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CA

cannot warrant absolute accuracy of all the data. Use of this information without verification from original sources is at your own risk.

88

129

109

182

120

575

143

120

97

276

\$12,760,000

\$13,200,000

\$18,000,000

\$11,560,000

\$29,000,000

\$112,000,000

\$13,600,000

\$10,200,000

	SELECT MAJOR U.S.	HOTEL S	SA]	LES S	SURVEY -	Q2 2023
Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOF
Q2	WoodSpring Suites Huntsville Madison	Madison	AL	121	\$11,210,000	\$92,645
Q2	Hilton Garden Inn Bentonville Rogers	Bentonville	AR	133	\$18,200,000	\$136,842

Hot Springs

Chandler

Chandler

Phoenix

Scottsdale

Tucson

Tucson

Yuma

Berkeley

Q2 TownePlace Suites by Marriott Hot Springs

Q2 Comfort Inn Chandler - Phoenix South I-10

Q2 TownePlace Suites by Marriott Phoenix

Q2 Embassy Suites by Hilton Phoenix Airport

Q2 Residence Inn by Marriott Scottsdale North

Q2 La Quinta Inns & Suites Tucson Airport

Q2 Best Western Plus Yuma Foothills Inn &

Q2 Claremont Club & Spa - A Fairmont Hotel

Q2 Sonesta Select Tucson Airport

Suites

Q2 JW Marriott Tucson Starr Pass Resort & Spa Tucson

Chandler/Fashion Center

\$16,500,000 \$163.300.000

Q2 Carlsbad by the	Sea Hotel <sup>1</sup>	Carlsbad	CA	146	\$39,155,000	\$268,185	Excel Carlsbad LLC	Cpt Sc Title	Holding Corporation	69
Q2 Courtyard by M Area	arriott Fairfield Napa Valley	Fairfield	CA	137	\$11,500,005	\$83,942	Kalthia Group Hotels	N/A		47
1) Acquisition includes a 28,400 square feet retail center and a Chevron gas station.										
DANIEL H. LESSER	200 WEST 41st STREET SUITE 6	T. 212.300.0	5684		WW	W.LWHOSPITALI	TYADVISORS.COM		<b>T XX</b> 7 <b>T T</b>	
CO-FOUNDER, PRESIDENT & CEO	NEW YORK, NY 10036	E. DANIEL.L	ESSER@I	LWHADVIS	ORS.COM				LWH	A
Source: LW Hospita	Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA									

**BUYER** 

LLC

\$145,000

\$102,326

\$165,138

\$63,516

\$241,667

\$194,783

\$95,105

\$85,000

\$170,103

\$591.667

SPI Holdings

JSM Hospitality, LLC

KLRK Group, LLC

Unified T24 LLC

& GIC

Trimark Property Group

Southwest Value Partners

JSC Yuma Investments LLC

Ohana Real Estate Investors

S.L.A. GOVIND LLC

MSDS MGT, Inc.

JV Summit Hotel Properties, Inc. Blackstone

LARC

**SCORE** 

43

63

21

74

81

85

79

47

49

53

45

82

SELLER

Bentonville Walton Avenue Hotel, Benton County Lodging, LLC

Mitch Cox Companies

Honest Hospitality #2, LLC

CI Chandler 202, LP

Peachtree Hotel Group

Fortress Investment Group

Hanumant Hospitality LLC

Greens Fund One, LLC

Blum Capital Partners

Thomas 24 JI LLC

Highgate

Palmdale

Rohnert Park

San Francisco

San Rafael

Santa Rosa

Colorado

Colorado

Springs

Cortez

Springs

Q2 Hampton Inn & Suites Palmdale

Q2 Four Points by Sheraton San Rafael Marin

Q2 Home2 Suites by Hilton Colorado Springs

Q2 Holiday Inn Express & Suites Colorado

Q2 Holiday Inn Express Mesa Verde-Cortez

Springs AFA Northgate

Q2 Good Nite Inn Rohnert Park

Q2 Hotel Beresford

County Q2 Vintners Resort

South

### CELECT MAIOD II C HOTEL CALECCHDVEV 0.0002

SELECT MAJOR U.S	. HUIEL	SA.	LES S	OUNVEI -	Q2 2023	
PROPERTY	LOCATION			ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	RIIVED
Hampton Inn & Suites Lancaster &	Lancaster	CA		\$25,250,000	\$142.655	Greens Fund One LLC
Homewood Suites by Hilton Lancaster	24.1040101	٠,٠		<b>4</b> 20,200,000	ψ,σσσ	0.00.10 1 0.10 0.10 0.00

85

125

114

235

78

119

87

100

\$25,350,000

\$18,196,000

\$23,700,000

\$38,000,000

\$42,000,000

\$29,000,000

\$11,380,000

\$10,000,000

\$298,235

\$145,568

\$207,895

\$161.702

\$538,462

\$243.697

\$130,805

\$100,000

CA

CA

CA

CA

CA

CO

CO

CO

OCBW LLC

685 Ellis LLC

Equinox Hospitality

VR Acquisition, LLC

ARA US Hospitality Trust

Peak Hospitality, LLC

Ganeshay Mesa, LLC

Rohnert Park Hospitality LLC

Highgate

**SELLER** 

Highgate

Vintner's Inn, LLC

Chartwell Hospitality

Springs Inn, LLC

Cortez Pueblo Partners LLC

53 93 74

LARC

SCORE

49

53

Good Nite Inn Rohnert Park, Inc. Lange Family Trust San Rafael Hillcrest, LLC

61 68 57

25

40

67

48

50

32

38

Q2 Comfort Suites Golden West on Evergreen Evergreen CO 85 \$17,750,000 \$208,824 Golden Inn Investment LLC T & T Hospitality Services, Inc. Parkway Q2 Homewood Suites by Hilton Wilmington SAK Developers Wilmington DE 120 \$16,300,875 \$135,841 Buccini/Pollin Group Inc. Downtown Q2 AC Hotel by Marriott Clearwater Beach & Clearwater FI 283 Norwich Partners \$113,700,000 \$401.767 Mission Hill Hospitality Courtvard by Marriott Clearwater Beach Beach Q2 TownePlace Suites by Marriott Fort Myers FL Estero 114 \$13.550.000 \$118.860 Countryside Hotels, LLC Estero Hotel Associates. LLC Estero Q2 Holiday Inn Express & Suites Florida City-Florida City FL 105 \$10,000,000 \$95,238 N/A N/A Gateway To Keys Q2 Fairfield Inn & Suites by Marriott Jacksonville Jacksonville FL 107 \$10,800,000 \$100,935 Man Junior LLC Embarc, LLC Airport DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 WWW.LWHOSPITALITYADVISORS.COM CO-FOUNDER. NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM PRESIDENT & CEO 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.

