

SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD 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
Q1	Staybridge Suites Little Rock - Medical Center	Little Rock	AR	117	\$15,000,000	\$128,205	SBS University, LLC	Midtown Hospitality, LLC	57
Q1	Holiday Inn Phoenix Chandler	Chandler	AZ	106	\$13,000,000	\$122,642	N/A	Caliber Hospitality Trust, Inc.	40
Q2	Taawaki Inn	Clarkdale	AZ	44	\$12,350,000	\$280,682	Taawaki Inn, LLC	Hopi Tribe Economic Development Corporation	36
Q1	DoubleTree by Hilton Hotel Phoenix Tempe¹	Tempe	AZ	270	\$27,500,000	\$101,852	McCarthy Properties LLC	Driftwood Hospitality Management	81
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
Q1	Vīb Hotel by Best Western Phoenix-Tempe	Tempe	AZ	102	\$17,000,000	\$166,667	Roan Antelope, LLC	BWI Devco Tempe, LLC	82
Q2	Country Inn & Suites by Radisson²	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
Q1	SureStay Hotel by Best Western Fairfield-Napa Valley³	Fairfield	CA	100	\$12,000,000	\$120,000	The Danco Group	Sona Lodging, LLC	43

1) Buyer reportedly closed the hotel and converting the building a training center for its employees.

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

3) Buyer reportedly intends to convert the property into a 51-unit permanent supportive housing community under California's Homekey+ program.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Hyatt Place Fremont/Silicon Valley	Fremont	CA	151	\$13,200,000	\$87,417	Blue Diamond Hospitality	N/A	67
Q1	Vagabond Inn - Glendale	Glendale	CA	52	\$12,300,000	\$236,538	Nandi Hospitality LLC	Vista Glendale, LLC	82
Q1	Hotel Trio Healdsburg	Healdsburg	CA	122	\$38,000,000	\$311,475	AWH Partners	Seaview Investors	42
Q2	Heritage Inn La Mesa	La Mesa	CA	105	\$10,500,000	\$100,000	OAS La Mesa LLC	Heritage La Mesa Investments LLC	68
Q1	Hotel Joaquin	Laguna Beach	CA	22	\$11,400,000	\$518,182	PRG Investment & Management	MPLB, LLC	58
Q1	Westin Long Beach	Long Beach	CA	469	\$42,000,000	\$89,552	Khanna Enterprises	JV Rockpoint & Highgate	86
Q1	Hilton Checkers Los Angeles	Los Angeles	CA	193	\$12,500,000	\$64,767	Downtown Grand Holdings LLC	Park Hotels & Resorts Inc.	93
Q2	Mama Shelter Los Angeles Hollywood ⁴	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
Q2	Hyatt Place Newark / Silicon Valley	Newark	CA	112	\$19,800,000	\$176,786	Howe Ave Apex LLC	Enhanced Shivam LLC	42
Q1	Monarch Resort Hotel	Pacific Grove	CA	49	\$18,000,000	\$367,347	Monarch Pacific Grove, LLC	Mahroom Family Partnership, L.P.	62
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

4) Hotel closed since February 2025.

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Q2	Mission Inn Hotel & Spa	Riverside	CA	238	\$33,200,000	\$139,496	Yuhaaviatam of San Manuel Nation	Historic Mission Inn Corp.	73
Q1	Hampton Inn & Suites San Bernardino	San Bernardino	CA	114	\$11,592,000	\$101,684	San Bernardino Hospitality LLC	Starwood Capital Group	55
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
Q1	Riverleaf Inn Mission Valley	San Diego	CA	109	\$15,800,000	\$144,954	JV Providencia 619 LLC & Ferrari Fuoco LLC	Valley Properties	62
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
Q1	Staypineapple, Hotel Z, Gaslamp San Diego	San Diego	CA	96	\$25,200,000	\$262,500	521 Sixth Venture LLC	Staypineapple Hotels Inc.	94
Q2	Hyatt Regency San Francisco	San Francisco	CA	821	\$279,000,000	\$339,829	Blackstone	Sunstone Hotel Investors, Inc.	95
Q1	Franciscan Inn & Suites	Santa Barbara	CA	53	\$22,500,000	\$424,528	Warren Resort Hotels	Ed St. George	78
Q1	Palihouse Santa Barbara	Santa Barbara	CA	24	\$20,000,000	\$833,333	Eight Form	Palihouse Santa Barbara LLC	81
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
Q1	Residence Inn by Marriott Los Angeles Torrance/Redondo Beach	Torrance	CA	248	\$54,000,000	\$217,742	Capital Insight	Blackstone	82
Q2	Quality Inn & Suites Walnut - City of Industry ⁵	Walnut	CA	92	\$18,062,000	\$196,326	Chinese American Golden Age Association	Fairway Nest	57

