

Hotel Deals Rebound as Buyers Chase Discounts

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Daniel Lesser

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Although mixed signals abound, the U.S. economy at the end of 2025 continues to show surprising resilience, defying some expectations of a slowdown. GDP growth is strong (roughly 4.3% in Q3) driven by consumer and government spending, however with a cooling and uneven labor market as well as rising unemployment (4.6% in November). Despite overall economic expansion, cost of living remains a top concern for many Americans making affordability of daily expenses challenging. While many perceive

broadening strength in 2026, issues include high credit card debt, elevated interest rates, wage growth lagging nominal revenue increases, and regional disparities, leading to a "K-shaped" recovery where some thrive while others struggle.

While general market perception of the U.S. lodging industry at the beginning of 2025 was optimistic, the year ended with a significantly tempered near term outlook. An expectation of moderate economic conditions and potential for profit growth due to stabilizing labor costs, initial 2025 forecasts by Lodging Analytics Research & Consulting (LARC) as well as CoStar/STR and Tourism Economics indicated slight improvement and relative stability. Amidst economic headwinds, persistent elevated levels of inflation, a softening job market, and changing travel patterns, mid-year U.S. hotel performance forecasts were downgraded. Persistent headwinds, including stagnant consumer sentiment, a fragile labor market, and tariffs and travel fees squeezing international travel culminated in Q4 2025 predictions of a decline in revenue per available room (RevPAR) for the full year. Driven by lower occupancy and muted ADR growth, the RevPAR dip was the first since the 2020 pandemic.

The U.S. lodging sector is currently characterized by stable but softening revenue per available room (RevPAR), continuing labor challenges, elevated costs, and evolving consumer behaviors. While occupancy nears pre-pandemic levels and revenue remains strong, projections for 2026 show modest growth with supply outpacing demand and placing negative pressure on profit margins. Sector operational challenges are anticipated to continue to experience headwinds driven in part by labor shortages and costs, and significant increases in other expenses including insurance, property taxes, utilities, and technology. The industry is pivoting toward agentic commerce, embracing artificial intelligence (AI) to optimize staffing, real-time forecasting, and ensuring properties are discoverable by AI-powered travel assistants. The 2026 FIFA World Cup is expected to be a catalyst for the 11 U.S. host cities which will realize temporary benefits.

Pressures on owners/potential sellers are growing amid debt maturities, required PIPs, and other necessary capital expenditures, coupled with expiring fund life/holding periods, likely forcing more transactions. As credit spreads continue to tighten, debt is widely available, particularly from banks and the CMBS markets. Narrowing bid-ask spreads are fueling an active hotel sale transaction market, yet headline volume looks muted because deal sizes have changed.

The survey includes 105 single-sale transactions over \$10 million, totaling approximately \$3.8 billion, and approximately 18,200 hotel rooms, with an average deal size of \$35.9 million and an average sale price per room of roughly \$207,000.

In comparison, the survey included 89 single-sale transactions totaling nearly \$3.3 billion, and approximately 14,500 hotel rooms, with an average deal size of \$36.7 million and an average sale price per room of \$225,000. Comparing Q3 2025 with Q2 2025, the number of trades increased roughly 18 percent while total dollar volume increased approximately 14 percent, average deal size declined by roughly 3 percent and sale price per room declined 8 percent.

By comparison, the survey included 97 single-asset sale transactions over \$10 million, totaling just over \$4.4 billion and comprising approximately 16,600 hotel rooms, with an average deal size of \$45.4 million and an average sale price per room of \$266,000. Comparing Q3 2025 with Q3 2024, the number of trades increased by approximately 8 percent while total dollar volume declined 14 percent, average deal size declined by roughly 21 percent and sale price per room decreased by 22 percent.

The survey included 111 single-sale transactions totaling approximately \$5.0 billion and approximately 23,600 hotel rooms, with an average deal size of \$45.1 million and an average sale price per room of roughly \$212,000.

In comparison, as previously stated, the survey includes 107 single-asset sale transactions over \$10 million, totaling just over \$3.8 billion and including approximately 18,500 hotel rooms, with an average deal size of \$35.5 million and an average sale price per room of \$207,000. Comparing Q4 2025 with Q3 2025, the number of trades increased by approximately 4 percent, while total dollar volume grew roughly 32 percent, average deal size increased by roughly 27 percent, and sale price per room increased by nearly 2.5 percent.

By further comparison, survey included 103 sales that totaled over \$3.4 billion and included approximately 17,200 hotel rooms with an average deal size of \$33.4 million and an average sale price per room of roughly \$198,000. Comparing Q4 2025 with Q4 2024, the number of trades increased approximately 8 percent while total dollar volume grew roughly 47 percent, average deal size grew 37 percent and sale price per room increased by roughly 7 percent.

For 2025, the survey includes 392 single transactions over \$10 million. These transactions totaled nearly \$15 billion and included approximately 70,700 hotel rooms with an average deal size of \$38 million, and an average sale price per room of \$211,000. In comparison, the 2024 LWHA survey included 356 single transactions of \$10 million or more. These transactions totaled just over \$14.3 billion and included approximately 58,900 hotel rooms with an average deal size of \$40.2 million and an average sale price per room of \$243,000. Comparing 2025 with 2024, the number of trades increased 10 percent while total dollar volume grew roughly 5 percent, average deal size declined nearly 5 percent and sale price per room declined 13 percent.

Notable Q3 and Q4 2025 observations include:

Q3 2025

Twenty-seven trades, or roughly 25 percent of the national Q3 2025 total, occurred in Florida and California. These transactions total nearly \$1.2 billion of investment activity or 32 percent of the national Q3 aggregate.

Sixteen major hotel sale transactions in the State of Florida represented nearly \$865 million in investment activity or 19 percent of the national Q4 aggregate.

Eleven major hotel sale transactions in the State of California represented a total of \$325 million in investment activity or 8 percent of the national Q4 aggregate.

A joint venture including Trinity Investments and Certares Real Estate Management sold to Blackstone the 352 room EAST Miami hotel for \$300 million or just over \$850,000 per unit. The seller acquired the property in 2021 for \$174 million.

A partnership between Slate Property Group and a non-profit supportive housing developer acquired from a joint venture between Sioni Group and Patriarch Equities, the 611 key Stewart Hotel in New York, NY for \$255 million or just over \$412,000 per unit. The buyer intends to redevelop the property, which has been closed since 2022 into a 579-unit apartment complex for low-income households and/or formerly homeless individuals.

Blackstone acquired the 785 key Sunseeker Resort Charlotte Harbor in Charlotte Harbor, FL from Allegiant Travel Company for \$200 million or nearly \$255,000 per unit. The \$720 million expansive resort faced significant financial challenges since it opened in December 2023. The trade, at 28 cents on the dollar, reflects the ill-conceived nature of the development. The property has since been rebranded as the Sunseeker Resort Florida Gulf Coast, Curio Collection by Hilton.

Southwest Value Partners sold to KSL Capital Partners the 420 room Westin Hilton Head Island Resort & Spa in Hilton Head Island, SC for nearly \$200 million of just over \$475,000 per key. Reportedly since the sellers acquired the asset in 2012, the property has undergone more than \$47 million in capital improvements, including a \$13.8 million renovation of its guest rooms completed in early 2024.

T2 Hospitality acquired from Host Hotels & Resorts, Inc. the 454 room Washington Marriott at Metro Center in Washington DC for \$177 million or just over \$385,000 per key. The transaction was financed by an affiliate of the seller, with Host Holdings Business Trust providing a \$113.75 million loan.

Braemar Hotels & Resorts Inc. sold the 369 room Seattle Marriott Waterfront in Seattle, WA for \$145 million or \$393,000 per key to a joint venture between Sixth Street Partners and Riller Capital.

Columbia Sussex acquired from Starwood Capital the 744 room Hilton Daytona Beach Oceanfront Resort in Daytona Beach, FL for \$112 million or slightly more than \$150,000 per unit. The deal was supported by an \$83.25 million interest-only loan from Wells Fargo, and the buyer is anticipated to complete a \$26.8 million renovation of the asset.

After a three-year bankruptcy process involving the former owner Urban Commons, the leasehold interest in 298 room The Wagner at the Battery, formerly Ritz-Carlton Battery Park City in New York, NY was acquired by Silver Creek Development for \$110 million or nearly \$370,000 per unit. The hotel which has been closed since April 2020 is anticipated to undergo a substantial renovation and a relaunch as a luxury hotel.

Q4 2025

Forty-two trades, or roughly 38 percent of the national Q4 2025 total, occurred in California and Florida. These transactions total over \$2.2 billion of investment activity or 42 percent of the national Q4 aggregate.

Twenty-one major hotel sale transactions in the State of California represented \$1.4 billion of investment activity or 28 percent of the national Q4 aggregate.

Twenty-one major hotel sale transactions in the State of Florida represented a total of \$775 million of investment activity or 14 percent of the national Q4 aggregate.

In a single deal reportedly valued at \$489.8 million or roughly \$435,000 per key, Magna Hospitality sold a portfolio of four Manhattan hotels with a total of 1,129 rooms to a group of unidentified "large institutional owners." The properties include the Hilton Garden Inn New York Times Square North, Motto by Hilton New York City Chelsea, DoubleTree by Hilton New York Times Square South, & Fairfield Inn & Suites New York Midtown Manhattan Penn Station. Reportedly the seller retained a minority ownership stake in the portfolio.

A joint venture between Newbond Holdings and Conversant Capital acquired the nearly 3,000-room Hilton San Francisco Union Square and Parc 55 in San Francisco, CA for \$408M or roughly \$140,000 per unit. The hotels had been in receivership since 2023, when Park Hotels & Resorts ceased making payments on a \$725M loan tied to the assets. The sale price reportedly represented a nearly 75% decline from the hotels' combined appraised value of \$1.56 billion in 2016. The new ownership group reportedly plans to invest an additional \$200 million to renovate the properties. This deal is one of several recent sales of major downtown San Francisco hotels acquired by institutional investors at fractions of replacement cost, as many perceive the market has finally bottomed out.

Kam Sang Company, Inc. purchased the 273 room New York EDITION Hotel for approximately \$235 million or just over \$860,000 per unit. The seller, The Abu Dhabi Investment Authority previously acquired the property in 2015 for an allocated price of \$337 million as part of its \$815 million purchase of three Edition hotels from Marriott International. Hudson Bay Capital provided a \$155 million loan for the purchase.

The InterContinental New York Times Square was sold for \$230 million to a partnership of Highgate, Gencom, and Argent Ventures, from a Tishman/MetLife joint venture. The buyer reportedly intends to conduct a significant renovation and shift to an IHG franchise model under Highgate's management.

Related Ross acquired from Wheelock Street Capital the 208 room, The Ben in West Palm Beach, FL for \$190 million or more than \$900,000 per unit. Wheelock Street Capital paid \$106.4 million, or \$511,000 per key for the asset in 2021 from Concord Hospitality who developed the property which opened in 2020.

University of California Investments purchased the 331 key Residence Inn by Marriott Berkeley from Pyramid Global Hospitality for \$175.8 million just over \$530,000 per unit.

CIM Group, LP sold to Cain International the 276 room Dominick Hotel in New York, NY for \$174 million or roughly \$630,000 per room. Madison Realty Capital and Newbond Holdings provided a \$180 million loan for the transaction. The property contains a total of 390 keys, however 114 are owned by third parties and operate within a rental management program.

A joint venture led by South Street Partners and Dream Finders Homes acquired the 514 key Sawgrass Marriott Golf Resort & Spa and Cabana Beach Club in Ponte Vedra Beach, FL for just over \$148 million or \$288,000 per unit. Acquisition financing was provided by BDT & MSD Partners' affiliated funds.

Blackstone purchased the 277-room Four Seasons Hotel in San Francisco, CA for \$130 million or just under \$470,000 per key. This deal is yet another example of several recent sales of major downtown San Francisco hotels acquired by institutional investors at fractions of replacement cost, as many perceive the market has finally bottomed out.

With the \$125 million (\$473,000 per unit) acquisition of the 264 room Nomo Soho hotel in New York, NY from the Sapir Corporation, Israeli hotel chain Dan Hotels entered the U.S. market for the first time. The seller acquired the asset in 2015 for \$208 million resulting in a 40 percent erosion in value during the 10-year period.

During the next several years, the U.S. economy is anticipated to strengthen. While headwinds persist for lower-income households, higher-income people are in a strong wealth position and will benefit from continued tax cuts. Irrespective of income groups, consumer appetite for travel and spending remains strong and a priority for many. For the near term, many expect inbound international visitation to remain suppressed while group and business transient demand has softened. With muted levels of new supply, the likelihood of short-term rates easing, and a pro-business, pro-growth tax environment at the federal level, these factors will serve as catalysts for the economy to transition to a more stable footing and a swing back of the pendulum.

The outlook for the future will inevitably be fluid, as life is, and most likely always will be “uncertain.” During the past nearly 65 years, the U.S. has experienced periods of heightened levels of uncertainty, including but not limited to the 1962 Cuban Missile Crisis, the 1970s energy crisis, the Stock Market Crash of 1987, the 1990 Gulf War, the September 11 attacks, the Second Gulf War, the global financial crisis (GFC), and the global COVID-19 pandemic. Random events and circumstances beyond one’s control, such as disease, natural disaster, geopolitical conflict or an economic downturn, make future outcomes unpredictable.

While this unpredictability can be a source of stress and anxiety for those who crave security and control, it can also be reframed as an opportunity for growth, resilience, and excitement. The reality of existence is that things change constantly. Nothing is static, and regardless of one’s plans, unexpected events can and do happen. The fact is we have always, and most likely will continue to live in uncertain times with black swan events resulting in unanticipated shocks to the lodging industry. History proves the U.S. economy to be resilient, and the world survives uncertainty and generally comes out ahead on the other side of crisis after crisis.

Although economic uncertainty and other challenges remain, opportunities are on the rise. With \$2.7 trillion in commercial real estate debt maturing and construction at historic lows, the conditions are set for those with capital and conviction. The U.S. lodging industry is facing a complex combination of strengths, weaknesses, opportunities, and threats. While

fundamentals may be challenged in the short term, longer-term patient capital that seizes acquisition opportunities at the right basis and offers good locations with diverse demand drivers will realize healthy returns. Perhaps the real “silver lining” amidst today’s cloudy skies is the rewards for those who remain calm in times of panic. The fact is, the best opportunities are always born during times of enhanced uncertainty.

Daniel H. Lesser is co-founder, president & CEO of LW Hospitality Advisors.

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q3 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q3	Spark by Hilton Birmingham Colonnade ¹	Birmingham	AL	122	\$11,000,000	\$90,164	Tunnel to Towers Foundation	Baron Hwy 280, LLC	60
Q3	Aloft Birmingham Soho Square	Homewood	AL	111	\$18,225,000	\$164,189	PHD Hotels	JV KKR & Riller Capital	71
Q3	Hampton Inn & Suites Montgomery-EastChase & Homewood Suites by Hilton Montgomery	Montgomery	AL	194	\$26,310,000	\$135,619	HDC Capital Group	Unihost	31/30
Q3	Home2 Suites by Hilton Phoenix Airport South	Phoenix	AZ	103	\$18,750,000	\$182,039	Gurbir Sandhu Company	Baywood Hotels Inc.	83
Q3	Arizona Inn	Tucson	AZ	89	\$25,500,000	\$286,517	Arizona Inn Group, LLC	Arizona Inn Company Limited Partnership, LLP	70
Q3	Carmel Resort Inn	Carmel-By-The-Sea	CA	30	\$15,000,000	\$500,000	Kshire Coastal Holdings LLC	JV Santa Rosa Motel Co., L.P. & 1 & P Brothers, LLC & Durrell Pacific Grove, LLC,	59
Q3	Best Western Plus Carpinteria Inn	Carpinteria	CA	144	\$26,917,500	\$186,927	Excel Hotel Group	Washington Capital Management, Inc.	57
Q3	Hyatt House Los Angeles/LAX/Manhattan Beach	El Segundo	CA	122	\$29,000,000	\$237,705	Nara Qi Maingate, LLC	Grand Prix El Segundo LLC	85
Q3	Extended Stay America Los Angeles/Long Beach Airport	Long Beach	CA	134	\$25,000,000	\$186,567	SHP Long Beach LLC	Blackstone	72
Q3	Sheraton San Jose Hotel	Milpitas	CA	229	\$20,100,000	\$87,773	Apexa Ventures III	Highgate	82
Q3	Studio 6 Suites Perris	Perris	CA	103	\$11,400,000	\$110,680	Perris Hospitality Group, LLC	Best Rest LLC	46
Q3	Sonesta Select Pleasant Hill	Pleasant Hill	CA	135	\$12,000,000	\$88,889	680 Hospitality LLC	Service Properties Trust	59
Q3	AC Hotel San Diego Downtown Gaslamp Quarter	San Diego	CA	147	\$70,750,000	\$481,293	Pyramid Global Hospitality	Briad Group	92

1) Property reportedly sold to a nonprofit with plans to redevelop it into veteran housing.

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Q3	Sonesta Select San Jose Airport	San Jose	CA	151	\$14,000,000	\$92,715	1727 Technology Drive Property Owner	Service Properties Trust	76
Q3	El Encanto	Santa Barbara	CA	92	\$82,200,000	\$893,478	JV Justin and Tyler Mateen & Culver Capital	LVMH	74
Q3	Station House Inn	South Lake Tahoe	CA	96	\$18,400,000	\$191,667	Play Park Hospitality, LLC	Station House Inn, LLC	48
Q3	Hilton Garden Inn Arvada Denver	Arvada	CO	139	\$34,850,000	\$250,719	Olympia Hospitality	JV Brinkman Real Estate & Colmena Group	75
Q3	Inverness Denver, a Hilton Golf & Spa Resort	Englewood	CO	302	\$48,500,000	\$160,596	Columbia Sussex Corporation	Silverwest Hotels	77
Q3	TownePlace Suites Denver Tech Center	Englewood	CO	94	\$12,000,000	\$127,660	Ville 7877 LLC	Ganeshay Denver LLC	72
Q3	Candlewood Suites Fort Collins	Fort Collins	CO	83	\$10,750,000	\$129,518	KB Fort Collins LLC	Spirit Hospitality	62
Q3	SpringHill Suites by Marriott Denver West/Golden	Lakewood	CO	127	\$24,350,000	\$191,732	Lakewood Hotel LLC	MB Hospitality Lakeshs, LP	62
Q3	Westin Westminster	Westminster	CO	370	\$84,500,000	\$228,378	Columbia Sussex Corporation	Wheelock Street Capital	66
Q3	Comfort Inn & Suites Danbury-Bethel	Danbury	CT	112	\$12,700,000	\$113,393	Stark Hospitality LLC	Danbury Real Estate, LLC	69
Q3	St. Gregory Hotel	Washington	DC	156	\$29,453,000	\$188,801	Grupo Hotusa	Hersha Hotels and Resorts	94
Q3	Washington Marriott at Metro Center	Washington	DC	459	\$177,000,000	\$385,621	T2 Hospitality	Host Hotels & Resorts, Inc.	94
Q3	Residence Inn Boca Raton ²	Boca Raton	FL	120	\$15,000,000	\$125,000	FSV Boca LLC	Waterstone FTLL Hotel LLC	74

2) Buyer reportedly intends to convert the property to student housing supporting Florida Atlantic University.

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Q3	Sunseeker Resort Charlotte Harbor	Charlotte Harbor	FL	785	\$200,000,000	\$254,777	Blackstone	Allegiant Travel Company	53
Q3	Hampton Inn & Suites Coconut Creek & Residence Inn Fort Lauderdale Coconut Creek	Coconut Creek	FL	210	\$38,450,000	\$183,095	Excel Group	Coconut Creek Hotel M-RI	68
Q3	Days Inn Tropical Seas	Daytona Beach	FL	75	\$11,500,000	\$153,333	Imperium Hotels Inc.	G. E. J. E. L. Management, Inc.	56
Q3	Hilton Daytona Beach Oceanfront Resort	Daytona Beach	FL	744	\$112,000,000	\$150,538	Columbia Sussex Corporation	Starwood Capital Group	61
Q3	The Paradise Inn	Key West	FL	19	\$12,500,000	\$657,895	The Paradise Inn of Key West, LLC	SMS Lodging	64
Q3	Hampton Inn Melbourne-Viera	Melbourne	FL	88	\$16,500,000	\$187,500	Lincoln Hospitality Management	Alpental Capital	57
Q3	EAST Miami	Miami	FL	352	\$300,000,000	\$852,273	Blackstone	JV Trinity Investments & Certares	91
Q3	Hotel Trouvail	Miami Beach	FL	71	\$10,000,000	\$140,845	Activate Miami Beach, LLC	Greenbrier Partners, LLC	64
Q3	Stadium Hotel ³	Miami Gardens	FL	217	\$24,000,000	\$110,599	AIDS Healthcare Foundation Inc.	Stadium Hotel, LLC	36
Q3	Hilton Garden Inn Jacksonville Ponte Vedra Sawgrass	Ponte Vedra Beach	FL	128	\$28,500,000	\$222,656	T2 Hospitality	Noble Investment Group	49
Q3	World Golf Village Renaissance St. Augustine Resort	St. Augustine	FL	301	\$24,250,000	\$80,565	SUN Development & Management Corporation	Atrium Finance IV	21
Q3	Hilton Garden Inn Tampa Ybor Historic District	Tampa	FL	96	\$27,000,000	\$281,250	T2 Hospitality	JV KKR & Riller Capital	86
Q3	Sleep Inn & Suites Tampa South	Tampa	FL	77	\$10,500,000	\$136,364	KK&Z Hotels LLC	Dale Mabry Hotel LLC	67

3) Buyer is reportedly a non profit foundation that intends to convert the property into affordable housing.