# CELECT MAJOD II C LICTEL CALES CHOVEY - 02 2023

	SELECT	MAJOR U	.5. HUTEL S	SALES S	OURVEI -	Q2 2023
				NO. OF	ESTIMATED	ESTIMATE
Q	PROPERTY		LOCATION	ROOMS	SALES PRICE	PRICE/ROC

Kissimmee

Miami

Miami Beach

Orlando

Palatka

Tampa

Conyers

Savannah

Ames

Tallahassee

Miami Beach FI 45 FI Miami Beach 250 \$165,400,000

FL

FI

FL

FL

FL

GA

GΑ

GA

IA

FL

FL

FL

43

128

107

46

210

72

104

252

95

136

88

112

\$14,500,000 \$15,000,000

\$73,000,000

\$31.000.000

\$11,100,000

\$13,200,000

\$45,360,000

\$10,400,000

\$12.500.000

\$11,400,000

\$10,300,000

\$12,000,000

\$14,500,000

\$135,514 \$333.333

\$661.600

\$1,586,957

\$147.619

\$154,167

\$126,923

\$180,000

\$109.474

\$91.912

\$129.545

\$91,964

\$279,070

\$113,281

**BUYER** 

Hotel Five LLC Steven Oved

Service Properties Trust

& Opera Acquisitions

Chosen Palatka LLC

Hersha Hospitality Management

JV Chosen Putnam LLC &

Artemis Hotel Group, LLC

Pyramid Global Hospitality

Comfort World USA, LLC

Ewan Hospitality LLC

Welcome Hotels Duluth, Inc.

Kinseth Hospitality Companies

City of Kissimmee

ASSD Hospitality Inc.

Pinelands-Kendall Hotel, LLC Blue Road Development Quadrum Global JV 13th Floor Investments joined Westgate Resorts

Ashford Buena Vista, LP

Polaris Hospitality, LLC

HSU Conyers, LLC

& Jay Shree SPE LLC

KKR & Co. Inc.

KeyBank

Summit East Investors I Ltd

Castlerock Asset Management

JV Savannah Midtown Hotel LLC

**SELLER** 

Highgate

Diamond Elite Kissimmee LLC

LARC

**SCORE** 

55

66

61

42

33

70

35

70

32

29

3

3) Oceanfront timeshare resort acquired by adjacent property owner reportedly as part of an assemblage for redevelopment. DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 WWW.LWHOSPITALITYADVISORS.COM CO-FOUNDER. NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM PRESIDENT & CEO Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA

Q2 Super 8 by Wyndham Kissimmee<sup>2</sup>

Q2 Holiday Inn Express & Suites Miami-Kendall

Q2 Westgate South Beach Oceanfront Resort3

Q2 Residence Inn by Marriott Orlando Lake

Q2 Staybridge Suites Tallahassee I-10 East

Q2 Holiday Inn Express & Suites Savannah -

Q2 Hampton Inn & Suites Atlanta/Duluth/Gwinnett Duluth

2) Property slated to be converted to housing for homeless.

Q2 Holiday Inn Express & Suites Palatka

Q2 avid hotel Atlanta - Convers I-20

Lake Mary

Q2 Greenview Hotel

Q2 Nautilus Hotel

Buena Vista

Northwest

County

Midtown

Q2 Hilton Garden Inn Ames

Q2 Westin Tampa Bay

Q2 La Quinta Inn & Suites by Wyndham Orlando Lake Mary

OELECT WINDON	C.S. 110 1EE	011		OCIUEI	Q2 2023
a property	LOCATION			ESTIMATED	
Q PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM
O2 St Regis Chicago <sup>4</sup>	Chicago	Ш	192	\$133 500 000	\$695,313

Westborough

Bethesda

Asheville

Kill Devil Hills

Morrisville

Pinehurst

Summit

Boulder City

Crystal Bay

Brooklyn

4) Closing of forward sale of a new hotel agreed upon during late 2020. 5) Property acquired as part of an assemblage for redevelopment.

200 WEST 41st STREET SUITE 602

NEW YORK, NY 10036

7) Property converting to low-cost provider of affordable student and intern housing.

Chicago

MA

MD

NC

NC

NC

NC

NJ

NV

NV

NY

T. 212.300.6684

cannot warrant absolute accuracy of all the data. Use of this information without verification from original sources is at your own risk.

139

225

216

80

71

103

107

149

99

200

128

E. DANIEL.LESSER@LWHADVISORS.COM

Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA

\$10,000,000

\$15,000,000

\$36,614,000

\$11.175.000

\$10,000,000

\$10,300,000

\$11,700,000

\$16,300,000

\$11.300.000

\$51.840.000

\$40,875,000

\$71,942

\$66,667

\$169.509

\$178.936

\$113,000

\$139.688

\$140,845

\$100,000

\$109,346

\$109,396

\$114,141

**BUYER** 

Village Of Elk Grove Village

**Dauntless Capital Partners** 

Giri Hotel Management

Ma Laxmi Hospitality, LLC

Bapa Sitaram Asheville, LLC

Lap Royal 22 LLC

Hotel Pinehurst LLC

570 Springfield Ave Property

ADK Nevada Hospitality LLC

Anantaa, Inc.

LLC

Magna Hospitality

LARC

**SCORE** 

91

70

40

80

45

45

50

47

59

32

70

50

37

87

**SELLER** 

Sabeen Hospitality LLC

Waterton Associates

Harraseeket Inn. Inc.

CL Interstate Hotels LLC

Ocean Reef Hotel, LLC

American Hotel Income

Summit Suburban Hotel

Y C Boulder Hotel, LLC

CN Hotel Holdings LLC

Lam Generation

Properties REIT LP

Carolina Hotels & Resorts, LLC

SW Oakdale, LLC

Donohoe Hospitality Services

Ltd.

JV Gencom & GD Holdings, LLC Magellan Development Group,

Q2 La Quinta Inn by Wyndham Chicago O'Hare Elk Grove Village IL Airport<sup>5</sup>

Westborough

Oakdale/Woodbury

Southern Pines

Q2 The Grand Summit Hotel

Q2 Cal Neva Resort Hotel<sup>6</sup>

Q2 Hotel Indigo Brooklyn7

DANIEL H. LESSER

PRESIDENT & CEO

CO-FOUNDER.

Q2 Best Western Hoover Dam Hotel

6) Property closed since 2013.

West

Q2 DoubleTree by Hilton Hotel Boston -

Q2 Hilton Garden Inn Bethesda Downtown

Q2 Country Inn & Suites by Radisson, Asheville

Q2 Wingate by Wyndham Kill Devil Hills NC

Q2 Cambria Hotel Raleigh-Durham Airport

Q2 SpringHill Suites by Marriott Pinehurst

SELECT MAJOR	U.S.	HOTEL	SALES	<b>SURVEY</b>	- Q2	202.

\$259.200 McWhinney \$319,336 Webster Apartments Corp.

WWW.LWHOSPITALITYADVISORS.COM

- Q2 Harraseeket Inn MF 94 Freeport \$16.820.000 Q2 Hampton Inn & Suites St. Paul Oakdale \$11,300,000
  - MN 100

NY

NY

NY

NY

OH

PA

PA

PΑ

RI

TN

TN

72

80

381

110

75

167

107

86

71

53

186

	LW HOSPITALITY ADVISORS SELECT MAJOR U.S.	HOTEL S	<b>SA</b> ]	LES S	SURVEY -	Q2 2023
Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM
Q2	Buffalo Marriott Niagara	Buffalo	NY	356	\$14,430,000	\$40,534
Q2	The Maidstone Hotel	East Hampton	NY	19	\$17,000,000	\$894,737

Jamaica

Jericho

Long Island City

Niagara Falls

Mansfield

Bensalem

**Ephrata** 

Hummelstown

Middletown

Chattanooga

Chattanooga

Q2 Blue Bird Inn8

71

Park

Q2 Former Hampton Inn Jericho - Westbury®

Q2 Hampton Inn & Suites Mansfield-South @ I-

Q2 Hampton Inn & Suites Hershey Near The

Q2 DoubleTree by Hilton Hotel Chattanooga

Q2 Holiday Inn LIC - LaGuardia West

Q2 Home2 Suites by Hilton Ephrata

Q2 Newport Beach Hotel & Suites

Q2 Comfort Inn The Pointe

Q2 Inn at Fox Chase

Q2 Bode Chattanooga

Downtown

\$17,239,000

\$14,702,000

\$76.500.000

\$11,250,000

\$10,500,000

\$13,750,000

\$12,500,000

\$12,650,000

\$25,050,000

\$17.500.000

\$33.600.000

Hain Celestial Group, Inc. \$239,431

\$183,775

\$200,787

\$102,273

\$140,000

\$82,335

\$116,822

\$147,093

\$352,817

\$330.189

\$180,645

138-68 94 Ave LLC

Bayrock Capital

MFP Development, LLC

Prospect Pointe Hotel LLC

Nextgen Hospitality, Inc.