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

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Q1	Pacific Coast Inn	Watsonville	CA	94	\$15,000,000	\$159,574	Janus of Santa Cruz	Regency Hospitality LLC	41
Q2	Chamberlain West Hollywood	West Hollywood	CA	115	\$43,500,000	\$378,261	Chambermaid.XYZ LLC	Pebblebrook Hotel Trust	85
Q1	The Benson Hotel & Faculty Club	Aurora	CO	106	\$22,500,000	\$212,264	The Regents of the University of Colorado	AF Hotel Parcel Lessor, LLC	64
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
Q2	Embassy Suites by Hilton Denver Tech Center	Centennial	CO	236	\$22,150,000	\$93,856	Arapahoe Hills LLC	AVR Realty Company	65
Q1	Hilton Garden Inn Fort Collins	Fort Collins	CO	120	\$11,750,000	\$97,917	2821 Harmony FTC Inc.	Hospitality Investors Trust, Inc.	54
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
Q1	La Quinta Inn & Suites by Wyndham Grand Junction	Grand Junction	CO	108	\$12,000,000	\$111,111	MGN Hospitality LLC	Highgate	47
Q2	Hilton Garden Inn Longmont	Longmont	CO	105	\$17,000,000	\$161,905	Faro Hotels, LLC	Longmont Harvest Junction Hospitality LLC	51
Q1	Hilton Garden Inn Denver/Thornton	Thornton	CO	122	\$21,000,000	\$172,131	Black Co. LLC	Spirit Hospitality LLC	36
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
Q1	Mayflower Inn and Spa	Washington	CT	35	\$38,000,000	\$1,085,714	DoveHill Capital Management	N/A	43

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Q1	Courtyard by Marriott Bradenton Sarasota/Riverfront	Bradenton	FL	153	\$27,700,000	\$181,046	Nexpoint Lodging II Bradenton Riverfront DST	Forty Winks, LLC	62
Q1	Home2 Suites by Hilton Brandon Tampa	Brandon	FL	125	\$32,100,000	\$256,800	AAM 15	Floridays Development Co.	68
Q1	Aloft Fort Lauderdale Airport	Fort Lauderdale	FL	138	\$33,250,000	\$240,942	MHG Hotels	FLL Hospitality, LLLP	84
Q1	Holiday Inn Express & Suites Fort Myers Airport	Fort Myers	FL	101	\$17,250,000	\$170,792	HIE Global Pkwy, LLC	Shivam Soham Llc	56
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
Q1	Ramada by Wyndham Jacksonville I-95 by Butler Blvd ⁶	Jacksonville	FL	146	\$13,500,000	\$92,466	Stephen Siller Tunnel To Towers Foundation	The Knights 18 Baymeadows, LLC	72
Q1	Holiday Inn Express & Suites Jacksonville Airport	Jacksonville	FL	81	\$10,400,000	\$128,395	JG JAX Airport LLC	Elite Hospitality	45
Q1	Quality Inn & Suites Kissimmee By The Lake	Kissimmee	FL	179	\$10,300,000	\$57,542	Sunada Construction Co., Ltd.	JC Investments FL, LLC	42
Q1	Four Seasons Resort Orlando at Walt Disney World Resort	Lake Buena Vista	FL	444	\$750,000,000	\$1,689,189	BDT & MSD Partners	Host Hotels & Resorts Inc.	77
Q1	Home2 Suites by Hilton Lake Mary Orlando	Lake Mary	FL	123	\$17,970,000	\$146,098	JV Pureland Hospitality & Matlin Newtech Hotel LLC	JV Rockpoint & Highgate	62
Q2	Wicker Inn Beach Resort ⁷	Longboat Key	FL	11	\$14,000,000	\$1,272,727	Gallery Point Living LLC	Wicker Inn, L.L.C.	49
Q1	JW Marriott Marco Island Beach Resort And Hammock Bay And Rookery Golf Courses	Marco Island	FL	809	\$835,000,000	\$1,032,138	JV Sculptor Diversified Real Estate Income Trust & Trinity Investments	Barings	63

6) Buyer reportedly plans to convert the property into a 120-bed residential treatment facility for substance use disorder recovery services.

