

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

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	WoodSpring Suites Huntsville Madison	Madison	AL	121	\$11,210,000	\$92,645	SPI Holdings	Mitch Cox Companies	43
Q2	Hilton Garden Inn Bentonville Rogers	Bentonville	AR	133	\$18,200,000	\$136,842	Bentonville Walton Avenue Hotel, LLC	Benton County Lodging, LLC	63
Q2	TownePlace Suites by Marriott Hot Springs	Hot Springs	AR	88	\$12,760,000	\$145,000	JSM Hospitality, LLC	Honest Hospitality #2, LLC	21
Q2	Comfort Inn Chandler - Phoenix South I-10	Chandler	AZ	129	\$13,200,000	\$102,326	KLRK Group, LLC	CI Chandler 202, LP	74
Q2	TownePlace Suites by Marriott Phoenix Chandler/Fashion Center	Chandler	AZ	109	\$18,000,000	\$165,138	Trimark Property Group	Peachtree Hotel Group	81
Q2	Embassy Suites by Hilton Phoenix Airport	Phoenix	AZ	182	\$11,560,000	\$63,516	Unified T24 LLC	Thomas 24 JI LLC	85
Q2	Residence Inn by Marriott Scottsdale North	Scottsdale	AZ	120	\$29,000,000	\$241,667	JV Summit Hotel Properties, Inc. & GIC	Blackstone	79
Q2	JW Marriott Tucson Starr Pass Resort & Spa	Tucson	AZ	575	\$112,000,000	\$194,783	Southwest Value Partners	Fortress Investment Group	47
Q2	La Quinta Inns & Suites Tucson Airport	Tucson	AZ	143	\$13,600,000	\$95,105	S.L.A. GOVIND LLC	Highgate	49
Q2	Sonesta Select Tucson Airport	Tucson	AZ	120	\$10,200,000	\$85,000	MSDS MGT, Inc.	Hanumant Hospitality LLC	53
Q2	Best Western Plus Yuma Foothills Inn & Suites	Yuma	AZ	97	\$16,500,000	\$170,103	JSC Yuma Investments LLC	Greens Fund One, LLC	45
Q2	Claremont Club & Spa - A Fairmont Hotel	Berkeley	CA	276	\$163,300,000	\$591,667	Ohana Real Estate Investors	Blum Capital Partners	82
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 Marriott Fairfield Napa Valley Area	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.

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Q2	Hampton Inn & Suites Lancaster & Homewood Suites by Hilton Lancaster	Lancaster	CA	177	\$25,250,000	\$142,655	Greens Fund One LLC	Highgate	49
Q2	Hampton Inn & Suites Palmdale	Palmdale	CA	85	\$25,350,000	\$298,235	OCBW LLC	Highgate	53
Q2	Good Nite Inn Rohnert Park	Rohnert Park	CA	125	\$18,196,000	\$145,568	Rohnert Park Hospitality LLC	Good Nite Inn Rohnert Park, Inc.	53
Q2	Hotel Beresford	San Francisco	CA	114	\$23,700,000	\$207,895	685 Ellis LLC	Lange Family Trust	93
Q2	Four Points by Sheraton San Rafael Marin County	San Rafael	CA	235	\$38,000,000	\$161,702	Equinox Hospitality	San Rafael Hillcrest, LLC	74
Q2	Vintners Resort	Santa Rosa	CA	78	\$42,000,000	\$538,462	VR Acquisition, LLC	Vintner's Inn, LLC	61
Q2	Home2 Suites by Hilton Colorado Springs South	Colorado Springs	CO	119	\$29,000,000	\$243,697	ARA US Hospitality Trust	Chartwell Hospitality	68
Q2	Holiday Inn Express & Suites Colorado Springs AFA Northgate	Colorado Springs	CO	87	\$11,380,000	\$130,805	Peak Hospitality, LLC	Springs Inn, LLC	57
Q2	Holiday Inn Express Mesa Verde-Cortez	Cortez	CO	100	\$10,000,000	\$100,000	Ganeshay Mesa, LLC	Cortez Pueblo Partners LLC	25
Q2	Comfort Suites Golden West on Evergreen Parkway	Evergreen	CO	85	\$17,750,000	\$208,824	Golden Inn Investment LLC	T & T Hospitality Services, Inc.	40
Q2	Homewood Suites by Hilton Wilmington Downtown	Wilmington	DE	120	\$16,300,875	\$135,841	SAK Developers	Buccini/Pollin Group Inc.	67
Q2	AC Hotel by Marriott Clearwater Beach & Courtyard by Marriott Clearwater Beach	Clearwater Beach	FL	283	\$113,700,000	\$401,767	Mission Hill Hospitality	Norwich Partners	48
Q2	TownePlace Suites by Marriott Fort Myers Estero	Estero	FL	114	\$13,550,000	\$118,860	Countryside Hotels, LLC	Estero Hotel Associates, LLC	50
Q2	Holiday Inn Express & Suites Florida City-Gateway To Keys	Florida City	FL	105	\$10,000,000	\$95,238	N/A	N/A	32
Q2	Fairfield Inn & Suites by Marriott Jacksonville Airport	Jacksonville	FL	107	\$10,800,000	\$100,935	Man Junior LLC	Embarc, LLC	38