IHM Bensalem LLC

SSN Ephrata LLC

Shaner Hotel Group

Procaccianti Companies

Clemons on Chestnut. LLC

Chattanooga LLC, Nce

JV Cpz Chattanooga LLC, Alc

Chattanooga LLC, & Bhelm Chattanooga LLC

**BUYER** 

Visions Hotels

Hariohm Realty LLC 120 Westend LLC

McSam Hotel Group

Sunrise Hospitality, Inc.

LLC

Bensalem Lodging Associates,

Central PA Equities 28 Llc

CH Wilmington, LLC

Newport Hotel Group

KKR & Co Inc.

Lowe 3x5 Chattanooga, LLC

Jennifer and Jonathan Baker

Rialto Capital Advisors

**SELLER** 

69

Maid Of The Mist Hospitality LLC

80 74 48

LARC

**SCORE** 

53

25

15

49

25

47

73

74

74

WWW.LWHOSPITALITYADVISORS.COM

8) Upon sale property reportedly converted to a shelter. 9) Closed hotel slated to be converted to dormitory for New York Institute of Technology. DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 CO-FOUNDER. NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM

PRESIDENT & CEO 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.

	LW HOSPITALITY ADVISORS SELECT MAJOR U.S.	HOTEL S	SA]	LES S	URVEY -	Q2 2023
Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM
Q2	Homewood Suites by Hilton Nashville Vanderbilt	Nashville	TN	192	\$88,000,000	\$458,333
Q2	Red Lion Inn & Suites Nashville Airport <sup>10</sup>	Nashville	TN	53	\$12,050,000	\$227,358
Q2	Homewood Suites by Hilton Beaumont	Beaumont	TX	79	\$11,100,000	\$140,506

Dallas

El Paso

El Paso

Lubbock

Bellevue

San Antonio

Fredericksburg

Q2 Extended Stay America - Dallas - Market

Q2 Fairfield Inn & Suites by Marriott El Paso

Q2 Hampton Inn & Suites by Hilton Lubbock

Q2 JW Marriott San Antonio Hill Country Resort

Q2 Hampton Inn & Suites Fredericksburg South

Q2 Silver Cloud Hotel - Bellevue

Q2 SpringHill Suites by Marriott El Paso

Center

Southwest

& Spa

SELLER

Highgate

Blackstone

Investments

RMR Group

Focus Hospitality III, LLC

Shree Gayatri, Inc.

ESH Hospitality, Inc

Castleblack El Paso Owner, LLC

Insignia Hospitality Group

Sachs Companies Realty

Yi Ya Hoo Enterprise LLC

Eastgate Silver Cloud Inn, LLC

QZ Za Qama min b	y vvymanam Evoron	LVOION	•••	, 0	ψ10,200,000	ψ100,120	Taman moodinent Group, me.	Transcentistics and the second	00
Q2 Kimpton Hotel M	/lonaco Seattle	Seattle	WA	189	\$63,250,000	\$334,656	Fourth Avenue Seattle Hotel LLC	Pebblebrook Hotel Trust	94
Q2 Kimpton Hotel V	'intage Seattle	Seattle	WA	125	\$33,700,000	\$269,600	N/A	Pebblebrook Hotel Trust	94
Q2 Holiday Inn Exp Tukwila	ress & Suites Seattle South -	Tukwila	WA	92	\$14,392,000	\$156,435	KKP Kent LLC	Tri States Development Kent, LLC	64
10) Property sla	ated to be converted to afford	lable housing.							
DANIEL H. LESSER	200 WEST 41st STREET SUITE 6	602 T. 212.300	.6684		W	WW.LWHOSPITALI	TYADVISORS.COM	T XX 7TT	A ®
CO-FOUNDER,	NEW YORK, NY 10036	E. DANIEL.	LESSER@	LWHADVI	SORS.COM				$\mathbf{A}^{-}$
PRESIDENT & CEO								LW HOSPITALITY ADVI	SORS
Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA									
'	olute accuracy of all the data. Us				,		,	LWHA	6

**BUYER** 

Peachtree Hotel Group

245 Atrium Owner, LLC

Stemmons Lodging LLC

Shivam Investments, LLC

West EP Hospitality, LLC

Ryman Hospitality Properties

Sunrise Fredericksburg LLC

Bellevue Hotel Group LLC

Onyx Hospitality

Pinnacle Hospitality Group LLC

Q2 La Quinta Inn by Wyndham Everett \$10.200.000 \$139.726 Harman Investment Group, Inc. Everett WA 73

TX

TX

TX

TX

TX

VA

WA

97

95

103

80

1000

121

145

\$10,353,000

\$10,900,000

\$12,342,000

\$10,350,000

\$800,000,000

\$13,500,000

\$28,000,000

\$106,732

\$114,737

\$119,825

\$129,375

\$800,000

\$111,570

\$193,103

cannot wa

LARC

**SCORE** 

85

31

36

88

44

40

52

37

22

80

56

# **LARC** Score

The LARC Score is a data-driven, objective scoring mechanism that analytically measures the quality of a hotel location based on proximity to hotel demand drivers relative to competitive supply. The score is indexed from 0 to 100 with 50 being the average score across the U.S. and 100 being perfect. The LARC score identifies the quality of a site location, not the asset on that location. For example, a Motel 6 and Four Seasons at the same location would have similar LARC scores.