7) 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	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
Q1	Sheraton Miami Airport Hotel & Executive Meeting Center	Miami	FL	405	\$67,500,000	\$166,667	Bridgeton	HHM Hotels	73
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
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 ⁸	Naples	FL	85	\$41,250,000	\$485,294	JV Pyramid Global Hospitality & Western & Southern Financial Group	Gulfwater Investments LLC	65
Q1	Country Inn & Suites by Radisson, Orlando Airport, FL	Orlando	FL	136	\$14,000,000	\$102,941	Pinnacle Hospitality Group	Flynn Group	57
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
Q1	Home2 Suites Palm Bay Melbourne I 95 & Hyatt Place Melbourne / Palm Bay / I-95	Palm Bay	FL	193	\$24,050,000	\$124,611	Chosen Hospitality	SLF V HPB Holdco, LLC	49
Q2	Embassy Suites by Hilton Palm Beach Gardens PGA Boulevard ⁹	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
Q1	Hampton Inn Panama City Beach	Panama City Beach	FL	89	\$10,100,000	\$113,483	SHIVSAI 2909 LLC	2909 Thomas DR PCB, LLC	39

⁸) 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.

⁹) 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	Sheraton Suites Fort Lauderdale West - Marriott	Plantation	FL	265	\$26,600,000	\$100,377	JV Artifact Group & Rok Acquisitions	Everwood Hospitality Partners	74
Q1	Tru by Hilton Port St. Lucie Tradition	Port St. Lucie	FL	82	\$14,800,000	\$180,488	Guddi Legacy Investment, LLC	Tradition One LLC	45
Q1	Comfort Suites Sarasota-Siesta Key	Sarasota	FL	97	\$14,507,000	\$149,557	Sixth Hospitality LLC	Clark Station Hotel, LLC	67
Q2	Beachcomber Beach Resort	St Pete Beach	FL	102	\$31,500,000	\$308,824	OTO Development	JV Gencom & EPR Properties	61
Q1	Hilton St. Petersburg Bayfront	St. Petersburg	FL	333	\$96,000,000	\$288,288	Kolter Group	Ashford Hospitality Trust	82
Q1	Four Points by Sheraton Suites Tampa Airport Westshore	Tampa	FL	261	\$26,000,000	\$99,617	Cypress Hotel Owner LLC	Cypress Street Hotel LLC	90
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
Q1	Delta Hotels by Marriott West Palm Beach	West Palm Beach	FL	199	\$23,750,000	\$119,347	Palm Holdings	Activate Hospitality	75
Q1	Holiday Inn Express West Palm Beach Metrocentre	West Palm Beach	FL	70	\$10,500,000	\$150,000	Nandy, Inc.	Metrolodging, LLC	76
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
Q1	Courtyard by Marriott Albany	Albany	GA	84	\$11,650,000	\$138,690	Jacobs Real Estate Advisors LLC	HVC Hospitality LLC	24
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
Q1	EVEN Hotel Atlanta - Cobb Galleria	Atlanta	GA	133	\$12,000,000	\$90,226	BCS Cobb, LLC	EDG Hospitality Atlanta, LLC	79
Q2	Hilton Garden Inn Atlanta Perimeter Center	Atlanta	GA	193	\$18,500,000	\$95,855	YM Hospitality	YM Hospitality	61

