March 23, 2016

Re: Wharton RM Hospitality, LLC (the "Company")
$10,000,000 Limited Liability Company Units

We are pleased to now make available the Company's Offering Documents, which include instructions to subscribe. This investment provides an opportunity to participate in the acquisition of two premium select service hotels comprising 247 rooms located in Raleigh-Durham, North Carolina and Montrose, Colorado. These properties are benefitting from strong local demand, recent renovations, and professional hospitality management by Interstate Hotels and Resorts, the world's largest independent management company.

The investment is led by LBP Hotels LLC which is involved in more than twenty distinct hospitality investments franchised under major brands that comprise over 3,500 rooms. The investment should provide a favorable current return commencing at 7% per annum, attractive tax benefits, capital preservation, appreciation potential, inflation protection and geographic diversification.

After your careful review of the Offering Documents, to subscribe, please send us the completed, signed Subscription Agreement and Member Signature Pages, a completed Investor Questionnaire and your wire transfer or check for the full amount of your subscription payable to "Wilmington Trust, N.A., Escrow Agent for Wharton RM Hospitality, LLC." Please see the instructions for complete information to fund your subscription. We have received substantial indications of interest, so we suggest that you immediately return your completed subscription to ensure your participation.

Once we have received final subscriptions for the full offering amount, we will no longer have the flexibility to accept additional investors.

We will be delighted to have you join with us in this investment and look forward to presenting other opportunities in the future. Should you have any question, or have a referral of a new investor for future offerings, please contact us at 212-498-6960 or ncohen@nhcohenpartners.com.

Cordially,

Ned H. Cohen