Learn more at https://www.larcanalytics.com/



## SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q2 2023

				NO. OF	ESTIMATED	ESTIMATED			LARC
Q	PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER	SELLER	SCORE
Q2	2 WoodSpring Suites Huntsville Madison	Madison	AL	121	\$11,210,000	\$92,645	SPI Holdings	Mitch Cox Companies	43
Q2	P Hilton Garden Inn Bentonville Rogers	Bentonville	AR	133	\$18,200,000	\$136,842	Bentonville Walton Avenue Hotel, LLC	Benton County Lodging, LLC	63
Q2	2 TownePlace Suites by Marriott Hot Springs	Hot Springs	AR	88	\$12,760,000	\$145,000	JSM Hospitality, LLC	Honest Hospitality #2, LLC	21
Q2	2 Comfort Inn Chandler - Phoenix South I-10	Chandler	AZ	129	\$13,200,000	\$102,326	KLRK Group, LLC	CI Chandler 202, LP	74
Q2	2 TownePlace Suites by Marriott Phoenix Chandler/Fashion Center	Chandler	AZ	109	\$18,000,000	\$165,138	Trimark Property Group	Peachtree Hotel Group	81
Q1	La Quinta Inn & Suites by Wyndham Flagstaff	Flagstaff	ΑZ	128	\$22,750,000	\$177,734	Shivam Flagstaff LLC	Highgate	85
Q1	Best Western Premier Grand Canyon Squire Inn	Grand Canyon	AZ	322	\$85,000,000	\$263,975	Delaware North	Squire Motor Inns. Inc.	79
Q1	Holiday Inn Express & Suites Lake Havasu - London Bridge	Lake Havasu City	AZ	96	\$28,000,000	\$291,667	Hall Equities Group	JV VRE Havasu Hotel, LLC & VRE English Village, LLC	47
Q1	La Quinta Inn & Suites by Wyndham Phoenix West Peoria	Peoria	AZ	108	\$13,500,000	\$125,000	Sun Valley Hotels LLC	Highgate	49
Q1	AC Hotel Phoenix Biltmore	Phoenix	ΑZ	160	\$67,800,000	\$423,750	N Biltmore LLC	HL Camelback Hotel, LLC	53
Q2	2 Embassy Suites by Hilton Phoenix Airport	Phoenix	AZ	182	\$11,560,000	\$63,516	Unified T24 LLC	Thomas 24 JI LLC	45
Q1	The Camby	Phoenix	ΑZ	277	\$110,000,000	\$397,112	KHP Capital Partners	Host Hotels & Resorts, Inc.	82
Q2	Residence Inn by Marriott Scottsdale North	Scottsdale	AZ	120	\$29,000,000	\$241,667	JV Summit Hotel Properties, Inc. & GIC	Blackstone	69

DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684

CO-FOUNDER, NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM

Q2 JW Marriott Tucson Starr Pass Resort & Spa Tucson

PRESIDENT & CEO

WWW.LWHOSPITALITYADVISORS.COM

Southwest Value Partners

\$194,783



Fortress Investment Group

\$112,000,000

ΑZ

575

# IW HOSPITALITY ADVISORS

CA

52

276

146

18

137

177

72

48

80

85

	SELECT MAJOR U.S.	HOTEL	SA]	LES S	SURVEY -	YTD Q2 2	2023
Q	PROPERTY	LOCATION				ESTIMATED PRICE/ROOM	BUYE
Q2	La Quinta Inns & Suites Tucson Airport	Tucson	AZ	143	\$13,600,000	\$95,105	S.L.A

Atascadero

Berkeley

Carlsbad

Coronado

Fairfield

Lancaster

Napa

Los Angeles

Oceanside

Palmdale

1) Acquisition includes a 28,400 square feet retail center and a Chevron gas station.

Q1 The Carlton Hotel

Q1 1906 Lodge

Area

Q1 JJ Grand Hotel

Q1 SFNZA Hotel

Q2 Carlsbad by the Sea Hotel1

Q2 Claremont Club & Spa - A Fairmont Hotel

Q2 Courtyard by Marriott Fairfield Napa Valley

Homewood Suites by Hilton Lancaster

Q2 Hampton Inn & Suites Lancaster &

Q1 Best Western Oceanside Inn

Q2 Hampton Inn & Suites Palmdale

A. GOVIND LLC

Ohana Real Estate Investors

Excel Carlsbad LLC

1906 Lodge, LLC

Kalthia Group Hotels

Greens Fund One LLC

3355 Wilshire Gaylord LLC

Pendant Sponsor PM LLC

Lin Fang Wang & LA Palms

Property, Inc.

OCBW LLC

JV Henry Yanhui Wang & Janet OCBW LLC

N/A

\$201.923

\$591,667

\$268,185

\$773,611

\$83,942

\$142,655

\$210,417

\$791.667

\$162,500

\$298,235

**SELLER** SCORE Highgate

49

Q2 Sonesta Select Tucson Airport ΑZ 120 \$10,200,000 \$85,000 MSDS MGT. Inc. Hanumant Hospitality LLC Tucson ΑZ 97 Q2 Best Western Plus Yuma Foothills Inn & Yuma \$16,500,000 \$170,103 JSC Yuma Investments LLC Suites Q1 DoubleTree Suites by Hilton Hotel Anaheim CA 251 \$247,012 MHG Capital O'Connell Hotel Group Anaheim \$62,000,000 Resort - Convention Center

\$10.500.000

\$163,300,000

\$39,155,000

\$13,925,000

\$11,500,005

\$25,250,000

\$15,150,000

\$38,000,000

\$13.000.000

\$25,350,000

Greens Fund One, LLC

Blum Capital Partners

Oceanic Coronado LP

Cpt Sc Title Holding Corporation

B.W. Midwilshire Plaza Hotel.

Hall Napa Hotel Manager, LLC

N/A

NΑ

Inc.

Highgate

Highgate

53 53

93

74

61

68

57

25

40

67

48

50

32

LARC

DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 WWW.LWHOSPITALITYADVISORS.COM CO-FOUNDER. NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM PRESIDENT & CEO 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.

W HOSPITALITY ADVISORS		
SELECT MAJOR U.S.	HOTEL SALES SURVEY	- YTD Q2 2023

CA

CA

CA

CA

CA

CA

CA

CA

CO

CO

39

114

65

235

161

78

80

170

100

113

119

SELECT MAJOR U.S.	. HOTEL SA	LES S	SURVEY -	YTD Q2 2	2023
Q PROPERTY	LOCATION		ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER
Q2 Good Nite Inn Rohnert Park	Rohnert Park CA	125	\$18,196,000	\$145,568	Rohnert Park Hospitality LLC

San Francisco

San Francisco

San Rafael

Santa Ana

Santa Rosa

Solana Beach

South San

Whittier

Basalt

Colorado

**Springs** 

San Luis Obispo CA

\$23,700,000

\$12,000,000

\$34,500,000

\$38,000,000

\$29,490,000

\$42,000,000

\$15,500,000

\$31,000,000

\$25,000,000

\$42,350,000

\$29,000,000

\$207,895

\$307,692

\$530,769

\$161.702

\$183,168

\$538.462

\$193,750

\$182,353

\$250,000

\$374.779

\$243,697

685 Ellis LLC

Investors, L.P.

**Equinox Hospitality** 

VR Acquisition, LLC

Rajesh Patel

Weingart Center

Crescent Real Estate LLC

ARA US Hospitality Trust

Shankara Investments, LLC

Pacifica Mission Bay LLC

Rose Hospitality, LLC

1125 Garden Street Hotel

Lange Family Trust Garden Street Slo Partners, L.P.

San Rafael Hillcrest, LLC

Glacier House Hotels

Vintner's Inn. LLC

Alps Hospitality, Inc.

458 Fairgrounds Drive, LLC

Rittershacher Sunset LLC

Y & C Long Beach LLC

Silverwest Hotels LLC

Chartwell Hospitality

NΑ

The Fitzgerald Hotel, LLC

Good Nite Inn Rohnert Park, Inc.

**SELLER** 

66

Q2 Hotel Beresford Q1 Hotel Cerro Q2 Four Points by Sheraton San Rafael Marin County Q1 Holiday Inn Express & Suites Santa Ana -

L۷

Q1 Fitzgerald Hotel

Orange County Q2 Vintners Resort

del Mar

Q1 Good Nite Inn3

South

Q1 Element Basalt - Aspen

Q1 Holiday Inn Express & Suites Solana Beach-

Q1 La Quinta Inn & Suites by Wyndham San

Q2 Home2 Suites by Hilton Colorado Springs

LARC

SCORE

38

55

52

42

33

70

35

70

32

3

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.

