

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q3 2019

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER
Q3	Birmingham Marriott	Birmingham	AL	295	\$39,900,000	\$135,254	Columbia Sussex Corporation N/A
Q3	JW Marriott Phoenix Desert Ridge Resort & Spa	Phoenix	AZ	950	\$602,000,000	\$633,684	JV Trinity Real Estate Investments LLC & Elliott Management Corporation Blackstone Group
Q3	Red Lion Hotel Anaheim Resort	Anaheim	CA	308	\$23,000,000	\$74,675	N/A RLH Corporation
Q3	Irvine Marriott	Irvine	CA	485	\$152,000,000	\$313,402	Plaza Investment & Consultancy LLC CBRE Global Investors Ltd.
Q3	Newport Beach Marriott Bayview	Newport Beach	CA	254	\$78,000,000	\$307,087	Clearview Hotel Capital LLC Host Hotels & Resorts Inc.
Q3	Citizen Hotel, Autograph Collection	Sacramento	CA	196	\$53,200,000	\$271,429	Cambridge Landmark Platinum Equity
Q3	Hyatt Regency La Jolla At Aventine	San Diego	CA	417	\$147,000,000	\$352,518	GAW Capital Partners JV Walton Street Capital & JMA Ventures
Q3	Homewood Suites by Hilton - Boulder	Boulder	CO	112	\$16,900,000	\$150,893	JV Sage Hospitality & Brue Baukol Capital Partners N/A
Q3	Grand Hyatt Denver	Denver	CO	516	\$115,180,000	\$223,217	TRTG GHD LLC UBS Realty Investors LLC
Q3	Hampton Inn & Suites Silverthorne	Silverthorne	CO	88	\$25,500,000	\$289,773	JV Summit Hotel Properties & GIC N/A
Q3	Hotel Madera	Washington	DC	82	\$23,300,000	\$284,146	Roch Capital Pebblebrook Hotel Trust
Q3	Hyatt Place Washington DC/Georgetown/West End	Washington	DC	168	\$44,300,000	\$263,690	Artemis Real Estate Partners Renaissance Centro
Q3	Regency Hotel Miami	Miami	FL	176	\$25,800,000	\$146,591	OPB Capital Group Fund 1 LLC 10 Le Jeune Inc.
Q3	Lord Balfour Hotel	Miami Beach	FL	81	\$34,750,000	\$429,012	Henley Investments N/A

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Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA cannot warrant absolute accuracy of all the data. Use of this information without verification from original sources is at your own risk.

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Q3	Richmond Hotel ¹	Miami Beach	FL	92	\$87,900,000	\$955,435	JV Deutsche Finance America & Bilgili Holding & SHVO Patti and Allan Herbert
Q3	Sanctuary Hotel ²	Miami Beach	FL	32	\$14,400,000	\$450,000	Blue Road LLC JV Sanctuary South Beach Inc. & Sanctuary SB Properties LLC & Sanctuary RonRuss Properties & MJK Group LLC
Q3	South Seas Hotel	Miami Beach	FL	118	\$52,000,000	\$440,678	JV Deutsche Finance America & Bilgili Holding & SHVO Majestic Hotel Corp.
Q3	Residence Inn by Marriott Fort Lauderdale Pompano Beach/Oceanfront	Pompano Beach	FL	106	\$44,000,000	\$415,094	Impulsive Group Claremont Cos.
Q3	Westin Tampa Bay	Tampa	FL	244	\$57,600,000	\$236,066	Castlerock Asset Management Impact Properties
Q3	Hilton Atlanta Airport	Atlanta	GA	507	\$101,000,000	\$199,211	Wheelock Street Capital, LLC Park Hotels & Resorts
Q3	Hyatt Regency Atlanta	Atlanta	GA	1260	\$355,000,000	\$281,746	Blackstone Hyatt Hotels Corporation
Q3	Hyatt Place Augusta	Augusta	GA	115	\$16,400,000	\$142,609	Raines Hospitality M&E Hospitality
Q3	Courtyard by Marriott Savannah Downtown/Historic District	Savannah	GA	156	\$29,750,000	\$190,705	Peachtree Hotel Group Ashford Hospitality Trust
Q3	Courtyard by Marriott Chicago Downtown/River North	Chicago	IL	337	\$40,900,000	\$121,365	Blackstone Group Host Hotels & Resorts
Q3	Chicago Marriott Suites O'Hare	Rosemont	IL	256	\$39,000,000	\$152,344	Vinayaka Hospitality Host Hotels & Resorts, Inc.
Q3	Ames Boston Hotel ³	Boston	MA	114	\$63,500,000	\$557,018	Suffolk University Invesco Real Estate
Q3	Four Seasons Hotel One Dalton Street, Boston	Boston	MA	215	\$268,000,000	\$1,246,512	Premier Group WLL Carpenter & Company, Inc.

1) Transaction includes 18-unit apartment complex and parking lot

2) Hotel closed since Hurricane Irma in 2017

3) Buyer will utilize building as a student housing facility

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