

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q2 2026

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Holiday Inn Express & Suites Calera North	Calera	AL	94	\$15,350,000	\$163,298	Metro Hospitality LLC	Soham Group	23
Q2	Hampton Inn Fairhope-Mobile Bay	Fairhope	AL	89	\$18,500,000	\$207,865	HH Section Street Hospitality, LLC	Fairhope Hospitality Group, LLC	43
Q2	Holiday Inn Express & Suites Huntsville - Space Center	Huntsville	AL	98	\$14,800,000	\$151,020	Vrunda Hospitality Group	MH Hospitality	52
Q2	Taawaki Inn	Clarkdale	AZ	44	\$12,350,000	\$280,682	Taawaki Inn, LLC	Hopi Tribe Economic Development Corporation	36
Q2	Embassy Suites by Hilton Phoenix Tempe	Tempe	AZ	224	\$22,250,000	\$99,330	Mid-Continent Hospitality	American Hotel Income Properties REIT LP	78
Q2	Country Inn & Suites by Radisson ¹	Bakersfield	CA	64	\$10,500,000	\$164,063	City of Bakersfield	Dilip O. Desai, Trustee of Asha Desai Irrevocable Trust	50
Q2	Hilton Garden Inn Sacramento Elk Grove	Elk Grove	CA	116	\$19,290,000	\$166,293	Geweke VI, L.P.	Laguna Pointe Hospitality LLC	41
Q2	Holiday Inn Express & Suites Elk Grove West I-5	Elk Grove	CA	65	\$10,300,000	\$158,462	The Grove Hospitality Group LLC	Parijat Elk Grove, LP	44
Q2	Hyatt Place Fremont/Silicon Valley	Fremont	CA	151	\$13,200,000	\$87,417	Blue Diamond Hospitality	N/A	67
Q2	Heritage Inn La Mesa	La Mesa	CA	105	\$10,500,000	\$100,000	OAS La Mesa LLC	Heritage La Mesa Investments LLC	68
Q2	Mama Shelter Los Angeles Hollywood ²	Los Angeles	CA	70	\$16,000,000	\$228,571	Church of Scientology	GEM Realty Capital	92
Q2	Jolly Roger Hotel	Marina Del Rey	CA	82	\$14,435,000	\$176,037	Jolly Roger Maxser LLC	ENNERDALE MDR LLC	84
Q2	Element by Marriott San Jose Milpitas	Milpitas	CA	194	\$46,200,000	\$238,144	Pacifica Host Hotels	Dynamic City Capital.	81

1) Buyer reportedly plans to convert the hotel into an inpatient adult substance abuse treatment facility.

2) Hotel closed since February 2025.

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Q2	Hyatt Place Newark / Silicon Valley	Newark	CA	112	\$19,800,000	\$176,786	Howe Ave Apex LLC	Enhanced Shivam LLC	42
Q2	GreenTree Pasadena Inn	Pasadena	CA	69	\$13,110,000	\$190,000	Blue Gate Lending LLC	GreenTree Hospitality Group Ltd.	89
Q2	Residence Inn by Marriott Los Angeles Pasadena/Old Town	Pasadena	CA	144	\$65,000,000	\$451,389	Cornerstone Hotel Group	Dauntless Capital Partners	91
Q2	Mission Inn Hotel & Spa	Riverside	CA	238	\$33,200,000	\$139,496	Yuhaaviatam of San Manuel Nation	Historic Mission Inn Corp.	73
Q2	The Volare	San Clemente	CA	72	\$11,200,000	\$155,556	SC Hotel Venture LLC	Lee's San Clemente Resort, LLC	71
Q2	Mission Bay Motel	San Diego	CA	50	\$10,200,000	\$204,000	Tusore Hospitality, Inc.	Lamar Properties, Inc.	74
Q2	Sheraton Mission Valley San Diego Hotel	San Diego	CA	260	\$45,300,000	\$174,231	Hotel Circle Holdings, LLC	Ashford Hospitality Trust, Inc.	89
Q2	Hyatt Regency San Francisco	San Francisco	CA	821	\$279,000,000	\$339,829	Blackstone	Sunstone Hotel Investors, Inc.	95
Q2	WoodSpring Suites Santee - San Diego Northeast	Santee	CA	122	\$15,600,000	\$127,869	WS California Santee, LLC	Gold Coast Premier Properties	64
Q2	Grand Vista Hotel	Simi Valley	CA	193	\$11,200,000	\$58,031	Grand Vista Hospitality LLC	Simi West Inc.	44
Q2	Quality Inn & Suites Walnut - City of Industry ³	Walnut	CA	92	\$18,062,000	\$196,326	Chinese American Golden Age Association	Fairway Nest	57
Q2	Chamberlain West Hollywood	West Hollywood	CA	115	\$43,500,000	\$378,261	Chambermaid.XYZ LLC	Pebblebrook Hotel Trust	85
Q2	Park Hyatt Beaver Creek Resort and Spa	Beaver Creek	CO	193	\$176,000,000	\$911,917	JV Sixth Street & Riller Capital	Braemar Hotels & Resorts Inc.	61