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Q2	Super 8 by Wyndham Kissimmee <sup>2</sup>	Kissimmee	FL	43	\$12,000,000	\$279,070	City of Kissimmee	Diamond Elite Kissimmee LLC	55
Q2	La Quinta Inn & Suites by Wyndham Orlando Lake Mary	Lake Mary	FL	128	\$14,500,000	\$113,281	ASSD Hospitality Inc.	Highgate	66
Q2	Holiday Inn Express & Suites Miami-Kendall	Miami	FL	107	\$14,500,000	\$135,514	Hotel Five LLC	Pinelands-Kendall Hotel, LLC	61
Q2	Greenview Hotel	Miami Beach	FL	45	\$15,000,000	\$333,333	Steven Oved	Blue Road Development	78
Q2	Nautilus Hotel	Miami Beach	FL	250	\$165,400,000	\$661,600	Service Properties Trust	Quadrum Global	75
Q2	Westgate South Beach Oceanfront Resort <sup>3</sup>	Miami Beach	FL	46	\$73,000,000	\$1,586,957	JV 13th Floor Investments joined & Opera Acquisitions	Westgate Resorts	65
Q2	Residence Inn by Marriott Orlando Lake Buena Vista	Orlando	FL	210	\$31,000,000	\$147,619	Hersha Hospitality Management	Ashford Buena Vista, LP	52
Q2	Holiday Inn Express & Suites Palatka Northwest	Palatka	FL	72	\$11,100,000	\$154,167	JV Chosen Putnam LLC & Chosen Palatka LLC	Polaris Hospitality, LLC	42
Q2	Staybridge Suites Tallahassee I-10 East	Tallahassee	FL	104	\$13,200,000	\$126,923	Artemis Hotel Group, LLC	Summit East Investors I Ltd	33
Q2	Westin Tampa Bay	Tampa	FL	252	\$45,360,000	\$180,000	Pyramid Global Hospitality	Castlerock Asset Management	70
Q2	avid hotel Atlanta – Conyers I-20	Conyers	GA	95	\$10,400,000	\$109,474	Comfort World USA, LLC	HSU Conyers, LLC	35
Q2	Hampton Inn & Suites Atlanta/Duluth/Gwinnett County	Duluth	GA	136	\$12,500,000	\$91,912	Welcome Hotels Duluth, Inc.	KKR & Co. Inc.	70
Q2	Holiday Inn Express & Suites Savannah - Midtown	Savannah	GA	88	\$11,400,000	\$129,545	Ewan Hospitality LLC	JV Savannah Midtown Hotel LLC & Jay Shree SPE LLC	32
Q2	Hilton Garden Inn Ames	Ames	IA	112	\$10,300,000	\$91,964	Kinseth Hospitality Companies	KeyBank	29

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

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

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Q2	St. Regis Chicago <sup>4</sup>	Chicago	IL	192	\$133,500,000	\$695,313	JV Gencom & GD Holdings, LLC	Magellan Development Group, Ltd.	91
Q2	La Quinta Inn by Wyndham Chicago O'Hare Airport <sup>6</sup>	Elk Grove Village	IL	139	\$10,000,000	\$71,942	Village Of Elk Grove Village	Sabeen Hospitality LLC	70
Q2	DoubleTree by Hilton Hotel Boston - Westborough	Westborough	MA	225	\$15,000,000	\$66,667	Magna Hospitality	Waterton Associates	40
Q2	Hilton Garden Inn Bethesda Downtown	Bethesda	MD	216	\$36,614,000	\$169,509	Dauntless Capital Partners	Donohoe Hospitality Services	80
Q2	Harraseeket Inn	Freeport	ME	94	\$16,820,000	\$178,936	Giri Hotel Management	Harraseeket Inn, Inc.	45
Q2	Hampton Inn & Suites St. Paul Oakdale/Woodbury	Oakdale	MN	100	\$11,300,000	\$113,000	Ma Laxmi Hospitality, LLC	SW Oakdale, LLC	45
Q2	Country Inn & Suites by Radisson, Asheville West	Asheville	NC	80	\$11,175,000	\$139,688	Bapa Sitaram Asheville, LLC	CI Interstate Hotels LLC	50
Q2	Wingate by Wyndham Kill Devil Hills NC	Kill Devil Hills	NC	71	\$10,000,000	\$140,845	Lap Royal 22 LLC	Ocean Reef Hotel, LLC	47
Q2	Cambria Hotel Raleigh-Durham Airport	Morrisville	NC	103	\$10,300,000	\$100,000	Anantaa, Inc.	Carolina Hotels & Resorts, LLC	59
Q2	SpringHill Suites by Marriott Pinehurst Southern Pines	Pinehurst	NC	107	\$11,700,000	\$109,346	Hotel Pinehurst LLC	American Hotel Income Properties REIT LP	32
Q2	The Grand Summit Hotel	Summit	NJ	149	\$16,300,000	\$109,396	570 Springfield Ave Property LLC	Summit Suburban Hotel	70
Q2	Best Western Hoover Dam Hotel	Boulder City	NV	99	\$11,300,000	\$114,141	ADK Nevada Hospitality LLC	Y C Boulder Hotel, LLC	50
Q2	Cal Neva Resort Hotel <sup>6</sup>	Crystal Bay	NV	200	\$51,840,000	\$259,200	McWhinney	CN Hotel Holdings LLC	37
Q2	Hotel Indigo Brooklyn <sup>7</sup>	Brooklyn	NY	128	\$40,875,000	\$319,336	Webster Apartments Corp.	Lam Generation	87

4) Closing of forward sale of a new hotel agreed upon during late 2020.

5) Property acquired as part of an assemblage for redevelopment.

6) Property closed since 2013.