Francisco Airport N Francisco Q1 Red Roof Inn & Suites Vallejo Vallejo CA 95 \$10,100,000 \$106,316 Padmavati, LLC West Hollywood Q1 Former The Standard, Hollywood<sup>2</sup> CA 139 \$112.500.000 \$809.353 8300 Sunset Owner LLC

2) Hotel closed at time of sale. Transaction includes signage rights attached to the billboard above the hotel.

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NEW YORK, NY 10036

200 WEST 41st STREET SUITE 602

3) Hotel slated to be converted into housing for the homeless.

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	SELECT MAJOR U.S.	HOTEL S	SA	LES S	SURVEY -	YTD Q2 2	2023
				NO. OF	ESTIMATED	ESTIMATED	
Q	PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER
Q2	Holiday Inn Express & Suites Colorado Springs AFA Northgate	Colorado Springs	СО	87	\$11,380,000	\$130,805	Peak Hospitality, LLC
Q2	Holiday Inn Express Mesa Verde-Cortez	Cortez	СО	100	\$10,000,000	\$100,000	Ganeshay Mesa, LLC
Q1	Atwell Suites Denver Airport – Tower Road	Denver	CO	96	\$18,800,000	\$195,833	JC Hospitality, LLC

Q2 Comfort Suites Golden West on Evergreen Evergreen CO 85 \$17,750,000 Parkway

Q1 Residence Inn by Marriott Durango

Q1 Della Terra Mountain Chateau

Q1 Holiday Inn Express Southington

Downtown

Area

**Springs** 

Estero

Q2 Homewood Suites by Hilton Wilmington

Q1 Quality Inn Atlantic Beach-Mayo Clinic Jax

Q2 AC Hotel by Marriott Clearwater Beach &

Q1 Hotel Colonnade Coral Gables

Courtyard by Marriott Clearwater Beach

Q1 Courtyard by Marriott Fort Lauderdale Coral

Q2 TownePlace Suites by Marriott Fort Myers

Q2 Holiday Inn Express & Suites Florida City-

Estes Park CO

Durango

Southington

Wilmington

Clearwater

Coral Gables

**Coral Springs** 

Florida City

Beach

Estero

Atlantic Beach

CO

CT

DE

FL

FL

FL

FL

FL

FL

17

110

120

108

283

157

110

114

105

66

\$15.100.000

\$10.000.000

\$16,300,875

\$12,300,000

\$113,700,000

\$63,000,000

\$17,000,000

\$13,550,000

\$10,000,000

\$11,550,000 \$888.235

\$208,824

\$90.909

\$135,841

\$113,889

\$401,767

\$401,274

\$154,545

\$118,860

\$95,238

\$175,000

N/A

WDW Durango Hotel II Delaware LLC Della Terra Properties. LLC

SAK Developers

Mission Hill Hospitality

JV Crescent Real Estate

Countryside Hotels, LLC

Partners. LP

MHS Group

Equities LLC & Sage Equity

Atlantic Beach Hospitality I LLC

Golden Inn Investment LLC

LLC

LLC

Prime Hospitality LLC Della Terra LLC T & T Hospitality Services, Inc.

Buccini/Pollin Group Inc.

Pebblebrook Hotel Trust

Estero Hotel Associates, LLC

Norwich Partners

Atlantic Beach Lodging, LLC

Cortez Pueblo Partners LLC

KJ Hotel Properties, LLC,

**SELLER** 

NΑ

N/A

N/A

Springs Inn, LLC

LARC

**SCORE** 

29

91

70

50

47

59

32

70

50

37

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N/A

DANIEL H. LESSER CO-FOUNDER.

PRESIDENT & CEO

Gateway To Keys

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LW HOSPITALITY ADVISORS			
SELECT MAJOR U.S.	HOTEL SALES	SURVEY -	YTD Q2 2023

		MAJOR U.S. I				
Q	PROPERTY	L	OCATION	ESTIMATED SALES PRICE	PRICE/ROOM	BUYER

Hollywood

Kev West

Kissimmee

Kissimmee

Lake Mary

Lutz

Miami

Miami

Miami Beach

Miami Beach

Miami Beach

Naples

JV Credit Suisse Asset

Management & Trinity Fund

Auburn Hospitality Kiss, LLC

Advisors LLC

Man Junior LLC

Kev International

City of Kissimmee

Jamsan Management

ASSD Hospitality Inc.

MCR

Hotel Five LLC

Steven Oved

JV Roval Polo Hotel LLC &

Westshore Hospitality LLC

Service Properties Trust

& Opera Acquisitions

Northwestern Memorial

**SELLER** 

Embarc, LLC

Trust, Inc.

Highgate

SIMV Hotel 1. LLC

Brookfield Asset Management

**Brooks Hospitality Corporation** 

Diamond Elite Kissimmee LLC

Blackstone Real Estate Income

MIG Real Estate. LLC

Park Hotels & Resorts Inc.

Blue Road Development

PPN Naples Hotel, LLC

Quadrum Global

Pinelands-Kendall Hotel. LLC

FL

FI

FL

FL

FL

FL

FL

FI

FL

FI

FL

FL

FL

FL

1000

107

100

198

43

128

128

100

508

107

45

250

46

137

\$835,000,000

\$10,800,000

\$23,430,000

\$22,000,000

\$12,000,000

\$12,717,000

\$14,500,000

\$18.250.000

\$118.250.000

\$14.500.000

\$15,000,000

\$165,400,000

\$73,000,000

\$24,500,000

\$835,000

\$100.935

\$234,300

\$111,111

\$279,070

\$99,352

\$113,281

\$182.500

\$232,776

\$135.514

\$333,333

\$661,600

\$1,586,957

\$178,832

HealthCare Corp. 4) Marina sold in a separate transaction to an entity identified as Integra Investments.

5) Property slated to be converted to housing for homeless.

NEW YORK, NY 10036

Q1 Diplomat Beach Resort Hollywood

Q1 The Perry Hotel & Marina (Hotel Only)4

Q1 Comfort Suites Maingate East

Q2 Super 8 by Wyndham Kissimmee<sup>5</sup>

Q1 Hyatt Place Lake Mary/Orlando-North

Parkway at NorthPointe Village

Q1 Hilton Miami Airport Blue Lagoon

Q1 Residence Inn by Marriott Tampa Suncoast

Q2 Holiday Inn Express & Suites Miami-Kendall

Q2 Westgate South Beach Oceanfront Resort<sup>6</sup>

Airport

Lake Mary

Q2 Greenview Hotel

Q2 Nautilus Hotel

CO-FOUNDER.

PRESIDENT & CEO

Q1 Collins Hotel Naples

Q2 Fairfield Inn & Suites by Marriott Jacksonville Jacksonville

Q2 La Quinta Inn & Suites by Wyndham Orlando Lake Mary

6) Oceanfront timeshare resort acquired by adjacent property owner reportedly as part of an assemblage for redevelopment.