3) Buyer reportedly plans to convert the hotel into affordable housing for seniors.

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Q2	Embassy Suites by Hilton Denver Tech Center	Centennial	CO	236	\$22,150,000	\$93,856	Arapahoe Hills LLC	AVR Realty Company	65
Q2	TownePlace Suites by Marriott Denver West/Federal Center	Golden	CO	106	\$12,720,000	\$120,000	800 Tabor Street, LLC	Denver West Hotel Springing, L.L.C.	71
Q2	Hilton Garden Inn Longmont	Longmont	CO	105	\$17,000,000	\$161,905	Faro Hotels, LLC	Longmont Harvest Junction Hospitality LLC	51
Q2	Residence Inn by Marriott Hartford Avon	Avon	CT	100	\$15,600,000	\$156,000	JNR Management	AD1 Global	44
Q2	SpringHill Suites by Marriott Hartford Cromwell	Cromwell	CT	123	\$17,000,000	\$138,211	MNM Hotel Cromwell, LLC	AVA Realty Cromwell LLP	58
Q2	Holiday Inn Express & Suites Danbury - I-84	Danbury	CT	79	\$12,050,000	\$152,532	89 Mill Plain Partners LLC	TS Legacy Holdings LLC	42
Q2	Cheeca Lodge & Spa	Islamorada	FL	254	\$305,906,313	\$1,204,356	Bass Pro Shops	Northwood Investors	38
Q2	Hilton Garden Inn Jacksonville JTB/Deerwood Park	Jacksonville	FL	119	\$11,300,000	\$94,958	Maco Properties, L.L.C.	Ashford Hospitality Trust, Inc.	52
Q2	Wicker Inn Beach Resort ⁴	Longboat Key	FL	11	\$14,000,000	\$1,272,727	Gallery Point Living LLC	Wicker Inn, L.L.C.	49
Q2	Mayfair House Hotel & Garden	Miami	FL	179	\$110,000,000	\$614,525	JV Lifestyle Hospitality Capital Group & Elliott Investment Management	Brookfield Asset Management	82
Q2	Quality Inn Miami Airport - Doral	Miami	FL	129	\$16,000,000	\$124,031	3959 Holdings LLC	3959 Property Holdings LLC	57
Q2	The Marlin Hotel	Miami Beach	FL	33	\$10,400,000	\$315,152	AAAR Hotels	MRK Property Development	78
Q2	Staybridge Suites Miramar Beach Sandestin Area	Miramar Beach	FL	116	\$19,165,000	\$165,216	Drury Miramar, LLC	Hotel One Partners Miramar Beach, LLC	33

4) Property was severely damaged during the 2024 hurricane season forcing an immediate operational shutdown and subsequent announcement of a permanent closure.