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

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Q2	Buffalo Marriott Niagara	Buffalo	NY	356	\$14,430,000	\$40,534	Visions Hotels	Rialto Capital Advisors	53
Q2	The Maidstone Hotel	East Hampton	NY	19	\$17,000,000	\$894,737	Hain Celestial Group, Inc	Jennifer and Jonathan Baker	25
Q2	Blue Bird Inn <sup>8</sup>	Jamaica	NY	72	\$17,239,000	\$239,431	138-68 94 Ave LLC	Hariohm Realty LLC	69
Q2	Former Hampton Inn Jericho - Westbury <sup>9</sup>	Jericho	NY	80	\$14,702,000	\$183,775	MFP Development, LLC	120 Westend LLC	80
Q2	Holiday Inn LIC – LaGuardia West	Long Island City	NY	381	\$76,500,000	\$200,787	Bayrock Capital	McSam Hotel Group	74
Q2	Comfort Inn The Pointe	Niagara Falls	NY	110	\$11,250,000	\$102,273	Prospect Pointe Hotel LLC	Maid Of The Mist Hospitality LLC	48
Q2	Hampton Inn & Suites Mansfield-South @ I-71	Mansfield	OH	75	\$10,500,000	\$140,000	Nextgen Hospitality, Inc.	Sunrise Hospitality, Inc.	15
Q2	Inn at Fox Chase	Bensalem	PA	167	\$13,750,000	\$82,335	IHM Bensalem LLC	Bensalem Lodging Associates, LLC	49
Q2	Home2 Suites by Hilton Ephrata	Ephrata	PA	107	\$12,500,000	\$116,822	SSN Ephrata LLC	Central PA Equities 28 Llc	25
Q2	Hampton Inn & Suites Hershey Near The Park	Hummelstown	PA	86	\$12,650,000	\$147,093	Shaner Hotel Group	CH Wilmington, LLC	47
Q2	Newport Beach Hotel & Suites	Middletown	RI	71	\$25,050,000	\$352,817	Procaccianti Companies	Newport Hotel Group	73
Q2	Bode Chattanooga	Chattanooga	TN	53	\$17,500,000	\$330,189	Clemons on Chestnut, LLC	Lowe 3x5 Chattanooga, LLC	74
Q2	DoubleTree by Hilton Hotel Chattanooga Downtown	Chattanooga	TN	186	\$33,600,000	\$180,645	JV Cpz Chattanooga LLC, Alc Chattanooga LLC, Nce Chattanooga LLC, & Bhelm Chattanooga LLC	KKR & Co Inc.	74

8) Upon sale property reportedly converted to a shelter.

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

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Q2	Homewood Suites by Hilton Nashville Vanderbilt	Nashville	TN	192	\$88,000,000	\$458,333	Peachtree Hotel Group	RMR Group	85
Q2	Red Lion Inn & Suites Nashville Airport <sup>10</sup>	Nashville	TN	53	\$12,050,000	\$227,358	245 Atrium Owner, LLC	Focus Hospitality III, LLC	31
Q2	Homewood Suites by Hilton Beaumont	Beaumont	TX	79	\$11,100,000	\$140,506	Pinnacle Hospitality Group LLC	Shree Gayatri, Inc.	36
Q2	Extended Stay America - Dallas - Market Center	Dallas	TX	97	\$10,353,000	\$106,732	Stemmons Lodging LLC	ESH Hospitality, Inc	88
Q2	Fairfield Inn & Suites by Marriott El Paso	El Paso	TX	95	\$10,900,000	\$114,737	Shivam Investments, LLC	Highgate	44
Q2	SpringHill Suites by Marriott El Paso	El Paso	TX	103	\$12,342,000	\$119,825	West EP Hospitality, LLC	Castleblack El Paso Owner, LLC	40
Q2	Hampton Inn & Suites by Hilton Lubbock Southwest	Lubbock	TX	80	\$10,350,000	\$129,375	Onyx Hospitality	Insignia Hospitality Group	52
Q2	JW Marriott San Antonio Hill Country Resort & Spa	San Antonio	TX	1000	\$800,000,000	\$800,000	Ryman Hospitality Properties	Blackstone	37
Q2	Hampton Inn & Suites Fredericksburg South	Fredericksburg	VA	121	\$13,500,000	\$111,570	Sunrise Fredericksburg LLC	Sachs Companies Realty Investments	22
Q2	Silver Cloud Hotel - Bellevue	Bellevue	WA	145	\$28,000,000	\$193,103	Bellevue Hotel Group LLC	Eastgate Silver Cloud Inn, LLC	80
Q2	La Quinta Inn by Wyndham Everett	Everett	WA	73	\$10,200,000	\$139,726	Harman Investment Group, Inc.	Yi Ya Hoo Enterprise LLC	56
Q2	Kimpton Hotel Monaco Seattle	Seattle	WA	189	\$63,250,000	\$334,656	Fourth Avenue Seattle Hotel LLC	Pebblebrook Hotel Trust	94
Q2	Kimpton Hotel Vintage Seattle	Seattle	WA	125	\$33,700,000	\$269,600	N/A	Pebblebrook Hotel Trust	94
Q2	Holiday Inn Express & Suites Seattle South - Tukwila	Tukwila	WA	92	\$14,392,000	\$156,435	KKP Kent LLC	Tri States Development Kent, LLC	64

*10) Property slated to be converted to affordable housing.*

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# 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/>

