



FOR IMMEDIATE RELEASE
January 31, 2023

Contact: Ashley Biard
abiard@gentrymillscapital.com

**GENTRY MILLS CAPITAL ACHIEVES SIGNIFICANT RETURN OF CAPITAL FOR LIMITED PARTNER INVESTORS
WITH LATEST SALE OF ASSETS**

*The real estate investment firm has sold two of the three assets in their active partnership,
GMI-Long Island 154, LP.*

William P. "Billy" Glass, President of Gentry Mills Capital, announced today that the firm has sold two of the three assets in the currently active GMI-Long Island 154, LP partnership: two ground leases in Ronkonkoma, New York. The third asset in the partnership, the Courtyard by Marriott Ronkonkoma, remains in the active partnership and continues to perform well, enabling quarterly distributions to continue to be paid to investors until the sale of the hotel.

The sale of the ground leases closed on December 18, 2022, with a final sale price of \$6,916,846. To date, each investor in the partnership has received distributions that total approximately 82% of their original investment amount.

"We are excited to share this good news with the Limited Partners of our Long Island 154 partnership," said President Billy Glass. "The Courtyard by Marriott Ronkonkoma has been a consistently strong performer since we acquired it because of the MacArthur Airport, multiple healthcare centers, and other room night generators nearby. Paired with the sale of the two ground leases, this partnership continues to generate an outstanding rate of return for its Limited Partner investors. We are committed to solid fundamentals that are centered around increasing value and keeping costs low, and our success is a result of that commitment. We look forward to delivering even more good news as we monitor the development of the Ronkonkoma Train Station and its positive impact on our Courtyard hotel."

Since its inception, Gentry Mills Capital has raised over \$270 million in capital with 17 of 37 total programs going full cycle (the remaining 20 are still active). The Dallas-based, real estate investment firm seeks out, packages, and provides high quality, real estate investment opportunities in the hospitality sector to accredited investors through the Broker-Dealer and RIA communities. With a wealth of knowledge and expertise in the commercial real estate industry, the firm's successful track record is a result of their commitment to quality investment opportunities, transparency, and unsurpassed customer service.

**This is not intended to be used to make an investment decision and is not a description of all the material factors an investor should consider before investing. Prior to making any investment decision, prospective investors should carefully review the related Private Placement Memorandum (the "PPM"). An investment in our programs is suitable only for investors of substantial means who have no need of liquidity in their investment and involves a substantial degree of risk. The PPM describes certain material factors to consider before making an investment, including conflicts of interest and compensation to affiliates.*

To stay up to date with the firm, visit [GentryMillsCapital.com/News](https://www.gentrymillscapital.com/news).
For more information, visit [GentryMillsCapital.com](https://www.gentrymillscapital.com) or call 972-759-8725.

###

THE PLAZA AT SOLANA | 1301 SOLANA BLVD. | BLDG. 2, STE. 2450 | WESTLAKE, TX 76262

[WWW.GENTRYMILLSCAPITAL.COM](https://www.gentrymillscapital.com)