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Q2	ECHO Suites Extended Stay by Wyndham Naples	Naples	FL	124	\$12,500,000	\$100,806	GCHD Naples, LLC	Gold Coast Premier Properties XII, LLC	42
Q2	Naples Bay Resort & Marina ⁵	Naples	FL	85	\$41,250,000	\$485,294	JV Pyramid Global Hospitality & Western & Southern Financial Group	Gulfwater Investments LLC	65
Q2	Fairfield by Marriott Inn & Suites Orlando East/UCF Area	Orlando	FL	112	\$15,350,000	\$137,054	Tavares Hotel Group, LLC	Alpine Flint, LLC	54
Q2	Embassy Suites by Hilton Palm Beach Gardens PGA Boulevard ⁶	Palm Beach Gardens	FL	160	\$34,000,000	\$212,500	American Landmark Apartments & Affiliates	Ashford Hospitality Trust, Inc.	81
Q2	Hampton Inn Palm Beach Gardens	Palm Beach Gardens	FL	117	\$14,300,000	\$122,222	JV Greenbush Hospitality LLC & RCA Blvd Hotel Investment, LLC	Hospitality Investors Trust	80
Q2	Sheraton Suites Fort Lauderdale West - Marriott Plantation		FL	265	\$26,600,000	\$100,377	JV Artifact Group & Rok Acquisitions	Everwood Hospitality Partners	74
Q2	Beachcomber Beach Resort	St Pete Beach	FL	102	\$31,500,000	\$308,824	OTO Development	JV Gencom & EPR Properties	61
Q2	Home2 Suites by Hilton Tampa USF Near Busch Gardens	Tampa	FL	106	\$23,500,000	\$221,698	Sonari Capital Partners	RPS Hotel Holdings, LLC	47
Q2	Courtyard by Marriott Fort Lauderdale Weston	Weston	FL	176	\$35,000,000	\$198,864	Driftwood Hotel Income I, DST	Artemis Real Estate Partners	42
Q2	Hilton Garden Inn Atlanta North/Alpharetta	Alpharetta	GA	164	\$10,015,000	\$61,067	Prosperity Real Group GA LLC	4025 Windward Plaza, LLC	46
Q2	Hilton Garden Inn Atlanta Perimeter Center	Atlanta	GA	193	\$18,500,000	\$95,855	YM Hospitality	YM Hospitality	61
Q2	SpringHill Suites by Marriott Atlanta Covington	Covington	GA	104	\$16,500,000	\$158,654	Hallmark Hospitality & Management	Newton Hospitality LLC	24
Q2	Fairfield by Marriott Inn & Suites Morrow	Morrow	GA	92	\$14,400,000	\$156,522	Shree Dhar, LLC	Citytec Design, LLC	37

⁵) Property includes 85 hotel units, a 97-slip marina, the 31,000-square foot Shoppes at Naples Bay shopping center, and the 450-member Naples Bay Club.

⁶) Sale price tag included \$34 million for the 249,127-square-foot hotel and \$6 million for four adjoining acres.

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Q2	Hyatt Regency Savannah	Savannah	GA	351	\$158,000,000	\$450,142	JV Certares Real Estate Management & Clearview Hotel Capital	Ashford Hospitality Trust, Inc.	67
Q2	The Marshall House	Savannah	GA	68	\$19,000,000	\$279,412	MH Preservation Group	HLC Hotels	68
Q2	Blackstone Hotel	Chicago	IL	335	\$43,200,000	\$128,955	Vinayaka Hospitality	JV Fundamental Advisors & Sage Hospitality Group	94
Q2	Homewood Suites by Hilton Chicago-Downtown	Chicago	IL	233	\$29,000,000	\$124,464	JV Prakash Patel & Nirav Patel	Brookfield Asset Management	95
Q2	La Quinta Inn & Suites by Wyndham Chicago Downtown	Chicago	IL	239	\$30,500,000	\$127,615	JAMP Hotels	Highgate	93
Q2	Silversmith Hotel Chicago Downtown	Chicago	IL	144	\$16,000,000	\$111,111	N/A	Ashford Hospitality Trust, Inc.	94
Q2	Grand Royal Hotel O'Hare - Chicago ⁷	Elk Grove Village	IL	160	\$11,300,000	\$70,625	Village of Elk Grove Village	Centric Hospitality, LLC	73
Q2	Hilton Garden Inn Mattoon	Mattoon	IL	102	\$17,100,000	\$167,647	Mattoon Hospitality Group, LLC	Mattoon Hotel LLC	15
Q2	Renaissance Indianapolis North Hotel	Carmel	IN	266	\$50,000,000	\$187,970	Keystone Group	Western & Southern Financial Group	73
Q2	Sheraton Indianapolis City Centre Hotel	Indianapolis	IN	378	\$32,100,000	\$84,921	Keystone Group	Ashford Hospitality Trust, Inc.	86
Q2	Embassy Suites by Hilton Lexington Green	Lexington	KY	174	\$15,850,000	\$91,092	Somera Capital Management	245 LGC Hotel Owner LLC	54
Q2	Godfrey Hotel Boston	Boston	MA	242	\$124,499,299	\$514,460	Elliott Management	Union Investment	92
Q2	Four Points by Sheraton Eastham Cape Cod & Ocean Park Inn Cape Cod	Eastham	MA	159	\$16,500,000	\$103,774	Royalton Cape LLC	Eastham MA Hotels LLC	49
Q2	Hilton Boston/Woburn	Woburn	MA	344	\$39,400,000	\$114,535	JLK Global Fund	JV The Davis Companies & Rubicon Companies	58

7) Former Holiday inn hotel closed at the time of sale.