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Q1	La Quinta Inn & Suites by Wyndham Flagstaff	Flagstaff	AZ	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	AZ	160	\$67,800,000	\$423,750	N Biltmore LLC	HL Camelback Hotel, LLC	53
Q2	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	AZ	277	\$110,000,000	\$397,112	KHP Capital Partners	Host Hotels & Resorts, Inc.	82
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Q2	Best Western Plus Yuma Foothills Inn & Suites	Yuma	AZ	97	\$16,500,000	\$170,103	JSC Yuma Investments LLC	Greens Fund One, LLC	53
Q1	DoubleTree Suites by Hilton Hotel Anaheim Resort - Convention Center	Anaheim	CA	251	\$62,000,000	\$247,012	MHG Capital	O'Connell Hotel Group	93
Q1	The Carlton Hotel	Atascadero	CA	52	\$10,500,000	\$201,923	N/A	N/A	74
Q2	Claremont Club & Spa - A Fairmont Hotel	Berkeley	CA	276	\$163,300,000	\$591,667	Ohana Real Estate Investors	Blum Capital Partners	61
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	68
Q1	1906 Lodge	Coronado	CA	18	\$13,925,000	\$773,611	1906 Lodge, LLC	Oceanic Coronado LP	57
Q2	Courtyard by Marriott Fairfield Napa Valley Area	Fairfield	CA	137	\$11,500,005	\$83,942	Kalthia Group Hotels	N/A	25
Q2	Hampton Inn & Suites Lancaster & Homewood Suites by Hilton Lancaster	Lancaster	CA	177	\$25,250,000	\$142,655	Greens Fund One LLC	Highgate	40
Q1	JJ Grand Hotel	Los Angeles	CA	72	\$15,150,000	\$210,417	3355 Wilshire Gaylord LLC	B.W. Midwiltshire Plaza Hotel, Inc.	67
Q1	SENZA Hotel	Napa	CA	48	\$38,000,000	\$791,667	Pendant Sponsor PM LLC	Hall Napa Hotel Manager, LLC	48
Q1	Best Western Oceanside Inn	Oceanside	CA	80	\$13,000,000	\$162,500	JV Henry Yanhui Wang & Janet Lin Fang Wang & LA Palms Property, Inc.	OCBW LLC	50
Q2	Hampton Inn & Suites Palmdale	Palmdale	CA	85	\$25,350,000	\$298,235	OCBW LLC	Highgate	32

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

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Q2	Hotel Beresford	San Francisco	CA	114	\$23,700,000	\$207,895	685 Ellis LLC	Lange Family Trust	66
Q1	Hotel Cerro	San Luis Obispo	CA	65	\$34,500,000	\$530,769	1125 Garden Street Hotel Investors, L.P.	Garden Street Slo Partners, L.P.	61
Q2	Four Points by Sheraton San Rafael Marin County	San Rafael	CA	235	\$38,000,000	\$161,702	Equinox Hospitality	San Rafael Hillcrest, LLC	78
Q1	Holiday Inn Express & Suites Santa Ana - Orange County	Santa Ana	CA	161	\$29,490,000	\$183,168	Shankara Investments, LLC	Glacier House Hotels	75
Q2	Vintners Resort	Santa Rosa	CA	78	\$42,000,000	\$538,462	VR Acquisition, LLC	Vintner's Inn, LLC	65
Q1	Holiday Inn Express & Suites Solana Beach-del Mar	Solana Beach	CA	80	\$15,500,000	\$193,750	Pacifica Mission Bay LLC	Alps Hospitality, Inc.	52
Q1	La Quinta Inn & Suites by Wyndham San Francisco Airport N	South San Francisco	CA	170	\$31,000,000	\$182,353	Rajesh Patel	N/A	42
Q1	Red Roof Inn & Suites Vallejo	Vallejo	CA	95	\$10,100,000	\$106,316	Padmavati, LLC	458 Fairgrounds Drive, LLC	33
Q1	Former The Standard, Hollywood <sup>2</sup>	West Hollywood	CA	139	\$112,500,000	\$809,353	8300 Sunset Owner LLC	Rittershacher Sunset LLC	70
Q1	Good Nite Inn <sup>3</sup>	Whittier	CA	100	\$25,000,000	\$250,000	Weingart Center	Y & C Long Beach LLC	35
Q1	Element Basalt - Aspen	Basalt	CO	113	\$42,350,000	\$374,779	Crescent Real Estate LLC	Silverwest Hotels LLC	70
Q2	Home2 Suites by Hilton Colorado Springs South	Colorado Springs	CO	119	\$29,000,000	\$243,697	ARA US Hospitality Trust	Chartwell Hospitality	32

