
**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): August 10, 2010

DiamondRock Hospitality Company

(Exact name of registrant as specified in its charter)

Maryland (State or other Jurisdiction of Incorporation)	001-32514 (Commission File Number)	20-1180098 (IRS Employer Identification No.)
3 Bethesda Metro Center, Suite 1500 Bethesda, MD (Address of Principal Executive Offices)		20814 (Zip Code)

Registrant's telephone number, including area code: **(240) 744-1150**

(Former name or former address if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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ITEM 7.01. Regulation FD Disclosure

A copy of a slide presentation that DiamondRock Hospitality Company (“**DiamondRock**”) intends to use at an investor conference is attached to this Current Report on Form 8-K (“**Current Report**”) as Exhibit 99.1 and is incorporated by reference herein. Additionally, DiamondRock has posted the slide presentation in the investor relations/presentations section of its website at www.drhc.com.

The information in this Current Report, including the exhibit attached hereto, is being furnished and shall not be deemed “filed” for purposes of Section 18 of the Securities Exchange Act of 1934, as amended (the “**Exchange Act**”), or otherwise subject to the liabilities of such section. The information in this Current Report, including the exhibit, shall not be incorporated by reference into any filing under the Securities Act of 1933, as amended or the Exchange Act, regardless of any incorporation by reference language in any such filing. This Current Report will not be deemed an admission as to the materiality of any information in this Current Report that is required to be disclosed solely by Regulation FD.

ITEM 9.01. Financial Statements and Exhibits.

(d) *Exhibits.*

See Index to Exhibits attached hereto.

SIGNATURE

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

DIAMONDROCK HOSPITALITY COMPANY

Date: August 10, 2010

By: /s/ William J. Tennis
William J. Tennis
Executive Vice President, General Counsel and
Corporate Secretary

EXHIBIT INDEX

<u>Exhibit No.</u>	<u>Description</u>
99.1	Investor Presentation August 2010



DIAMONDROCK
HOSPITALITY



Investor Presentation
August 2010

Investment Highlights

- ◆ Early Stages of Lodging Recovery
- ◆ Quality High Growth Portfolio
- ◆ Positioned for Acquisitions
- ◆ Best in Class Capital Structure
- ◆ Attractive Valuation



DiamondRock at a Glance

Full Year 2010 Guidance⁽¹⁾:

Hotels:	22
Rooms:	10,573
RevPAR Growth:	2% - 4%
RevPAR:	\$106.39 - \$108.47
Adjusted EBITDA:	\$132 - \$136 million
Adjusted FFO:	\$83 - \$85 million
Adjusted FFO/share:	\$0.57 - \$0.59

Market Valuation at 08/06/10:

Share Price:	\$9.84
Shares Outstanding:	155 mm
Market Capitalization:	\$1,521 mm
Net Debt:	\$628 mm
Enterprise Value:	\$2,149 mm
EV / 2010 EBITDA ⁽²⁾ :	16.0x
EV / 2010 Pro Forma EBITDA ⁽³⁾ :	15.2x

Leverage Statistics⁽⁴⁾:

Net Debt / Asset Value:	33.4%	Average Interest Rate:	5.9%
Net Debt / EBITDA:	4.4x	Average Maturity:	5.1 years
Fixed Charge Coverage ⁽⁵⁾ :	2.3x	Next Maturity:	Fourth Quarter 2014

(1) Per the Company's full year guidance as of June 18, 2010

(2) Per mid point of DRH's full year EBITDA guidance of \$132 to \$136 million

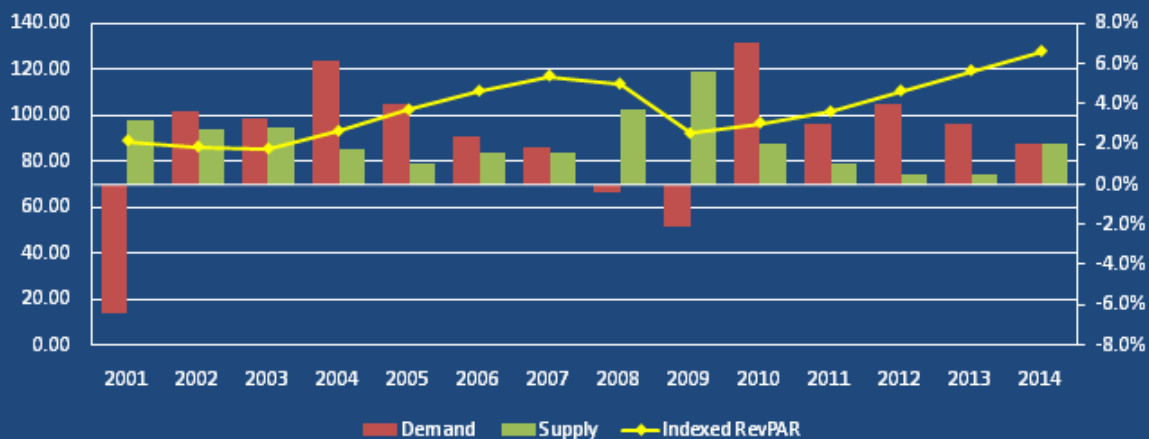
(3) EBITDA of \$141 million, which is the mid-point of 2010 guidance pro forma for the pre-ownership period of 2010 acquisitions