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Q1	Homewood Suites by Hilton Atlanta-Galleria/Cumberland ¹⁰	Atlanta	GA	124	\$16,650,000	\$134,274	JV Alliance Residential & The Carlyle Group	Artemis Hotel Group	77
Q2	SpringHill Suites by Marriott Atlanta Covington	Covington	GA	104	\$16,500,000	\$158,654	Hallmark Hospitality & Management	Newton Hospitality LLC	24
Q1	Courtyard by Marriott Atlanta Duluth/Gwinnett Place	Duluth	GA	146	\$10,257,000	\$70,253	Good Faith 108 LLC	C2 Land, L.P. & CBM Two Hotels	52
Q2	Fairfield by Marriott Inn & Suites Morrow	Morrow	GA	92	\$14,400,000	\$156,522	Shree Dhar, LLC	Citytec Design, LLC	37
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
Q1	Holiday Inn Express & Suites Council Bluffs - Council Bluffs Conv Ctr Area		IA	112	\$12,250,000	\$109,375	JV Krishna Dallakoti & Pokhrel Kalpana & Bibek Dhakal	JV Beatrice Hospitality, LLC & Beatrice Hospitality 2, LLC	51
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 ¹¹	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

10) At the time of sale hotel was closed. Buyer reportedly plans to convert the property into 125 units of housing for veterans.

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

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Q1	Westin O'Hare	Rosemont	IL	525	\$50,000,000	\$95,238	Fortress Investment Group	Clarion Partners	76
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
Q1	Bluemont Hotel	Manhattan	KS	112	\$17,000,000	\$151,786	TCOR Hotel Partners, LLC	1212 Bluemont Owner LLC	44
Q1	Ambassador Hotel Wichita, Autograph Collection	Wichita	KS	117	\$24,250,000	\$207,265	Ad Astra Capital	Coury Hospitality	63
Q2	Embassy Suites by Hilton Lexington Green	Lexington	KY	174	\$15,850,000	\$91,092	Somera Capital Management	245 LGC Hotel Owner LLC	54
Q1	Hilton Baton Rouge Capitol Center Hotel	Baton Rouge	LA	291	\$40,500,000	\$139,175	Northshore Development	Rockbridge	59
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
Q1	Lighthouse Inn	West Dennis	MA	68	\$16,500,000	\$242,647	Dennis Lighthouse One, LLC	LHI, Inc.	41
Q2	Hilton Boston/Woburn	Woburn	MA	344	\$39,400,000	\$114,535	JLK Global Fund	JV The Davis Companies & Rubicon Companies	58
Q2	Bethesda North Marriott Hotel	Rockville	MD	455	\$80,000,000	\$175,824	TMGOC Ventures	Brookfield Asset Management	77
Q1	Portland Sheraton at Sable Oaks	Portland	ME	226	\$23,500,000	\$103,982	Colwen Hotels	Schott Management	57
Q2	The Press Hotel	Portland	ME	110	\$57,900,000	\$526,364	EOS Investors, LLC	KHP Capital Partners	84

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Q1	Holiday Inn Express & Suites South Portland	South Portland	ME	130	\$18,476,000	\$142,123	AON Portland ME, LLC	Beddy Bye, LLC	57
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
Q1	Hyatt Place Detroit/Livonia	Livonia	MI	127	\$10,000,000	\$78,740	NJA Management Group	Acrophyte Hospitality Trust	53
Q1	Hampton Inn Suites Minneapolis St Paul Arpt-Mall of America & SpringHill Suites by Marriott Minneapolis-St. Paul Airport/Mall of	Bloomington	MN	259	\$20,320,000	\$78,456	JR Bloomington LLC	JV Arbor Lodging Partners & Davidson Kempner Capital Management LP	71
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
Q1	The Last Hotel St Louis ¹²	St Louis	MO	142	\$13,200,000	\$92,958	STL Hotel LLC	1501 Washington St Louis, LLC	85
Q1	Country Inn & Suites by Radisson	Bozeman	MT	79	\$10,500,000	\$132,911	SRPH Gasoline Inc.	Bozeman Lodging, LLC	49
Q1	Super 8 by Wyndham Gardiner/Yellowstone Park Area	Gardiner	MT	65	\$11,400,000	\$175,385	KMI Management	Maric Properties Flathead LLC	27
Q1	Comfort Suites Regency Park	Cary	NC	122	\$11,200,000	\$91,803	Parks Hospitality Group	Naik Investment, Inc.	72
Q1	Sonesta ES Suites Charlotte Arrowood ¹³	Charlotte	NC	119	\$12,400,000	\$104,202	Stephen Siller Tunnel to Towers Foundation	LHG Arrowood Inc.	51

12) Buyer reportedly closed the hotel and reportedly plan to build a 300-unit apartment complex.