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

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

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

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q2	Holiday Inn Express & Suites Colorado Springs AFA Northgate	Colorado Springs	CO	87	\$11,380,000	\$130,805	Peak Hospitality, LLC	Springs Inn, LLC	29
Q2	Holiday Inn Express Mesa Verde-Cortez	Cortez	CO	100	\$10,000,000	\$100,000	Ganeshay Mesa, LLC	Cortez Pueblo Partners LLC	91
Q1	Atwell Suites Denver Airport – Tower Road	Denver	CO	96	\$18,800,000	\$195,833	JC Hospitality, LLC	KJ Hotel Properties, LLC,	70
Q1	Residence Inn by Marriott Durango	Durango	CO	66	\$11,550,000	\$175,000	WDW Durango Hotel II Delaware LLC	Prime Hospitality LLC	40
Q1	Della Terra Mountain Chateau	Estes Park	CO	17	\$15,100,000	\$888,235	Della Terra Properties, LLC	Della Terra LLC	80
Q2	Comfort Suites Golden West on Evergreen Parkway	Evergreen	CO	85	\$17,750,000	\$208,824	Golden Inn Investment LLC	T & T Hospitality Services, Inc.	45
Q1	Holiday Inn Express Southington	Southington	CT	110	\$10,000,000	\$90,909	N/A	N/A	45
Q2	Homewood Suites by Hilton Wilmington Downtown	Wilmington	DE	120	\$16,300,875	\$135,841	SAK Developers	Buccini/Pollin Group Inc.	50
Q1	Quality Inn Atlantic Beach-Mayo Clinic Jax Area	Atlantic Beach	FL	108	\$12,300,000	\$113,889	Atlantic Beach Hospitality I LLC	Atlantic Beach Lodging, LLC	47
Q2	AC Hotel by Marriott Clearwater Beach & Courtyard by Marriott Clearwater Beach	Clearwater Beach	FL	283	\$113,700,000	\$401,767	Mission Hill Hospitality	Norwich Partners	59
Q1	Hotel Colonnade Coral Gables	Coral Gables	FL	157	\$63,000,000	\$401,274	JV Crescent Real Estate Equities LLC & Sage Equity Partners, LP	Pebblebrook Hotel Trust	32
Q1	Courtyard by Marriott Fort Lauderdale Coral Springs	Coral Springs	FL	110	\$17,000,000	\$154,545	MHS Group	N/A	70
Q2	TownePlace Suites by Marriott Fort Myers Estero	Estero	FL	114	\$13,550,000	\$118,860	Countryside Hotels, LLC	Estero Hotel Associates, LLC	50
Q2	Holiday Inn Express & Suites Florida City-Gateway To Keys	Florida City	FL	105	\$10,000,000	\$95,238	N/A	N/A	37

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Diplomat Beach Resort Hollywood	Hollywood	FL 1000	\$835,000,000	\$835,000	JV Credit Suisse Asset Management & Trinity Fund Advisors LLC	Brookfield Asset Management Inc.	87
Q2	Fairfield Inn & Suites by Marriott Jacksonville Airport	Jacksonville	FL 107	\$10,800,000	\$100,935	Man Junior LLC	Embarc, LLC	53
Q1	The Perry Hotel & Marina (Hotel Only) <sup>4</sup>	Key West	FL 100	\$23,430,000	\$234,300	Key International	SIMV Hotel 1, LLC	25
Q1	Comfort Suites Maingate East	Kissimmee	FL 198	\$22,000,000	\$111,111	Auburn Hospitality Kiss, LLC	Brooks Hospitality Corporation	69
Q2	Super 8 by Wyndham Kissimmee <sup>5</sup>	Kissimmee	FL 43	\$12,000,000	\$279,070	City of Kissimmee	Diamond Elite Kissimmee LLC	80
Q1	Hyatt Place Lake Mary/Orlando-North	Lake Mary	FL 128	\$12,717,000	\$99,352	Jamsan Management	Blackstone Real Estate Income Trust, Inc.	74
Q2	La Quinta Inn & Suites by Wyndham Orlando Lake Mary	Lake Mary	FL 128	\$14,500,000	\$113,281	ASSD Hospitality Inc.	Highgate	48
Q1	Residence Inn by Marriott Tampa Suncoast Parkway at NorthPointe Village	Lutz	FL 100	\$18,250,000	\$182,500	JV Royal Polo Hotel LLC & Westshore Hospitality LLC	MIG Real Estate, LLC	15
Q1	Hilton Miami Airport Blue Lagoon	Miami	FL 508	\$118,250,000	\$232,776	MCR	Park Hotels & Resorts Inc.	49
Q2	Holiday Inn Express & Suites Miami-Kendall	Miami	FL 107	\$14,500,000	\$135,514	Hotel Five LLC	Pinelands-Kendall Hotel, LLC	25
Q2	Greenview Hotel	Miami Beach	FL 45	\$15,000,000	\$333,333	Steven Oved	Blue Road Development	47
Q2	Nautilus Hotel	Miami Beach	FL 250	\$165,400,000	\$661,600	Service Properties Trust	Quadrum Global	73
Q2	Westgate South Beach Oceanfront Resort <sup>6</sup>	Miami Beach	FL 46	\$73,000,000	\$1,586,957	JV 13th Floor Investments joined & Opera Acquisitions	Westgate Resorts	74
Q1	Collins Hotel Naples	Naples	FL 137	\$24,500,000	\$178,832	Northwestern Memorial HealthCare Corp.	PPN Naples Hotel, LLC	74

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

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

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

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q1	La Quinta Inn & Suites by Wyndham Naples Downtown	Naples	FL	103	\$13,630,000	\$132,330	LAXMI of Fifth Ave, LLC	Highgate	85
Q2	Residence Inn by Marriott Orlando Lake Buena Vista	Orlando	FL	210	\$31,000,000	\$147,619	Hersha Hospitality Management	Ashford Buena Vista, LP	31
Q2	Holiday Inn Express & Suites Palatka Northwest	Palatka	FL	72	\$11,100,000	\$154,167	JV Chosen Putnam LLC & Chosen Palatka LLC	Polaris Hospitality, LLC	36
Q1	Best Western Plus Siesta Key Gateway	Sarasota	FL	114	\$18,000,000	\$157,895	Magna Hospitality Group	M&M Lodgings, LLC	88
Q1	Sebastian Hotel <sup>7</sup>	St. Augustine	FL	94	\$19,250,000	\$204,787	Flagler College, Inc.	Sebastian Hotel, LLC	44
Q1	AC Hotel by Marriott St Petersburg	St. Petersburg	FL	172	\$59,600,000	\$346,512	OTO Development	Greystar Real Estate Partners	40
Q2	Staybridge Suites Tallahassee I-10 East	Tallahassee	FL	104	\$13,200,000	\$126,923	Artemis Hotel Group, LLC	Summit East Investors I Ltd	52
Q1	DoubleTree by Hilton Tampa Rocky Point Waterfront	Tampa	FL	291	\$75,900,000	\$260,825	JV Blackpearl & Oliver Companies Inc.	Rocky Point Hospitality LLC	37
Q1	Hilton Garden Inn Tampa East/Brandon	Tampa	FL	152	\$21,000,000	\$138,158	Highland Manor Lodging, LLC	MIG Real Estate, LLC	22
Q2	Westin Tampa Bay	Tampa	FL	252	\$45,360,000	\$180,000	Pyramid Global Hospitality	Castlerock Asset Management	80
Q1	Treasure Bay Resort and Marina	Treasure Island	FL	83	\$18,200,000	\$219,277	Treasure Island Hotel LLC	Sunset Bay Properties, LLC	56
Q1	La Quinta Inn & Suites by Wyndham West Palm Beach Airport	West Palm Beach	FL	103	\$13,258,400	\$128,722	Northstar Hotels LLC	Highgate	94
Q2	avid hotel Atlanta – Conyers I-20	Conyers	GA	95	\$10,400,000	\$109,474	Comfort World USA, LLC	HSU Conyers, LLC	94
Q2	Hampton Inn & Suites Atlanta/Duluth/Gwinnett County	Duluth	GA	136	\$12,500,000	\$91,912	Welcome Hotels Duluth, Inc.	KKR & Co. Inc.	64