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Q3	SpringHill Suites by Marriott Tampa Westshore Airport	Tampa	FL	149	\$20,750,000	\$139,262	McKibbon Hotel Management	Sleep Over, LLC	89
Q3	Home2 Suites by Hilton Wildwood the Villages	Wildwood	FL	96	\$13,410,700	\$139,695	Noble Investment Group	Liberty Group	36
Q3	Hyatt Regency Atlanta Perimeter at Villa Christina	Atlanta	GA	182	\$19,775,000	\$108,654	Villa Christina, LLC	VCGA Associates LLC	66
Q3	Ramada by Wyndham Augusta Downtown Hotel & Conference Center	Augusta	GA	200	\$10,000,000	\$50,000	Breakwater	N/A	61
Q3	Oasis Hotel Waikiki	Honolulu	HI	96	\$23,000,000	\$239,583	Eagle Point Hotel Partners	N/A	77
Q3	Surety Hotel	Des Moines	IA	137	\$31,600,000	\$230,657	PGSAH Des Moines LLC	Aparium Hotel Group	76
Q3	Element West Des Moines	West Des Moines	IA	110	\$14,525,000	\$132,045	Staysharpe West Des Moines LLC	Silverwest Hotels	65
Q3	Hampton Inn & Suites Chicago/Aurora	Aurora	IL	127	\$16,500,000	\$129,921	HRS Hospitality Group LLC	Trust Number 7467	38
Q3	Hampton Inn Chicago Downtown/Magnificent Mile & Homewood Suites by Hilton Chicago Downtown	Chicago	IL	352	\$28,250,000	\$80,256	Vinayaka Hospitality	Arbor Lodging Partners	93/94
Q3	Virgin Hotels Chicago	Chicago	IL	250	\$77,400,000	\$309,600	Accelerated Assets	JV Lionstone Development & Virgin Hotels	94
Q3	Embassy Suites by Hilton Chicago North Shore Deerfield	Deerfield	IL	237	\$12,400,000	\$52,321	BCI Pacific Real Estate	Broadshore Capital Partners	71
Q3	Eaglewood Resort & Spa	Itasca	IL	295	\$21,000,000	\$71,186	Arbor Lodging Partners	AllianceBernstein L.P.	61
Q3	Four Points by Sheraton Chicago O'Hare Airport	Schiller Park	IL	295	\$13,000,000	\$44,068	Seven Star Investments LLC	Schiller Park Hospitality LLC	64
Q3	Residence Inn by Marriott Indianapolis Carmel & SpringHill Suites by Marriott Indianapolis Carmel	Carmel	IN	246	\$25,100,000	\$102,033	Ghoman Property Group	Trimont Real Estate Advisors	74/71

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Q3	Home2 Suites by Hilton Lexington University / Medical Center	Lexington	KY	103	\$10,150,000	\$98,544	LHG Lexington, LLC	CDOR Lex Lowry, LLC	61
Q3	Hotel Indigo Baton Rouge Downtown	Baton Rouge	LA	93	\$12,500,000	\$134,409	A&R Group	Project King LLC	58
Q3	The Boxer Boston	Boston	MA	80	\$23,625,000	\$295,313	Eurostars Hotel Company S.L.	Hersha Hotels and Resorts	95
Q3	Residence Inn by Marriott New Bedford Dartmouth	Dartmouth	MA	96	\$12,800,000	\$133,333	First Bristol Corporation	Starwood Capital Group	37
Q3	Hyatt Place Boston/Medford	Medford	MA	157	\$27,050,000	\$172,293	Colwen Hotels	JV KKR & Co. Inc. & Riller Capital.	78
Q3	Sagamore Pendry Baltimore	Baltimore	MD	127	\$48,000,000	\$377,953	Montage International	Sagamore Ventures	84
Q3	White Barn Inn	Kennebunk	ME	28	\$25,000,000	\$892,857	DoveHill	The Friedkin Group, Inc.	42
Q3	La Quinta Inn & Suites by Wyndham Portland DT/Maine Med	Portland	ME	100	\$14,500,000	\$145,000	Evergreen Portland Hospitality LLC	Highgate	85
Q3	Hampton Inn by Hilton Lakeville Minneapolis	Lakeville	MIN	117	\$15,000,000	\$128,205	Lakeville Hotel LLC	AirLake Hospitality LLC	36
Q3	Quality Inn & Suites Biltmore East ⁴	Asheville	NC	132	\$11,883,000	\$90,023	Asheville Buncombe Community Christian Ministry	Bhuna Corporation	58
Q3	Atlantis Lodge	Pine Knoll Shores	NC	42	\$10,800,000	\$257,143	Heron Hospitality	Atlantis Lodge Inc.	34
Q3	Winston-Salem Marriott	Winston-Salem	NC	319	\$56,150,000	\$176,019	1754 Properties LLC	Rockbridge	67
Q3	EVEN Hotel Manchester Airport ⁵	Manchester	NH	112	\$16,500,000	\$147,321	N/A	Jamsan Management	62

4) Buyer reportedly plans to convert the property to dedicated housing for veterans.

5) The property and an adjacent lot reportedly acquired for development into a casino complex.

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SELECT MAJOR U.S. HOTEL SALES SURVEY - Q3 2025

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Home2 Suites by Hilton Wayne	Wayne	NJ	120	\$24,700,000	\$205,833	Old Turnpike Bronco LLC	JV DC Hospitality Wayne, LLC & DC Hospitality Wayne ITIC LLC & EHP Properties LLC	74
Q3	Residence Inn by Marriott West Orange	West Orange	NJ	128	\$19,100,000	\$149,219	107 Prospect Ave LLC	Bow & Arrow Manor Inc.	49
Q3	Hyatt Place Albuquerque/Uptown	Albuquerque	NM	126	\$18,500,000	\$146,825	Sun Capital Hotels	Hospitality Investors Trust	69
Q3	Holiday Inn Express & Suites Farmington	Farmington	NM	100	\$11,000,000	\$110,000	RAMA LLC	Farmington Hotel Partners I, LLC	22
Q3	La Quinta Inn & Suites by Wyndham Las Vegas Summerlin Tech	Las Vegas	NV	128	\$14,900,000	\$116,406	Cascade Valley Inn-Vestments, LLC	Cavalier LT Aggregate LP	60
Q3	Former Cassa Hotel Times Square ⁶	New York	NY	165	\$54,700,000	\$331,515	Aya Acquisitions	HNA Group	96
Q3	Nine Orchard	New York	NY	113	\$92,000,000	\$814,159	McGuire Moorman Lambert Hospitality	DLJ Real Estate Capital Partners	90
Q3	Smyth Tribeca	New York	NY	100	\$39,800,000	\$398,000	JV Capstone Equities & Republic Investment Company	Vanbarton Group	94
Q3	Stewart Hotel ⁷	New York	NY	618	\$255,000,000	\$412,621	JV Slate Property Group & Breaking Ground	JV Sioni Group & Patriarch Equities	92
Q3	Wagner Hotel ⁸	New York	NY	298	\$110,000,000	\$369,128	Silver Creek Development	Urban Commons	89
Q3	Washington Square Hotel	New York	NY	152	\$23,000,000	\$151,316	Library Hotel Collection	Paul Family	94
Q3	Four Points by Sheraton Melville Long Island	Plainview	NY	103	\$19,000,000	\$184,466	Pickwick Hospitality LLC	Samar Hospitality	78
Q3	Courtyard by Marriott Columbus Downtown	Columbus	OH	150	\$12,500,000	\$83,333	Tanusai Hospitality, LLC	Hospitality Investors Trust, Inc.	83

6) Hotel reportedly closed since pandemic. Although unclear as to what purchaser intentions are, the buyers business model is to rent out fully furnished, individual rooms in apartments to tenants.

7) Hotel reportedly closed in 2022 and then temporarily used as a migrant shelter. Property is reportedly slated to be converted to affordable housing.

8) Buyer acquired leasehold interest in the property through a bankruptcy sale. The hotel ceased operations in April 2020.

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q3	Hampton Inn & Suites Tulsa/Central	Tulsa	OK	93	\$10,350,000	\$111,290	North Star Financial Group	Anish Hotels Group	48
Q3	Residence Inn by Marriott Portland North	Portland	OR	102	\$10,651,000	\$104,422	Virk Hotels Management	Blackstone	63
Q3	Executive Residency by Best Western Philadelphia-WillowGrove	Horsham	PA	110	\$11,500,000	\$104,545	Shridatt, L.L.C.	JSK Horsham LLC	61
Q3	Four Points by Sheraton Philadelphia Northeast	Philadelphia	PA	189	\$17,500,000	\$92,593	Plush Properties, LLC	KPG Northeast LLC	47
Q3	Westin Hilton Head Island Resort & Spa	Hilton Head Island	SC	420	\$199,790,000	\$475,690	KSL Capital Partners	Southwest Value Partners.	50
Q3	Tru by Hilton Charleston Ashley Phosphate	North Charleston	SC	121	\$16,100,000	\$133,058	KVNR Partners	Naman Hotels	53
Q3	Hampton Inn Rock Hill	Rock Hill	SC	163	\$13,300,000	\$81,595	Tabor Hospitality, LLC	Rock South, LLC	27
Q3	Courtyard by Marriott Memphis Collierville	Collierville	TN	131	\$13,425,000	\$102,481	Julie Meadows Hospitality, LLC	Southern Hospitality, LLC	30
Q3	Hampton Inn & Suites Nashville/Franklin (Cool Springs)	Franklin	TN	127	\$11,400,000	\$89,764	Franklin Hospitality Group LLC	Hospitality Investors Trust	66
Q3	Crowne Plaza Knoxville Downtown University	Knoxville	TN	197	\$30,305,000	\$153,832	The 9 Group	Knoxville Hotel Associates, LLC	72
Q3	Hampton Inn & Suites Murfreesboro	Murfreesboro	TN	101	\$15,600,000	\$154,455	Iguest, LLC	Murfreesboro HPA LLC	47
Q3	Aloft Nashville West End	Nashville	TN	139	\$25,000,000	\$179,856	Somera Capital Management	Corebridge Real Estate Investors	87
Q3	Hayes Street Hotel Nashville	Nashville	TN	105	\$19,000,000	\$180,952	The Family Nest, LLC	Magna Hospitality Group	86

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Courtyard by Marriott Dallas Medical/Market Center & Fairfield by Marriott Inn & Suites Dallas Medical/Market Center	Dallas	TX	300	\$18,000,000	\$60,000	Market Center Host LLC & Market Center Hotels LLC	Hospitality Investors Trust	86
Q3	Homewood Suites by Hilton Houston Near the Galleria	Houston	TX	162	\$20,250,000	\$125,000	Partners Capital	Magna Hospitality Group	84
Q3	Houston Marriott Energy Corridor	Houston	TX	206	\$16,000,000	\$77,670	SLTX Capital	Apple Hospitality REIT, Inc.	36
Q3	Radisson Hotel McAllen Airport	McAllen	TX	150	\$14,000,000	\$93,333	Alton Hospitality LLC	McAllen Hospitality LLC	47
Q3	Red Roof PLUS+ Washington, DC - Alexandria	Alexandria	VA	115	\$10,000,000	\$86,957	Alexandria Lodging LLC	Westmont Hospitality Group	76
Q3	Residence Inn by Marriott Alexandria Old Town South at Carlyle	Alexandria	VA	181	\$31,330,000	\$173,094	T2 Hospitality	Magna Hospitality Group	81
Q3	Sheraton Pentagon City Hotel	Arlington	VA	419	\$36,250,000	\$86,516	Knightstone Capital Management	HEI Hotels & Resorts	91
Q3	Hilton Garden Inn Fairfax	Fairfax	VA	149	\$20,000,000	\$134,228	Ramsai Fairfax Hospitality LLC	Wintergreen Hospitality	77
Q3	Motel 6 Kirkland, WA - North Kirkland ⁹	Kirkland	WA	123	\$15,450,000	\$125,610	Sage Investment Group	PMF Real Estate Services LLC	71
Q3	Best Western Sky Valley Inn	Monroe	WA	58	\$11,510,000	\$198,448	Brar Hotels LLC	N/A	48
Q3	Hotel Five Seattle	Seattle	WA	116	\$25,500,000	\$219,828	MS Real Estate	Staypineapple Hotels	95
Q3	Seattle Marriott Waterfront	Seattle	WA	369	\$145,000,000	\$392,954	JV Sixth Street Partners & Riller Capital	Braemar Hotels & Resorts Inc.	94
Q3	SpringHill Suites Milwaukee West/Wauwatosa	Wauwatosa	WI	119	\$17,100,000	\$143,697	JAK Hotel LLC	Research Park Hotel, LLC	69

⁹ Buyer reportedly plans to transform the property into studio apartments.

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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/>

SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q3 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q2	Holiday Inn Express Anchorage	Anchorage	AK	129	\$20,500,000	\$158,915	Reza Investments LLC	Spenard Investments, L.L.C.	74
Q2	Holiday Inn Express & Suites Birmingham-Irondale (East)	Birmingham	AL	99	\$10,000,000	\$101,010	Vivek & Zeel LLC	Empire Birmingham LLC	58
Q3	Spark by Hilton Birmingham Colonnade ¹	Birmingham	AL	122	\$11,000,000	\$90,164	Tunnel to Towers Foundation	Baron Hwy 280, LLC	60
Q3	Aloft Birmingham Soho Square	Homewood	AL	111	\$18,225,000	\$164,189	PHD Hotels	JV KKR & Riller Capital	71
Q1	Mobile Marriott	Mobile	AL	251	\$16,353,700	\$65,154	Mobile L.L.C.	JV Statesboro Hotels 1031 Acquisition, LLC & 1-95 Hospitality 1031 Acquisition, LLC	62
Q3	Hampton Inn & Suites Montgomery-EastChase & Homewood Suites by Hilton Montgomery	Montgomery	AL	194	\$26,310,000	\$135,619	HDC Capital Group	Unihost	31/30
Q2	SpringHill Suites Phoenix West/Avondale	Avondale	AZ	128	\$28,550,000	\$223,047	Peachtree Hotel Group	Virtua 99th Hotel, LLC	57
Q1	Courtyard Mesa at Wrigleyville West & Sheraton Mesa Hotel at Wrigleyville West	Mesa	AZ	309	\$50,250,000	\$162,621	HSL Properties	Power Hotel Group	82
Q2	Hilton Garden Inn Phoenix Airport North	Phoenix	AZ	192	\$26,500,000	\$138,021	MCR Investors LLC	Pyramid Global Hospitality	83
Q2	Holiday Inn Express & Suites Phoenix West Tolleson	Phoenix	AZ	108	\$21,000,000	\$194,444	2023 Hospitality LLC	McDowell Hotel I LLC	52
Q3	Home2 Suites by Hilton Phoenix Airport South	Phoenix	AZ	103	\$18,750,000	\$182,039	Gurbir Sandhu Company	Baywood Hotels Inc.	83
Q2	JW Marriott Phoenix Desert Ridge Resort & Spa	Phoenix	AZ	950	\$865,000,000	\$910,526	Ryman Hospitality Properties, Inc.	Trinity Investments	62
Q3	Arizona Inn	Tucson	AZ	89	\$25,500,000	\$286,517	Arizona Inn Group, LLC	Arizona Inn Company Limited Partnership, LLP	70
Q1	Courtyard Tucson Airport	Tucson	AZ	149	\$14,195,000	\$95,268	KSS LLC	Skyline CM Tucson LLC	48

1) Property reportedly sold to a nonprofit with plans to redevelop it into veteran housing.

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q2	Hilton Garden Inn Bakersfield	Bakersfield	CA	120	\$16,059,000	\$133,825	RS Retail Development, LLC	CA Bakersfield Owner LLC	53
Q1	Maison 140 Beverly Hills & Mosaic Hotel	Beverly Hills	CA	93	\$35,233,000	\$378,849	GT Hotel Owner LLC	Boutique Hotel Company-Beverly Hills LLC	93
Q2	Anza Hotel Calabasas	Calabasas	CA	122	\$19,150,000	\$156,967	Ayres-Diamond Bar, L.P.	23627 Calabasas Road, LLC	73
Q1	Courtyard San Diego Carlsbad	Carlsbad	CA	145	\$36,000,000	\$248,276	Carlsbad Lodging LLC	HIT Portfolio II NTC Owner, LP	63
Q3	Carmel Resort Inn	Carmel-By-The-Sea	CA	30	\$15,000,000	\$500,000	Kshire Coastal Holdings LLC	JV Santa Rosa Motel Co., L.P. & 1 & P Brothers, LLC & Durrell Pacific Grove, LLC,	59
Q3	Best Western Plus Carpinteria Inn	Carpinteria	CA	144	\$26,917,500	\$186,927	Excel Hotel Group	Washington Capital Management, Inc.	57
Q1	Vanlee Hotel & Suites	Covina	CA	258	\$20,000,000	\$77,519	Capital Insight	LVGEM Hotel Corporation	60
Q2	Hyatt House Davis	Davis	CA	118	\$18,750,000	\$158,898	University Gateway Hospitality LLC	2750 Cowell Hotel LLC	57
Q3	Hyatt House Los Angeles/LAX/Manhattan Beach	El Segundo	CA	122	\$29,000,000	\$237,705	Nara Qi Maingate, LLC	Grand Prix El Segundo LLC	85
Q2	Hilton Garden Inn Folsom	Folsom	CA	100	\$12,250,000	\$122,500	Yunay Hospitality LP	CA Folsom Owner LLC	55
Q2	Hilton Garden Inn Irvine East/Lake Forest	Foothill Ranch	CA	103	\$13,750,000	\$133,495	27082 Lake Forest LLC	Arbor Lodging Partners	78
Q2	Holiday Inn Express & Suites Fresno (River Park) Hwy 41	Fresno	CA	86	\$15,500,000	\$180,233	Howard HIEX, LLC	Rajputana, LLC	64
Q2	Residence Inn San Diego La Jolla	La Jolla	CA	288	\$79,340,000	\$275,486	La Jolla RI Holdings LLC	Blackstone	83
Q1	Laguna Hills Lodge	Laguna Hills	CA	121	\$17,000,000	\$140,496	Haley Hospitality Enterprises	LHMLP	85

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Oxford Suites Lancaster	Lancaster	CA	172	\$12,000,000	\$69,767	Madison Sac, LLC	Baney Corporation	56
Q3	Extended Stay America Los Angeles/Long Beach Airport	Long Beach	CA	134	\$25,000,000	\$186,567	SHP Long Beach LLC	Blackstone	72
Q2	Holiday Inn Express & Suites Marina - State Beach Area	Marina	CA	80	\$15,000,000	\$187,500	Seaside HIEX, LLC	189 Seaside, LLC	54
Q3	Sheraton San Jose Hotel	Milpitas	CA	229	\$20,100,000	\$87,773	Apexa Ventures III	Highgate	82
Q1	Extended Stay America - Los Angeles - Monrovia	Monrovia	CA	123	\$14,300,000	\$116,260	Classic Motor Inn, Inc.	ESA P Portfolio LLC	71
Q2	The National Exchange Hotel	Nevada City	CA	38	\$11,902,000	\$313,211	211 National LLC	211 Broad Street LLC	38
Q1	Oakhurst Inn at Yosemite	Oakhurst	CA	117	\$17,000,000	\$145,299	Hjp Holdings 1, LLC	Kampala 740 LLC	40
Q2	Fairfield Inn & Suites Oakhurst Yosemite / Holiday Inn Express & Suites Oakhurst-Yosemite / Hampton Inn Oakhurst-Yosemite	Oakhurst	CA	335	\$35,632,000	\$106,364	Jai Shri Ram Hospitality Group	OTO Development	24
Q2	Extended Stay America - Oakland - Emeryville ²	Oakland	CA	149	\$33,000,000	\$221,477	City of Oakland, CA	JV Blackstone & Starwood Capital Group	75
Q2	Hyatt Place Ontario/Rancho Cucamonga	Ontario	CA	127	\$17,350,000	\$136,614	Jskt Hospitality LLC	Hpo, LP	61
Q1	Holiday Inn Express & Suites Paso Robles	Paso Robles	CA	91	\$19,000,000	\$208,791	Reneson Paso Robles LLC	Zodiac Investments Inc.	47
Q3	Studio 6 Suites Perris	Perris	CA	103	\$11,400,000	\$110,680	Perris Hospitality Group, LLC	Best Rest LLC	46
Q3	Sonesta Select Pleasant Hill	Pleasant Hill	CA	135	\$12,000,000	\$88,889	680 Hospitality LLC	Service Properties Trust	59
Q2	Aloft Sacramento Airport Natomas	Sacramento	CA	114	\$29,100,000	\$255,263	Sweet 2025 LLC	A&R Group	53

2) Buyer reportedly plans to convert the hotel into a homeless shelter.

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q3	AC Hotel San Diego Downtown Gaslamp Quarter	San Diego	CA	147	\$70,750,000	\$481,293	Pyramid Global Hospitality	Briad Group	92
Q1	Consulate Hotel (Closed) ³	San Diego	CA	110	\$17,400,000	\$158,182	Ambient Communities	Noble Legacy LLC	78
Q1	DoubleTree by Hilton Hotel San Diego Downtown	San Diego	CA	333	\$67,231,000	\$201,895	Noble Investment Group	Pacific Pearl Hotels	91
Q2	Hyatt Centric Fisherman's Wharf San Francisco	San Francisco	CA	316	\$80,000,000	\$253,165	EOS Investors	Park Hotels & Resorts Inc.	91
Q1	The Andrews Hotel	San Francisco	CA	48	\$10,150,000	\$211,458	Andrews Hotel LLC	624 Post LLC	94
Q3	Sonesta Select San Jose Airport	San Jose	CA	151	\$14,000,000	\$92,715	1727 Technology Drive Property Owner	Service Properties Trust	76
Q3	El Encanto	Santa Barbara	CA	92	\$82,200,000	\$893,478	JV Justin and Tyler Mateen & Culver Capital	LVMH	74
Q3	Station House Inn	South Lake Tahoe	CA	96	\$18,400,000	\$191,667	Play Park Hospitality, LLC	Station House Inn, LLC	48
Q1	Hampton Inn & Suites Thousand Oaks, CA	Thousand Oaks	CA	125	\$10,630,000	\$85,040	Verdant Ontario Mills LLC	BRE Hotels & Resorts LLC	63
Q1	Hampton Inn Los Angeles/West Covina	West Covina	CA	127	\$16,281,000	\$128,197	CA Hotel Investments LLC	Garvey Hotel Investment Group, LP	56
Q3	Hilton Garden Inn Arvada Denver	Arvada	CO	139	\$34,850,000	\$250,719	Olympia Hospitality	JV Brinkman Real Estate & Colmena Group	75
Q1	Hotel Boulderado	Boulder	CO	160	\$102,000,000	\$637,500	AJ Capital Partners	Frank Day	74

3) Property which has been closed for 6 years will reportedly be converted to market-rate housing and student housing.

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Q1	Staybridge Suites Denver Tech Center	Centennial	CO	128	\$11,500,000	\$89,844	PM Standard Tech, LLC	SB Denver Tech, LLC	71
Q2	Hampton Inn & Suites Denver-Downtown	Denver	CO	151	\$23,750,000	\$157,285	Delta Denver, LLC	Magna Hospitality	92
Q2	Hampton Inn Denver-International Airport	Denver	CO	122	\$15,200,000	\$124,590	Denver Airport Lodging LLC	Trigiild IVL, LLC, as Court-Appointed Receiver	57
Q1	Thompson Denver, by Hyatt	Denver	CO	216	\$95,000,000	\$439,815	McWhinney	T2 Hospitality	93
Q1	Wingate by Wyndham Denver Airport	Denver	CO	123	\$16,050,000	\$130,488	Apatite South Jordan, LLC	Yampa VII LLC (Magna Hospitality)	55
Q3	Inverness Denver, a Hilton Golf & Spa Resort	Englewood	CO	302	\$48,500,000	\$160,596	Columbia Sussex Corporation	Silverwest Hotels	77
Q3	TownePlace Suites Denver Tech Center	Englewood	CO	94	\$12,000,000	\$127,660	Ville 7877 LLC	Ganeshay Denver LLC	72
Q2	The Stanley Hotel*	Estes Park	CO	196	\$163,240,000	\$832,857	Stanley Partnership for Art Space & Education, LLC	JWC Stanley Holding, LLC	34
Q3	Candlewood Suites Fort Collins	Fort Collins	CO	83	\$10,750,000	\$129,518	KB Fort Collins LLC	Spirit Hospitality	62
Q2	Fairfield Inn & Suites Fort Collins South	Fort Collins	CO	106	\$12,500,000	\$117,925	NND Fort Collins, LLC	Spirit Hospitality, LLC	55
Q2	Table Mountain Inn	Golden	CO	74	\$27,200,000	\$367,568	AJ Capital Partners	Table Mountain Inn, Inc.	52
Q1	Hampton Inn & Suites Denver/Highlands Ranch	Highlands Ranch	CO	118	\$12,751,000	\$108,059	Vibrant Hospitality LLC	OCI Highlands Ranch, LLC	53
Q3	SpringHill Suites by Marriott Denver West/Golden	Lakewood	CO	127	\$24,350,000	\$191,732	Lakewood Hotel LLC	MB Hospitality Lakeshs, LP	62
Q2	Viewline Resort Snowmass / Wildwood Snowmass Lodge / Snowmass Conference Center	Snowmass Village	CO	405	\$143,997,116	\$355,548	Elevated Returns	High Street Real Estate Partners	36

* Property was acquired through a public-private partnership using \$400 million in bond financing to expand the lodging buildings to add 65 keys and construct a new 65,000 square foot event center.