13) Buyer reportedly plans to convert the property into 125 units of housing for veterans.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Staybridge Suites Durham-Chapel Hill-Rtp	Durham	NC	99	\$11,250,000	\$113,636	Capgro Durham LLC	JV Hare Krishna Durham Hotel Llc & Shiv Durham Hotel LLC	62
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
Q1	Sheraton Raleigh Hotel	Raleigh	NC	353	\$44,500,000	\$126,062	White Lodging	Buccini/Pollin Group	82
Q1	Radisson Hotel Bismarck	Bismarck	ND	215	\$11,000,000	\$51,163	Mahadev Bismarck Hospitality LLC	Regency Midwest Ventures Limited Partnership	57
Q1	Holiday Inn Express & Suites York	York	NE	83	\$10,300,000	\$124,096	OM Shree Dhanlaxmi LLC	Clark W. Anderson and Eileen Anderson	31
Q1	Red Roof PLUS+ Secaucus - Meadowlands - NYC	Secaucus	NJ	171	\$16,500,000	\$96,491	Meadowland Hospitality LLC	BW RRI II LLC	83
Q1	La Posada de Santa Fe	Santa Fe	NM	157	\$57,500,000	\$366,242	Abo Sada, LLC	Ashford Hospitality Trust	66
Q1	Best Western Elko Inn	Elko	NV	108	\$11,500,000	\$106,481	M&M Hospitality LLC	Dhami Hospitality LLC	29
Q1	Studio 6 Suites Las Vegas, NV - Tropicana	Las Vegas	NV	308	\$31,500,000	\$102,273	Tropicana Hotel LLC	D Koval LLC	88
Q1	Renaissance Reno Downtown Hotel & Spa	Reno	NV	214	\$50,100,000	\$234,112	Noble Hospitality Fund V REIT, LLC	HMRN, LLC	71
Q1	Former La Quinta Inn and Suites by Wyndham Long Island City ¹⁴	Astoria	NY	112	\$26,600,000	\$237,500	NexGen Hotels	RiverBrook Hospitality	81
Q2	DoubleTree by Hilton Hotel Syracuse	East Syracuse	NY	250	\$27,800,000	\$111,200	Sun Development & Management Corporation	MCCK Syracuse Hotel LLC	60
Q1	Sky Hotel Flushing	Flushing	NY	50	\$14,500,000	\$290,000	Flushing Investment Group LLC	Hung Yuen Holdings Inc.	74
Q2	Hyatt Place Saratoga/Malta	Malta	NY	120	\$11,500,000	\$95,833	Rudra Management	Malta Hospitality LLC	48

14) The building operated as a La Quinta Inn before being converted into a homeless shelter. Reportedly buyer intends to return the property's use to hotel.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Chambers Hotel New York ¹⁵	New York	NY	77	\$66,200,000	\$859,740	Hennick Group	BD Hotels	95
Q2	Chelsea 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 ¹⁶	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
Q1	Hilton Garden Inn New York Tribeca	New York	NY	151	\$69,000,000	\$456,954	AMTD Hotels Group (USA) LLC	York Street LLC	94
Q2	Inside by Meliá New York NoMad	New York	NY	313	\$203,000,000	\$648,562	Meliá Hotels International	Artimus Construction	92
Q1	Ritz-Carlton New York, Central Park	New York	NY	253	\$321,100,000	\$1,269,170	Gencom	JV Westbrook Partners & Korea Investment Corp.	95
Q1	Senton Hotel	New York	NY	70	\$27,225,000	\$388,929	Stayway Holding Group, LLC	Senton Hotel West Corporation	92
Q2	The Blakely Hotel ¹⁷	New York	NY	117	\$38,500,000	\$329,060	Fattal Hotel Group	BD Hotels	95
Q1	Holiday Inn Express Syracuse Airport	Syracuse	NY	95	\$13,500,000	\$142,105	N/A	Saloni Hospitality	62
Q1	Renaissance Columbus Downtown Hotel	Columbus	OH	408	\$25,300,000	\$62,010	Whitestone Companies	JW Marriott Family Enterprises	87
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

¹⁵⁾ At the time of sale hotel was shuttered having previously been operated by collapsed hospitality firm Sonder.