<sup>7</sup>) Hotel slated to be converted to student housing.

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q1	Hilton Garden Inn Atlanta North/Johns Creek	Johns Creek	GA	122	\$12,700,000	\$104,098	Peachtree Hotel Group	ML Johns Creek Holdings, LLC	49
Q1	Courtyard by Marriott Atlanta Kennesaw	Kennesaw	GA	100	\$18,950,000	\$189,500	Peachtree Hotel Group	Kennesaw Hotel Group, LLC	28
Q2	Holiday Inn Express & Suites Savannah - Midtown	Savannah	GA	88	\$11,400,000	\$129,545	Ewan Hospitality LLC	JV Savannah Midtown Hotel LLC & Jay Shree SPE LLC	39
Q2	Hilton Garden Inn Ames	Ames	IA	112	\$10,300,000	\$91,964	Kinseth Hospitality Companies	KeyBank	57
Q2	St. Regis Chicago <sup>8)</sup>	Chicago	IL	192	\$133,500,000	\$695,313	JV Gencom & GD Holdings, LLC	Magellan Development Group, Ltd.	84
Q1	Travelodge by Wyndham Downtown Chicago	Chicago	IL	233	\$11,500,000	\$49,356	65 E. Harrison, LLC	Nyberg Holdings, LLC	81
Q2	La Quinta Inn by Wyndham Chicago O'Hare Airport <sup>9)</sup>	Elk Grove Village	IL	139	\$10,000,000	\$71,942	Village Of Elk Grove Village	Sabeen Hospitality LLC	53
Q1	Hampton Inn & Suites Indianapolis/Brownsburg	Brownsburg	IN	83	\$10,000,000	\$120,482	Evergreen Of Bburg Hotel LLC	Brownsburg Lodging Associates LLP	80
Q1	Kimpton Nine Zero	Boston	MA	190	\$82,630,000	\$434,895	JV Korman Communities AKA & Electra America Hospitality Group	Brookfield Hotel Properties, LLC	80
Q1	Sea Crest Beach Hotel	Falmouth	MA	253	\$53,877,100	\$212,953	Certares Management LLC	JV PIMCO & Hersha Hospitality Management	89
Q2	DoubleTree by Hilton Hotel Boston - Westborough	Westborough	MA	225	\$15,000,000	\$66,667	Magna Hospitality	Waterton Associates	55
Q2	Hilton Garden Inn Bethesda Downtown	Bethesda	MD	216	\$36,614,000	\$169,509	Dauntless Capital Partners	Donohoe Hospitality Services	70
Q1	La Quinta Inn & Suites by Wyndham DC Metro Capital Beltway	Capitol Heights	MD	174	\$10,100,000	\$58,046	Empire Hospitality LLC	VJP Investment LLC	81
Q2	Harraseeket Inn	Freeport	ME	94	\$16,820,000	\$178,936	Giri Hotel Management	Harraseeket Inn, Inc.	69

8) Closing of forward sale of a new hotel agreed upon during late 2020.

9) Property acquired as part of an assemblage for redevelopment.