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Q2	Candlewood Suites Denver North	Thornton	CO	83	\$11,350,000	\$136,747	KA College Station, LLC	Spirit Hospitality, LLC	47
Q3	Westin Westminster	Westminster	CO	370	\$84,500,000	\$228,378	Columbia Sussex Corporation	Wheelock Street Capital	66
Q3	Comfort Inn & Suites Danbury-Bethel	Danbury	CT	112	\$12,700,000	\$113,393	Stark Hospitality LLC	Danbury Real Estate, LLC	69
5	Hampton Inn & Suites Hartford/East Hartford	East Hartford	CT	121	\$15,000,000	\$123,967	SBM Hospitality	Merchant Founders Lodging LLC	64
Q3	St. Gregory Hotel	Washington	DC	156	\$29,453,000	\$188,801	Grupo Hotusa	Hersha Hotels and Resorts	94
Q3	Washington Marriott at Metro Center	Washington	DC	459	\$177,000,000	\$385,621	T2 Hospitality	Host Hotels & Resorts, Inc.	94
Q1	Westin Washington, D.C. City Center	Washington	DC	410	\$92,000,000	\$224,390	Columbia Sussex Corporation	DiamondRock Hospitality Company	93
Q3	Residence Inn Boca Raton ⁵	Boca Raton	FL	120	\$15,000,000	\$125,000	FSV Boca LLC	Waterstone FTLL Hotel LLC	74
Q1	Extended Stay America Premier Suites - Bradenton	Bradenton	FL	124	\$19,100,000	\$154,032	Sandpiper Bradenton, LLC	Bask-FL Bradenton LLC	32
Q2	La Quinta Inn & Suites by Wyndham Tampa Brandon Regency Park	Brandon	FL	128	\$13,200,000	\$103,125	HD Century LLC	JV Highgate & Cerberus	61
Q3	Sunseeker Resort Charlotte Harbor	Charlotte Harbor	FL	785	\$200,000,000	\$254,777	Blackstone	Allegiant Travel Company	53
Q3	Hampton Inn & Suites Coconut Creek & Residence Inn Fort Lauderdale Coconut Creek	Coconut Creek	FL	210	\$38,450,000	\$183,095	Excel Group	Coconut Creek Hotel M-RI	68
Q3	Days Inn Tropical Seas	Daytona Beach	FL	75	\$11,500,000	\$153,333	Imperium Hotels Inc.	G. E. J. E. L. Management, Inc.	56
Q3	Hilton Daytona Beach Oceanfront Resort	Daytona Beach	FL	744	\$112,000,000	\$150,538	Columbia Sussex Corporation	Starwood Capital Group	61

5) Buyer reportedly intends to convert the property to student housing supporting Florida Atlantic University.

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SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q3 2025

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Fairfield Inn & Suites Destin	Destin	FL	100	\$15,000,000	\$150,000	Shree Siva, LLC	Pensacola Hospitality, LLC	61
Q1	Holiday Inn Express & Suites Florida City-Gateway To Keys	Florida City	FL	105	\$13,200,000	\$125,714	Maniben Hotels LLC	High Desert Motel Group, LLC	29
Q1	Fairfield Inn & Suites Fort Walton Beach Hurlburt Area	Fort Walton Beach	FL	74	\$11,200,000	\$151,351	KKFL	OHS Hotels	58
Q2	Best Western Gateway Grand	Gainesville	FL	152	\$14,100,000	\$92,763	Morpheus Group LLC	Forbes Hamilton Management Company	45
Q1	Courtyard Jacksonville Butler Boulevard	Jacksonville	FL	137	\$15,000,000	\$109,489	Lenoir Hospitality LLC	Jacksonville JTB Hotel Limited Partnership	51
Q3	The Paradise Inn	Key West	FL	19	\$12,500,000	\$657,895	The Paradise Inn of Key West, LLC	SMS Lodging	64
Q2	Plunge Beach Resort	Lauderdale-By-The-Sea	FL	163	\$36,600,000	\$224,540	T2 Hospitality	Oleksandr Naumyk & Liubov Tereshko	65
Q3	Hampton Inn Melbourne-Viera	Melbourne	FL	88	\$16,500,000	\$187,500	Lincoln Hospitality Management	Alpental Capital	57
Q1	Holiday Inn Melbourne-Viera Conference Center	Melbourne	FL	128	\$13,500,000	\$105,469	OVH2 SPE LLC	AD1 Viera Hotels, LLC	50
Q3	EAST Miami	Miami	FL	352	\$300,000,000	\$852,273	Blackstone	JV Trinity Investments & Certares	91
Q2	Hyatt Place Miami Airport-West/Doral	Miami	FL	124	\$15,350,000	\$123,790	MIA 82nd Avenue Hospitality, LLC	Hospitality Investors Trust, Inc.	85
Q1	La Quinta Inn & Suites by Wyndham Miami Cutler Bay ⁶	Miami	FL	107	\$14,000,000	\$130,841	Miami-Dade County	Cutler Bay Lodging, LLC	51
Q1	Radisson RED Miami Airport	Miami	FL	157	\$22,000,000	\$140,127	N/A	N/A	78

6) Property will reportedly be converted into permanent, affordable housing for seniors served by the County's Continuum of Care.

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q3	Hotel Trouvail	Miami Beach	FL	71	\$10,000,000	\$140,845	Activate Miami Beach, LLC	Greenbrier Partners, LLC	64
Q3	Stadium Hotel ⁷	Miami Gardens	FL	217	\$24,000,000	\$110,599	AIDS Healthcare Foundation Inc.	Stadium Hotel, LLC	36
Q2	Comfort Inn International Drive	Orlando	FL	112	\$10,490,000	\$93,661	8134 International Drive, LLC	AD1 Global	73
Q2	Hilton Garden Inn Orlando I-4 Millenia Blvd Mall	Orlando	FL	132	\$31,800,000	\$240,909	McKibbon Equities	AAAA Property Partners LLC	75
Q2	La Quinta Inn & Suites by Wyndham Orlando Airport North	Orlando	FL	148	\$13,160,000	\$88,919	Pinnacle Hospitality Group	JV Highgate & Cerberus	61
Q1	PGA National Resort ⁸	Palm Beach Gardens	FL	360	\$425,000,000	\$1,180,556	JV Henderson Park & Salamander Collection & South Street Partners	Brookfield Asset Management	63
Q1	Holiday Inn Express & Suites Pembroke Pines-Sheridan St.	Pembroke Pines	FL	110	\$16,000,000	\$145,455	Pines Hospitality	JDR Hotels	46
Q1	Comfort Inn Pensacola near NAS Corry Station	Pensacola	FL	127	\$10,800,000	\$85,039	Sakshi 249 LLC	Jay & Shivani LLC	34
Q3	Hilton Garden Inn Jacksonville Ponte Vedra Sawgrass	Ponte Vedra Beach	FL	128	\$28,500,000	\$222,656	T2 Hospitality	Noble Investment Group	49
Q1	Sandpiper Bay All-Inclusive, Trademark Collection by Wyndham	Port St. Lucie	FL	307	\$58,500,000	\$190,554	Altitude Prop. Co. LLC	Store Capital Acquisitions, LLC	19
Q3	World Golf Village Renaissance St. Augustine Resort	St. Augustine	FL	301	\$24,250,000	\$80,565	SUN Development & Management Corporation	Atrium Finance IV	21
Q2	Courtyard Tampa Brandon & Fairfield Inn & Suites Tampa Brandon	Tampa	FL	200	\$18,525,000	\$92,625	Five Rivers Hospitality	CS17 Florida Hotels, LLC (Trimont Real Estate Advisors)	74/73
Q1	Extended Stay America Suites - Tampa - Casino Area	Tampa	FL	122	\$12,154,961	\$99,631	Tiger Tampa Fairgrounds Casino LLC	WS Tampa MLK, LLC	57
Q3	Hilton Garden Inn Tampa Ybor Historic District	Tampa	FL	96	\$27,000,000	\$281,250	T2 Hospitality	JV KKR & Riller Capital	86

7) Buyer is reportedly a non profit foundation that intends to convert the property into affordable housing.

8) Property includes six championship golf courses with 99 holes.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Homewood Suites by Hilton Tampa-Brandon	Tampa	FL	126	\$18,800,000	\$149,206	Apple Hospitality REIT, Inc.	N/A	74
Q3	Sleep Inn & Suites Tampa South	Tampa	FL	77	\$10,500,000	\$136,364	KK&Z Hotels LLC	Dale Mabry Hotel LLC	67
Q3	SpringHill Suites by Marriott Tampa Westshore Airport	Tampa	FL	149	\$20,750,000	\$139,262	McKibbon Hotel Management	Sleep Over, LLC	89
Q3	Home2 Suites by Hilton Wildwood the Villages	Wildwood	FL	96	\$13,410,700	\$139,695	Noble Investment Group	Liberty Group	36
Q1	Atlanta Marriott Northwest at Galleria & SpringHill Suites Atlanta Northwest	Atlanta	GA	547	\$66,000,000	\$120,658	Morning Star Hotel Group	JV AVR Realty & Dimension Hospitality	68
Q1	Courtyard by Marriott Atlanta Buckhead	Atlanta	GA	181	\$24,250,000	\$133,978	Partners Capital	RLJ Lodging Trust	86
Q1	Fairfield Inn & Suites Atlanta Vinings/Galleria	Atlanta	GA	142	\$10,800,000	\$76,056	VP Hospitality LLC	HIT Portfolio I Owner	74
Q1	Hilton Atlanta Airport	Atlanta	GA	510	\$111,300,000	\$218,235	Highline Hospitality Partners	Wheelock Street Capital	45
Q3	Hyatt Regency Atlanta Perimeter at Villa Christina	Atlanta	GA	182	\$19,775,000	\$108,654	Villa Christina, LLC	VCGA Associates LLC	66
Q3	Ramada by Wyndham Augusta Downtown Hotel & Conference Center	Augusta	GA	200	\$10,000,000	\$50,000	Breakwater	N/A	61
Q1	Holiday Inn Express Atlanta-Kennesaw	Kennesaw	GA	149	\$15,400,000	\$103,356	Damoder, LLC	JK Busbee LLC	46
Q2	Fairfield Inn & Suites Atlanta McDonough	McDonough	GA	85	\$12,500,000	\$147,059	Kantha, LLC	Kameshwer, LLC	25
Q2	Holiday Inn Express & Suites Morrow Atlanta South	Morrow	GA	93	\$13,800,000	\$148,387	Jagdish Hotels, LLC	CityTec Design, LLC	41
Q3	Oasis Hotel Waikiki	Honolulu	HI	96	\$23,000,000	\$239,583	Eagle Point Hotel Partners	N/A	77

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Surety Hotel	Des Moines	IA	137	\$31,600,000	\$230,657	PGSAH Des Moines LLC	Aparium Hotel Group	76
Q3	Element West Des Moines	West Des Moines	IA	110	\$14,525,000	\$132,045	Staysharpe West Des Moines LLC	Silverwest Hotels	65
Q2	My Place Hotel-Boise/Meridian	Meridian	ID	85	\$10,500,000	\$123,529	Eagle Hospitality Group LLC	Jewel East LLC	56
Q3	Hampton Inn & Suites Chicago/Aurora	Aurora	IL	127	\$16,500,000	\$129,921	HRS Hospitality Group LLC	Trust Number 7467	38
Q3	Hampton Inn Chicago Downtown/Magnificent Mile & Homewood Suites by Hilton Chicago Downtown	Chicago	IL	352	\$28,250,000	\$80,256	Vinayaka Hospitality	Arbor Lodging Partners	93/94
Q3	Virgin Hotels Chicago	Chicago	IL	250	\$77,400,000	\$309,600	Accelerated Assets	JV Lionstone Development & Virgin Hotels	94
Q3	Embassy Suites by Hilton Chicago North Shore Deerfield	Deerfield	IL	237	\$12,400,000	\$52,321	BCI Pacific Real Estate	Broadshore Capital Partners	71
Q2	Hilton Garden Inn Chicago North Shore/Evanston	Evanston	IL	178	\$23,700,000	\$133,146	Parag Patel	Magna Hospitality Group	75
Q3	Eaglewood Resort & Spa	Itasca	IL	295	\$21,000,000	\$71,186	Arbor Lodging Partners	AllianceBernstein L.P.	61
Q1	Hampton Inn Joliet - I-55	Joliet	IL	104	\$10,575,000	\$101,683	Siddhi Vinayak, Inc.	Umiya Hotel Venture Two LLC	32
Q1	Home2 Suites by Hilton Chicago Schaumburg	Schaumburg	IL	107	\$13,100,000	\$122,430	HKM Hotel LLC	Schaumburg Meacham Pointe, LLC	66
Q3	Four Points by Sheraton Chicago O'Hare Airport	Schiller Park	IL	295	\$13,000,000	\$44,068	Seven Star Investments LLC	Schiller Park Hospitality LLC	64
Q2	Courtyard Chicago Wood Dale/Itasca	Wood Dale	IL	147	\$10,800,000	\$73,469	Jainam Hospitality LLC	Driftwood Hospitality Management	65
Q3	Residence Inn by Marriott Indianapolis Carmel & SpringHill Suites by Marriott Indianapolis Carmel	Carmel	IN	246	\$25,100,000	\$102,033	Ghoman Property Group	Trimont Real Estate Advisors	74/71

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Courtyard Indianapolis Airport	Indianapolis	IN	151	\$15,800,000	\$104,636	Plaza Group Management	NewcrestImage	69
Q1	Homewood Suites by Hilton Indianapolis-Downtown	Indianapolis	IN	92	\$17,000,000	\$184,783	MHG Hotels, LLC	HRC Hotels, LLC	83
Q1	SpringHill Suites Indianapolis Fishers	Indianapolis	IN	130	\$12,700,000	\$97,692	Bradford Allen Hospitality Fishers LLC	Apple Hospitality REIT, Inc.	66
Q3	Home2 Suites by Hilton Lexington University / Medical Center	Lexington	KY	103	\$10,150,000	\$98,544	LHG Lexington, LLC	CDOR Lex Lowry, LLC	61
Q1	Hilton Garden Inn Louisville East	Louisville	KY	112	\$10,700,000	\$95,536	RHBS LLC	HIT Portfolio II Owner LLC	54
Q1	Crowne Plaza Executive Center Baton Rouge	Baton Rouge	LA	294	\$18,000,000	\$61,224	APM Property Holdings LLC	JV Baton Rouge Hotel LLC and BR Capital Holdings Inc.	59
Q3	Hotel Indigo Baton Rouge Downtown	Baton Rouge	LA	93	\$12,500,000	\$134,409	A&R Group	Project King LLC	58
Q1	Residence Inn Lake Charles	Lake Charles	LA	92	\$14,250,000	\$154,891	White Dove Investments LLC	La Creole Hospitality 1 LLC	53
Q2	Hilton New Orleans/St. Charles Avenue	New Orleans	LA	252	\$47,000,000	\$186,508	JV Certares Management & HRI Properties	Sunstone Hotel Investors Inc.	89
Q1	Ritz-Carlton, New Orleans & Courtyard by Marriott New Orleans French Quarter/Iberville	New Orleans	LA	758	\$195,000,000	\$257,256	Gencom	WH Holdings, LLC	85
Q2	Courtyard Boston Copley Square	Boston	MA	81	\$50,000,000	\$617,284	CCC's Boston 88 Exeter Holdco, LLC	Hadar Victorian LLC	97
Q3	The Boxer Boston	Boston	MA	80	\$23,625,000	\$295,313	Eurostars Hotel Company S.L.	Hersha Hotels and Resorts	95
Q2	Freepoint Hotel Cambridge, Tapestry Collection by Hilton	Cambridge	MA	121	\$30,000,000	\$247,934	JNR Management Inc.	Dune Real Estate Partners LP	77
Q3	Residence Inn by Marriott New Bedford Dartmouth	Dartmouth	MA	96	\$12,800,000	\$133,333	First Bristol Corporation	Starwood Capital Group	37

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	enVision Hotel Boston-Everett	Everett	MA	101	\$23,000,000	\$227,723	SDS Hospitality, LLC	EnvisionII Hotel Limited Partnership	80
Q3	Hyatt Place Boston/Medford	Medford	MA	157	\$27,050,000	\$172,293	Colwen Hotels	JV KKR & Co. Inc. & Riller Capital.	78
Q2	John Carver Inn & Spa	Plymouth	MA	80	\$14,000,000	\$175,000	The Mount Vernon Company	Jamsan Management	62
Q3	Sagamore Pendry Baltimore	Baltimore	MD	127	\$48,000,000	\$377,953	Montage International	Sagamore Ventures	84
Q2	SpringHill Suites Baltimore BWI Airport	Linthicum Heights	MD	133	\$10,100,000	\$75,940	Shreeji Airport, LLC	Ashford Hospitality Trust, Inc.	73
Q3	White Barn Inn	Kennebunk	ME	28	\$25,000,000	\$892,857	DoveHill	The Friedkin Group, Inc.	42
Q2	Hampton Inn Kennebunk Kennebunkport	Kennebunk	ME	73	\$10,400,000	\$142,466	Kennebunk Hotel LLC	Kennebunk Port Hotel, LLC	44
Q1	The Breakwater Inn	Kennebunkport	ME	35	\$10,970,000	\$313,429	127 Ocean Ave LLC	Breakwater-Kennebunkport, LLC	45
Q1	The Sparhawk Oceanfront Resort	Ogunquit	ME	89	\$30,000,000	\$337,079	Lafayette Hotels	Moores Sparhawk Corp.	35
Q3	La Quinta Inn & Suites by Wyndham Portland DT/Maine Med	Portland	ME	100	\$14,500,000	\$145,000	Evergreen Portland Hospitality LLC	Highgate	85
Q2	Germaine Inn South Portland ⁹	South Portland	ME	122	\$12,911,000	\$105,828	Vacation Land Hotels LLC / 675 Property Investments LLC	New Gen Group, LLC	75
Q3	Hampton Inn by Hilton Lakeville Minneapolis	Lakeville	MN	117	\$15,000,000	\$128,205	Lakeville Hotel LLC	AirLake Hospitality LLC	36
Q2	Heritage Inn	Great Falls	MT	230	\$12,000,000	\$52,174	Ganeshay Great Falls LLC	Heritage Inn, Inc.	46
Q3	Quality Inn & Suites Biltmore East ¹⁰	Asheville	NC	132	\$11,883,000	\$90,023	Asheville Buncombe Community Christian Ministry	Bhuna Corporation	58

9) Hotel and adjacent restaurant reportedly closed at the time of sale and the site is slated to be redeveloped into a 5-story, 80-unit multifamily low-income housing development.

10) Buyer reportedly plans to convert the property to dedicated housing for veterans.