(4) Metrics based on full year operating results, pro forma for the pre-ownership period of 2010 acquisitions

(5) Calculated according to the methodology outlined in our corporate credit facility

Early Stages of Recovery in Lodging Fundamentals

- ◆ DRH's operating results exceed internal expectations for first half 2010
- ◆ DRH anticipates a robust, multi-year recovery in lodging fundamentals:
 - Business mix shifting to more profitable demand segments
 - Constrained supply picture very favorable
- ◆ Green Street Advisors Recovery Scenario:
 - NOI recovery to 2007 levels by 2014
 - NOI CAGR for DRH pro forma portfolio of 15% from 2009 - 2014



*Note: Historical data and projections for Upper-Upscale and Luxury Hotels
 Year 2000 = 100
 Source: Green Street Advisors*

Acquisition Pipeline

- ◆ **Increased volume and quality of investment opportunities**
 - Currently evaluating several transactions in Top 20 MSAs
- ◆ **Significant investment capacity**
 - Expected year-end cash balance of \$160 million
 - Undrawn \$200 million line of credit
 - 12 hotels unencumbered by debt
- ◆ **Off-Market Transactions**
 - Marriott “first look” relationship - Facilitated Charleston Renaissance acquisition
 - Industry relationships - Facilitated Allerton Senior Loan acquisition
- ◆ **Investment Opportunities**
 - Repositioning or Rebranding
 - Large Group Hotels
 - Destination Resorts
 - Urban Limited Service in select MSAs



2010 Acquisitions



- ◆ Allerton Hotel Chicago
 - Distressed, off-market transaction
 - Acquired senior loan at 13% discount
 - Last dollar of investment at \$137k/key
 - Global brand repositioning opportunity if fee title obtained



- ◆ Hilton Minneapolis
 - 821 rooms; 77,000 sq. ft. meeting space
 - Leading group hotel in Minnesota
 - \$155.5 million total investment
 - Evaluating ROI opportunities to create additional meeting space
 - Less than 11x forward EBITDA



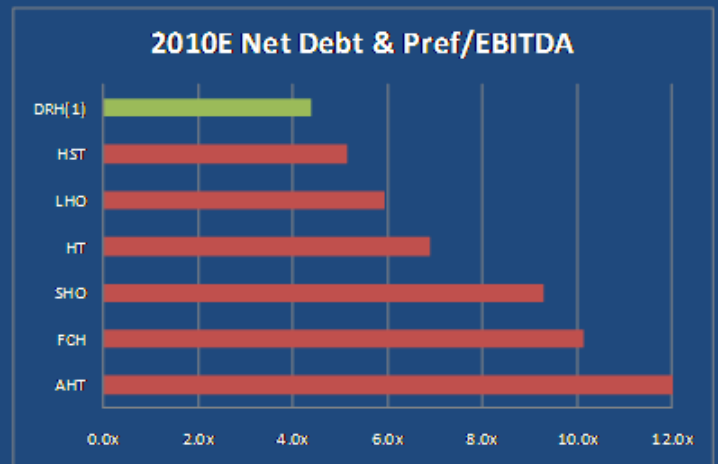
- ◆ Renaissance Charleston
 - Off-market acquisition sourced through Marriott relationship
 - Desirable Historic District location
 - \$40 million total investment
 - Major new demand generators (e.g. Boeing 787 Dreamliner assembly plant)
 - Less than 11 forward EBITDA

Capital Structure

- ◆ **Best in Class**
 - No debt maturities until the fourth quarter of 2014
 - \$160 million cash balance at year end
 - Undrawn \$200 million credit facility
 - 12 unencumbered hotels
- ◆ **Closed new \$200 million unsecured credit facility**
 - Inexpensive debt starting at 3.75%
 - Flexible financial covenants
 - 4-year term, including extensions

Leverage Statistics⁽²⁾:

Net Debt / Asset Value:	33.4%
Net Debt / EBITDA:	4.4x
Fixed Charge Coverage ⁽³⁾ :	2.3x
Average Interest Rate:	5.9%
Average Maturity:	5.1 years



(1) EBITDA of \$141 million, which is the mid-point of 2010 guidance pro forma for the pre-ownership period of 2010 acquisitions
 (2) Metrics based on full year operating results, pro forma for the pre-ownership period of 2010 acquisitions
 (3) Calculated according to the methodology outlined in our corporate credit facility