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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	80
Q2	Hampton Inn & Suites St. Paul Oakdale/Woodbury	Oakdale	MN	100	\$11,300,000	\$113,000	Ma Laxmi Hospitality, LLC	SW Oakdale, LLC	74
Q2	Country Inn & Suites by Radisson, Asheville West	Asheville	NC	80	\$11,175,000	\$139,688	Bapa Sitaram Asheville, LLC	CI Interstate Hotels LLC	71
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	39
Q1	Hampton Inn & Suites Charlotte-Arrowood Rd.	Charlotte	NC	100	\$10,207,000	\$102,070	Maya Arrowood, LLC	Charlotte SP Property Company, LLC	84
Q2	Wingate by Wyndham Kill Devil Hills NC	Kill Devil Hills	NC	71	\$10,000,000	\$140,845	Lap Royal 22 LLC	Ocean Reef Hotel, LLC	60
Q2	Cambria Hotel Raleigh-Durham Airport	Morrisville	NC	103	\$10,300,000	\$100,000	Anantaa, Inc.	Carolina Hotels & Resorts, LLC	34
Q2	SpringHill Suites by Marriott Pinehurst Southern Pines	Pinehurst	NC	107	\$11,700,000	\$109,346	Hotel Pinehurst LLC	American Hotel Income Properties REIT LP	58
Q1	E Hotel Banquet & Conference Center - Edison	Edison	NJ	184	\$15,100,000	\$82,065	Federal Business Centers, Inc.	Way to Worth LLC	53
Q1	Sonesta Hamilton Park Morristown Hotel & Conference Center <sup>10</sup>	Florham Park	NJ	219	\$14,580,000	\$66,575	One Seventy Five Park Ave LLC	Service Properties Trust	30
Q1	Marriott Saddle Brook	Saddle Brook	NJ	241	\$16,788,750	\$69,663	Victory Worldwide LLC	CP Saddle Brook LLC	41
Q2	The Grand Summit Hotel	Summit	NJ	149	\$16,300,000	\$109,396	570 Springfield Ave Property LLC	Summit Suburban Hotel	53
Q1	Envue, Autograph Collection & Residence Inn by Marriott Weehawken Port Imperial	Weehawken	NJ	372	\$97,000,000	\$260,753	Navika Capital Group	Veris Residential	85
Q2	Best Western Hoover Dam Hotel	Boulder City	NV	99	\$11,300,000	\$114,141	ADK Nevada Hospitality LLC	Y C Boulder Hotel, LLC	66

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

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Q2	Cal Neva Resort Hotel <sup>11</sup>	Crystal Bay	NV	200	\$51,840,000	\$259,200	McWhinney	CN Hotel Holdings LLC	67
Q2	Hotel Indigo Brooklyn <sup>12</sup>	Brooklyn	NY	128	\$40,875,000	\$319,336	Webster Apartments Corp.	Lam Generation	45
Q1	Williamsburg Hotel	Brooklyn	NY	147	\$96,000,000	\$653,061	Quadrum Global	Heritage Equity Partners	40
Q2	Buffalo Marriott Niagara	Buffalo	NY	356	\$14,430,000	\$40,534	Visions Hotels	Rialto Capital Advisors	60
Q2	The Maidstone Hotel	East Hampton	NY	19	\$17,000,000	\$894,737	Hain Celestial Group, Inc	Jennifer and Jonathan Baker	48
Q2	Blue Bird Inn <sup>13</sup>	Jamaica	NY	72	\$17,239,000	\$239,431	138-68 94 Ave LLC	Hariohm Realty LLC	85
Q2	Former Hampton Inn Jericho - Westbury <sup>14</sup>	Jericho	NY	80	\$14,702,000	\$183,775	MFP Development, LLC	120 Westend LLC	78
Q2	Holiday Inn LIC – LaGuardia West	Long Island City	NY	381	\$76,500,000	\$200,787	Bayrock Capital	McSam Hotel Group	71
Q1	525 Lexington Ave (Former New York Marriott East Side) <sup>15</sup>	New York	NY	655	\$153,930,000	\$235,008	JV Hawkins Way Capital & Värde Partners	Deka Immobilien Investment GmbH	69
Q1	Cambria Hotel New York - Chelsea	New York	NY	135	\$48,400,000	\$358,519	Concord Hospitality	We Care Trading Co. Ltd	64
Q1	Citadines Connect Fifth Avenue New York	New York	NY	125	\$38,000,000	\$304,000	Ascott Limited	Eaton Vance's Real Estate Investment Group	84
Q1	Mr. C New York - Seaport	New York	NY	66	\$60,000,000	\$909,091	Sono Hospitality Group	Ghassemieh Family	69
Q1	SIXTY SoHo	New York	NY	97	\$106,900,000	\$1,102,062	Standard International	SIXTY Hotels	77

11) Property closed since 2013.

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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Q2	Comfort Inn The Pointe	Niagara Falls	NY	110	\$11,250,000	\$102,273	Prospect Pointe Hotel LLC	Maid Of The Mist Hospitality LLC	63
Q2	Hampton Inn & Suites Mansfield-South @ I-71	Mansfield	OH	75	\$10,500,000	\$140,000	Nextgen Hospitality, Inc.	Sunrise Hospitality, Inc.	87
Q1	Radisson Hotel Portland Airport	Portland	OR	190	\$19,000,000	\$100,000	BHGAH-RAD PDX, LLC	Airport Inn, L.L.C.	60
Q1	The Heathman Hotel	Portland	OR	151	\$45,000,000	\$298,013	JV Rockbridge & Aparium Hotel Group	Pebblebrook Hotel Trust	50
Q2	Inn at Fox Chase	Bensalem	PA	167	\$13,750,000	\$82,335	IHM Bensalem LLC	Bensalem Lodging Associates, LLC	90
Q2	Home2 Suites by Hilton Ephrata	Ephrata	PA	107	\$12,500,000	\$116,822	SSN Ephrata LLC	Central PA Equities 28 Llc	39
Q2	Hampton Inn & Suites Hershey Near The Park	Hummelstown	PA	86	\$12,650,000	\$147,093	Shaner Hotel Group	CH Wilmington, LLC	93
Q1	Fairfield Inn & Suites by Marriott Lancaster East at The Outlets	Lancaster	PA	118	\$17,675,000	\$149,788	Lancaster Properties LLC	KVH, LLC	51
Q1	Hampton Inn & Suites Pittsburgh/Harmarville & TownePlace Suites by Marriott Pittsburgh Harmarville	Pittsburgh	PA	108	\$30,500,000	\$282,407	ZMC Hotels, LLC	Freeport Road Hotel Associates, LP	30
Q1	Hampton Inn York	York	PA	144	\$10,610,000	\$73,681	Shree Sai Siddhi Zion LLC	High Hotels, Ltd.	55
Q2	Newport Beach Hotel & Suites	Middletown	RI	71	\$25,050,000	\$352,817	Procaccianti Companies	Newport Hotel Group	41
Q1	Holiday Inn Express & Suites Aiken	Aiken	SC	95	\$12,700,000	\$133,684	Pappas Hotels Aiken Re LLC	Naman Aiken I, LLC	52
Q1	Holiday Inn Express & Suites Hardeeville-Hilton Head	Hardeeville	SC	76	\$10,425,000	\$137,171	K & N, LLC	Hardeeville Hospitality, LLC	63
Q1	Moxy Chattanooga Downtown	Chattanooga	TN	108	\$14,500,000	\$134,259	DelMonte Hotel Group	3H Hotel Group	71
Q2	Bode Chattanooga	Chattanooga	TN	53	\$17,500,000	\$330,189	Clemons on Chestnut, LLC	Lowe 3x5 Chattanooga, LLC	71