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Q1	Hampton Inn & Suites Charlotte/Ballantyne	Charlotte	NC	120	\$16,000,000	\$133,333	Naman Ballantyne LLC	Toringdon Hotel Partners, LLC	46
Q2	Hilton Garden Inn Charlotte North	Charlotte	NC	112	\$13,175,000	\$117,634	Northlake Hospitality LLC	LF3 Charlotte, LLC	60
Q2	Home2 Suites by Hilton Charlotte University Research Park	Charlotte	NC	105	\$15,975,000	\$152,143	Produce Buildings, LLC	NHG Charlotte Fund I LLC	62
Q1	Sheraton Imperial Hotel Raleigh-Durham Airport at Research Triangle Park	Durham	NC	331	\$47,500,000	\$143,505	Bliss Hospitality LLC	Imperial Hotel Group, L.P.	52
Q2	Courtyard Charlotte Gastonia	Gastonia	NC	130	\$10,200,000	\$78,462	Maya Hotels	N/A	38
Q2	TownePlace Suites Charlotte Mooresville	Mooresville	NC	116	\$10,250,000	\$88,362	JV OHFIII-LKN LLC & Rockford-Ji Holdings LLC & Mital Holdings LLC	Spectrum Hospitality III, LLC	33
Q3	Atlantis Lodge	Pine Knoll Shores	NC	42	\$10,800,000	\$257,143	Heron Hospitality	Atlantis Lodge Inc.	34
Q1	The Casso, Raleigh, a Tribute Portfolio Hotel	Raleigh	NC	126	\$38,069,000	\$302,135	DC Glenwood LLC	Sonoran Raleigh LLC	87
Q1	Hampton Inn & Suites Cashiers-Sapphire Valley	Sapphire	NC	60	\$10,750,000	\$179,167	3VP Sapphire LLC	Sapphire Lodging LLC	21
Q3	Winston-Salem Marriott	Winston-Salem	NC	319	\$56,150,000	\$176,019	1754 Properties LLC	Rockbridge	67
Q2	Hampton Inn & Suites Omaha Southwest-La Vista	La Vista	NE	120	\$14,500,000	\$120,833	La Vista Hotels LLC	Southport Lodging, LLC	66
Q3	EVEN Hotel Manchester Airport ¹¹	Manchester	NH	112	\$16,500,000	\$147,321	N/A	Jamsan Management	62
Q2	Hampton Inn & Suites Bridgewater	Bridgewater	NJ	133	\$16,750,000	\$125,940	Bridgewater Hospitality Group LLC	FSG Bridgewater Hotel, LLC	66
Q1	Homewood Suites by Hilton Edison Woodbridge	Edison	NJ	121	\$29,000,000	\$239,669	AIM Hospitality Group Edison, LLC	Briad Group	70

11) The property and an adjacent lot reportedly acquired for development into a casino complex.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	DoubleTree by Hilton Fairfield Hotel & Suites	Fairfield	NJ	204	\$21,050,000	\$103,186	THY Fairfield, LLC	Fairfield Hotel Property Owner, LLC	78
Q2	Delta Hotels Woodbridge	Iselin	NJ	312	\$20,900,000	\$66,987	Delta Woodbridge Group Urban Renewal LLC	Delta Woodbridge Owner Urban Renewal LLC	66
Q1	Clinton Manor Hotel Union	Union	NJ	100	\$12,140,000	\$121,400	2735 Rt 22 Property Associates LLC	Bapu Corp.	78
Q3	Home2 Suites by Hilton Wayne	Wayne	NJ	120	\$24,700,000	\$205,833	Old Turnpike Bronco LLC	JV DC Hospitality Wayne, LLC & DC Hospitality Wayne ITIC LLC & EHP Properties LLC	74
Q3	Residence Inn by Marriott West Orange	West Orange	NJ	128	\$19,100,000	\$149,219	107 Prospect Ave LLC	Bow & Arrow Manor Inc.	49
Q3	Hyatt Place Albuquerque/Uptown	Albuquerque	NM	126	\$18,500,000	\$146,825	Sun Capital Hotels	Hospitality Investors Trust	69
Q3	Holiday Inn Express & Suites Farmington	Farmington	NM	100	\$11,000,000	\$110,000	RAMA LLC	Farmington Hotel Partners I, LLC	22
Q2	Railroad Pass Hotel and Casino Ramada by Wyndham	Henderson	NV	120	\$17,050,000	\$142,083	First Federal Realty LLC	Railroad Pass Investment Group LLC	34
Q3	La Quinta Inn & Suites by Wyndham Las Vegas Summerlin Tech	Las Vegas	NV	128	\$14,900,000	\$116,406	Cascade Valley Inn-Vestments, LLC	Cavalier LT Aggregate LP	60
Q2	Hampton Inn Albany-Western Ave/University Area	Albany	NY	121	\$16,350,000	\$135,124	Matrix Hotels	Turf Hotels	70
Q1	Hotel Mirage Brooklyn	Brooklyn	NY	58	\$14,500,000	\$250,000	Gagan Chadha	Harshad Patel	62
Q1	La Quinta Inn & Suites by Wyndham Clifton Park	Clifton Park	NY	104	\$10,600,000	\$101,923	Best Clif Hospitality LLC	Tony Casale	36
Q1	Microtel Inn by Wyndham Long Island City	Long Island City	NY	75	\$19,000,000	\$253,333	Muhammad Hameed	Yan Po Zhu	83
Q3	Former Cassa Hotel Times Square ¹²	New York	NY	165	\$54,700,000	\$331,515	Aya Acquisitions	HNA Group	96

12) Hotel reportedly closed since pandemic. Although unclear as to what purchaser intentions are, the buyers business model is to rent out fully furnished, individual rooms in apartments to tenants.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Hilton Garden Inn New York/Manhattan-Chelsea	New York	NY	169	\$49,900,000	\$295,266	Raymond Chau	Han's Holding Company	92
Q2	Holiday Inn Manhattan-Financial District ¹³	New York	NY	492	\$154,500,000	\$314,024	Hawkins Way Capital	Apollo Global Management	90
Q1	Kimpton Hotel Eventi	New York	NY	292	\$175,000,000	\$599,315	Blackstone	DLJ Real Estate Capital Partners	93
Q3	Nine Orchard	New York	NY	113	\$92,000,000	\$814,159	McGuire Moorman Lambert Hospitality	DLJ Real Estate Capital Partners	90
Q3	Smyth Tribeca	New York	NY	100	\$39,800,000	\$398,000	JV Capstone Equities & Republic Investment Company	Vanbarton Group	94
Q1	SoHo 54 Hotel	New York	NY	160	\$56,000,000	\$350,000	Manga Hotel Group	Lam Generation	94
Q3	Stewart Hotel ¹⁴	New York	NY	618	\$255,000,000	\$412,621	JV Slate Property Group & Breaking Ground	JV Sioni Group & Patriarch Equities	92
Q3	Wagner Hotel ¹⁵	New York	NY	298	\$110,000,000	\$369,128	Silver Creek Development	Urban Commons	89
Q3	Washington Square Hotel	New York	NY	152	\$23,000,000	\$151,316	Library Hotel Collection	Paul Family	94
Q3	Four Points by Sheraton Melville Long Island	Plainview	NY	103	\$19,000,000	\$184,466	Pickwick Hospitality LLC	Samar Hospitality	78
Q1	Holiday Inn New York JFK Airport Area	Rosedale	NY	201	\$42,000,000	\$208,955	Liberty One Group	McSam Hotel Group	33
Q3	Courtyard by Marriott Columbus Downtown	Columbus	OH	150	\$12,500,000	\$83,333	Tanusai Hospitality, LLC	Hospitality Investors Trust, Inc.	83
Q2	Sheraton at Capitol Square	Columbus	OH	403	\$11,220,000	\$27,841	Kings Family Services	Ritzway Group	85

¹³) The property paused hotel operations during the COVID-19 pandemic and most recently served as temporary housing. Buyer reportedly plans to reposition the asset through targeted renovations.

¹⁴) Hotel reportedly closed in 2022 and then temporarily used as a migrant shelter. Property is reportedly slated to be converted to affordable housing.

¹⁵) Buyer acquired leasehold interest in the property through a bankruptcy sale. The hotel ceased operations in April 2020.

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SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q3 2025

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Hampton Inn & Suites Tulsa/Central	Tulsa	OK	93	\$10,350,000	\$111,290	North Star Financial Group	Anish Hotels Group	48
Q1	DoubleTree by Hilton Hotel Portland - Beaverton ¹⁶	Beaverton	OR	98	\$19,000,000	\$193,878	Housing Authority Of Washington County Oregon	Virk Hospitality Beaverton LLC	60
Q1	Quality Inn ¹⁷	Gresham	OR	168	\$11,500,000	\$68,452	2752 NE Hogan Dr LLC	King James Investments, LLC	50
Q2	Holiday Inn Express & Suites Lincoln City	Lincoln City	OR	78	\$10,100,000	\$129,487	Joe Investments, LLC	Virk Lodging, Incorporated	35
Q3	Residence Inn by Marriott Portland North	Portland	OR	102	\$10,651,000	\$104,422	Virk Hotels Management	Blackstone	63
Q1	Homewood Suites by Hilton Allentown-Bethlehem Airport	Bethlehem	PA	113	\$11,700,000	\$103,540	N/A	American Hotel Income Properties REIT LP	53
Q1	Hampton Inn & Suites Cranberry Pittsburgh	Cranberry Township	PA	110	\$14,175,000	\$128,864	Metro Hospitality Cranberry LLC	Cranberry Lodging LLC	28
Q3	Executive Residency by Best Western Philadelphia-WillowGrove	Horsham	PA	110	\$11,500,000	\$104,545	Shridatt, L.L.C.	JSK Horsham LLC	61
Q1	ROOST Rittenhouse ¹⁸	Philadelphia	PA	27	\$11,500,000	\$425,926	Moore College Of Art And Design	GH 1831 CSC LP	92
Q3	Four Points by Sheraton Philadelphia Northeast	Philadelphia	PA	189	\$17,500,000	\$92,593	Plush Properties, LLC	KPG Northeast LLC	47
Q2	Hampton Inn Scranton At Montage Mountain	Scranton	PA	129	\$13,950,000	\$108,140	DND Montage Nexa Real Estate, LLC	Montage Hotel Partners, LP	33
Q1	Hampton Inn State College	State College	PA	119	\$14,560,000	\$122,353	East Col Hotel, LLC	HIT Portfolio I Owner, LLC	49
Q2	Hotel Viking	Newport	RI	208	\$94,875,000	\$456,130	KHP Capital Partners	KSL Capital Partners	64
Q2	The Vanderbilt, Auberge Resorts Collection	Newport	RI	33	\$15,000,000	\$454,545	Heritage Hotel Group	N/A	64

16) Property will reportedly be converted into housing.

17) Property will reportedly be converted into a 120 unit multi-family building.

18) Property will reportedly be converted into student housing.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Courtyard Clemson	Clemson	SC	110	\$15,650,000	\$142,273	Pappas Hotels Clemson RE LLC	Midas Clemson, LLC	30
Q3	Westin Hilton Head Island Resort & Spa	Hilton Head Island	SC	420	\$199,790,000	\$475,690	KSL Capital Partners	Southwest Value Partners.	50
Q1	Days Inn by Wyndham Mt Pleasant-Charleston-Patriots Point	Mount Pleasant	SC	132	\$14,000,000	\$106,061	Drury Development Corporation	VTT Upside Llc	58
Q2	Hyatt Place Mount Pleasant Towne Centre	Mount Pleasant	SC	92	\$17,900,000	\$194,565	C.H. McEntire Real Estate LLC	OTV Towne Centre LLC	43
Q2	La Quinta Inn & Suites by Wyndham Myrtle Beach Broadway Area	Myrtle Beach	SC	128	\$10,200,000	\$79,688	Abajeebapa at the Beach LLC	JV Highgate & Cerberus	57
Q3	Tru by Hilton Charleston Ashley Phosphate	North Charleston	SC	121	\$16,100,000	\$133,058	KVNR Partners	Naman Hotels	53
Q3	Hampton Inn Rock Hill	Rock Hill	SC	163	\$13,300,000	\$81,595	Tabor Hospitality, LLC	Rock South, LLC	27
Q2	avid hotel Summerville by IHG	Summerville	SC	95	\$12,900,000	\$135,789	N/A	N/A	40
Q1	Homewood Suites by Hilton Nashville-Brentwood	Brentwood	TN	121	\$15,000,000	\$123,967	CN Hotels, Inc.	Chatham Lodging Trust	62
Q3	Courtyard by Marriott Memphis Collierville	Collierville	TN	131	\$13,425,000	\$102,481	Julie Meadows Hospitality, LLC	Southern Hospitality, LLC	30
Q3	Hampton Inn & Suites Nashville/Franklin (Cool Springs)	Franklin	TN	127	\$11,400,000	\$89,764	Franklin Hospitality Group LLC	Hospitality Investors Trust	66
Q2	Best Western Plus Executive Residency Jackson Northeast / Holiday Inn Express & Suites Jackson Northeast	Jackson	TN	192	\$30,500,000	\$158,854	Athena HIEX Jackson, LLC	Parkstone Place Lodging, LLC	29
Q3	Crowne Plaza Knoxville Downtown University	Knoxville	TN	197	\$30,305,000	\$153,832	The 9 Group	Knoxville Hotel Associates, LLC	72

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Q2	Hampton Inn & Suites Millington	Millington	TN	81	\$11,250,000	\$138,889	Ramparivar Millington LLC	KNVR Partners	27
Q3	Hampton Inn & Suites Murfreesboro	Murfreesboro	TN	101	\$15,600,000	\$154,455	Iguest, LLC	Murfreesboro HPA LLC	47
Q3	Aloft Nashville West End	Nashville	TN	139	\$25,000,000	\$179,856	Somera Capital Management	Corebridge Real Estate Investors	87
Q2	Crowne Plaza Nashville Airport	Nashville	TN	110	\$18,500,000	\$168,182	DM Nashville Airport LLC	Nashville Airport Platinum LLC	68
Q2	Embassy Suites by Hilton Nashville at Vanderbilt	Nashville	TN	208	\$57,500,000	\$276,442	Reade Hotel Capital	Moody National REIT II	89
Q2	Hampton Inn & Suites Nashville-Airport	Nashville	TN	111	\$12,300,000	\$110,811	Image Hotels	Tara Investments	70
Q3	Hayes Street Hotel Nashville	Nashville	TN	105	\$19,000,000	\$180,952	The Family Nest, LLC	Magna Hospitality Group	86
Q2	Placemakr Music Row	Nashville	TN	193	\$67,000,000	\$347,150	Kemmons Wilson Hospitality	Placemakr	91
Q2	SpringHill Suites Chattanooga North/Ooltewah	Ooltewah	TN	106	\$15,582,950	\$147,009	NSL Collegedale HP 1 LLC	Ooltewah Hotel Partners, LLC	36
Q3	Courtyard by Marriott Dallas Medical/Market Center & Fairfield by Marriott Inn & Suites Dallas Medical/Market Center	Dallas	TX	300	\$18,000,000	\$60,000	Market Center Host LLC & Market Center Hotels LLC	Hospitality Investors Trust	86
Q2	Fairmont Dallas	Dallas	TX	545	\$111,000,000	\$203,670	Sixth Street Partners	Xenia Hotels & Resorts, Inc.	92
Q2	Hampton Inn & Suites El Paso-Airport	El Paso	TX	139	\$19,800,000	\$142,446	Nexgen Management	Hospitality Investors Trust, Inc.	59
Q1	La Quinta Inn & Suites by Wyndham Dallas Grand Prairie South	Grand Prairie	TX	73	\$10,000,000	\$136,986	Star Hospitality LLC	South GP Enterprise LLC	46
Q2	Courtyard Houston Medical Center/NRG Park	Houston	TX	197	\$23,500,000	\$119,289	Moody National Companies	Chatham Lodging Trust	80

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q2	Hilton Houston NASA Clear Lake	Houston	TX	242	\$27,000,000	\$111,570	Fischer Acquisitions & Development	Ashford Hospitality Trust, Inc.	60
Q2	Hilton Houston Westchase	Houston	TX	297	\$14,580,000	\$49,091	JV American Liberty Hospitality & Escalera Capital	9999 Westheimer Road, Houston, LLC	68
Q3	Homewood Suites by Hilton Houston Near the Galleria	Houston	TX	162	\$20,250,000	\$125,000	Partners Capital	Magna Hospitality Group	84
Q3	Houston Marriott Energy Corridor	Houston	TX	206	\$16,000,000	\$77,670	SLTX Capital	Apple Hospitality REIT, Inc.	36
Q2	Hampton Inn Dallas-Irving-Las Colinas	Irving	TX	135	\$11,000,000	\$81,481	JSR Hotels	AVR Realty Company	75
Q3	Radisson Hotel McAllen Airport	McAllen	TX	150	\$14,000,000	\$93,333	Alton Hospitality LLC	McAllen Hospitality LLC	47
Q2	Home2 Suites by Hilton San Antonio North Stone Oak	San Antonio	TX	106	\$14,700,000	\$138,679	JV Sassafras Airport Hotel Investment, LLC & P & R Sa Hotel Investment, LLC	Peachtree Hotel Group	54
Q1	Hyatt Centric Old Town Alexandria	Alexandria	VA	124	\$25,278,233	\$203,857	CHG Alexandria Acquisitions, LLC	MHF King Street V LLC	80
Q3	Red Roof PLUS+ Washington, DC - Alexandria	Alexandria	VA	115	\$10,000,000	\$86,957	Alexandria Lodging LLC	Westmont Hospitality Group	76
Q3	Residence Inn by Marriott Alexandria Old Town South at Carlyle	Alexandria	VA	181	\$31,330,000	\$173,094	T2 Hospitality	Magna Hospitality Group	81
Q3	Sheraton Pentagon City Hotel	Arlington	VA	419	\$36,250,000	\$86,516	Knightstone Capital Management	HEI Hotels & Resorts	91
Q3	Hilton Garden Inn Fairfax	Fairfax	VA	149	\$20,000,000	\$134,228	Ramsai Fairfax Hospitality LLC	Wintergreen Hospitality	77
Q1	Hilton Springfield	Springfield	VA	245	\$20,115,000	\$82,102	JM Hotels, LLC	M.R.S. Real Estate Investment Properties, LLC	50
Q2	Burke Mountain Hotel & Conference Center	East Burke	VT	116	\$11,500,000	\$99,138	Bear Den Partners LLC	N/A	39
Q2	Fairfield Inn & Suites Seattle Bellevue/Redmond	Bellevue	WA	144	\$23,750,000	\$164,931	Trimark Property Group	Hospitality Investors Trust, Inc.	74

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Cedars Inn	East Wenatchee	WA	94	\$10,100,000	\$107,447	Japij Investments LLC	East Wenatchee Hotel Partners LLC	45
Q3	Motel 6 Kirkland, WA - North Kirkland ¹⁹	Kirkland	WA	123	\$15,450,000	\$125,610	Sage Investment Group	PMF Real Estate Services LLC	71
Q1	Embassy Suites by Hilton Seattle North Lynnwood	Lynnwood	WA	240	\$18,000,000	\$75,000	Lynnwood Lodging LLC	AWH Capital Partners	52
Q3	Best Western Sky Valley Inn	Monroe	WA	58	\$11,510,000	\$198,448	Brar Hotels LLC	N/A	48
Q2	Studio 6 Mountlake Terrace - Seattle ²⁰	Mountlake Terrace	WA	119	\$12,100,000	\$101,681	Sage Investment Group	N/A	56
Q2	Embassy Suites by Hilton Seattle Tacoma International Airport	Seattle	WA	242	\$28,000,000	\$115,702	Westmont Hospitality Group	JV GEM Realty Capital, Inc. & Lodging Capital Partners	65
Q3	Hotel Five Seattle	Seattle	WA	116	\$25,500,000	\$219,828	MS Real Estate	Staypineapple Hotels	95
Q1	Red Roof Inn Seattle Airport - SEATAC	Seattle	WA	152	\$13,500,000	\$88,816	Vistar Hospitality LLC	BW RRI III LLC	77
Q3	Seattle Marriott Waterfront	Seattle	WA	369	\$145,000,000	\$392,954	JV Sixth Street Partners & Riller Capital	Braemar Hotels & Resorts Inc.	94
Q2	University Inn - A Staypineapple Hotel	Seattle	WA	102	\$27,000,000	\$264,706	Onelin Capital Corporation	Staypineapple Hotels Inc.	85
Q1	DoubleTree by Hilton Hotel Spokane City Center	Spokane	WA	375	\$35,000,000	\$93,333	JMA Ventures	N/A	66
Q1	Comfort Inn & Suites Downtown Tacoma	Tacoma	WA	163	\$18,800,000	\$115,337	N/A	Seasons Hotels LLC	72
Q1	Edgewater Hotel	Madison	WI	202	\$65,000,000	\$321,782	Edgewater Hotel Company 4 Llc	Edgewater Hotel Company, LLC	79
Q3	SpringHill Suites Milwaukee West/Wauwatosa	Wauwatosa	WI	119	\$17,100,000	\$143,697	JAK Hotel LLC	Research Park Hotel, LLC	69

19) Buyer reportedly plans to transform the property into studio apartments.

20) Buyer reportedly plans to convert the current three-level, 119-room into 120 studio apartment units.

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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/>

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	Hilton Garden Inn Birmingham/Lakeshore Drive	Birmingham	AL	100	\$12,500,000	\$125,000	Elite Hospitality	Ram Hotels	57
Q4	Holiday Inn Phoenix - Chandler	Chandler	AZ	106	\$13,000,000	\$122,642	JV Ocotillo Lodging LLC & Etash-Colton LLC	CH Ocotillo LLC	55
Q4	Embassy Suites by Hilton Flagstaff	Flagstaff	AZ	119	\$14,460,000	\$121,513	Baywood Hotels	SC Milton Road (Flagstaff), LLC	53
Q4	Hyatt Place Page / Lake Powell	Page	AZ	102	\$24,250,000	\$237,745	Wahweap Hospitality, LLC	Larkspur Development L.P.	22
Q4	Residence Inn by Marriott Berkeley	Berkeley	CA	331	\$175,800,000	\$531,118	University of California Investments	Pyramid Global Hospitality	73
Q4	Residence Inn by Marriott Camarillo	Camarillo	CA	128	\$39,000,000	\$304,688	Scotmist, LLC	Camarillo RI Holdings LLC	67
Q4	Homewood Suites by Hilton Fresno Airport & Hampton Inn & Suites Clovis-Airport North	Clovis	CA	169	\$20,250,000	\$119,822	Twin Pines Investments LLC	Apple Hospitality REIT, Inc.	59/58
Q4	Best Western Plus Marina Shores Hotel	Dana Point	CA	87	\$17,500,000	\$201,149	Dana Point Hotel Venture LLC	Dana Point Inn, LLC	72
Q4	Hampton Inn & Suites Sacramento-Elk Grove Laguna I-5	Elk Grove	CA	110	\$13,000,000	\$118,182	Dhillon Elk Grove LLC	Elk Grove Finance LP	41
Q4	Sonesta ES Suites Huntington Beach Fountain Valley & Sonesta Select Huntington Beach Fountain Valley	Fountain Valley	CA	272	\$24,000,000	\$88,235	9330 Slater Avenue Property Owner, LLC	Service Properties Trust	82
Q4	Indian Wells Resort Hotel	Indian Wells	CA	156	\$19,415,000	\$124,455	Seabiscuit Pacifica LLC	JV Leo W. Cook Living Trust & Ruth Cook Living Trust	66
Q4	Los Gatos Lodge ¹	Los Gatos	CA	128	\$78,425,000	\$612,695	SummerHill Homes	Los Gatos Lodge, LLC	84
Q4	Surfrider Hotel Malibu	Malibu	CA	20	\$37,500,000	\$1,875,000	Chrome Hearts	Dauntless Capital Partners	47
Q4	Azure Hotel & Suites, Trademark Collection by Wyndham	Ontario	CA	167	\$15,490,000	\$92,754	Ontario Hospitality LLC	1945 Holt Suites, LLC	66

1) Buyer reportedly plans to redevelop the property to a for sale townhome-style condominium community.

