LOCATION

Birmingham

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

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	NA	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	СО	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	СО	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
DANIEL H. LESSER 200 WEST 41 ST S	TREET SUITE 602	T. 212.	300.6684		WW	/W.LWHOSPITALITYADVISORS.COM	T

E. DANIEL.LESSER@LWHADVISORS.COM

Source: LW Hospitality Advisors (LWHA) has compiled the above information is thought to be correct, however LWHA cannot warrant absolute accuracy of all the

ESTIMATED

\$39,900,000

ROOMS SALES PRICE PRICE/ROOM BUYER

ESTIMATED

\$135,254

Columbia Sussex Corporation

SELLER

N/A

NO. OF

295

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

Q3 Chicago Marriott Suites O'Hare

Q3 Four Seasons Hotel One Dalton Street,

LW HOSPITALITY ADVISORS

Q3 Ames Boston Hotel³

DANIEL H. LESSER

PRESIDENT & CEO

PROPERTY

Q3 Hilton Atlanta Airport

Q3 Hyatt Regency Atlanta

Q3 Hyatt Place Augusta

Q3 Courtyard by Marriott Savannah

Downtown/Historic District

Q3 Courtyard by Marriott Chicago

Q3 Chicago Marriott Suites O'Hare

Downtown/River North

Q3 Ames Boston Hotel³

DANIEL H. LESSER

PRESIDENT & CEO

Boston

LW HOSPITALITY ADVISORS

NEW YORK, NY 10036

data. Use of this information without verification from original sources is at your own risk.

PRESIDENT & CEO

Q PROPERTY

Q3 Birmingham Marriott

ESTIMATED NO. OF **ESTIMATED**

LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER	SELLER
Miami Beach	FL	92	\$87,900,000	\$955,435	JV Deutsche Finance America & Bilgili Holding & SHVO	Patti and Allan Herbert
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
Miami Beach	FL	118	\$52,000,000	\$440,678	JV Deutsche Finance America & Bilgili Holding & SHVO	Majestic Hotel Corp.
Pompano Beach	FL	106	\$44,000,000	\$415,094	Impulsive Group	Claremont Cos.
Tampa	FL	244	\$57,600,000	\$236,066	Castlerock Asset Management	Impact Properties
Atlanta	GA	507	\$101,000,000	\$199,211	Wheelock Street Capital, LLC	Park Hotels & Resorts
Atlanta	GA	1260	\$355,000,000	\$281,746	Blackstone	Hyatt Hotels Corporation
Augusta	GA	115	\$16,400,000	\$142,609	Raines Hospitality	M&E Hospitality
Savannah	GA	156	\$29,750,000	\$190,705	Peachtree Hotel Group	Ashford Hospitality Trust
Chicago	IL	337	\$40,900,000	\$121,365	Blackstone Group	Host Hotels & Resorts
	Miami Beach Miami Beach Pompano Beach Tampa Atlanta Atlanta Augusta Savannah	Miami Beach FL Miami Beach FL Miami Beach FL Pompano Beach FL Tampa FL Atlanta GA Atlanta GA Augusta GA Savannah GA	Miami Beach FL 92 Miami Beach FL 32 Miami Beach FL 118 Pompano Beach FL 106 Tampa FL 244 Atlanta GA 507 Atlanta GA 1260 Augusta GA 115 Savannah GA 156	LOCATION ROOMS SALES PRICE Miami Beach FL 92 \$87,900,000 Miami Beach FL 32 \$14,400,000 Miami Beach FL 118 \$52,000,000 Pompano Beach FL 106 \$44,000,000 Tampa FL 244 \$57,600,000 Atlanta GA 507 \$101,000,000 Atlanta GA 1260 \$355,000,000 Augusta GA 115 \$16,400,000 Savannah GA 156 \$29,750,000	LOCATION ROOMS SALES PRICE PRICE/ROOM Miami Beach FL 92 \$87,900,000 \$955,435 Miami Beach FL 32 \$14,400,000 \$450,000 Miami Beach FL 118 \$52,000,000 \$440,678 Pompano Beach FL 106 \$44,000,000 \$415,094 Tampa FL 244 \$57,600,000 \$236,066 Atlanta GA 507 \$101,000,000 \$199,211 Atlanta GA 1260 \$355,000,000 \$281,746 Augusta GA 115 \$16,400,000 \$142,609 Savannah GA 156 \$29,750,000 \$190,705	Miami Beach FL 92 \$87,900,000 \$955,435 JV Deutsche Finance America & Bilgili Holding & SHVO Miami Beach FL 32 \$14,400,000 \$450,000 Blue Road LLC Miami Beach FL 118 \$52,000,000 \$440,678 JV Deutsche Finance America & Bilgili Holding & SHVO Pompano Beach FL 106 \$44,000,000 \$415,094 Impulsive Group Tampa FL 244 \$57,600,000 \$236,066 Castlerock Asset Management Atlanta GA 507 \$101,000,000 \$199,211 Wheelock Street Capital, LLC Atlanta GA 1260 \$355,000,000 \$281,746 Blackstone Augusta GA 115 \$16,400,000 \$142,609 Raines Hospitality Savannah GA 156 \$29,750,000 \$190,705 Peachtree Hotel Group

2) Hotel closed since Hurricane Irma in 2017 3) Buyer will utilize building as a student housing facility

NEW YORK, NY 10036

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

Rosemont

Boston

Boston

200 WEST 41ST STREET SUITE 602

Source: LW Hospitality Advisors (LWHA) has compiled the above 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.

ESTIMATED

\$101,000,000

\$355,000,000

\$16,400,000

\$29,750,000

\$40,900,000

\$39,000,000

\$63,500,000

\$268,000,000

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\$39,000,000

\$63,500,000

\$268,000,000

\$152,344

\$557,018

\$1,246,512

ESTIMATED

\$199,211

\$281,746

\$142,609

\$190,705

\$121,365

\$152,344

\$557,018

\$1,246,512

256

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

LOCATION

Atlanta

Atlanta

Augusta

Savannah

Chicago

Rosemont

Boston

Wheelock Street Capital, LLC

Blackstone

Raines Hospitality

Blackstone Group

Vinayaka Hospitality

Suffolk University

Premier Group WLL

Peachtree Hotel Group

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Vinayaka Hospitality

Suffolk University

Premier Group WLL

LW HOSPITALITY ADVISORS

Host Hotels & Resorts, Inc.

Carpenter & Company, Inc.

Invesco Real Estate

SELLER

Park Hotels & Resorts

Hyatt Hotels Corporation

Ashford Hospitality Trust

Host Hotels & Resorts

Invesco Real Estate

Host Hotels & Resorts, Inc.

Carpenter & Company, Inc.

M&E Hospitality

LW HOSPITALITY ADVISORS

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

ROOMS SALES PRICE PRICE/ROOM BUYER

Q3 Four Seasons Hotel One Dalton Street, MA Boston Boston

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

data. Use of this information without verification from original sources is at your own risk.

2) Hotel closed since Hurricane Irma in 2017

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