¹⁶⁾ Leasehold interest with 59 years remaining.

¹⁷⁾ Hotel closed at the time of sale.

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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
Q1	Shilo Inns Newport Oceanfront	Newport	OR	115	\$14,100,000	\$122,609	Nye Beach Inn-Vestments, LLC,	Shilo Inn, Newport, LLC	42
Q1	Holiday Inn Portland-Airport (I-205)	Portland	OR	284	\$12,900,000	\$45,423	PDK Airport, LLC	Pool IV Finance, LLC	64
Q1	Portland Marriott Downtown Waterfront	Portland	OR	506	\$30,137,920	\$59,561	JV Sculptor Capital Management & Tamarack Capital Partners	DiNapoli Capital Partners	81
Q1	Surfside Resort	Rockaway Beach	OR	70	\$10,300,000	\$147,143	Philo Rockaway Beach OR, LLC	Kim Family	4
Q2	Hampton Inn & Suites Salem & Home2 Suites by Hilton Salem	Salem	OR	168	\$29,500,000	\$175,595	Eternal Hotels LLC	P4 Hospitality	60
Q1	Holiday Inn Express & Suites Bethlehem Arpt-Allentown Area	Bethlehem	PA	100	\$11,165,000	\$111,650	Danbury Real Estate, LLC	Allentown Hotel LLC	53
Q1	Pittsburgh Marriott North	Cranberry Twp	PA	298	\$25,300,000	\$84,899	Highline Hospitality Partners	North Pittsburgh Hotel LLC	35
Q1	Hampton Inn Harrisburg West	Mechanicsburg	PA	127	\$14,300,000	\$112,598	Shah Family Management DE LLC	High Hotels, LTD.	51
Q1	Holiday Inn Express & Suites Pittsburgh North Shore	Pittsburgh	PA	135	\$18,750,000	\$138,889	SNB Investments Inc.	Peachtree Group	90
Q1	Hyatt House Pittsburgh/Bloomfield/Shadyside	Pittsburgh	PA	128	\$24,120,000	\$188,438	The Buncher Company	Concord Hospitality	75
Q1	The Stroudsmoor	Stroudsburg	PA	65	\$12,245,450	\$188,392	Wedgewood Weddings & Events	Forte, Inc.	27
Q2	Hyatt Regency Grand Reserve Puerto Rico	Río 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

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Q1	TownePlace Suites by Marriott Fort Mill at Carowinds Blvd.	Fort Mill	SC	112	\$10,000,000	\$89,286	Lakemont 3519 LLC	Lakemont Hotel, LLC	35
Q1	The Westin Poinsett, Greenville	Greenville	SC	200	\$48,700,000	\$243,500	Highline Hospitality Partners	GLC, L.P.	72
Q2	Cambria Hotel Mount Pleasant - Charleston	Mount Pleasant	SC	112	\$15,200,000	\$135,714	K W North LLC	Raines Company	64
Q1	Holiday Inn Express & Suites Charleston - Mount Pleasant	Mount Pleasant	SC	116	\$16,627,180	\$143,338	PSMS 10, LLC	KVH Hospitality Group, LLC	48
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
Q1	Hampton Inn Morristown	Morristown	TN	81	\$10,000,000	\$123,457	West Morristown Hotel Group, LLC	Shivani, LLC of Morristown	18
Q1	Fairfield by Marriott Inn & Suites Nashville at Opryland	Nashville	TN	109	\$10,000,000	\$91,743	OM Sai Hotel 3 Inc.	Gehr Hospitality	72
Q1	Margaritaville Hotel Nashville	Nashville	TN	165	\$70,000,000	\$424,242	EPR Lodging, LLC	Jimmy's Last Laugh LLC	88
Q1	SpringHill Suites by Marriott Pigeon Forge	Pigeon Forge	TN	112	\$21,000,000	\$187,500	TCH Pigeon Forge, GP	Pigeon Forge Hotel Partners, LLC	42
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
Q1	Fairfield by Marriott Inn & Suites Gainesville I-35	Gainesville	TX	83	\$10,700,000	\$128,916	Shambhu Capital LLC	Texoma35 LLC	17