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Q4	La Quinta Inn & Suites by Wyndham Rancho Cordova Sacramento	Rancho Cordova	CA	132	\$11,500,000	\$87,121	Jayvivek CA LLC	Golden Apple Hospitality Inc.	65
Q4	Embassy Suites by Hilton San Diego La Jolla	San Diego	CA	340	\$111,000,000	\$326,471	4550 LVD Owner LP	BRE La Jolla Village LLC	91
Q4	Residence Inn by Marriott San Diego Sorrento Mesa/Sorrento Valley	San Diego	CA	150	\$42,000,000	\$280,000	DKN Hotels	Ashford Hospitality Trust, Inc.	79
Q4	Sonesta ES Suites San Diego - Rancho Bernardo	San Diego	CA	116	\$19,500,000	\$168,103	11855 Avenue of Industry Property Owner, L.P.	Service Properties Trust	58
Q4	Four Seasons San Francisco	San Francisco	CA	277	\$130,000,000	\$469,314	Blackstone	Westbrook Partners	95
Q4	Hilton San Francisco Union Square & Parc 55 San Francisco	San Francisco	CA	2943	\$408,000,000	\$138,634	JV Newbond Holdings & Conversant Capital	Wilmington Trust, Trustee for Special Servicer Wells Fargo / Park Hotels & Resorts Inc.	93/94
Q4	The Clancy, Autograph Collection	San Francisco	CA	410	\$115,000,000	\$280,488	Sixth Street Partners, LLC	Braemar Hotels & Resorts	96
Q4	Sonesta ES Suites San Jose Airport	San Jose	CA	114	\$16,000,000	\$140,351	Kalthia Group Hotels	Service Properties Trust	81
Q4	Beach Retreat & Lodge at Tahoe	South Lake Tahoe	CA	261	\$61,800,000	\$236,782	JV BLDG Management & Metrovest Equities Inc.	Linchris Hotel Corporation	40
Q4	Sonesta ES Suites Sunnyvale	Sunnyvale	CA	138	\$15,000,000	\$108,696	Kalthia Group Hotels	Service Properties Trust	59
Q4	Montrose at Beverly Hills	West Hollywood	CA	133	\$44,250,000	\$332,707	Montrose.XYZ LLC	Pebblebrook Hotel Trust	91
Q4	Comfort Inn Near Vail Beaver Creek	Avon	CO	146	\$30,000,000	\$205,479	Magna Hospitality Group	Millennium Hotels and Resorts	35
Q4	Comfort Inn & Suites Carbondale on the Roaring Fork	Carbondale	CO	76	\$14,400,000	\$189,474	JV Levis Tic Owner LLC & Hilton Tic Owner LLC & Pepper Tic Owner LLC	Stephen Wolff Properties LLC	27
Q4	Holiday Inn Express & Suites Colorado Springs Central	Colorado Springs	CO	80	\$12,725,000	\$159,063	Green River Lodging, LLC	Jarosz Family Ltd Partnership	77

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Q4	Gravity Haus Steamboat	Steamboat Springs	CO	74	\$23,500,000	\$317,568	Steamboat Ski & Resort Corporation	Gravity Haus	53
Q4	Aloft Denver North Westminster	Westminster	CO	120	\$11,000,000	\$91,667	SP Westminster, LLC	Brinkman Real Estate	28
Q4	Stamford Marriott Hotel & Spa ²	Stamford	CT	508	\$15,250,000	\$30,020	Clearview Capital	JV Garrison Investment Group & Optimum Asset Management	82
Q4	Homewood Suites by Hilton Stratford	Stratford	CT	135	\$18,600,000	\$137,778	Jamsan Management	Hospitality Investors Trust	49
Q4	Capitol Hill Hotel	Washington	DC	153	\$60,271,117	\$393,929	Friedman Capital	TPG Real Estate Partners	88
Q4	Hampton Inn Bonita Springs/Naples-North & Homewood Suites by Hilton Bonita Springs	Bonita Springs	FL	198	\$23,656,000	\$119,475	Cooper Hotels	JV SG Group Owner 1 LLC & SG984 Owner 1 LLC	58/46
Q4	Doral Inn and Suites	Doral	FL	112	\$23,000,000	\$205,357	Ratia Real Estate Development LLC	IMF Doral LLC	80
Q4	Holiday Inn Fort Lauderdale Airport	Hollywood	FL	150	\$16,662,200	\$111,081	Palm FLL, LP	Prince-Bush Investments Hollywood-H, LLP	66
Q4	Cabana Inn	Key West	FL	24	\$14,500,000	\$604,167	Cabana Inn Of Key West, LLC	Whitehead Trust, LLC	56
Q4	Holiday Inn Miami-Doral & Staybridge Suites Miami Doral	Miami	FL	216	\$24,000,000	\$111,111	Dune Real Estate Partners	CN Hotels	82
Q4	Fairwind Hotel Miami	Miami Beach	FL	150	\$31,000,000	\$206,667	Italplaza of Collins LLC	Israel Katz	77
Q4	Kimpton Angler's Hotel	Miami Beach	FL	132	\$43,500,000	\$329,545	Hotels Investment and Management Team LLC	KHP Capital Partners	79
Q4	Candlewood Suites Miami Lakes	Miami Lakes	FL	94	\$12,350,000	\$131,383	L&S Hotels, LLC	Operadora Hotelera Palma LLC	69
Q4	Comfort Inn Naples East I-75	Naples	FL	198	\$14,875,000	\$75,126	Laxmi 101 LLC	Vmr Real Estate, Inc.	44

2) Buyer reportedly plans to convert the east tower to residential rental apartments and upgrade the west tower as a more modernized Marriott.

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SELECT MAJOR U.S. HOTEL SALES SURVEY - Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	Hampton Inn Naples-Central	Naples	FL	107	\$23,250,000	\$217,290	Cooper Hotels	Highgate	75
Q4	Hilton Garden Inn Pensacola Airport - Medical Center	Pensacola	FL	137	\$15,000,000	\$109,489	Halifax Pensacola Hotel Partners, LLC	Cobbletel, LLC	67
Q4	Residence Inn by Marriott Pensacola Airport/Medical Center	Pensacola	FL	86	\$17,100,000	\$198,837	Skypointe Hospitality LLC	Cobble Creek Lodging, LLC	63
Q4	Sonesta ES Suites Fort Lauderdale Plantation	Plantation	FL	141	\$13,000,000	\$92,199	410 North Pine Island Road Property Owner, LLC	Service Properties Trust	73
Q4	Sawgrass Marriott Golf Resort & Spa and Cabana Beach Club	Ponte Vedra Beach	FL	514	\$148,040,000	\$288,016	JV South Street Partners & Dream Finders Homes	Brookfield Corporation	57
Q4	voco Sarasota	Sarasota	FL	95	\$22,900,000	\$241,053	CIM Sarasota Lodging	Avistone, LLC	79
Q4	Southern Oaks Inn	St. Augustine	FL	124	\$12,500,000	\$100,806	Jagdish LLC	2800 Partners LLC	59
Q4	Hilton St. Petersburg Carillon Park	St. Petersburg	FL	227	\$37,300,000	\$164,317	Highline Hospitality Partners, LLC	JV Loci Capital Opportunistic Fund, LP & HHM Hotels	78
Q4	Hampton Inn Tampa Downtown Channel District & Home2Suites by Hilton Tampa Downtown Channel District	Tampa	FL	213	\$57,100,000	\$268,075	Claremont Companies	Noble Investment Group	88/92
Q4	Residence Inn by Marriott Tampa Downtown	Tampa	FL	109	\$24,850,000	\$227,982	AAM 15	Noble Investment Group	89
Q4	Comfort Suites Vero Beach I-95	Vero Beach	FL	75	\$10,750,000	\$143,333	S & P Prems LLC	Florida Seaside Hospitality, LLC	46
Q4	The Ben	West Palm Beach	FL	208	\$190,000,000	\$913,462	Related Ross	Wheelock Street Capital	75
Q4	Brookhaven Atlanta Hotel	Atlanta	GA	209	\$16,000,000	\$76,555	Atlanta Real Estate Holdings LLC	AD1 Global	73
Q4	Crowne Plaza Atlanta - Midtown & Staybridge Suites Atlanta - Midtown	Atlanta	GA	462	\$35,500,000	\$76,840	JV Monomoy Property Ventures & Axonic Capital	Ramsfield Hospitality Finance	91/92
Q4	Hyatt House Atlanta/Cobb Galleria	Atlanta	GA	149	\$18,200,000	\$122,148	Hospitality Asset Procurers	N/A	81

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SELECT MAJOR U.S. HOTEL SALES SURVEY - Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	SpringHill Suites by Marriott Atlanta Buckhead	Atlanta	GA	220	\$19,250,000	\$87,500	JV Blueleaf Capital & Three Vision Partners	Buckhead Hotel Properties, LLC	84
Q4	Courtyard by Marriott Atlanta McDonough	McDonough	GA	102	\$13,000,001	\$127,451	PREM, LLC	CYE Real Estate Development Group, LLC	22
Q4	Hilton Garden Inn Champaign/ Urbana & Homewood Suites by Hilton Champaign-Urbana	Champaign	IL	197	\$32,500,000	\$164,975	Witness Investment	MCR Hotels Holdings LLC	58/57
Q4	Westin Michigan Avenue Chicago	Chicago	IL	752	\$72,000,000	\$95,745	Vinayaka Hospitality	Pebblebrook Hotel Trust	92
Q4	Fairfield by Marriott Inn & Suites Chicago O'Hare	Des Plaines	IL	137	\$21,612,000	\$157,752	White Hill Hospitality LLC	Hall Des Plaines, LLC	77
Q4	Hilton Garden Inn St. Charles	St. Charles	IL	119	\$13,100,000	\$110,084	Yeka LLC	St Charles Hospitality, LLC	45
Q4	Homewood Suites by Hilton Indianapolis Carmel	Carmel	IN	137	\$18,000,000	\$131,387	Schahet Hotels, LLC	N/A	75
Q4	Le Pavillon New Orleans	New Orleans	LA	226	\$42,500,000	\$188,053	N/A	Ashford Hospitality Trust, Inc.	86
Q4	Homewood Suites by Hilton Boston-Billerica/Bedford/Burlington	Billerica	MA	147	\$17,400,000	\$118,367	N/A	Chatham Lodging Trust	60
Q4	Courtyard by Marriott Boston Cambridge	Cambridge	MA	207	\$50,000,000	\$241,546	JV 7060 Hollywood LLC & Ridge Leasing Limited Partnership	Highgate	85
Q4	Sonesta ES Suites ³	Westborough	MA	109	\$19,500,000	\$178,899	Quarry Lane AIS LLC	AVIA BOS Research Drive, LLC	70
Q4	Westford Regency Inn and Conference Center ⁴	Westford	MA	193	\$12,800,000	\$66,321	Redgate Capital Partners	Empire Hospitality LLC	63
Q4	Fairfield Inn & Suites Baltimore Downtown/Inner Harbor ⁵	Baltimore	MD	155	\$12,500,000	\$80,645	City of Baltimore	Magna Hospitality	87
Q4	Residence Inn by Marriott Baltimore White Marsh	Baltimore	MD	131	\$13,000,000	\$99,237	Gulph Creek Hotels	American Hotel Income Properties REIT LP	47

3) *Reportedly buyer intends to convert hotel into residential apartment units.*

4) *Reportedly buyer intends to demolish existing improvements and develop two four story multi-family buildings containing roughly 300 apartments.*

5) *Property was leased by the City of Baltimore for use as a women's shelter since 2020, and the acquisition will make permanent supportive housing shelter for people experiencing*

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SELECT MAJOR U.S. HOTEL SALES SURVEY - Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	Courtyard by Marriott St Paul Woodbury & Residence Inn by Marriott St. Paul Woodbury	Woodbury	MN	236	\$27,000,000	\$114,407	Dr. Prem Kumar	American Hotel Income Properties REIT LP	44/46
Q4	Courtyard Kansas City Country Club Plaza	Kansas City	MO	123	\$19,000,000	\$154,472	N/A	Summit Hotel Properties, Inc.	78
Q4	SpringHill Suites by Marriott Raleigh Apex	Apex	NC	94	\$18,700,000	\$198,936	Focus5 Hospitality, LLC	Peak Hotels LLC	48
Q4	Sonesta ES Suites Raleigh Cary	Cary	NC	108	\$10,000,000	\$92,593	Shree Shivashakti 2900 LLC	Service Properties Trust	65
Q4	Comfort Suites Northlake	Charlotte	NC	104	\$10,875,000	\$104,567	Jay Siddehshwar, LLC	BNV Investment II, LLC	47
Q4	La Quinta Inn & Suites by Wyndham Raleigh Crabtree	Raleigh	NC	134	\$11,000,000	\$82,090	OMS Crabtree LLC	Sweethome Crabtree Inc.	75
Q4	Island Beach Motor Lodge ⁶	Seaside Park	NJ	59	\$10,625,000	\$180,085	Arya Properties	Island Beach Associates Inc.	15
Q4	Courtyard by Marriott Wayne Fairfield	Wayne	NJ	122	\$17,250,000	\$141,393	Concord Hospitality	263 Hotel Group, LLC	54
Q4	Sheraton Lincoln Harbor Hotel	Weehawken Township	NJ	358	\$65,500,000	\$182,961	Capital Insight Holdings	Hartz Mountain Industries	71
Q4	Sonesta ES Suites Reno	Reno	NV	120	\$10,000,000	\$83,333	9845 Gateway Drive Property Owner, LLC	Service Properties Trust	58
Q4	La Quinta Inn and Suites by Wyndham Long Island City	Long Island City	NY	112	\$26,500,000	\$236,607	Nexgen Hotels	RiverBrook Equities	82
Q4	Z NYC Hotel ⁷	Long Island City	NY	100	\$25,500,000	\$255,000	Palette Hotels	Taconic Capital Advisors L.P.	86
Q4	Dominick Hotel ⁸	New York	NY	276	\$174,000,000	\$630,435	Cain International	CIM Group, LP	94

6) Reportedly improvements will be demolished to make way for single family residential development.

7) Hotel closed at the time of sale.

8) Reportedly while the structure houses 390 total keys, only 276 were operational and changed hands, while the remaining 114 rooms were third-party owned and contributed to a rental pool.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Hilton Garden Inn New York Times Square North & Motto by Hilton New York City Chelsea & DoubleTree by Hilton New York Times Square South & Fairfield Inn & Suites New York Midtown Manhattan Penn Station ⁹	New York	NY	1129	\$489,800,000	\$433,835	N/A	Magna Hotel Fund VI	92-94
Q4	InterContinental New York Times Square	New York	NY	607	\$218,600,000	\$360,132	JV Highgate & Gencom & Argent Ventures	JV Tishman Realty & Metlife Investment Management	95
Q4	New York EDITION	New York	NY	273	\$235,000,000	\$860,806	Kam Sang Company, Inc.	Abu Dhabi Investment Authority	92
Q4	NoMo SoHo	New York	NY	264	\$125,000,000	\$473,485	Dan Hotels	Sapir Corporation	94
Q4	Homewood Suites by Hilton Saratoga Springs	Saratoga Springs	NY	113	\$17,764,000	\$157,204	Maine Course Hospitality Group	Delmonte Hotel Group	49
Q4	Residence Inn by Marriott Cleveland Beachwood	Beachwood	OH	174	\$15,800,000	\$90,805	Flytown Properties LLC	Starwood Real Estate Investment Trust	64
Q4	Hilton Garden Inn Portland/Beaverton	Beaverton	OR	152	\$12,100,000	\$79,605	JV Vue Ventures, LLC & Shivam Hotel, LLC	McNeill Hotel Company	59
Q4	Hampton Inn Eugene	Eugene	OR	61	\$14,750,000	\$241,803	Nitai Holdings LLC	Jean Valjean LLC	57
Q4	Hampton Inn Philadelphia/Great Valley/Malvern	Frazer	PA	125	\$10,400,000	\$83,200	BNS Associates, LLC	Moody National REIT II, Inc.	60
Q4	Holiday Inn Express & Suites Warwick-Providence (Airport)	Warwick	RI	147	\$11,700,000	\$79,592	Mila Hospitality, LLC	Carpionato Properties Inc.	74
Q4	Courtyard by Marriott Greenville Downtown	Greenville	SC	135	\$43,550,000	\$322,593	M8 Dev Greenville, LLC	Schulte Hospitality Group, Inc.	75
Q4	La Quinta Inn & Suites by Wyndham Greenville Haywood	Greenville	SC	125	\$10,250,000	\$82,000	Omkar of GVL, LLC	GRNVL Hotels, LLC	72
Q4	Hyatt Place Memphis/Germantown	Germantown	TN	127	\$11,000,000	\$86,614	United International Group LLC	Moody National HP G-Town Holding, LLC	51

9) Reportedly seller retained a minority ownership stake in the portfolio.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Cumberland House Knoxville, Tapestry Collection by Hilton	Knoxville	TN	130	\$35,143,000	\$270,331	The 9 Group	Peachtree Group	72
Q4	Doubletree Hotel Memphis Downtown	Memphis	TN	280	\$28,751,000	\$102,682	Memphis K & U, LLC	Charles S. Sanger	66
Q4	Sheraton Memphis Downtown Hotel	Memphis	TN	600	\$22,000,000	\$36,667	City of Memphis	JV Starwood Capital Group & Schulte Hospitality	64
Q4	Bobby Hotel	Nashville	TN	144	\$50,000,000	\$347,222	Ocean Properties	Music City Venture GP	86
Q4	Motto by Hilton Nashville Downtown ¹⁰	Nashville	TN	260	\$98,200,000	\$377,692	Apple Hospitality REIT, Inc.	Mortenson Development	88
Q4	TownePlace Suites by Marriott Nashville Midtown	Nashville	TN	193	\$57,880,000	\$299,896	Bradford Allen Hospitality Holdings, LLC	3H Group	87
Q4	Courtyard by Marriott Amarillo Downtown	Amarillo	TX	107	\$20,000,000	\$186,916	N/A	JV Summit Hotel Properties, Inc. & GIC	59
Q4	Home2 Suites by Hilton Houston IAH Airport Beltway	Houston	TX	92	\$11,000,000	\$119,565	DeRosa Capital 20 Houston LLC	Greenpoint Hospitality, L.P.	54
Q4	Comfort Inn Pentagon City & Hotel Pentagon ¹¹	Arlington	VA	301	\$50,000,000	\$166,113	JV Crescent Communities & Rockefeller Group	Capital First Investments, L.L.C. / Capital Second Investments, LLC	82/87
Q4	Embassy Suites by Hilton Tysons Corner	Vienna	VA	234	\$37,518,750	\$160,337	SAK Vienna LLC	Noble Investment Group	82
Q4	SpringHill Suites by Marriott Seattle Downtown/South Lake Union	Seattle	WA	234	\$51,000,000	\$217,949	Legacy Development & Management	Moody National REIT II	91
Q4	Sonesta ES Suites Portland Vancouver 41st Street	Vancouver	WA	117	\$12,000,000	\$102,564	7301 NE 41st Street Property Owner, LLC	Service Properties Trust	54
Q4	Charmant Hotel	La Crosse	WI	67	\$14,450,000	\$215,672	Hendricks Commercial Properties, LLC	Weber Group	54
Q4	Sonesta Milwaukee West Wauwatosa ¹²	Wauwatosa	WI	198	\$10,350,000	\$52,273	Samapa LLC	Hotel Investment Group LLC	63

10) Buyer signed a fixed-price development take-out deal with the seller in May 2023.

11) Reportedly buyer plans to demolish the existing and construct a residential complex with up to 531 residential units.

12) Buyer reportedly plans to convert the hotel into affordable apartments.

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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/>

SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q2	Holiday Inn Express Anchorage	Anchorage	AK	129	\$20,500,000	\$158,915	Reza Investments LLC	Spenard Investments, L.L.C.	74
Q4	Hilton Garden Inn Birmingham/Lakeshore Drive	Birmingham	AL	100	\$12,500,000	\$125,000	Elite Hospitality	Ram Hotels	57
Q2	Holiday Inn Express & Suites Birmingham-Irondale (East)	Birmingham	AL	99	\$10,000,000	\$101,010	Vivek & Zeel LLC	Empire Birmingham LLC	58
Q3	Spark by Hilton Birmingham Colonnade ¹	Birmingham	AL	122	\$11,000,000	\$90,164	Tunnel to Towers Foundation	Baron Hwy 280, LLC	60
Q3	Aloft Birmingham Soho Square	Homewood	AL	111	\$18,225,000	\$164,189	PHD Hotels	JV KKR & Riller Capital	71
Q1	Mobile Marriott	Mobile	AL	251	\$16,353,700	\$65,154	Mobile L.L.C.	JV Statesboro Hotels 1031 Acquisition, LLC & 1-95 Hospitality 1031 Acquisition, LLC	62
Q3	Hampton Inn & Suites Montgomery-EastChase & Homewood Suites by Hilton Montgomery	Montgomery	AL	194	\$26,310,000	\$135,619	HDC Capital Group	Unihost	31/30
Q2	SpringHill Suites Phoenix West/Avondale	Avondale	AZ	128	\$28,550,000	\$223,047	Peachtree Hotel Group	Virtua 99th Hotel, LLC	57
Q4	Holiday Inn Phoenix - Chandler	Chandler	AZ	106	\$13,000,000	\$122,642	JV Ocotillo Lodging LLC & Etash-Colton LLC	CH Ocotillo LLC	55
Q4	Embassy Suites by Hilton Flagstaff	Flagstaff	AZ	119	\$14,460,000	\$121,513	Baywood Hotels	SC Milton Road (Flagstaff), LLC	53
Q1	Courtyard Mesa at Wrigleyville West & Sheraton Mesa Hotel at Wrigleyville West	Mesa	AZ	309	\$50,250,000	\$162,621	HSL Properties	Power Hotel Group	82
Q4	Hyatt Place Page / Lake Powell	Page	AZ	102	\$24,250,000	\$237,745	Wahweap Hospitality, LLC	Larkspur Development L.P.	22
Q2	Hilton Garden Inn Phoenix Airport North	Phoenix	AZ	192	\$26,500,000	\$138,021	MCR Investors LLC	Pyramid Global Hospitality	83
Q2	Holiday Inn Express & Suites Phoenix West Tolleson	Phoenix	AZ	108	\$21,000,000	\$194,444	2023 Hospitality LLC	McDowell Hotel I LLC	52

1) Property reportedly sold to a nonprofit with plans to redevelop it into veteran housing.

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Q3	Home2 Suites by Hilton Phoenix Airport South	Phoenix	AZ	103	\$18,750,000	\$182,039	Gurbir Sandhu Company	Baywood Hotels Inc.	83
Q2	JW Marriott Phoenix Desert Ridge Resort & Spa	Phoenix	AZ	950	\$865,000,000	\$910,526	Ryman Hospitality Properties, Inc.	Trinity Investments	62
Q3	Arizona Inn	Tucson	AZ	89	\$25,500,000	\$286,517	Arizona Inn Group, LLC	Arizona Inn Company Limited Partnership, LLP	70
Q1	Courtyard Tucson Airport	Tucson	AZ	149	\$14,195,000	\$95,268	KSS LLC	Skyline CM Tucson LLC	48
Q2	Hilton Garden Inn Bakersfield	Bakersfield	CA	120	\$16,059,000	\$133,825	RS Retail Development, LLC	CA Bakersfield Owner LLC	53
Q4	Residence Inn by Marriott Berkeley	Berkeley	CA	331	\$175,800,000	\$531,118	University of California Investments	Pyramid Global Hospitality	73
Q1	Maison 140 Beverly Hills & Mosaic Hotel	Beverly Hills	CA	93	\$35,233,000	\$378,849	GT Hotel Owner LLC	Boutique Hotel Company-Beverly Hills LLC	93
Q2	Anza Hotel Calabasas	Calabasas	CA	122	\$19,150,000	\$156,967	Ayres-Diamond Bar, L.P.	23627 Calabasas Road, LLC	73
Q4	Residence Inn by Marriott Camarillo	Camarillo	CA	128	\$39,000,000	\$304,688	Scotmist, LLC	Camarillo RI Holdings LLC	67
Q1	Courtyard San Diego Carlsbad	Carlsbad	CA	145	\$36,000,000	\$248,276	Carlsbad Lodging LLC	HIT Portfolio II NTC Owner, LP	63
Q3	Carmel Resort Inn	Carmel-By-The-Sea	CA	30	\$15,000,000	\$500,000	Kshire Coastal Holdings LLC	JV Santa Rosa Motel Co., L.P. & 1 & P Brothers, LLC & Durrell Pacific Grove, LLC,	59
Q3	Best Western Plus Carpinteria Inn	Carpinteria	CA	144	\$26,917,500	\$186,927	Excel Hotel Group	Washington Capital Management, Inc.	57
Q4	Homewood Suites by Hilton Fresno Airport & Hampton Inn & Suites Clovis-Airport North	Clovis	CA	169	\$20,250,000	\$119,822	Twin Pines Investments LLC	Apple Hospitality REIT, Inc.	59/58
Q1	Vanlee Hotel & Suites	Covina	CA	258	\$20,000,000	\$77,519	Capital Insight	LVGEM Hotel Corporation	60

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Best Western Plus Marina Shores Hotel	Dana Point	CA	87	\$17,500,000	\$201,149	Dana Point Hotel Venture LLC	Dana Point Inn, LLC	72
Q2	Hyatt House Davis	Davis	CA	118	\$18,750,000	\$158,898	University Gateway Hospitality LLC	2750 Cowell Hotel LLC	57
Q3	Hyatt House Los Angeles/LAX/Manhattan Beach	El Segundo	CA	122	\$29,000,000	\$237,705	Nara Qi Maingate, LLC	Grand Prix El Segundo LLC	85
Q4	Hampton Inn & Suites Sacramento-Elk Grove Laguna I-5	Elk Grove	CA	110	\$13,000,000	\$118,182	Dhillion Elk Grove LLC	Elk Grove Finance LP	41
Q2	Hilton Garden Inn Folsom	Folsom	CA	100	\$12,250,000	\$122,500	Yunay Hospitality LP	CA Folsom Owner LLC	55
Q2	Hilton Garden Inn Irvine East/Lake Forest	Foothill Ranch	CA	103	\$13,750,000	\$133,495	27082 Lake Forest LLC	Arbor Lodging Partners	78
Q4	Sonesta ES Suites Huntington Beach Fountain Valley & Sonesta Select Huntington Beach Fountain Valley	Fountain Valley	CA	272	\$24,000,000	\$88,235	9330 Slater Avenue Property Owner, LLC	Service Properties Trust	82
Q2	Holiday Inn Express & Suites Fresno (River Park) Hwy 41	Fresno	CA	86	\$15,500,000	\$180,233	Howard HIEX, LLC	Rajputana, LLC	64
Q4	Indian Wells Resort Hotel	Indian Wells	CA	156	\$19,415,000	\$124,455	Seabiscuit Pacifica LLC	JV Leo W. Cook Living Trust & Ruth Cook Living Trust	66
Q2	Residence Inn San Diego La Jolla	La Jolla	CA	288	\$79,340,000	\$275,486	La Jolla RI Holdings LLC	Blackstone	83
Q1	Laguna Hills Lodge	Laguna Hills	CA	121	\$17,000,000	\$140,496	Haley Hospitality Enterprises	LHMLP	85
Q1	Oxford Suites Lancaster	Lancaster	CA	172	\$12,000,000	\$69,767	Madison Sac, LLC	Baney Corporation	56
Q3	Extended Stay America Los Angeles/Long Beach Airport	Long Beach	CA	134	\$25,000,000	\$186,567	SHP Long Beach LLC	Blackstone	72
Q4	Los Gatos Lodge ²	Los Gatos	CA	128	\$78,425,000	\$612,695	SummerHill Homes	Los Gatos Lodge, LLC	84

2) Buyer reportedly plans to redevelop the property to a for sale townhome-style condominium community.