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LARC

**SCORE** 

87

53

25

69

80

74

48

15

49

25

47

73

74

74

JV 13th Floor Investments joined Westgate Resorts

St. Augustine

St. Petersburg

Tallahassee

Tampa

Tampa

Tampa

Treasure Island

West Palm

Beach

Conyers

	SELECT MAJOR U.S.	HOTEL	SA	LES S	SURVEY -	YTD Q2 2	2023
				NO. OF	ESTIMATED	ESTIMATED	
Q	PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER
Q1	La Quinta Inn & Suites by Wyndham Naples	Naples	FL	103	\$13,630,000	\$132,330	LAXMI

Orlando FL 210

FI

FL

FL

FL

FL

FL

FL

FI

GA

GΑ

T. 212.300.6684

94

172

104

291

152

252

83

103

95

136

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\$31,000,000 \$11,100,000

\$19.250.000

\$59,600,000

\$13,200,000

\$75,900,000

\$21,000,000

\$45,360,000

\$18.200.000

\$13.258.400

\$10,400,000

\$12,500,000

\$147.619 \$154,167

\$157,895

\$204.787

\$346,512

\$126,923

\$260,825

\$138,158

\$180,000

\$219.277

\$128.722

\$109.474

\$91,912

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Hersha Hospitality Management

JV Chosen Putnam LLC & Chosen Palatka LLC Magna Hospitality Group

Flagler College, Inc.

OTO Development

Artemis Hotel Group, LLC

Highland Manor Lodging, LLC

Pyramid Global Hospitality

Treasure Island Hotel LLC

Comfort World USA, LLC

Welcome Hotels Duluth, Inc.

Northstar Hotels LLC

JV Blackpearl & Oliver

Companies Inc.

of Fifth Ave, LLC

Polaris Hospitality, LLC M&M Lodgings, LLC Sebastian Hotel, LLC Greystar Real Estate Partners

Summit East Investors I Ltd.

Rocky Point Hospitality LLC

Castlerock Asset Management

Sunset Bay Properties, LLC

MIG Real Estate, LLC

HSU Conyers, LLC

KKR & Co. Inc.

Highgate

Ashford Buena Vista, LP

**SELLER** 

Highgate

LARC

**SCORE** 

85

31

36

88

44

40

52

37

22

80

56

94

94

64

FL 72 Q2 Holiday Inn Express & Suites Palatka Palatka Northwest Q1 Best Western Plus Siesta Key Gateway FI 114 Sarasota \$18,000,000

Q2 Residence Inn by Marriott Orlando Lake

Q1 AC Hotel by Marriott St Petersburg

Q2 Staybridge Suites Tallahassee I-10 East

Q1 DoubleTree by Hilton Tampa Rocky Point

Q1 Hilton Garden Inn Tampa East/Brandon

Q1 La Quinta Inn & Suites by Wyndham West

Q2 Hampton Inn & Suites Atlanta/Duluth/Gwinnett Duluth

7) Hotel slated to be converted to student housing.

NEW YORK, NY 10036

200 WEST 41st STREET SUITE 602

Q1 Treasure Bay Resort and Marina

Q2 avid hotel Atlanta - Convers I-20

Buena Vista

Q1 Sebastian Hotel7

Waterfront

Q2 Westin Tampa Bay

Palm Beach Airport

County

DANIEL H. LESSER

CO-FOUNDER.

Kennesaw

Savannah

Ames

Chicago

Brownsburg

**Boston** 

Falmouth

Bethesda

Freeport

Westborough

Capitol Heights

### CELECT MAJOD II C HOTEL CALECCIDAEV VTD 02 2023

GΑ

GA

IA

IL

IL

IN

MA

MA

MA

MD

MD

ME

100

88

112

192

233

139

83

190

253

225

216

174

94

\$18,950,000

\$11,400,000

\$10,300,000

\$133.500.000

\$11,500,000

\$10,000,000

\$10,000,000

\$82,630,000

\$53.877.100

\$15.000.000

\$36,614,000

\$10,100,000

\$16,820,000

	SELECT MAJOR U.S.	HOTEL	3 <b>3</b> A.	LES S	OURVEI -	11D Q2 2	2023
				NO. OF	ESTIMATED	ESTIMATED	
Q	PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER
Q1	Hilton Garden Inn Atlanta North/Johns Creek	Johns Creek	GA	122	\$12,700,000	\$104,098	Peachtree Hotel Group

\$189,500

\$129,545

\$91.964

\$695.313

\$49,356

\$71,942

\$120,482

\$434,895

\$212.953

\$66.667

\$169,509

\$58,046

\$178,936

Peachtree Hotel Group

Kinseth Hospitality Companies

JV Gencom & GD Holdings, LLC

Ewan Hospitality LLC

65 E. Harrison, LLC

Village Of Elk Grove Village

Evergreen Of Bburg Hotel LLC

JV Korman Communities AKA &

Electra America Hospitality

Certares Management LLC

**Dauntless Capital Partners** 

Empire Hospitality LLC

Giri Hotel Management

Magna Hospitality

Group

Kennesaw Hotel Group, LLC

ML Johns Creek Holdings, LLC

**SELLER** 

I td.

LLP

Management

Waterton Associates

VJP Investment LLC

Harraseeket Inn, Inc.

JV Savannah Midtown Hotel LLC & Jay Shree SPE LLC KeyBank

Magellan Development Group,

Brownsburg Lodging Associates

Brookfield Hotel Properties, LLC

JV PIMCO & Hersha Hospitality

Nyberg Holdings, LLC

Sabeen Hospitality LLC

57 84 81

LARC

**SCORE** 

49

28

39

Donohoe Hospitality Services 81 69

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8) Closing of forward sale of a new hotel agreed upon during late 2020. 9) Property acquired as part of an assemblage for redevelopment. DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 CO-FOUNDER. NEW YORK, NY 10036 PRESIDENT & CEO

Q1 Courtyard by Marriott Atlanta Kennesaw

Q2 Holiday Inn Express & Suites Savannah -

Q1 Travelodge by Wyndham Downtown Chicago Chicago

Q2 La Quinta Inn by Wyndham Chicago O'Hare Elk Grove Village IL

Midtown

Airport9

Q2 Hilton Garden Inn Ames

Q2 St. Regis Chicago<sup>8</sup>

Q1 Hampton Inn & Suites

Q1 Sea Crest Beach Hotel

Metro Capital Beltway Q2 Harraseeket Inn

Q1 Kimpton Nine Zero

Westborough

Indianapolis/Brownsburg

Q2 DoubleTree by Hilton Hotel Boston -

Q2 Hilton Garden Inn Bethesda Downtown

Q1 La Quinta Inn & Suites by Wyndham DC

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Southern Pines

Conference Center<sup>10</sup>

Q2 The Grand Summit Hotel

Q1 Marriott Saddle Brook

Edison

Q1 E Hotel Banquet & Conference Center -

Q1 Sonesta Hamilton Park Morristown Hotel &

by Marriott Weehawken Port Imperial

Q2 Best Western Hoover Dam Hotel

Q1 Envue, Autograph Collection & Residence Inn Weehawken

### SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q2 2023

				NO. OF	ESTIMATED	ESTIMATED		
Q	PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER	SELLER
Q1	Courtyard by Marriott Grand Rapids Airport	Grand Rapids	MI	84	\$12,000,000	\$142,857	Essco 28th St Hospitality, LLC	Cy Grand Rapids Hospitality Partners LLC
Q2	Hampton Inn & Suites St. Paul Oakdale/Woodbury	Oakdale	MN	100	\$11,300,000	\$113,000	Ma Laxmi Hospitality, LLC	SW Oakdale, LLC
Q2	Country Inn & Suites by Radisson, Asheville West	Asheville	NC	80	\$11,175,000	\$139,688	Bapa Sitaram Asheville, LLC	CI Interstate Hotels LLC
Q1	Hampton Inn & Suites Charlotte/South Park at Phillips Place	Charlotte	NC	124	\$42,000,000	\$338,710	Simon Property Group	Phillips Place Hotel Investors, LLC
Q1	Hampton Inn & Suites Charlotte-Arrowood Rd.	Charlotte	NC	100	\$10,207,000	\$102,070	Maya Arrowood, LLC	Charlotte SP Property Compa