DiamondRock Capital Structure – No Corporate Debt

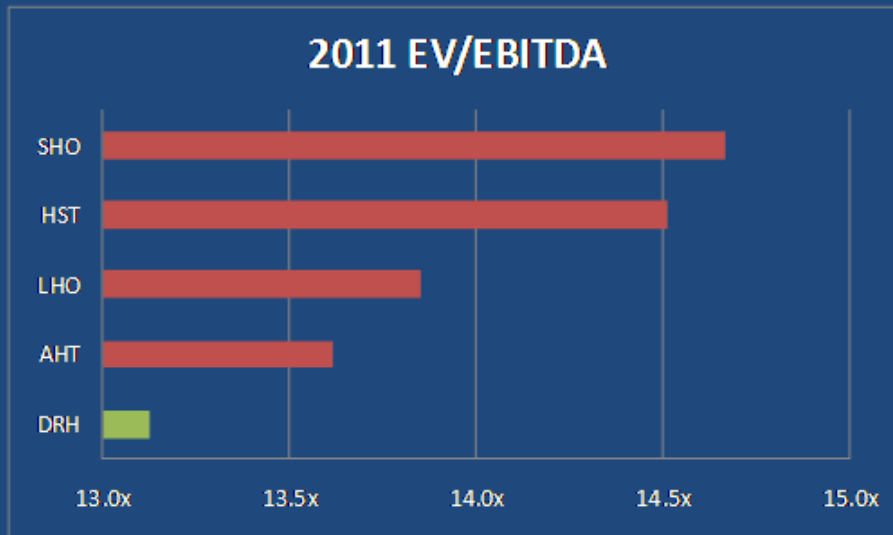
		12 Hotels	
<p><i>\$784mm fixed rate non- recourse property specific mortgage debt⁽¹⁾</i></p> <p><i>Trailing 4 Quarter Hotel Adjusted EBITDA of \$78m</i></p>	10 Hotels		Atlanta Alpharetta Marriott EBITDA: \$3.3mm
	Courtyard Midtown East (Oct. 2014) EBITDA: \$7.2mm; Debt: \$42.8mm at 8.81%	Atlanta North Westin EBITDA: \$2.1mm	
	Salt Lake City Marriott (Jan. 2015) EBITDA: \$4.7mm; Debt: \$32.4mm at 5.50%	Bethesda Marriott Suites EBITDA: \$3.2mm	
	Los Angeles Airport Marriott (July 2015) EBITDA: \$7.1mm; Debt: \$82.6mm at 5.30%	Boston Westin Waterfront EBITDA: \$17.5mm	
	Worthington Renaissance (July 2015) EBITDA: \$8.6mm; Debt: \$56.7mm at 5.40%	Conrad Chicago EBITDA: \$5.1mm	
	Frenchman's Reef Marriott (Aug. 2015) EBITDA: \$10.4mm; Debt: \$61.0mm at 5.44%	Griffin Gate Marriott EBITDA: \$5.7mm	
	Orlando Airport Marriott (Jan. 2016) EBITDA: \$4.1mm; Debt: \$59.0mm at 5.68%	Hilton Minneapolis EBITDA: \$14.6mm	
	Chicago Marriott Downtown (April 2016) EBITDA: \$17.7mm; Debt: \$218.3mm at 5.975%	Oak Brook Hills Marriott EBITDA: \$2.5mm	
	Courtyard Fifth Avenue (June 2016) EBITDA: \$4.1mm; Debt: \$51.0mm at 6.48%	Renaissance Charleston EBITDA: \$3.0mm	
	Austin Renaissance (Dec. 2016) EBITDA: \$8.1mm; Debt: \$83.0mm at 5.507%	Sonoma Renaissance EBITDA: \$2.1mm	
Atlanta Waverly Renaissance (Dec. 2016) EBITDA: \$6.3mm; Debt: \$97.0mm at 5.503%	Torrance Marriott EBITDA: \$4.3mm		
	Vail Marriott EBITDA: \$5.1mm	<p><i>Trailing 4 Quarter Hotel Adjusted EBITDA of \$69m</i></p>	

Note: Debt balances and EBITDA figures are trailing four quarters as of June 18, 2010, pro forma to include the Hilton Minneapolis and Renaissance Charleston.

(1) Frenchman's Reef's loan is non-recourse to the Company with the exception of a \$2.5 million corporate guaranty of the completion of certain capital projects.

Attractive Valuation

- ◆ DRH trades at EBITDA multiple discount to its closest peers, despite equivalent or better growth prospects, asset quality and leverage
- ◆ Implied valuation of \$203k per key, approximately 35% discount to replacement cost



Source: Bloomberg, SNL Financial as of August 6, 2010

Safe Harbor

Certain statements made during this presentation are forward-looking and are subject to risks and uncertainties. Many of these risks and uncertainties are discussed in the prospectus supplement and in the Company's filings with the Securities and Exchange Commission, all of which you should carefully review. The forward-looking statements made are based on our beliefs, assumptions and expectations of future performance, taking into account all information currently available to us. Actual results could differ materially from the forward-looking statements made during this presentation. When we use the words "believe," "expect," "anticipate," "plan," "will," "intend" or other similar expressions, we are identifying forward-looking statements. The forward-looking statements made during this presentation are subject to the safe harbor of the Private Securities Litigation Reform Act of 1995.