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Q4	Surfrider Hotel Malibu	Malibu	CA	20	\$37,500,000	\$1,875,000	Chrome Hearts	Dauntless Capital Partners	47
Q2	Holiday Inn Express & Suites Marina - State Beach Area	Marina	CA	80	\$15,000,000	\$187,500	Seaside HIEX, LLC	189 Seaside, LLC	54
Q3	Sheraton San Jose Hotel	Milpitas	CA	229	\$20,100,000	\$87,773	Apexa Ventures III	Highgate	82
Q1	Extended Stay America - Los Angeles - Monrovia	Monrovia	CA	123	\$14,300,000	\$116,260	Classic Motor Inn, Inc.	ESA P Portfolio LLC	71
Q2	The National Exchange Hotel	Nevada City	CA	38	\$11,902,000	\$313,211	211 National LLC	211 Broad Street LLC	38
Q1	Oakhurst Inn at Yosemite	Oakhurst	CA	117	\$17,000,000	\$145,299	Hjp Holdings 1, LLC	Kampala 740 LLC	40
Q2	Fairfield Inn & Suites Oakhurst Yosemite / Holiday Inn Express & Suites Oakhurst-Yosemite / Hampton Inn Oakhurst-Yosemite	Oakhurst	CA	335	\$35,632,000	\$106,364	Jai Shri Ram Hospitality Group	OTO Development	24
Q2	Extended Stay America - Oakland - Emeryville ³	Oakland	CA	149	\$33,000,000	\$221,477	City of Oakland, CA	JV Blackstone & Starwood Capital Group	75
Q4	Azure Hotel & Suites, Trademark Collection by Wyndham	Ontario	CA	167	\$15,490,000	\$92,754	Ontario Hospitality LLC	1945 Holt Suites, LLC	66
Q2	Hyatt Place Ontario/Rancho Cucamonga	Ontario	CA	127	\$17,350,000	\$136,614	Jskt Hospitality LLC	Hpo, LP	61
Q1	Holiday Inn Express & Suites Paso Robles	Paso Robles	CA	91	\$19,000,000	\$208,791	Reneson Paso Robles LLC	Zodiac Investments Inc.	47
Q3	Studio 6 Suites Perris	Perris	CA	103	\$11,400,000	\$110,680	Perris Hospitality Group, LLC	Best Rest LLC	46
Q3	Sonesta Select Pleasant Hill	Pleasant Hill	CA	135	\$12,000,000	\$88,889	680 Hospitality LLC	Service Properties Trust	59
Q4	La Quinta Inn & Suites by Wyndham Rancho Cordova Sacramento	Rancho Cordova	CA	132	\$11,500,000	\$87,121	Jayvivek CA LLC	Golden Apple Hospitality Inc.	65

3) Buyer reportedly plans to convert the hotel into a homeless shelter.

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SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q4 2025

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Aloft Sacramento Airport Natomas	Sacramento	CA	114	\$29,100,000	\$255,263	Sweet 2025 LLC	A&R Group	53
Q3	AC Hotel San Diego Downtown Gaslamp Quarter	San Diego	CA	147	\$70,750,000	\$481,293	Pyramid Global Hospitality	Briad Group	92
Q1	Consulate Hotel (Closed)*	San Diego	CA	110	\$17,400,000	\$158,182	Ambient Communities	Noble Legacy LLC	78
Q1	DoubleTree by Hilton Hotel San Diego Downtown	San Diego	CA	333	\$67,231,000	\$201,895	Noble Investment Group	Pacific Pearl Hotels	91
Q4	Embassy Suites by Hilton San Diego La Jolla	San Diego	CA	340	\$111,000,000	\$326,471	4550 LVD Owner LP	BRE La Jolla Village LLC	91
Q4	Residence Inn by Marriott San Diego Sorrento Mesa/Sorrento Valley	San Diego	CA	150	\$42,000,000	\$280,000	DKN Hotels	Ashford Hospitality Trust, Inc.	79
Q4	Sonesta ES Suites San Diego - Rancho Bernardo	San Diego	CA	116	\$19,500,000	\$168,103	11855 Avenue of Industry Property Owner, L.P.	Service Properties Trust	58
Q4	Four Seasons San Francisco	San Francisco	CA	277	\$130,000,000	\$469,314	Blackstone	Westbrook Partners	95
Q4	Hilton San Francisco Union Square & Parc 55 San Francisco	San Francisco	CA	2943	\$408,000,000	\$138,634	JV Newbond Holdings & Conversant Capital	Wilmington Trust, Trustee for Special Servicer Wells Fargo / Park Hotels & Resorts Inc.	93/94
Q2	Hyatt Centric Fisherman's Wharf San Francisco	San Francisco	CA	316	\$80,000,000	\$253,165	EOS Investors	Park Hotels & Resorts Inc.	91
Q1	The Andrews Hotel	San Francisco	CA	48	\$10,150,000	\$211,458	Andrews Hotel LLC	624 Post LLC	94
Q4	The Clancy, Autograph Collection	San Francisco	CA	410	\$115,000,000	\$280,488	Sixth Street Partners, LLC	Braemar Hotels & Resorts	96
Q4	Sonesta ES Suites San Jose Airport	San Jose	CA	114	\$16,000,000	\$140,351	Kalthia Group Hotels	Service Properties Trust	81

4) Property which has been closed for 6 years will reportedly be converted to market-rate housing and student housing.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Sonesta Select San Jose Airport	San Jose	CA	151	\$14,000,000	\$92,715	1727 Technology Drive Property Owner	Service Properties Trust	76
Q3	El Encanto	Santa Barbara	CA	92	\$82,200,000	\$893,478	JV Justin and Tyler Mateen & Culver Capital	LVMH	74
Q4	Beach Retreat & Lodge at Tahoe	South Lake Tahoe	CA	261	\$61,800,000	\$236,782	JV BLDG Management & Metrovest Equities Inc.	Linchris Hotel Corporation	40
Q3	Station House Inn	South Lake Tahoe	CA	96	\$18,400,000	\$191,667	Play Park Hospitality, LLC	Station House Inn, LLC	48
Q4	Sonesta ES Suites Sunnyvale	Sunnyvale	CA	138	\$15,000,000	\$108,696	Kalthia Group Hotels	Service Properties Trust	59
Q1	Hampton Inn & Suites Thousand Oaks, CA	Thousand Oaks	CA	125	\$10,630,000	\$85,040	Verdant Ontario Mills LLC	BRE Hotels & Resorts LLC	63
Q1	Hampton Inn Los Angeles/West Covina	West Covina	CA	127	\$16,281,000	\$128,197	CA Hotel Investments LLC	Garvey Hotel Investment Group, LP	56
Q4	Montrose at Beverly Hills	West Hollywood	CA	133	\$44,250,000	\$332,707	Montrose.XYZ LLC	Pebblebrook Hotel Trust	91
Q3	Hilton Garden Inn Arvada Denver	Arvada	CO	139	\$34,850,000	\$250,719	Olympia Hospitality	JV Brinkman Real Estate & Colmena Group	75
Q4	Comfort Inn Near Vail Beaver Creek	Avon	CO	146	\$30,000,000	\$205,479	Magna Hospitality Group	Millennium Hotels and Resorts	35
Q1	Hotel Boulderado	Boulder	CO	160	\$102,000,000	\$637,500	AJ Capital Partners	Frank Day	74
Q4	Comfort Inn & Suites Carbondale on the Roaring Fork	Carbondale	CO	76	\$14,400,000	\$189,474	JV Levis Tic Owner LLC & Hilton Tic Owner LLC & Pepper Tic Owner LLC	Stephen Wolff Properties LLC	27

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q1	Staybridge Suites Denver Tech Center	Centennial	CO	128	\$11,500,000	\$89,844	PM Standard Tech, LLC	SB Denver Tech, LLC	71
Q4	Holiday Inn Express & Suites Colorado Springs Central	Colorado Springs	CO	80	\$12,725,000	\$159,063	Green River Lodging, LLC	Jarosz Family Ltd Partnership	77
Q2	Hampton Inn & Suites Denver-Downtown	Denver	CO	151	\$23,750,000	\$157,285	Delta Denver, LLC	Magna Hospitality	92
Q2	Hampton Inn Denver-International Airport	Denver	CO	122	\$15,200,000	\$124,590	Denver Airport Lodging LLC	Trigiild IVL, LLC, as Court-Appointed Receiver	57
Q1	Thompson Denver, by Hyatt	Denver	CO	216	\$95,000,000	\$439,815	McWhinney	T2 Hospitality	93
Q1	Wingate by Wyndham Denver Airport	Denver	CO	123	\$16,050,000	\$130,488	Apatite South Jordan, LLC	Yampa VII LLC (Magna Hospitality)	55
Q3	Inverness Denver, a Hilton Golf & Spa Resort	Englewood	CO	302	\$48,500,000	\$160,596	Columbia Sussex Corporation	Silverwest Hotels	77
Q3	TownePlace Suites Denver Tech Center	Englewood	CO	94	\$12,000,000	\$127,660	Ville 7877 LLC	Ganeshay Denver LLC	72
Q2	The Stanley Hotel ⁵	Estes Park	CO	196	\$163,240,000	\$832,857	Stanley Partnership for Art Space & Education, LLC	JWC Stanley Holding, LLC	34
Q3	Candlewood Suites Fort Collins	Fort Collins	CO	83	\$10,750,000	\$129,518	KB Fort Collins LLC	Spirit Hospitality	62
Q2	Fairfield Inn & Suites Fort Collins South	Fort Collins	CO	106	\$12,500,000	\$117,925	NND Fort Collins, LLC	Spirit Hospitality, LLC	55
Q2	Table Mountain Inn	Golden	CO	74	\$27,200,000	\$367,568	AJ Capital Partners	Table Mountain Inn, Inc.	52
Q1	Hampton Inn & Suites Denver/Highlands Ranch	Highlands Ranch	CO	118	\$12,751,000	\$108,059	Vibrant Hospitality LLC	OCI Highlands Ranch, LLC	53
Q3	SpringHill Suites by Marriott Denver West/Golden	Lakewood	CO	127	\$24,350,000	\$191,732	Lakewood Hotel LLC	MB Hospitality Lakeshs, LP	62

5) Property was acquired through a public-private partnership using \$400 million in bond financing to expand the lodging buildings to add 65 keys and construct a new 65,000 square foot event center.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Viewline Resort Snowmass / Wildwood Snowmass Lodge / Snowmass Conference Center	Snowmass Village	CO	405	\$143,997,116	\$355,548	Elevated Returns	High Street Real Estate Partners	36
Q4	Gravity Haus Steamboat	Steamboat Springs	CO	74	\$23,500,000	\$317,568	Steamboat Ski & Resort Corporation	Gravity Haus	53
Q2	Candlewood Suites Denver North	Thornton	CO	83	\$11,350,000	\$136,747	KA College Station, LLC	Spirit Hospitality, LLC	47
Q4	Aloft Denver North Westminster	Westminster	CO	120	\$11,000,000	\$91,667	SP Westminster, LLC	Brinkman Real Estate	28
Q3	Westin Westminster	Westminster	CO	370	\$84,500,000	\$228,378	Columbia Sussex Corporation	Wheelock Street Capital	66
Q3	Comfort Inn & Suites Danbury-Bethel	Danbury	CT	112	\$12,700,000	\$113,393	Stark Hospitality LLC	Danbury Real Estate, LLC	69
Q1	Hampton Inn & Suites Hartford/East Hartford	East Hartford	CT	121	\$15,000,000	\$123,967	SBM Hospitality	Merchant Founders Lodging LLC	64
Q4	Stamford Marriott Hotel & Spa ⁶	Stamford	CT	508	\$15,250,000	\$30,020	Clearview Capital	JV Garrison Investment Group & Optimum Asset Management	82
Q4	Homewood Suites by Hilton Stratford	Stratford	CT	135	\$18,600,000	\$137,778	Jamsan Management	Hospitality Investors Trust	49
Q4	Capitol Hill Hotel	Washington	DC	153	\$60,271,117	\$393,929	Friedman Capital	TPG Real Estate Partners	88
Q3	St. Gregory Hotel	Washington	DC	156	\$29,453,000	\$188,801	Grupo Hotusa	Hersha Hotels and Resorts	94
Q3	Washington Marriott at Metro Center	Washington	DC	459	\$177,000,000	\$385,621	T2 Hospitality	Host Hotels & Resorts, Inc.	94
Q1	Westin Washington, D.C. City Center	Washington	DC	410	\$92,000,000	\$224,390	Columbia Sussex Corporation	DiamondRock Hospitality Company	93
Q3	Residence Inn Boca Raton ⁷	Boca Raton	FL	120	\$15,000,000	\$125,000	FSV Boca LLC	Waterstone FTLL Hotel LLC	74

6) Buyer reportedly plans to convert the east tower to residential rental apartments and upgrade the west tower as a more modernized Marriott.

7) Buyer reportedly intends to convert the property to student housing supporting Florida Atlantic University.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Hampton Inn Bonita Springs/Naples-North & Homewood Suites by Hilton Bonita Springs	Bonita Springs	FL	198	\$23,656,000	\$119,475	Cooper Hotels	JV SG Group Owner 1 LLC & SG984 Owner 1 LLC	58/46
Q1	Extended Stay America Premier Suites - Bradenton	Bradenton	FL	124	\$19,100,000	\$154,032	Sandpiper Bradenton, LLC	Bask-FL Bradenton LLC	32
Q2	La Quinta Inn & Suites by Wyndham Tampa Brandon Regency Park	Brandon	FL	128	\$13,200,000	\$103,125	HD Century LLC	JV Highgate & Cerberus	61
Q3	Sunseeker Resort Charlotte Harbor	Charlotte Harbor	FL	785	\$200,000,000	\$254,777	Blackstone	Allegiant Travel Company	53
Q3	Hampton Inn & Suites Coconut Creek & Residence Inn Fort Lauderdale Coconut Creek	Coconut Creek	FL	210	\$38,450,000	\$183,095	Excel Group	Coconut Creek Hotel M-RI	68
Q3	Days Inn Tropical Seas	Daytona Beach	FL	75	\$11,500,000	\$153,333	Imperium Hotels Inc.	G. E. J. E. L. Management, Inc.	56
Q3	Hilton Daytona Beach Oceanfront Resort	Daytona Beach	FL	744	\$112,000,000	\$150,538	Columbia Sussex Corporation	Starwood Capital Group	61
Q2	Fairfield Inn & Suites Destin	Destin	FL	100	\$15,000,000	\$150,000	Shree Siva, LLC	Pensacola Hospitality, LLC	61
Q4	Doral Inn and Suites	Doral	FL	112	\$23,000,000	\$205,357	Ratia Real Estate Development LLC	IMF Doral LLC	80
Q1	Holiday Inn Express & Suites Florida City-Gateway To Keys	Florida City	FL	105	\$13,200,000	\$125,714	Maniben Hotels LLC	High Desert Motel Group, LLC	29
Q1	Fairfield Inn & Suites Fort Walton Beach Hurlburt Area	Fort Walton Beach	FL	74	\$11,200,000	\$151,351	KKFL	OHS Hotels	58
Q2	Best Western Gateway Grand	Gainesville	FL	152	\$14,100,000	\$92,763	Morpheus Group LLC	Forbes Hamilton Management Company	45
Q4	Holiday Inn Fort Lauderdale Airport	Hollywood	FL	150	\$16,662,200	\$111,081	Palm FLL, LP	Prince-Bush Investments Hollywood-H, LLP	66
Q1	Courtyard Jacksonville Butler Boulevard	Jacksonville	FL	137	\$15,000,000	\$109,489	Lenoir Hospitality LLC	Jacksonville JTB Hotel Limited Partnership	51

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Cabana Inn	Key West	FL	24	\$14,500,000	\$604,167	Cabana Inn Of Key West, LLC	Whitehead Trust, LLC	56
Q3	The Paradise Inn	Key West	FL	19	\$12,500,000	\$657,895	The Paradise Inn of Key West, LLC	SMS Lodging	64
Q2	Plunge Beach Resort	Lauderdale-By-The-Sea	FL	163	\$36,600,000	\$224,540	T2 Hospitality	Oleksandr Naumyk & Liubov Tereshko	65
Q3	Hampton Inn Melbourne-Viera	Melbourne	FL	88	\$16,500,000	\$187,500	Lincoln Hospitality Management	Alpental Capital	57
Q1	Holiday Inn Melbourne-Viera Conference Center	Melbourne	FL	128	\$13,500,000	\$105,469	OVH2 SPE LLC	AD1 Viera Hotels, LLC	50
Q3	EAST Miami	Miami	FL	352	\$300,000,000	\$852,273	Blackstone	JV Trinity Investments & Certares	91
Q4	Holiday Inn Miami-Doral & Staybridge Suites Miami Doral	Miami	FL	216	\$24,000,000	\$111,111	Dune Real Estate Partners	CN Hotels	82
Q2	Hyatt Place Miami Airport-West/Doral	Miami	FL	124	\$15,350,000	\$123,790	MIA 82nd Avenue Hospitality, LLC	Hospitality Investors Trust, Inc.	85
Q1	La Quinta Inn & Suites by Wyndham Miami Cutler Bay ⁸	Miami	FL	107	\$14,000,000	\$130,841	Miami-Dade County	Cutler Bay Lodging, LLC	51
Q1	Radisson RED Miami Airport	Miami	FL	157	\$22,000,000	\$140,127	N/A	N/A	78
Q4	Fairwind Hotel Miami	Miami Beach	FL	150	\$31,000,000	\$206,667	Italplaza of Collins LLC	Israel Katz	77
Q3	Hotel Trouvail	Miami Beach	FL	71	\$10,000,000	\$140,845	Activate Miami Beach, LLC	Greenbrier Partners, LLC	64
Q4	Kimpton Angler's Hotel	Miami Beach	FL	132	\$43,500,000	\$329,545	Hotels Investment and Management Team LLC	KHP Capital Partners	79

8) Property will reportedly be converted into permanent, affordable housing for seniors served by the County's Continuum of Care.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Stadium Hotel ⁹	Miami Gardens	FL	217	\$24,000,000	\$110,599	AIDS Healthcare Foundation Inc.	Stadium Hotel, LLC	36
Q4	Candlewood Suites Miami Lakes	Miami Lakes	FL	94	\$12,350,000	\$131,383	L&S Hotels, LLC	Operadora Hotelera Palma LLC	69
Q4	Comfort Inn Naples East I-75	Naples	FL	198	\$14,875,000	\$75,126	Laxmi 101 LLC	Vmr Real Estate, Inc.	44
Q4	Hampton Inn Naples-Central	Naples	FL	107	\$23,250,000	\$217,290	Cooper Hotels	Highgate	75
Q2	Comfort Inn International Drive	Orlando	FL	112	\$10,490,000	\$93,661	8134 International Drive, LLC	AD1 Global	73
Q2	Hilton Garden Inn Orlando I-4 Millenia Blvd Mall	Orlando	FL	132	\$31,800,000	\$240,909	McKibbon Equities	AAAA Property Partners LLC	75
Q2	La Quinta Inn & Suites by Wyndham Orlando Airport North	Orlando	FL	148	\$13,160,000	\$88,919	Pinnacle Hospitality Group	JV Highgate & Cerberus	61
Q1	PGA National Resort ¹⁰	Palm Beach Gardens	FL	360	\$425,000,000	\$1,180,556	JV Henderson Park & Salamander Collection & South Street Partners	Brookfield Asset Management	63
Q1	Holiday Inn Express & Suites Pembroke Pines-Sheridan St.	Pembroke Pines	FL	110	\$16,000,000	\$145,455	Pines Hospitality	JDR Hotels	46
Q1	Comfort Inn Pensacola near NAS Corry Station	Pensacola	FL	127	\$10,800,000	\$85,039	Sakshi 249 LLC	Jay & Shivani LLC	34
Q4	Hilton Garden Inn Pensacola Airport - Medical Center	Pensacola	FL	137	\$15,000,000	\$109,489	Halifax Pensacola Hotel Partners, LLC	Cobbletel, LLC	67
Q4	Residence Inn by Marriott Pensacola Airport/Medical Center	Pensacola	FL	86	\$17,100,000	\$198,837	Skypointe Hospitality LLC	Cobble Creek Lodging, LLC	63
Q4	Sonesta ES Suites Fort Lauderdale Plantation	Plantation	FL	141	\$13,000,000	\$92,199	410 North Pine Island Road Property Owner, LLC	Service Properties Trust	73
Q3	Hilton Garden Inn Jacksonville Ponte Vedra Sawgrass	Ponte Vedra Beach	FL	128	\$28,500,000	\$222,656	T2 Hospitality	Noble Investment Group	49

9) Buyer is reportedly a non profit foundation that intends to convert the property into affordable housing.