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Q2	Bethesda North Marriott Hotel	Rockville	MD	455	\$80,000,000	\$175,824	TMGOC Ventures	Brookfield Asset Management	77
Q2	The Press Hotel	Portland	ME	110	\$57,900,000	\$526,364	EOS Investors, LLC	KHP Capital Partners	84
Q2	Home2 Suites by Hilton Holland MI & Tru by Hilton Holland MI	Holland	MI	207	\$32,000,000	\$154,589	JV H2H MK Hospitality LLC & H2H Grace Hospitality LLC & Lakehany West Shore Holland Investment LLC	Inland National Development Company, LLC	40
Q2	Fairfield by Marriott Inn & Suites Duluth	Duluth	MN	82	\$10,300,000	\$125,610	Duluth Hospitality Inc	Duluth FF Hospitality Exchange LLC	51
Q2	Hyatt House Rochester / Mayo Clinic Area	Rochester	MN	175	\$16,200,000	\$92,571	North Rock Hospitality Group	Civic Center Hotel JV LLC	61
Q2	The Saint Paul Hotel	St. Paul	MN	255	\$18,000,000	\$70,588	JV Craig Leipold & Securian Financial & Ecolab Inc. & Jim Kelly & Carl Kaeding & David Williams	Travelers	73
Q2	Fairfield by Marriott Inn & Suites Elizabeth City	Elizabeth City	NC	97	\$11,750,000	\$121,134	JV EC Hotel Investments & JW NC Investments LLC	M&M Hospitality	32
Q2	DoubleTree by Hilton Hotel Syracuse	East Syracuse	NY	250	\$27,800,000	\$111,200	Sun Development & Management Corporation	MCCK Syracuse Hotel LLC	60
Q2	Hyatt Place Saratoga/Malta	Malta	NY	120	\$11,500,000	\$95,833	Rudra Management	Malta Hospitality LLC	48
Q2	Chambers Hotel New York ⁸	New York	NY	77	\$66,200,000	\$859,740	Hennick Group	BD Hotels	95
Q2	Chelsean New York Hotel	New York	NY	158	\$50,000,000	\$316,456	Manga Corporate	Lam Group	93
Q2	Courtyard by Marriott New York Manhattan/Fifth Avenue ⁹	New York	NY	189	\$33,000,000	\$174,603	Knightstone Capital Management Inc.	DiamondRock Hospitality Co	94
Q2	Fairfield by Marriott Inn & Suites New York Manhattan/Fifth Avenue	New York	NY	92	\$40,250,000	\$437,500	Omni Lifestyle Living	Lam Group	94

⁸) At the time of sale hotel was shuttered having previously been operated by collapsed hospitality firm Sonder.

⁹) Leasehold interest with 59 years remaining.