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Q1	St. Regis Houston	Houston	TX	232	\$51,000,000	\$219,828	JV Saddlebrook Hospitality Property X, LP	Host Hotels & Resorts, Inc.	89
Q1	Aloft Las Colinas	Irving	TX	136	\$20,250,000	\$148,897	Twinrose Investment Management, LLC, Rochester Real Estate Group, & Harrell Hospitality Group, LLC	Corebridge REI TX Hotel Las Colinas Owner LLC	87
Q2	Lakeway Resort & Spa	Lakeway	TX	168	\$37,750,000	\$224,702	JV Trestle Studio & Sopris Capital	Ashford Hospitality Trust, Inc.	45
Q1	Hilton Garden Inn Longview	Longview	TX	122	\$12,300,000	\$100,820	Longview H C LLC	JV GIC & Summit Hotel Properties	38
Q1	Aloft San Antonio Airport	San Antonio	TX	141	\$10,500,000	\$74,468	Armada Investments LP	Corebridge REI TX Hotel San Antonio Owner LLC	76
Q2	Fairfield by Marriott Inn & Suites Dallas Waxahachie	Waxahachie	TX	78	\$10,100,000	\$129,487	Pecos Hospitality Group Llc	OKOA Capital	48
Q1	Hilton Alexandria Old Town	Alexandria	VA	252	\$58,000,000	\$230,159	Lodging Capital Partners	Ashford Hospitality Trust	82
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 ¹⁸	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
Q1	Delta Hotels Bristol	Bristol	VA	226	\$15,500,000	\$68,584	A & S Hospitality-Bristol, LLC	D & J Virginia Real Estate, LLC	39
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
Q1	Holiday Inn Express Danville	Danville	VA	93	\$13,000,000	\$139,785	Mahant Danville LLC	Daly Seven Inc.	41

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

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Q1	Extended Stay America Suites- Lynchburg - University Blvd.	Lynchburg	VA	101	\$12,000,000	\$118,812	Liberty University, Inc.	Extended Stay America	32
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
Q1	Inn At Langley	Langley	WA	28	\$13,200,000	\$471,429	KF Langley RE LLC	The Inn At Langley, Inc.	43
Q2	Hilton Seattle Airport & Conference Center	Seattle	WA	396	\$18,000,000	\$45,455	MasterPark (affiliate of Paramount Hotels)	Park Hotels & Resorts Inc.	72
Q2	Comfort Suites Wenatchee Leavenworth	Wenatchee	WA	84	\$10,100,000	\$120,238	Shree Ridhi LLC	Tramp Investments, LLC	32
Q1	Extended Stay America	Brookfield	WI	138	\$11,000,000	\$79,710	M6 Studio Milwaukee Brookfield USA LLC	ESA Portfolio LLC	53
Q2	Candlewood Suites Kenosha – Pleasant Prairie	Kenosha	WI	90	\$10,200,000	\$113,333	HRK CW Kenosha LLC	Bear Development	50
Q1	Holiday Inn Express & Suites Madison	Madison	WI	106	\$14,159,000	\$133,575	Madison East Express, LLC	Madison Express LLC	30
Q1	Best Western Plus Milwaukee West ¹⁹	Milwaukee	WI	62	\$10,424,900	\$168,144	Bayside Development	National 55 Limited Partnership	67
Q2	Hilton Garden Inn Milwaukee Airport	Milwaukee	WI	143	\$13,400,000	\$93,706	THG HGIMKE LLC	Raymond Management Company Inc.	56
Q1	Holiday Inn Casper East - Medical Center	Casper	WY	119	\$12,302,500	\$103,382	HI Casper Hospitality LLC	Casper Inn, LLC,	29
Q2	Ramkota Hotel & Conference Center	Casper	WY	230	\$11,250,000	\$48,913	Mahadev Casper Hospitality LLC	Regency Midwest Ventures Limited Partnership	32
Q1	Four Seasons Resort and Residences Jackson Hole	Teton Village	WY	125	\$350,000,000	\$2,800,000	BDT & MSD Partners	Host Hotels & Resorts, Inc.	36

19) Shuttered hotel acquired by neighboring restaurateur/developer.

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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.

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