10) Property includes six championship golf courses with 99 holes.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Sawgrass Marriott Golf Resort & Spa and Cabana Beach Club	Ponte Vedra Beach	FL	514	\$148,040,000	\$288,016	JV South Street Partners & Dream Finders Homes	Brookfield Corporation	57
Q1	Sandpiper Bay All-Inclusive, Trademark Collection by Wyndham	Port St. Lucie	FL	307	\$58,500,000	\$190,554	Altitude Prop. Co. LLC	Store Capital Acquisitions, LLC	19
Q4	voco Sarasota	Sarasota	FL	95	\$22,900,000	\$241,053	CIM Sarasota Lodging	Avistone, LLC	79
Q4	Southern Oaks Inn	St. Augustine	FL	124	\$12,500,000	\$100,806	Jagdish LLC	2800 Partners LLC	59
Q3	World Golf Village Renaissance St. Augustine Resort	St. Augustine	FL	301	\$24,250,000	\$80,565	SUN Development & Management Corporation	Atrium Finance IV	21
Q4	Hilton St. Petersburg Carillon Park	St. Petersburg	FL	227	\$37,300,000	\$164,317	Highline Hospitality Partners, LLC	JV Loci Capital Opportunistic Fund, LP & HHM Hotels	78
Q2	Courtyard Tampa Brandon & Fairfield Inn & Suites Tampa Brandon	Tampa	FL	200	\$18,525,000	\$92,625	Five Rivers Hospitality	CS17 Florida Hotels, LLC (Trimont Real Estate Advisors)	74/73
Q1	Extended Stay America Suites - Tampa - Casino Area	Tampa	FL	122	\$12,154,961	\$99,631	Tiger Tampa Fairgrounds Casino LLC	WS Tampa MLK, LLC	57
Q4	Hampton Inn Tampa Downtown Channel District & Home2Suites by Hilton Tampa Downtown Channel District	Tampa	FL	213	\$57,100,000	\$268,075	Claremont Companies	Noble Investment Group	88/92
Q3	Hilton Garden Inn Tampa Ybor Historic District	Tampa	FL	96	\$27,000,000	\$281,250	T2 Hospitality	JV KKR & Riller Capital	86
Q2	Homewood Suites by Hilton Tampa-Brandon	Tampa	FL	126	\$18,800,000	\$149,206	Apple Hospitality REIT, Inc.	N/A	74
Q4	Residence Inn by Marriott Tampa Downtown	Tampa	FL	109	\$24,850,000	\$227,982	AAM 15	Noble Investment Group	89
Q3	Sleep Inn & Suites Tampa South	Tampa	FL	77	\$10,500,000	\$136,364	KK&Z Hotels LLC	Dale Mabry Hotel LLC	67
Q3	SpringHill Suites by Marriott Tampa Westshore Airport	Tampa	FL	149	\$20,750,000	\$139,262	McKibbon Hotel Management	Sleep Over, LLC	89

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SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	Comfort Suites Vero Beach I-95	Vero Beach	FL	75	\$10,750,000	\$143,333	S & P Prems LLC	Florida Seaside Hospitality, LLC	46
Q4	The Ben	West Palm Beach	FL	208	\$190,000,000	\$913,462	Related Ross	Wheelock Street Capital	75
Q3	Home2 Suites by Hilton Wildwood the Villages	Wildwood	FL	96	\$13,410,700	\$139,695	Noble Investment Group	Liberty Group	36
Q1	Atlanta Marriott Northwest at Galleria & SpringHill Suites Atlanta Northwest	Atlanta	GA	547	\$66,000,000	\$120,658	Morning Star Hotel Group	JV AVR Realty & Dimension Hospitality	68
Q4	Brookhaven Atlanta Hotel	Atlanta	GA	209	\$16,000,000	\$76,555	Atlanta Real Estate Holdings LLC	AD1 Global	73
Q1	Courtyard by Marriott Atlanta Buckhead	Atlanta	GA	181	\$24,250,000	\$133,978	Partners Capital	RLJ Lodging Trust	86
Q4	Crowne Plaza Atlanta - Midtown & Staybridge Suites Atlanta - Midtown	Atlanta	GA	462	\$35,500,000	\$76,840	JV Monomoy Property Ventures & Axonic Capital	Ramsfield Hospitality Finance	91/92
Q1	Fairfield Inn & Suites Atlanta Vinings/Galleria	Atlanta	GA	142	\$10,800,000	\$76,056	VP Hospitality LLC	HIT Portfolio I Owner	74
Q1	Hilton Atlanta Airport	Atlanta	GA	510	\$111,300,000	\$218,235	Highline Hospitality Partners	Wheelock Street Capital	45
Q4	Hyatt House Atlanta/Cobb Galleria	Atlanta	GA	149	\$18,200,000	\$122,148	Hospitality Asset Procurers	N/A	81
Q3	Hyatt Regency Atlanta Perimeter at Villa Christina	Atlanta	GA	182	\$19,775,000	\$108,654	Villa Christina, LLC	VCGA Associates LLC	66
Q4	SpringHill Suites by Marriott Atlanta Buckhead	Atlanta	GA	220	\$19,250,000	\$87,500	JV Blueleaf Capital & Three Vision Partners	Buckhead Hotel Properties, LLC	84
Q3	Ramada by Wyndham Augusta Downtown Hotel & Conference Center	Augusta	GA	200	\$10,000,000	\$50,000	Breakwater	N/A	61
Q1	Holiday Inn Express Atlanta-Kennesaw	Kennesaw	GA	149	\$15,400,000	\$103,356	Damoder, LLC	JK Busbee LLC	46
Q4	Courtyard by Marriott Atlanta McDonough	McDonough	GA	102	\$13,000,001	\$127,451	PREM, LLC	CYE Real Estate Development Group, LLC	22

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q2	Fairfield Inn & Suites Atlanta McDonough	McDonough	GA	85	\$12,500,000	\$147,059	Kantha, LLC	Kameshwer, LLC	25
Q2	Holiday Inn Express & Suites Morrow Atlanta South	Morrow	GA	93	\$13,800,000	\$148,387	Jagdish Hotels, LLC	CityTec Design, LLC	41
Q3	Oasis Hotel Waikiki	Honolulu	HI	96	\$23,000,000	\$239,583	Eagle Point Hotel Partners	N/A	77
Q3	Surety Hotel	Des Moines	IA	137	\$31,600,000	\$230,657	PGSAH Des Moines LLC	Aparium Hotel Group	76
Q3	Element West Des Moines	West Des Moines	IA	110	\$14,525,000	\$132,045	Staysharpe West Des Moines LLC	Silverwest Hotels	65
Q2	My Place Hotel-Boise/Meridian	Meridian	ID	85	\$10,500,000	\$123,529	Eagle Hospitality Group LLC	Jewel East LLC	56
Q3	Hampton Inn & Suites Chicago/Aurora	Aurora	IL	127	\$16,500,000	\$129,921	HRS Hospitality Group LLC	Trust Number 7467	38
Q4	Hilton Garden Inn Champaign/ Urbana & Homewood Suites by Hilton Champaign-Urbana	Champaign	IL	197	\$32,500,000	\$164,975	Witness Investment	MCR Hotels Holdings LLC	58/57
Q3	Hampton Inn Chicago Downtown/Magnificent Mile & Homewood Suites by Hilton Chicago Downtown	Chicago	IL	352	\$28,250,000	\$80,256	Vinayaka Hospitality	Arbor Lodging Partners	93/94
Q3	Virgin Hotels Chicago	Chicago	IL	250	\$77,400,000	\$309,600	Accelerated Assets	JV Lionstone Development & Virgin Hotels	94
Q4	Westin Michigan Avenue Chicago	Chicago	IL	752	\$72,000,000	\$95,745	Vinayaka Hospitality	Pebblebrook Hotel Trust	92
Q3	Embassy Suites by Hilton Chicago North Shore Deerfield	Deerfield	IL	237	\$12,400,000	\$52,321	BCI Pacific Real Estate	Broadshore Capital Partners	71
Q4	Fairfield by Marriott Inn & Suites Chicago O'Hare	Des Plaines	IL	137	\$21,612,000	\$157,752	White Hill Hospitality LLC	Hall Des Plaines, LLC	77
Q2	Hilton Garden Inn Chicago North Shore/Evanston	Evanston	IL	178	\$23,700,000	\$133,146	Parag Patel	Magna Hospitality Group	75

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Q3	Eaglewood Resort & Spa	Itasca	IL	295	\$21,000,000	\$71,186	Arbor Lodging Partners	AllianceBernstein L.P.	61
Q1	Hampton Inn Joliet - I-55	Joliet	IL	104	\$10,575,000	\$101,683	Siddhi Vinayak, Inc.	Umiya Hotel Venture Two LLC	32
Q1	Home2 Suites by Hilton Chicago Schaumburg	Schaumburg	IL	107	\$13,100,000	\$122,430	HKM Hotel LLC	Schaumburg Meacham Pointe, LLC	66
Q3	Four Points by Sheraton Chicago O'Hare Airport	Schiller Park	IL	295	\$13,000,000	\$44,068	Seven Star Investments LLC	Schiller Park Hospitality LLC	64
Q4	Hilton Garden Inn St. Charles	St. Charles	IL	119	\$13,100,000	\$110,084	Yeka LLC	St Charles Hospitality, LLC	45
Q2	Courtyard Chicago Wood Dale/Itasca	Wood Dale	IL	147	\$10,800,000	\$73,469	Jainam Hospitality LLC	Driftwood Hospitality Management	65
Q4	Homewood Suites by Hilton Indianapolis Carmel	Carmel	IN	137	\$18,000,000	\$131,387	Schahet Hotels, LLC	N/A	75
Q3	Residence Inn by Marriott Indianapolis Carmel & SpringHill Suites by Marriott Indianapolis Carmel	Carmel	IN	246	\$25,100,000	\$102,033	Ghoman Property Group	Trimont Real Estate Advisors	74/71
Q1	Courtyard Indianapolis Airport	Indianapolis	IN	151	\$15,800,000	\$104,636	Plaza Group Management	NewcrestImage	69
Q1	Homewood Suites by Hilton Indianapolis-Downtown	Indianapolis	IN	92	\$17,000,000	\$184,783	MHG Hotels, LLC	HRC Hotels, LLC	83
Q1	SpringHill Suites Indianapolis Fishers	Indianapolis	IN	130	\$12,700,000	\$97,692	Bradford Allen Hospitality Fishers LLC	Apple Hospitality REIT, Inc.	66
Q3	Home2 Suites by Hilton Lexington University / Medical Center	Lexington	KY	103	\$10,150,000	\$98,544	LHG Lexington, LLC	CDOR Lex Lowry, LLC	61
Q1	Hilton Garden Inn Louisville East	Louisville	KY	112	\$10,700,000	\$95,536	RHBS LLC	HIT Portfolio II Owner LLC	54
Q1	Crowne Plaza Executive Center Baton Rouge	Baton Rouge	LA	294	\$18,000,000	\$61,224	APM Property Holdings LLC	JV Baton Rouge Hotel LLC and BR Capital Holdings Inc.	59

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Hotel Indigo Baton Rouge Downtown	Baton Rouge	LA	93	\$12,500,000	\$134,409	A&R Group	Project King LLC	58
Q1	Residence Inn Lake Charles	Lake Charles	LA	92	\$14,250,000	\$154,891	White Dove Investments LLC	La Creole Hospitality 1 LLC	53
Q2	Hilton New Orleans/St. Charles Avenue	New Orleans	LA	252	\$47,000,000	\$186,508	JV Certares Management & HRI Properties	Sunstone Hotel Investors Inc.	89
Q4	Le Pavillon New Orleans	New Orleans	LA	226	\$42,500,000	\$188,053	N/A	Ashford Hospitality Trust, Inc.	86
Q1	Ritz-Carlton, New Orleans & Courtyard by Marriott New Orleans French Quarter/Iberville	New Orleans	LA	758	\$195,000,000	\$257,256	Gencom	WH Holdings, LLC	85
Q4	Homewood Suites by Hilton Boston-Billerica/Bedford/Burlington	Billerica	MA	147	\$17,400,000	\$118,367	N/A	Chatham Lodging Trust	60
Q2	Courtyard Boston Copley Square	Boston	MA	81	\$50,000,000	\$617,284	CCC's Boston 88 Exeter Holdco, LLC	Hadar Victorian LLC	97
Q3	The Boxer Boston	Boston	MA	80	\$23,625,000	\$295,313	Eurostars Hotel Company S.L.	Hersha Hotels and Resorts	95
Q4	Courtyard by Marriott Boston Cambridge	Cambridge	MA	207	\$50,000,000	\$241,546	JV 7060 Hollywood LLC & Ridge Leasing Limited Partnership	Highgate	85
Q2	Freepoint Hotel Cambridge, Tapestry Collection by Hilton	Cambridge	MA	121	\$30,000,000	\$247,934	JNR Management Inc.	Dune Real Estate Partners LP	77
Q3	Residence Inn by Marriott New Bedford Dartmouth	Dartmouth	MA	96	\$12,800,000	\$133,333	First Bristol Corporation	Starwood Capital Group	37
Q2	enVision Hotel Boston-Everett	Everett	MA	101	\$23,000,000	\$227,723	SDS Hospitality, LLC	EnvisionII Hotel Limited Partnership	80
Q3	Hyatt Place Boston/Medford	Medford	MA	157	\$27,050,000	\$172,293	Colwen Hotels	JV KKR & Co. Inc. & Riller Capital.	78
Q2	John Carver Inn & Spa	Plymouth	MA	80	\$14,000,000	\$175,000	The Mount Vernon Company	Jamsan Management	62

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	Sonesta ES Suites ¹¹	Westborough	MA	109	\$19,500,000	\$178,899	Quarry Lane AIS LLC	AVIA BOS Research Drive, LLC	70
Q4	Westford Regency Inn and Conference Center ¹²	Westford	MA	193	\$12,800,000	\$66,321	Redgate Capital Partners	Empire Hospitality LLC	63
Q4	Fairfield Inn & Suites Baltimore Downtown/Inner Harbor ¹³	Baltimore	MD	155	\$12,500,000	\$80,645	City of Baltimore	Magna Hospitality	87
Q4	Residence Inn by Marriott Baltimore White Marsh	Baltimore	MD	131	\$13,000,000	\$99,237	Gulph Creek Hotels	American Hotel Income Properties REIT LP	47
Q3	Sagamore Pendry Baltimore	Baltimore	MD	127	\$48,000,000	\$377,953	Montage International	Sagamore Ventures	84
Q2	SpringHill Suites Baltimore BWI Airport	Linthicum Heights	MD	133	\$10,100,000	\$75,940	Shreeji Airport, LLC	Ashford Hospitality Trust, Inc.	73
Q3	White Barn Inn	Kennebunk	ME	28	\$25,000,000	\$892,857	DoveHill	The Friedkin Group, Inc.	42
Q2	Hampton Inn Kennebunk Kennebunkport	Kennebunk	ME	73	\$10,400,000	\$142,466	Kennebunk Hotel LLC	Kennebunk Port Hotel, LLC	44
Q1	The Breakwater Inn	Kennebunkport	ME	35	\$10,970,000	\$313,429	127 Ocean Ave LLC	Breakwater-Kennebunkport, LLC	45
Q1	The Sparhawk Oceanfront Resort	Ogunquit	ME	89	\$30,000,000	\$337,079	Lafayette Hotels	Moores Sparhawk Corp.	35
Q3	La Quinta Inn & Suites by Wyndham Portland DT/Maine Med	Portland	ME	100	\$14,500,000	\$145,000	Evergreen Portland Hospitality LLC	Highgate	85
Q2	Germaine Inn South Portland ¹⁴	South Portland	ME	122	\$12,911,000	\$105,828	Vacation Land Hotels LLC / 675 Property Investments LLC	New Gen Group, LLC	75
Q3	Hampton Inn by Hilton Lakeville Minneapolis	Lakeville	MN	117	\$15,000,000	\$128,205	Lakeville Hotel LLC	AirLake Hospitality LLC	36

11) *Reportedly buyer intends to convert hotel into residential apartment units.*

12) *Reportedly buyer intends to demolish existing improvements and develop two four story multi-family buildings containing roughly 300 apartments.*

13) *Property was leased by the City of Baltimore for use as a women's shelter since 2020, and the acquisition will make permanent supportive housing shelter for people experiencing homelessness.*

14) *Hotel and adjacent restaurant reportedly closed at the time of sale and the site is slated to be redeveloped into a 5-story, 80-unit multifamily low-income housing development.*

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Q4	Courtyard by Marriott St Paul Woodbury & Residence Inn by Marriott St. Paul Woodbury	Woodbury	MN	236	\$27,000,000	\$114,407	Dr. Prem Kumar	American Hotel Income Properties REIT LP	44/46
Q4	Courtyard Kansas City Country Club Plaza	Kansas City	MO	123	\$19,000,000	\$154,472	N/A	Summit Hotel Properties, Inc.	78
Q2	Heritage Inn	Great Falls	MT	230	\$12,000,000	\$52,174	Ganeshay Great Falls LLC	Heritage Inn, Inc.	46
Q4	SpringHill Suites by Marriott Raleigh Apex	Apex	NC	94	\$18,700,000	\$198,936	Focus5 Hospitality, LLC	Peak Hotels LLC	48
Q3	Quality Inn & Suites Biltmore East ¹⁵	Asheville	NC	132	\$11,883,000	\$90,023	Asheville Buncombe Community Christian Ministry	Bhuna Corporation	58
Q4	Sonesta ES Suites Raleigh Cary	Cary	NC	108	\$10,000,000	\$92,593	Shree Shivashakti 2900 LLC	Service Properties Trust	65
Q4	Comfort Suites Northlake	Charlotte	NC	104	\$10,875,000	\$104,567	Jay Siddehshwar, LLC	BNV Investment II, LLC	47
Q1	Hampton Inn & Suites Charlotte/Ballantyne	Charlotte	NC	120	\$16,000,000	\$133,333	Naman Ballantyne LLC	Toringdon Hotel Partners, LLC	46
Q2	Hilton Garden Inn Charlotte North	Charlotte	NC	112	\$13,175,000	\$117,634	Northlake Hospitality LLC	LF3 Charlotte, LLC	60
Q2	Home2 Suites by Hilton Charlotte University Research Park	Charlotte	NC	105	\$15,975,000	\$152,143	Produce Buildings, LLC	NHG Charlotte Fund I LLC	62
Q1	Sheraton Imperial Hotel Raleigh-Durham Airport at Research Triangle Park	Durham	NC	331	\$47,500,000	\$143,505	Bliss Hospitality LLC	Imperial Hotel Group, L.P.	52
Q2	Courtyard Charlotte Gastonia	Gastonia	NC	130	\$10,200,000	\$78,462	Maya Hotels	N/A	38
Q2	TownePlace Suites Charlotte Mooresville	Mooresville	NC	116	\$10,250,000	\$88,362	JV OHFIII-LKN LLC & Rockford-Ji Holdings LLC & Mital Holdings LLC	Spectrum Hospitality III, LLC	33
Q3	Atlantis Lodge	Pine Knoll Shores	NC	42	\$10,800,000	\$257,143	Heron Hospitality	Atlantis Lodge Inc.	34

15) Buyer reportedly plans to convert the property to dedicated housing for veterans.

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Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	La Quinta Inn & Suites by Wyndham Raleigh Crabtree	Raleigh	NC	134	\$11,000,000	\$82,090	OMS Crabtree LLC	Sweethome Crabtree Inc.	75
Q1	The Casso, Raleigh, a Tribute Portfolio Hotel	Raleigh	NC	126	\$38,069,000	\$302,135	DC Glenwood LLC	Sonoran Raleigh LLC	87
Q1	Hampton Inn & Suites Cashiers-Sapphire Valley	Sapphire	NC	60	\$10,750,000	\$179,167	3VP Sapphire LLC	Sapphire Lodging LLC	21
Q3	Winston-Salem Marriott	Winston-Salem	NC	319	\$56,150,000	\$176,019	1754 Properties LLC	Rockbridge	67
Q2	Hampton Inn & Suites Omaha Southwest-La Vista	La Vista	NE	120	\$14,500,000	\$120,833	La Vista Hotels LLC	Southport Lodging, LLC	66
Q3	EVEN Hotel Manchester Airport ¹⁶	Manchester	NH	112	\$16,500,000	\$147,321	N/A	Jamsan Management	62
Q2	Hampton Inn & Suites Bridgewater	Bridgewater	NJ	133	\$16,750,000	\$125,940	Bridgewater Hospitality Group LLC	FSG Bridgewater Hotel, LLC	66
Q1	Homewood Suites by Hilton Edison Woodbridge	Edison	NJ	121	\$29,000,000	\$239,669	AIM Hospitality Group Edison, LLC	Briad Group	70
Q2	DoubleTree by Hilton Fairfield Hotel & Suites	Fairfield	NJ	204	\$21,050,000	\$103,186	THY Fairfield, LLC	Fairfield Hotel Property Owner, LLC	78
Q2	Delta Hotels Woodbridge	Iselin	NJ	312	\$20,900,000	\$66,987	Delta Woodbridge Group Urban Renewal LLC	Delta Woodbridge Owner Urban Renewal LLC	66
Q4	Island Beach Motor Lodge ¹⁷	Seaside Park	NJ	59	\$10,625,000	\$180,085	Arya Properties	Island Beach Associates Inc.	15
Q1	Clinton Manor Hotel Union	Union	NJ	100	\$12,140,000	\$121,400	2735 Rt 22 Property Associates LLC	Bapu Corp.	78
Q4	Courtyard by Marriott Wayne Fairfield	Wayne	NJ	122	\$17,250,000	\$141,393	Concord Hospitality	263 Hotel Group, LLC	54
Q3	Home2 Suites by Hilton Wayne	Wayne	NJ	120	\$24,700,000	\$205,833	Old Turnpike Bronco LLC	JV DC Hospitality Wayne, LLC & DC Hospitality Wayne ITIC LLC & EHP Properties LLC	74

16) The property and an adjacent lot reportedly acquired for development into a casino complex.

17) Reportedly improvements will be demolished to make way for single family residential development.