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Q2	DoubleTree by Hilton Hotel Chattanooga Downtown	Chattanooga	TN	186	\$33,600,000	\$180,645	JV Cpz Chattanooga LLC, Alc Chattanooga LLC, Nce Chattanooga LLC, & Bhelm Chattanooga LLC	KKR & Co Inc.	46
Q1	Candlewood Suites Cookeville	Cookeville	TN	91	\$13,000,000	\$142,857	Shreeji-Swami CKVL LLC	Shreeji Swami Cookeville, LLC	84
Q1	Courtyard by Marriott Knoxville West/Bearden	Knoxville	TN	124	\$23,230,000	\$187,339	Sachchidanand Hotel Brookview, LLC	Concord Hospitality Enterprises	91
Q2	Homewood Suites by Hilton Nashville Vanderbilt	Nashville	TN	192	\$88,000,000	\$458,333	Peachtree Hotel Group	RMR Group	94
Q1	Quality Inn Opryland Area	Nashville	TN	120	\$12,501,000	\$104,175	2516 Music Valley GP	Lodgings, Incorporated	88
Q2	Red Lion Inn & Suites Nashville Airport <sup>16</sup>	Nashville	TN	53	\$12,050,000	\$227,358	245 Atrium Owner, LLC	Focus Hospitality III, LLC	93
Q2	Homewood Suites by Hilton Beaumont	Beaumont	TX	79	\$11,100,000	\$140,506	Pinnacle Hospitality Group LLC	Shree Gayatri, Inc.	92
Q1	Fairfield Inn & Suites by Marriott Austin Buda	Buda	TX	92	\$13,998,250	\$152,155	BKSD Hotels LLC	Buda House, LP	59
Q2	Extended Stay America - Dallas - Market Center	Dallas	TX	97	\$10,353,000	\$106,732	Stemmons Lodging LLC	ESH Hospitality, Inc	84
Q2	Fairfield Inn & Suites by Marriott El Paso	El Paso	TX	95	\$10,900,000	\$114,737	Shivam Investments, LLC	Highgate	45
Q2	SpringHill Suites by Marriott El Paso	El Paso	TX	103	\$12,342,000	\$119,825	West EP Hospitality, LLC	Castleblack El Paso Owner, LLC	27
Q2	Hampton Inn & Suites by Hilton Lubbock Southwest	Lubbock	TX	80	\$10,350,000	\$129,375	Onyx Hospitality	Insignia Hospitality Group	31
Q2	JW Marriott San Antonio Hill Country Resort & Spa	San Antonio	TX	1000	\$800,000,000	\$800,000	Ryman Hospitality Properties	Blackstone	25
Q1	Courtyard by Marriott Dulles Airport Chantilly	Chantilly	VA	149	\$12,750,000	\$85,570	Fairbrook Hotels	NewcrestImage	18

<sup>16)</sup> Property slated to be converted to affordable housing.

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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.

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

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q1	Fairfield Inn & Suites by Marriott Chincoteague Island Waterfront	Chincoteague	VA	92	\$18,100,000	\$196,739	Chincoteague Waterfront Operations Inc.	Blue Water Development Corporation	76
Q2	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	Silver Cloud Hotel - Bellevue	Bellevue	WA	145	\$28,000,000	\$193,103	Bellevue Hotel Group LLC	Eastgate Silver Cloud Inn, LLC	70
Q2	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	Lihl Quinault Drive Housing LLC	Olympia Hotel Group Llc	62
Q1	Candlewood Suites Lakewood <sup>18</sup>	Lakewood	WA	83	\$20,200,000	\$243,373	LIHL 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	Kimpton Hotel Monaco Seattle	Seattle	WA	189	\$63,250,000	\$334,656	Fourth Avenue Seattle Hotel LLC	Pebblebrook Hotel Trust	56
Q2	Kimpton Hotel Vintage Seattle	Seattle	WA	125	\$33,700,000	\$269,600	N/A	Pebblebrook Hotel Trust	59
Q1	American Lodge <sup>19</sup>	Tacoma	WA	86	\$11,500,000	\$133,721	Sage Investment Group	JV Tacoma 142 IPM LLC & Tacoma IPM LLC	46
Q1	La Quinta Inn & Suites by Wyndham Tacoma - Seattle	Tacoma	WA	155	\$19,000,000	\$122,581	HSR Hotel Group LLC	Highgate	62
Q2	Holiday Inn Express & Suites Seattle South - Tukwila	Tukwila	WA	92	\$14,392,000	\$156,435	KKP Kent LLC	Tri States Development Kent, LLC	69

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.

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# 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/>