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Q2	Innside by Meliá New York NoMad	New York	NY	313	\$203,000,000	\$648,562	Meliá Hotels International	Artimus Construction	92
Q2	The Blakely Hotel ¹⁰	New York	NY	117	\$38,500,000	\$329,060	Fattal Hotel Group	BD Hotels	95
Q2	Holiday Inn Cleveland Northeast	Mentor	OH	132	\$13,300,000	\$100,758	7701 Reynlds Rd Mentor Llc	Mentor Hospitality Llc	50
Q2	Belamere Suites Hotel	Perrysburg	OH	35	\$16,750,000	\$478,571	Acre Belamere CP, LLC	Jant Corporation	31
Q2	Columbia Gorge Hotel & Spa	Hood River	OR	42	\$14,250,000	\$339,286	JV Maric Properties Flathead, LLC & Maric Properties Bozeman, LLC	A-1 Hotels, LLC	45
Q2	Hampton Inn & Suites Salem & Home2 Suites by Hilton Salem	Salem	OR	168	\$29,500,000	\$175,595	Eternal Hotels LLC	P4 Hospitality	60
Q2	Hyatt Regency Grand Reserve Puerto Rico	Rio Grande	PR	579	\$190,000,000	\$328,152	JV Henderson Park & Pyramid Global Hospitality	N/A	N/A
Q2	Hotel Providence	Providence	RI	80	\$10,250,000	\$128,125	Pramukh Hotel Providence RE LLC	Linchris Hotel Corp.	80
Q2	Cambria Hotel Mount Pleasant - Charleston	Mount Pleasant	SC	112	\$15,200,000	\$135,714	K W North LLC	Raines Company	64
Q2	La Quinta Inn & Suites by Wyndham Myrtle Beach - N Kings Hwy	Myrtle Beach	SC	148	\$10,350,000	\$69,932	ASD BRD LLC	LQ Acquisition Properties LLC	54
Q2	Sonesta ES Suites Nashville Brentwood	Brentwood	TN	110	\$10,750,000	\$97,727	PMH TN LLC	Quantum Opco, LLC	52
Q2	Hilton Garden Inn Austin Downtown	Austin	TX	254	\$26,850,000	\$105,709	JMI Realty	Ashford Hospitality Trust, Inc.	92
Q2	Embassy Suites by Hilton Dallas Near the Galleria	Dallas	TX	150	\$17,000,000	\$113,333	DG Lodging	Ashford Hospitality Trust , Inc.	78
Q2	Home2 Suites by Hilton Dallas-Frisco	Frisco	TX	122	\$14,000,000	\$114,754	PH ES 2000 Frisco LLC	Gresham James Hotels, LLC	84

10) Hotel closed at the time of sale.

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Q2	Lakeway Resort & Spa	Lakeway	TX	168	\$37,750,000	\$224,702	JV Trestle Studio & Sopris Capital	Ashford Hospitality Trust, Inc.	45
Q2	Fairfield by Marriott Inn & Suites Dallas Waxahachie	Waxahachie	TX	78	\$10,100,000	\$129,487	Pecos Hospitality Group Llc	OKOA Capital	48
Q2	Hilton Alexandria Old Town	Alexandria	VA	252	\$58,000,000	\$230,159	Lodging Property Trust	Ashford Hospitality Trust, Inc.	82
Q2	Clarion Collection Hotel Arlington Court Suites ¹¹	Arlington	VA	187	\$35,000,000	\$187,166	GoodHomes Communities	Sunburst Hospitality	88
Q2	WoodSpring Suites Ashland - Richmond North	Ashland	VA	122	\$13,575,000	\$111,270	Suburban Capital	Holladay Properties	27
Q2	Holiday Inn Charlottesville-Monticello	Charlottesville	VA	132	\$11,500,000	\$87,121	Riva Hospitality, LLC	Morris Creek Yacht Club Inc.	48
Q2	Holiday Inn Express Chesapeake - Norfolk	Chesapeake	VA	101	\$11,007,810	\$108,988	Kriva 721 LLC	GCL HoldCo, LLC	56
Q2	Hilton Garden Inn Seattle/Bothell	Bothell	WA	128	\$16,100,000	\$125,781	BHGI LLC	Bothell Hospitality, LLC	48
Q2	La Quinta Inn & Suites by Wyndham Seattle Federal Way	Federal Way	WA	116	\$14,500,000	\$125,000	Goldsona Hospitality Group	Trimark Property Group	63
Q2	Hilton Seattle Airport & Conference Center	Seattle	WA	396	\$18,000,000	\$45,455	MasterPark (affiliate of Paramount Hotels)	Park Hotels & Resorts Inc.	72
Q3	Comfort Suites Wenatchee Leavenworth	Wenatchee	WA	84	\$10,100,000	\$120,238	Shree Ridhi LLC	Tramp Investments, LLC	32
Q4	Candlewood Suites Kenosha – Pleasant Prairie	Kenosha	WI	90	\$10,200,000	\$113,333	HRK CW Kenosha LLC	Bear Development	50
Q1	Hilton Garden Inn Milwaukee Airport	Milwaukee	WI	143	\$13,400,000	\$93,706	THG HGIMKE LLC	Raymond Management Company Inc.	56
Q2	Ramkota Hotel & Conference Center	Casper	WY	230	\$11,250,000	\$48,913	Mahadev Casper Hospitality LLC	Regency Midwest Ventures Limited Partnership	32

¹¹) Buyer reportedly plans to convert property into a 180-unit multifamily apartment complex.

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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/>