



## FOR IMMEDIATE RELEASE

### **First Bristol Corporation and Kempenaar Real Estate Unveil \$6.5 Million Transformation of Residence Inn by Marriott Newport Middletown**

Middletown, RI – First Bristol Corporation, in partnership with Kempenaar Real Estate, has completed a comprehensive \$6.5 million full-property renovation of the Residence Inn by Marriott Newport Middletown, further strengthening its presence in the Newport County hospitality market.

The renovation encompasses all 97 guestrooms, as well as a complete transformation of the hotel’s public spaces, including the lobby, dining and bar areas, meeting room, fitness center, pool, and exterior patio. Common corridors, egress stairs, and elevators were also fully updated as part of the project.

Designed to reflect the character of Newport’s oceanfront setting, the refreshed property features a contemporary coastal aesthetic, highlighted by a modern color palette, all-new furniture and fixtures, and updated artwork throughout both guest rooms and shared spaces. Guestroom bathrooms were fully upgraded, including tub-to-shower conversions with new tile and sliding glass enclosures, while public restrooms received a complete redesign.

Communal areas, including the dining, bar, and meeting spaces, were thoughtfully reimaged to better accommodate today’s traveler—supporting both extended stays and group gatherings.

“At First Bristol, we believe exceptional hospitality begins with thoughtful investment,” said Jeffrey Karam. “This renovation was designed not only to modernize the property, but to elevate the overall guest experience through intentional design, comfort, and functionality to meet the evolving needs of both leisure and business travelers in the Newport market.”

For Co-CEO Jamie Karam, the investment represents a broader strategy focused on long-term value and market positioning.

“We continue to see strong opportunity in the Newport market, and this level of reinvestment ensures the property remains competitive for years to come,” said Karam. “Projects like this are about more than updating a building. They’re about strengthening the overall asset and aligning it with the expectations of today’s traveler.”

The investment reinforces First Bristol Corporation's long-term commitment to Newport County while positioning the Residence Inn to continue serving business and leisure travelers for years to come.

#### **About First Bristol Corporation**

*Founded in 1981, First Bristol Corporation is a private family enterprise excelling in real estate development, ownership, and management across hospitality, retail, office, and residential sectors.*

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