Q2 Wingate by Wyndham Kill Devil Hills NC 71 \$10,000,000 Q2 Cambria Hotel Raleigh-Durham Airport Morrisville NC 103 \$10,300,000 NC 107 \$11,700,000 Q2 SpringHill Suites by Marriott Pinehurst Pinehurst

Kill Devil Hills NC

NJ

NJ

NJ

N.I

NJ

NV

184

219

241

149

372

99

American Hotel Income

Properties REIT LP

Way to Worth LLC

CP Saddle Brook LLC

Summit Suburban Hotel

Veris Residential

vestors. Company, Ocean Reef Hotel, LLC

84 Carolina Hotels & Resorts, LLC

LARC **SCORE** 

80

74

71

39

- 41 53 85 66
- Y C Boulder Hotel, LLC

\$15,100,000

\$14,580,000

\$16,788,750

\$16.300.000

\$97,000,000

\$11,300,000

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\$140,845

\$100,000

\$109,346

\$82,065

\$66,575

\$69,663

\$109,396

\$260.753

\$114,141

Lap Royal 22 LLC

Hotel Pinehurst LLC

Victory Worldwide LLC

Navika Capital Group

HC

570 Springfield Ave Property

ADK Nevada Hospitality LLC

Federal Business Centers, Inc.

One Seventy Five Park Ave LLC Service Properties Trust

Anantaa, Inc.

DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 CO-FOUNDER. NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM PRESIDENT & CEO

10) Buyer reportedly intends to convert property to a house of worship and school.

Edison

Florham Park

Saddle Brook

**Boulder City** 

Summit

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NY

147

356

19

72

80

381

655

135

125

66

97

# LW HOSPITALITY ADVISORS

Webster Apartments Corp.

Hain Celestial Group. Inc.

138-68 94 Ave LLC

Bayrock Capital

Värde Partners

Ascott Limited

Concord Hospitality

Sono Hospitality Group

Standard International

MFP Development, LLC

JV Hawkins Way Capital &

McWhinney

Lam Generation

CN Hotel Holdings LLC

**SELLER** 

**ROOMS SALES PRICE PRICE/ROOM BUYER** Q PROPERTY Q2 Cal Neva Resort Hotel11 Crystal Bay NV 200 \$51,840,000 \$259,200 Q2 Hotel Indigo Brooklyn<sup>12</sup> NY 128 \$40,875,000 Brooklyn

Brooklyn

Buffalo

Jamaica

Jericho

New York

New York

New York

New York

East Hampton

Long Island City

\$96,000,000

\$14,430,000

\$17.000.000

\$17,239,000

\$14,702,000

\$76,500,000

\$153,930,000

\$48,400,000

\$38,000,000

\$60,000,000

\$106.900.000

\$319,336 \$653,061

\$40.534

\$894.737

\$239,431

\$183,775

\$200,787

\$235,008

\$358,519

\$304.000

\$909.091

\$1,102,062

Quadrum Global

Heritage Equity Partners

McSam Hotel Group

**GmbH** 

Deka Immobilien Investment

We Care Trading Co. Ltd

Eaton Vance's Real Estate

Investment Group

Ghassemieh Family

Visions Hotels

Rialto Capital Advisors Jennifer and Jonathan Baker

Hariohm Realty LLC 120 Westend LLC

LARC

**SCORE** 

67

45

40

60

48

85

84 69 77

SIXTY Hotels

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11) Property closed since 2013.

Q1 Mr. C New York - Seaport

Q1 Williamsburg Hotel

Q2 Buffalo Marriott Niagara

Q2 Former Hampton Inn Jericho - Westbury<sup>14</sup>

Q1 525 Lexington Ave (Former New York Marriott New York

Q2 Holiday Inn LIC - LaGuardia West

Q1 Cambria Hotel New York - Chelsea

Q1 Citadines Connect Fifth Avenue New York

Q2 The Maidstone Hotel

Q2 Blue Bird Inn<sup>13</sup>

East Side)15

Q1 SIXTY SoHo

12) Property converting to low-cost provider of affordable student and intern housing.

13) Upon sale property reportedly converted to a shelter.

14) Closed hotel slated to be converted to dormitory for New York Institute of Technology.

15) Hotel closed since 2020.

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# SELECT MAJOR ILS. HOTEL SALES SURVEY - YTD O2 2023

CEEECI WINGO	11 C.O. 110 I LL	TOTALLO COTTO LA		(	· · · · · · · · · · · · · · · · · · ·	
			NO. OF	ESTIMATED	ESTIMATED	
Q PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER
Q2 Comfort Inn The Pointe	Niagara Falls	NY	110	\$11,250,000	\$102,273	Prospect Pointe Hotel LLC

Mansfield

Portland

**Ephrata** 

Lancaster

Pittsburgh

Middletown

Hardeeville

Chattanooga

Chattanooga

York

Aiken

Hummelstown

Q1 The Heathman Hotel Portland Q2 Inn at Fox Chase PΑ Bensalem 167 \$13,750,000

OR 151

OH

OR

PA

PA

PA

PA

PΑ

RI

SC

SC

TN

TN

75

107

86

118

108

144

71

95

76

108

53

190 \$19,000,000 \$45,000,000

\$10.500.000

\$12,500,000

\$12,650,000

\$17,675,000

\$30,500,000

\$10.610.000

\$25.050.000

\$12,700,000

\$10,425,000

\$14,500,000

\$17,500,000

\$100,000 \$298,013

\$82.335

\$116,822

\$147.093

\$149,788

\$282,407

\$73.681

\$352.817

\$133,684

\$137,171

\$134,259

\$330,189

\$140,000

BHGAH-RAD PDX, LLC JV Rockbridge & Aparium Hotel Group

SSN Ephrata LLC

Shaner Hotel Group

ZMC Hotels, LLC

K & N, LLC

Lancaster Properties LLC

Shree Sai Siddhi Zion LLC

Procaccianti Companies

DelMonte Hotel Group

Clemons on Chestnut, LLC

Pappas Hotels Aiken Re LLC

Nextgen Hospitality, Inc.

IHM Bensalem LLC

Airport Inn, L.L.C. Pebblebrook Hotel Trust

Sunrise Hospitality, Inc.

**SELLER** 

HC

60 50 90

LARC

SCORE

63

87

71 Q1 Radisson Hotel Portland Airport Q2 Home2 Suites by Hilton Ephrata

Park

East at The Outlets

Harmarville

Hilton Head

Q2 Bode Chattanooga

Q1 Hampton Inn York

Q2 Newport Beach Hotel & Suites

Q1 Moxy Chattanooga Downtown

Q1 Holiday Inn Express & Suites Aiken

Q1 Holiday Inn Express & Suites Hardeeville-

Q2 Hampton Inn & Suites Mansfield-South @ I-

Q2 Hampton Inn & Suites Hershey Near The

Q1 Fairfield Inn & Suites by Marriott Lancaster

Q1 Hampton Inn & Suites Pittsburgh/Harmarville

& TownePlace Suites by Marriott Pittsburgh

39

93

51

30

55

41

52

63

71

71

Bensalem Lodging Associates,

Central PA Equities 28 Llc

Freeport Road Hotel Associates,

CH Wilmington, LLC

KVH, LLC

High Hotels, Ltd.