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Q4	Sheraton Lincoln Harbor Hotel	Weehawken Township	NJ	358	\$65,500,000	\$182,961	Capital Insight Holdings	Hartz Mountain Industries	71
Q3	Residence Inn by Marriott West Orange	West Orange	NJ	128	\$19,100,000	\$149,219	107 Prospect Ave LLC	Bow & Arrow Manor Inc.	49
Q3	Hyatt Place Albuquerque/Uptown	Albuquerque	NM	126	\$18,500,000	\$146,825	Sun Capital Hotels	Hospitality Investors Trust	69
Q3	Holiday Inn Express & Suites Farmington	Farmington	NM	100	\$11,000,000	\$110,000	RAMA LLC	Farmington Hotel Partners I, LLC	22
Q2	Railroad Pass Hotel and Casino Ramada by Wyndham	Henderson	NV	120	\$17,050,000	\$142,083	First Federal Realty LLC	Railroad Pass Investment Group LLC	34
Q3	La Quinta Inn & Suites by Wyndham Las Vegas Summerlin Tech	Las Vegas	NV	128	\$14,900,000	\$116,406	Cascade Valley Inn-Vestments, LLC	Cavalier LT Aggregate LP	60
Q4	Sonesta ES Suites Reno	Reno	NV	120	\$10,000,000	\$83,333	9845 Gateway Drive Property Owner, LLC	Service Properties Trust	58
Q2	Hampton Inn Albany-Western Ave/University Area	Albany	NY	121	\$16,350,000	\$135,124	Matrix Hotels	Turf Hotels	70
Q1	Hotel Mirage Brooklyn	Brooklyn	NY	58	\$14,500,000	\$250,000	Gagan Chadha	Harshad Patel	62
Q1	La Quinta Inn & Suites by Wyndham Clifton Park	Clifton Park	NY	104	\$10,600,000	\$101,923	Best Clif Hospitality LLC	Tony Casale	36
Q1	Microtel Inn by Wyndham Long Island City	Long Island City	NY	75	\$19,000,000	\$253,333	Muhammad Hameed	Yan Po Zhu	83
Q4	La Quinta Inn and Suites by Wyndham Long Island City	Long Island City	NY	112	\$26,500,000	\$236,607	Nexgen Hotels	RiverBrook Equities	82
Q4	Z NYC Hotel ¹⁸	Long Island City	NY	100	\$25,500,000	\$255,000	Palette Hotels	Taconic Capital Advisors L.P.	86
Q4	Dominick Hotel ¹⁹	New York	NY	276	\$174,000,000	\$630,435	Cain International	CIM Group, LP	94

18) Hotel closed at the time of sale.

19) Reportedly while the structure houses 390 total keys, only 276 were operational and changed hands, while the remaining 114 rooms were third-party owned and contributed to a rental pool.

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Q3	Former Cassa Hotel Times Square ²⁰	New York	NY	165	\$54,700,000	\$331,515	Aya Acquisitions	HNA Group	96
Q4	Hilton Garden Inn New York Times Square North & Motto New York City Chelsea & DoubleTree New York Times Square South & Fairfield Inn & Suites New York Midtown Manhattan Penn Station ²¹	New York	NY	1129	\$489,800,000	\$433,835	N/A	Magna Hotel Fund VI	92-94
Q1	Hilton Garden Inn New York/Manhattan-Chelsea	New York	NY	169	\$49,900,000	\$295,266	Raymond Chau	Han's Holding Company	92
Q2	Holiday Inn Manhattan-Financial District ²²	New York	NY	492	\$154,500,000	\$314,024	Hawkins Way Capital	Apollo Global Management	90
Q4	InterContinental New York Times Square	New York	NY	607	\$218,600,000	\$360,132	JV Highgate & Gencom & Argent Ventures	JV Tishman Realty & Metlife Investment Management	95
Q1	Kimpton Hotel Eventi	New York	NY	292	\$175,000,000	\$599,315	Blackstone	DLJ Real Estate Capital Partners	93
Q4	New York EDITION	New York	NY	273	\$235,000,000	\$860,806	Kam Sang Company, Inc.	Abu Dhabi Investment Authority	92
Q3	Nine Orchard	New York	NY	113	\$92,000,000	\$814,159	McGuire Moorman Lambert Hospitality	DLJ Real Estate Capital Partners	90
Q4	NoMo SoHo	New York	NY	264	\$125,000,000	\$473,485	Dan Hotels	Sapir Corporation	94
Q3	Smyth Tribeca	New York	NY	100	\$39,800,000	\$398,000	JV Capstone Equities & Republic Investment Company	Vanbarton Group	94
Q1	SoHo 54 Hotel	New York	NY	160	\$56,000,000	\$350,000	Manga Hotel Group	Lam Generation	94
Q3	Stewart Hotel ²³	New York	NY	618	\$255,000,000	\$412,621	JV Slate Property Group & Breaking Ground	JV Sioni Group & Patriarch Equities	92

20) Hotel reportedly closed since pandemic. Although the purchaser intentions are unclear, the buyers business model is to rent out fully furnished, individual rooms in apartments to tenants.

21) Reportedly seller retained a minority ownership stake in the portfolio.

22) The property paused hotel operations during the COVID-19 pandemic and most recently served as temporary housing. Buyer reportedly plans to reposition the asset through targeted renovations.

23) Hotel reportedly closed in 2022 and then temporarily used as a migrant shelter. Property is reportedly slated to be converted to affordable housing.

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SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q4 2025

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Wagner Hotel ²⁴	New York	NY	298	\$110,000,000	\$369,128	Silver Creek Development	Urban Commons	89
Q3	Washington Square Hotel	New York	NY	152	\$23,000,000	\$151,316	Library Hotel Collection	Paul Family	94
Q3	Four Points by Sheraton Melville Long Island	Plainview	NY	103	\$19,000,000	\$184,466	Pickwick Hospitality LLC	Samar Hospitality	78
Q1	Holiday Inn New York JFK Airport Area	Rosedale	NY	201	\$42,000,000	\$208,955	Liberty One Group	McSam Hotel Group	33
Q4	Homewood Suites by Hilton Saratoga Springs	Saratoga Springs	NY	113	\$17,764,000	\$157,204	Maine Course Hospitality Group	Delmonte Hotel Group	49
Q4	Residence Inn by Marriott Cleveland Beachwood	Beachwood	OH	174	\$15,800,000	\$90,805	Flytown Properties LLC	Starwood Real Estate Investment Trust	64
Q3	Courtyard by Marriott Columbus Downtown	Columbus	OH	150	\$12,500,000	\$83,333	Tanusai Hospitality, LLC	Hospitality Investors Trust, Inc.	83
Q2	Sheraton at Capitol Square	Columbus	OH	403	\$11,220,000	\$27,841	Kings Family Services	Ritzway Group	85
Q3	Hampton Inn & Suites Tulsa/Central	Tulsa	OK	93	\$10,350,000	\$111,290	North Star Financial Group	Anish Hotels Group	48
Q1	DoubleTree by Hilton Hotel Portland - Beaverton ²⁵	Beaverton	OR	98	\$19,000,000	\$193,878	Housing Authority Of Washington County Oregon	Virk Hospitality Beaverton LLC	60
Q4	Hilton Garden Inn Portland/Beaverton	Beaverton	OR	152	\$12,100,000	\$79,605	JV Vue Ventures, LLC & Shivam Hotel, LLC	McNeill Hotel Company	59
Q4	Hampton Inn Eugene	Eugene	OR	61	\$14,750,000	\$241,803	Nitai Holdings LLC	Jean Valjean LLC	57
Q1	Quality Inn ²⁶	Gresham	OR	168	\$11,500,000	\$68,452	2752 NE Hogan Dr LLC	King James Investments, LLC	50
Q2	Holiday Inn Express & Suites Lincoln City	Lincoln City	OR	78	\$10,100,000	\$129,487	Joe Investments, LLC	Virk Lodging, Incorporated	35

²⁴) Buyer acquired leasehold interest in the property through a bankruptcy sale. The hotel ceased operations in April 2020.

²⁵) Property will reportedly be converted into housing.

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Q3	Residence Inn by Marriott Portland North	Portland	OR	102	\$10,651,000	\$104,422	Virk Hotels Management	Blackstone	63
Q1	Homewood Suites by Hilton Allentown-Bethlehem Airport	Bethlehem	PA	113	\$11,700,000	\$103,540	N/A	American Hotel Income Properties REIT LP	53
Q1	Hampton Inn & Suites Cranberry Pittsburgh	Cranberry Township	PA	110	\$14,175,000	\$128,864	Metro Hospitality Cranberry LLC	Cranberry Lodging LLC	28
Q4	Hampton Inn Philadelphia/Great Valley/Malvern	Frazer	PA	125	\$10,400,000	\$83,200	BNS Associates, LLC	Moody National REIT II, Inc.	60
Q3	Executive Residency by Best Western Philadelphia-WillowGrove	Horsham	PA	110	\$11,500,000	\$104,545	Shridatt, L.L.C.	JSK Horsham LLC	61
Q1	ROOST Rittenhouse ²⁷	Philadelphia	PA	27	\$11,500,000	\$425,926	Moore College Of Art And Design	GH 1831 CSC LP	92
Q3	Four Points by Sheraton Philadelphia Northeast	Philadelphia	PA	189	\$17,500,000	\$92,593	Plush Properties, LLC	KPG Northeast LLC	47
Q2	Hampton Inn Scranton At Montage Mountain	Scranton	PA	129	\$13,950,000	\$108,140	DND Montage Nexa Real Estate, LLC	Montage Hotel Partners, LP	33
Q1	Hampton Inn State College	State College	PA	119	\$14,560,000	\$122,353	East Col Hotel, LLC	HIT Portfolio I Owner, LLC	49
Q2	Hotel Viking	Newport	RI	208	\$94,875,000	\$456,130	KHP Capital Partners	KSL Capital Partners	64
Q2	The Vanderbilt, Auberge Resorts Collection	Newport	RI	33	\$15,000,000	\$454,545	Heritage Hotel Group	N/A	64
Q4	Holiday Inn Express & Suites Warwick-Providence (Airport)	Warwick	RI	147	\$11,700,000	\$79,592	Mila Hospitality, LLC	Carpionato Properties Inc.	74
Q1	Courtyard Clemson	Clemson	SC	110	\$15,650,000	\$142,273	Pappas Hotels Clemson RE LLC	Midas Clemson, LLC	30
Q4	Courtyard by Marriott Greenville Downtown	Greenville	SC	135	\$43,550,000	\$322,593	M8 Dev Greenville, LLC	Schulte Hospitality Group, Inc.	75

27) Property will reportedly be converted into student housing.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	La Quinta Inn & Suites by Wyndham Greenville Haywood	Greenville	SC	125	\$10,250,000	\$82,000	Omkar of GVL, LLC	GRNVL Hotels, LLC	72
Q3	Westin Hilton Head Island Resort & Spa	Hilton Head Island	SC	420	\$199,790,000	\$475,690	KSL Capital Partners	Southwest Value Partners.	50
Q1	Days Inn by Wyndham Mt Pleasant-Charleston-Patriots Point	Mount Pleasant	SC	132	\$14,000,000	\$106,061	Drury Development Corporation	VTT Upside Llc	58
Q2	Hyatt Place Mount Pleasant Towne Centre	Mount Pleasant	SC	92	\$17,900,000	\$194,565	C.H. McEntire Real Estate LLC	OTV Towne Centre LLC	43
Q2	La Quinta Inn & Suites by Wyndham Myrtle Beach Broadway Area	Myrtle Beach	SC	128	\$10,200,000	\$79,688	Abajeebapa at the Beach LLC	JV Highgate & Cerberus	57
Q3	Tru by Hilton Charleston Ashley Phosphate	North Charleston	SC	121	\$16,100,000	\$133,058	KVNR Partners	Naman Hotels	53
Q3	Hampton Inn Rock Hill	Rock Hill	SC	163	\$13,300,000	\$81,595	Tabor Hospitality, LLC	Rock South, LLC	27
Q2	avid hotel Summerville by IHG	Summerville	SC	95	\$12,900,000	\$135,789	KBS Hospitality LLC	Summerville Lodging, LLC	40
Q1	Homewood Suites by Hilton Nashville-Brentwood	Brentwood	TN	121	\$15,000,000	\$123,967	CN Hotels, Inc.	Chatham Lodging Trust	62
Q3	Courtyard by Marriott Memphis Collierville	Collierville	TN	131	\$13,425,000	\$102,481	Julie Meadows Hospitality, LLC	Southern Hospitality, LLC	30
Q3	Hampton Inn & Suites Nashville/Franklin (Cool Springs)	Franklin	TN	127	\$11,400,000	\$89,764	Franklin Hospitality Group LLC	Hospitality Investors Trust	66
Q4	Hyatt Place Memphis/Germantown	Germantown	TN	127	\$11,000,000	\$86,614	United International Group LLC	Moody National HP G-Town Holding, LLC	51
Q2	Best Western Plus Executive Residency Jackson Northeast / Holiday Inn Express & Suites Jackson Northeast	Jackson	TN	192	\$30,500,000	\$158,854	Athena HIEX Jackson, LLC	Parkstone Place Lodging, LLC	29

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Crowne Plaza Knoxville Downtown University	Knoxville	TN	197	\$30,305,000	\$153,832	The 9 Group	Knoxville Hotel Associates, LLC	72
Q4	Cumberland House Knoxville, Tapestry Collection by Hilton	Knoxville	TN	130	\$35,143,000	\$270,331	The 9 Group	Peachtree Group	72
Q4	Doubletree Hotel Memphis Downtown	Memphis	TN	280	\$28,751,000	\$102,682	Memphis K & U, LLC	Charles S. Sanger	66
Q4	Sheraton Memphis Downtown Hotel	Memphis	TN	600	\$22,000,000	\$36,667	City of Memphis	JV Starwood Capital Group & Schulte Hospitality	64
Q2	Hampton Inn & Suites Millington	Millington	TN	81	\$11,250,000	\$138,889	Ramparivar Millington LLC	KNVR Partners	27
Q3	Hampton Inn & Suites Murfreesboro	Murfreesboro	TN	101	\$15,600,000	\$154,455	Iguest, LLC	Murfreesboro HPA LLC	47
Q3	Aloft Nashville West End	Nashville	TN	139	\$25,000,000	\$179,856	Somera Capital Management	Corebridge Real Estate Investors	87
Q4	Bobby Hotel	Nashville	TN	144	\$50,000,000	\$347,222	Ocean Properties	Music City Venture GP	86
Q2	Crowne Plaza Nashville Airport	Nashville	TN	110	\$18,500,000	\$168,182	DM Nashville Airport LLC	Nashville Airport Platinum LLC	68
Q2	Embassy Suites by Hilton Nashville at Vanderbilt	Nashville	TN	208	\$57,500,000	\$276,442	Reade Hotel Capital	Moody National REIT II	89
Q2	Hampton Inn & Suites Nashville-Airport	Nashville	TN	111	\$12,300,000	\$110,811	Image Hotels	Tara Investments	70
Q3	Hayes Street Hotel Nashville	Nashville	TN	105	\$19,000,000	\$180,952	The Family Nest, LLC	Magna Hospitality Group	86
Q4	Motto by Hilton Nashville Downtown ²⁸	Nashville	TN	260	\$98,200,000	\$377,692	Apple Hospitality REIT, Inc.	Mortenson Development	88
Q2	Placemakr Music Row	Nashville	TN	193	\$67,000,000	\$347,150	Kemmons Wilson Hospitality	Placemakr	91

²⁸) Buyer signed a fixed-price development take-out deal with the seller in May 2023.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q4	TownePlace Suites by Marriott Nashville Midtown	Nashville	TN	193	\$57,880,000	\$299,896	Bradford Allen Hospitality Holdings, LLC	3H Group	87
Q2	SpringHill Suites Chattanooga North/Ooltewah	Ooltewah	TN	106	\$15,582,950	\$147,009	NSL Collegedale HP 1 LLC	Ooltewah Hotel Partners, LLC	36
Q4	Courtyard by Marriott Amarillo Downtown	Amarillo	TX	107	\$20,000,000	\$186,916	N/A	JV Summit Hotel Properties, Inc. & GIC	59
Q3	Courtyard by Marriott Dallas Medical/Market Center & Fairfield by Marriott Inn & Suites Dallas Medical/Market Center	Dallas	TX	300	\$18,000,000	\$60,000	Market Center Host LLC & Market Center Hotels LLC	Hospitality Investors Trust	86
Q2	Fairmont Dallas	Dallas	TX	545	\$111,000,000	\$203,670	Sixth Street Partners	Xenia Hotels & Resorts, Inc.	92
Q2	Hampton Inn & Suites El Paso-Airport	El Paso	TX	139	\$19,800,000	\$142,446	Nexgen Management	Hospitality Investors Trust, Inc.	59
Q1	La Quinta Inn & Suites by Wyndham Dallas Grand Prairie South	Grand Prairie	TX	73	\$10,000,000	\$136,986	Star Hospitality LLC	South GP Enterprise LLC	46
Q2	Courtyard Houston Medical Center/NRG Park	Houston	TX	197	\$23,500,000	\$119,289	Moody National Companies	Chatham Lodging Trust	80
Q2	Hilton Houston NASA Clear Lake	Houston	TX	242	\$27,000,000	\$111,570	Fischer Acquisitions & Development	Ashford Hospitality Trust, Inc.	60
Q2	Hilton Houston Westchase	Houston	TX	297	\$14,580,000	\$49,091	JV American Liberty Hospitality & Escalera Capital	9999 Westheimer Road, Houston, LLC	68
Q4	Home2 Suites by Hilton Houston IAH Airport Beltway	Houston	TX	92	\$11,000,000	\$119,565	DeRosa Capital 20 Houston LLC	Greenpoint Hospitality, L.P.	54
Q3	Homewood Suites by Hilton Houston Near the Galleria	Houston	TX	162	\$20,250,000	\$125,000	Partners Capital	Magna Hospitality Group	84
Q3	Houston Marriott Energy Corridor	Houston	TX	206	\$16,000,000	\$77,670	SLTX Capital	Apple Hospitality REIT, Inc.	36
Q2	Hampton Inn Dallas-Irving-Las Colinas	Irving	TX	135	\$11,000,000	\$81,481	JSR Hotels	AVR Realty Company	75

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q3	Radisson Hotel McAllen Airport	McAllen	TX	150	\$14,000,000	\$93,333	Alton Hospitality LLC	McAllen Hospitality LLC	47
Q2	Home2 Suites by Hilton San Antonio North Stone Oak	San Antonio	TX	106	\$14,700,000	\$138,679	JV Sassafras Airport Hotel Investment, LLC & P & R Sa Hotel Investment, LLC	Peachtree Hotel Group	54
Q1	Hyatt Centric Old Town Alexandria	Alexandria	VA	124	\$25,278,233	\$203,857	CHG Alexandria Acquisitions, LLC	MHF King Street V LLC	80
Q3	Red Roof PLUS+ Washington, DC - Alexandria	Alexandria	VA	115	\$10,000,000	\$86,957	Alexandria Lodging LLC	Westmont Hospitality Group	76
Q3	Residence Inn by Marriott Alexandria Old Town South at Carlyle	Alexandria	VA	181	\$31,330,000	\$173,094	T2 Hospitality	Magna Hospitality Group	81
Q4	Comfort Inn Pentagon City & Hotel Pentagon ²⁹	Arlington	VA	301	\$50,000,000	\$166,113	JV Crescent Communities & Rockefeller Group	Capital First Investments, L.L.C. / Capital Second Investments, LLC	82/87
Q3	Sheraton Pentagon City Hotel	Arlington	VA	419	\$36,250,000	\$86,516	Knightstone Capital Management	HEI Hotels & Resorts	91
Q3	Hilton Garden Inn Fairfax	Fairfax	VA	149	\$20,000,000	\$134,228	Ramsai Fairfax Hospitality LLC	Wintergreen Hospitality	77
Q1	Hilton Springfield	Springfield	VA	245	\$20,115,000	\$82,102	JM Hotels, LLC	M.R.S. Real Estate Investment Properties, LLC	50
Q4	Embassy Suites by Hilton Tysons Corner	Vienna	VA	234	\$37,518,750	\$160,337	SAK Vienna LLC	Noble Investment Group	82
Q2	Burke Mountain Hotel & Conference Center	East Burke	VT	116	\$11,500,000	\$99,138	Bear Den Partners LLC	N/A	39
Q2	Fairfield Inn & Suites Seattle Bellevue/Redmond	Bellevue	WA	144	\$23,750,000	\$164,931	Trimark Property Group	Hospitality Investors Trust, Inc.	74

²⁹) *Reportedly buyer plans to demolish the existing and construct a residential complex with up to 531 residential units.*

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE
Q1	Cedars Inn	East Wenatchee	WA	94	\$10,100,000	\$107,447	Japi Investments LLC	East Wenatchee Hotel Partners LLC	45
Q3	Motel 6 Kirkland, WA - North Kirkland ³⁰	Kirkland	WA	123	\$15,450,000	\$125,610	Sage Investment Group	PMF Real Estate Services LLC	71
Q1	Embassy Suites by Hilton Seattle North Lynnwood	Lynnwood	WA	240	\$18,000,000	\$75,000	Lynnwood Lodging LLC	AWH Capital Partners	52
Q3	Best Western Sky Valley Inn	Monroe	WA	58	\$11,510,000	\$198,448	Brar Hotels LLC	N/A	48
Q2	Studio 6 Mountlake Terrace - Seattle ³¹	Mountlake Terrace	WA	119	\$12,100,000	\$101,681	Sage Investment Group	N/A	56
Q2	Embassy Suites by Hilton Seattle Tacoma International Airport	Seattle	WA	242	\$28,000,000	\$115,702	Westmont Hospitality Group	JV GEM Realty Capital, Inc. & Lodging Capital Partners	65
Q3	Hotel Five Seattle	Seattle	WA	116	\$25,500,000	\$219,828	MS Real Estate	Staypineapple Hotels	95
Q1	Red Roof Inn Seattle Airport - SEATAC	Seattle	WA	152	\$13,500,000	\$88,816	Vistar Hospitality LLC	BW RRI III LLC	77
Q3	Seattle Marriott Waterfront	Seattle	WA	369	\$145,000,000	\$392,954	JV Sixth Street Partners & Riller Capital	Braemar Hotels & Resorts Inc.	94
Q4	SpringHill Suites by Marriott Seattle Downtown/South Lake Union	Seattle	WA	234	\$51,000,000	\$217,949	Legacy Development & Management	Moody National REIT II	91
Q2	University Inn - A Staypineapple Hotel	Seattle	WA	102	\$27,000,000	\$264,706	Onelin Capital Corporation	Staypineapple Hotels Inc.	85
Q1	DoubleTree by Hilton Hotel Spokane City Center	Spokane	WA	375	\$35,000,000	\$93,333	JMA Ventures	N/A	66
Q1	Comfort Inn & Suites Downtown Tacoma	Tacoma	WA	163	\$18,800,000	\$115,337	N/A	Seasons Hotels LLC	72

30) Buyer reportedly plans to transform the property into studio apartments.

31) Buyer reportedly plans to convert the current three-level, 119-room into 120 studio apartment units.

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Q4	Sonesta ES Suites Portland Vancouver 41st Street	Vancouver	WA	117	\$12,000,000	\$102,564	7301 NE 41st Street Property Owner, LLC	Service Properties Trust	54
Q4	Charmant Hotel	La Crosse	WI	67	\$14,450,000	\$215,672	Hendricks Commercial Properties, LLC	Weber Group	54
Q1	Edgewater Hotel	Madison	WI	202	\$65,000,000	\$321,782	Edgewater Hotel Company 4 Llc	Edgewater Hotel Company, LLC	79
Q4	Sonesta Milwaukee West Wauwatosa ³²	Wauwatosa	WI	198	\$10,350,000	\$52,273	Samapa LLC	Hotel Investment Group LLC	63
Q3	SpringHill Suites Milwaukee West/Wauwatosa	Wauwatosa	WI	119	\$17,100,000	\$143,697	JAK Hotel LLC	Research Park Hotel, LLC	69

32) Buyer reportedly plans to convert the hotel into affordable apartments.

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/>