 37” or greater flat-screen TV with HD channels and personal-input devices
- High-Speed Internet Access (HSIA)
- Pillowtop mattress
- Uniform and continuous flooring at entry, closet and bathroom
- Oversized desk
- Electric iron and ironing board
- Full-length mirror
- Decorative bedroom lighting package
- Ergonomic desk chair
- Three-drawer dresser
- Lounge chair or accent chair
- Upscale soft-goods package
- Digitally controlled wall-mounted A/C unit with thermostat
- Two touch-tone telephones
- Electric clock radio
- Electric coffee maker
- Furniture-style vanity
- Spacious bathroom with 8-foot ceiling
- Decorative vanity lighting fixtures
- Solid surface tub/shower surround
- Massaging shower head
- Current shower seat and hookless shower curtain or glass enclosure for showers
- Electric hair dryer

STANDARD BATHROOM AMENITIES AND FEATURES

- Spacious bedroom with 9-foot ceiling
- Ensuite bathroom
- Uniform and continuous flooring at entry, closet and bathroom
- 37” or greater flat-screen TV with HD channels and personal-input devices
- High-Speed Internet Access (HSIA)
- Pillowtop mattress
- Uniform and continuous flooring at entry, closet and bathroom
- Oversized desk
- Electric iron and ironing board
- Full-length mirror
- Decorative bedroom lighting package
- Ergonomic desk chair
- Three-drawer dresser
- Lounge chair or accent chair
- Upscale soft-goods package
- Digitally controlled wall-mounted A/C unit with thermostat
- Two touch-tone telephones
- Electric clock radio
- Electric coffee maker
- Furniture-style vanity
- Spacious bathroom with 8-foot ceiling
- Decorative vanity lighting fixtures
- Solid surface tub/shower surround
- Massaging shower head
- Current shower seat and hookless shower curtain or glass enclosure for showers
- Electric hair dryer
QUEEN/QUEEN GUEST ROOM

Dimensions

Bedroom: 12'-0" x 18'-4" (220 SF)
Bathrooms & Entryway: 12'-0" x 8'-8" (104 SF)
Total: 12'-0" x 27'-0" (324 SF)

Verde Luxe 2.0 scheme shown
King Guest Room

Dimensions
- Bedroom: 12'-0" x 17'-4" (208 SF)
- Bathroom & Entryway: 12'-0" x 8'-8" (104 SF)
- Total: 12'-0" x 26'-0" (312 SF)

Living Modern 2.0 scheme shown
EXTENDED KING GUEST SUITE

Dimensions
Living Area  12'-0" x 13'-4" (160 SF)
Bedrooms  12'-0" x 11'-0" (132 SF)
Bathroom & Entryway  12'-0" x 8'-8" (104 SF)
Total  12'-0" x 33'-0" (396 SF)

Bellwether V1 scheme shown
This is not an offering. Federal laws and regulations and the laws and regulations of some states and provinces regulate the offer and sale of franchises. An offering will only be made in compliance with those laws and regulations, which may require that we provide you with a disclosure document.

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To learn more about La Quinta Inns & Suites or how to become part of the La Quinta family:
call: 866-832-6574
e-mail: franchise@laquinta.com
visit: laquintafranchise.com