Newport Hotel Group

Naman Aiken I, LLC

3H Hotel Group

Hardeeville Hospitality, LLC

Lowe 3x5 Chattanooga, LLC

Maid Of The Mist Hospitality LLC

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DANIEL H. LESSER 200 WEST 41st STREET SUITE 602 T. 212.300.6684 CO-FOUNDER. NEW YORK, NY 10036 E. DANIEL.LESSER@LWHADVISORS.COM

PRESIDENT & CEO 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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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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E. DANIEL.LESSER@LWHADVISORS.COM

Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA

### CELECT MAJOR II CHOTEL CALECCIPTEN VTD 02 2022

SELECT MAJOR U.S	o. HOTEL	SA	LES S	SURVEI -	1 1D Q2 2	.023
			NO. OF	ESTIMATED	ESTIMATED	
Q PROPERTY	LOCATION		ROOMS	SALES PRICE	PRICE/ROOM	BUYER
Q2 DoubleTree by Hilton Hotel Chattanooga	Chattanooga	TN	186	\$33,600,000	\$180,645	JV Cpz Chattanooga LLC, Alc

Cookeville

Knoxville

Nashville

Nashville

Nashville

**Beaumont** 

Dallas

El Paso

El Paso

Lubbock

San Antonio

\$33,600,000

\$13,000,000

\$23,230,000

\$88,000,000

\$12,501,000

\$12,050,000

\$11.100.000

\$13.998.250

\$10.353.000

\$10,900,000

\$12,342,000

\$10,350,000

\$800,000,000

\$12,750,000

\$180,645

\$142.857

\$187,339

\$458,333

\$104,175

\$227,358

\$140,506

\$152,155

\$106.732

\$114,737

\$119,825

\$129,375

\$800,000

\$85.570

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LLC

Chattanooga LLC, Nce

Chattanooga LLC, & Bhelm Chattanooga LLC

Shreeii-Swami CKVL LLC

Peachtree Hotel Group

2516 Music Valley GP

245 Atrium Owner, LLC

Stemmons Lodging LLC

Shivam Investments, LLC

West EP Hospitality, LLC

Ryman Hospitality Properties

Onyx Hospitality

Fairbrook Hotels

BKSD Hotels LLC

Pinnacle Hospitality Group LLC

LARC

SCORE

46

84

91

94

88

93

92

59

84

45

27

31

25

18

11

**SELLER** 

Sachchidanand Hotel Brookview, Concord Hospitality Enterprises

KKR & Co Inc.

RMR Group

Lodgings, Incorporated

Focus Hospitality III, LLC

Shree Gayatri, Inc.

Buda House, LP

Highgate

Blackstone

NewcrestImage

ESH Hospitality, Inc.

Castleblack El Paso Owner, LLC

Insignia Hospitality Group

Shreeii Swami Cookeville, LLC

Downtown

West/Bearden

Vanderbilt

Center

Southwest

DANIEL H. LESSER

PRESIDENT & CEO

CO-FOUNDER.

& Spa

Q1 Candlewood Suites Cookeville

Q1 Courtyard by Marriott Knoxville

Q1 Quality Inn Opryland Area

Q2 Homewood Suites by Hilton Nashville

Q2 Red Lion Inn & Suites Nashville Airport<sup>16</sup>

Q2 Homewood Suites by Hilton Beaumont

Q2 Extended Stay America - Dallas - Market

Q2 Fairfield Inn & Suites by Marriott El Paso

Q2 Hampton Inn & Suites by Hilton Lubbock

Q2 JW Marriott San Antonio Hill Country Resort

Q1 Courtyard by Marriott Dulles Airport Chantilly Chantilly

16) Property slated to be converted to affordable housing.

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Q2 SpringHill Suites by Marriott El Paso

Q1 Fairfield Inn & Suites by Marriott Austin Buda Buda

Q1 American Lodge<sup>19</sup>

- Seattle

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CO-FOUNDER,

Q1 La Quinta Inn & Suites by Wyndham Tacoma Tacoma

### SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q2 2023

0	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1		Chincoteague	VA	92	\$18,100,000	\$196,739	Chincoteague Waterfront Operations Inc.	Blue Water Development Corporation	76
Q2	2 Hampton Inn & Suites Fredericksburg South	Fredericksburg	VA	121	\$13,500,000	\$111,570	Sunrise Fredericksburg LLC	Sachs Companies Realty Investments	24
Q1	SpringHill Suites by Marriott Roanoke	Roanoke	VA	127	\$21,600,000	\$170,079	Windsor Aughtry Company	Justin Roanoke Hotel LLC	56
Q2	2 Silver Cloud Hotel - Bellevue	Bellevue	WA	145	\$28,000,000	\$193,103	Bellevue Hotel Group LLC	Eastgate Silver Cloud Inn, LLC	70
Q2	2 La Quinta Inn by Wyndham Everett	Everett	WA	73	\$10,200,000	\$139,726	Harman Investment Group, Inc.	Yi Ya Hoo Enterprise LLC	33
Q1	Days Inn by Wyndham Lacey Olympia Area <sup>17</sup>	Lacey	WA	124	\$14,800,000	\$119,355	Lihi Quinault Drive Housing LLC	Olympia Hotel Group Llc	62
Q1	Candlewood Suites Lakewood <sup>18</sup>	Lakewood	WA	83	\$20,200,000	\$243,373	LIHI Howard Housing LLC	Abraham Kyungwoo Lee & Sarah Gilja Lee Revocable Living Trust	34
Q1	Evergreen Inn & Suites	Monroe	WA	66	\$12,800,000	\$193,939	Monroe Hotel LLC	Cmj66 Corp.	42
Q2	2 Kimpton Hotel Monaco Seattle	Seattle	WA	189	\$63,250,000	\$334,656	Fourth Avenue Seattle Hotel LLC	Pebblebrook Hotel Trust	56
Q2	2 Kimpton Hotel Vintage Seattle	Seattle	WA	125	\$33,700,000	\$269,600	N/A	Pebblebrook Hotel Trust	59

Q2 Holiday Inn Express & Suites Seattle South - Tukwila WA 92 \$14,392,000 Tukwila

Tacoma

WA

WA

86

155

\$11,500,000

\$19,000,000

\$133,721

\$122,581

\$156,435

Sage Investment Group

HSR Hotel Group LLC

KKP Kent LLC

17) Hotel slated to be converted into housing for homeless.

- 18) Hotel will be converted to an enhanced shelter to serve people experiencing homelessness.

19) Property is planned to be converted into a multifamily development.

200 WEST 41st STREET SUITE 602

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JV Tacoma 142 IPM LLC &

Tri States Development Kent,

Tacoma IPM LLC

Highgate

LLC

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62

69

# LARC Score

The LARC Score is a data-driven, objective scoring mechanism that analytically measures the quality of a hotel location based on proximity to hotel demand drivers relative to competitive supply. The score is indexed from 0 to 100 with 50 being the average score across the U.S. and 100 being perfect. The LARC score identifies the quality of a site location, not the asset on that location. For example, a Motel 6 and Four Seasons at the same location would have similar LARC scores.

Learn more at https://www.larcanalytics.com/

