

Manhattan Lodging Index

Second Quarter 2018



This Quarter:

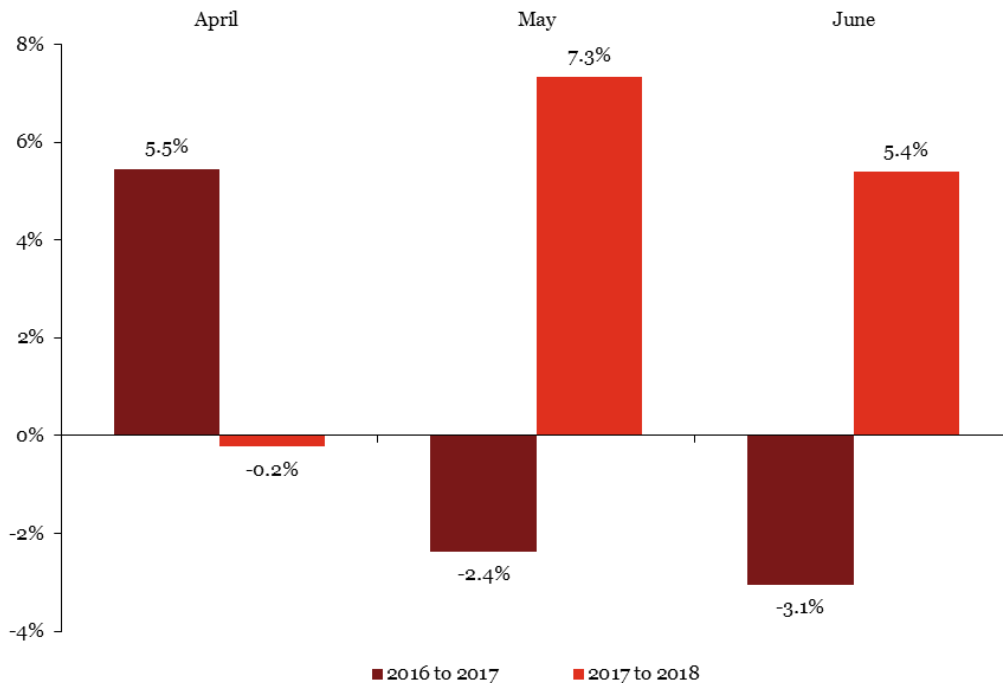
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Manhattan Lodging Overview

Average daily room rate (“ADR”) was up for the sixth consecutive month, driving continued strength for Manhattan hotels in revenue per available room (“RevPAR”) growth during Q2. During the quarter, growth in lodging demand continued to exceed increases in room supply, with occupancy posting gains quarter-over-quarter and year-over-year. As pricing power appeared to finally return to the Manhattan lodging market, RevPAR increased 4.3 percent over prior year levels, driven largely by growth in ADR levels at hotels across all classes and neighborhoods.

As the Manhattan lodging market continues to strengthen, ADR growth has improved, increasing 3.3 percent for the first half of 2018. RevPAR also showed improvement, increasing 5.5 percent during the first six months of the year. With occupancy reported at 90.7 percent in Q2 across Manhattan, Q2 2018 marked the highest year-to-date occupancy level over the 24-year period tracked.

Manhattan Q2 RevPAR Growth by Month



Source: PwC, based on STR data

For Luxury hotels, occupancy levels were flat from the prior year at 83.5 percent, paired with increases in ADR of 4.3 percent during the second quarter. Upper Upscale hotels, which posted the lowest ADR gains across all hotel classes, reported a 1.9 percent increase in RevPAR, driven by minimal occupancy improvement and marginal ADR growth. Hotels categorized as Upscale and Upper Midscale experienced RevPAR growth of 5.8 percent and 4.5 percent, respectively. With ADR growth of 4.5 and 4.7 percent, respectively, Upscale hotels posted the largest change in occupancy year-over-year across all segments, growing 1.3 percent, while Upper Midscale hotels experienced the lowest, reporting a decrease of 0.2 percent in Q2.

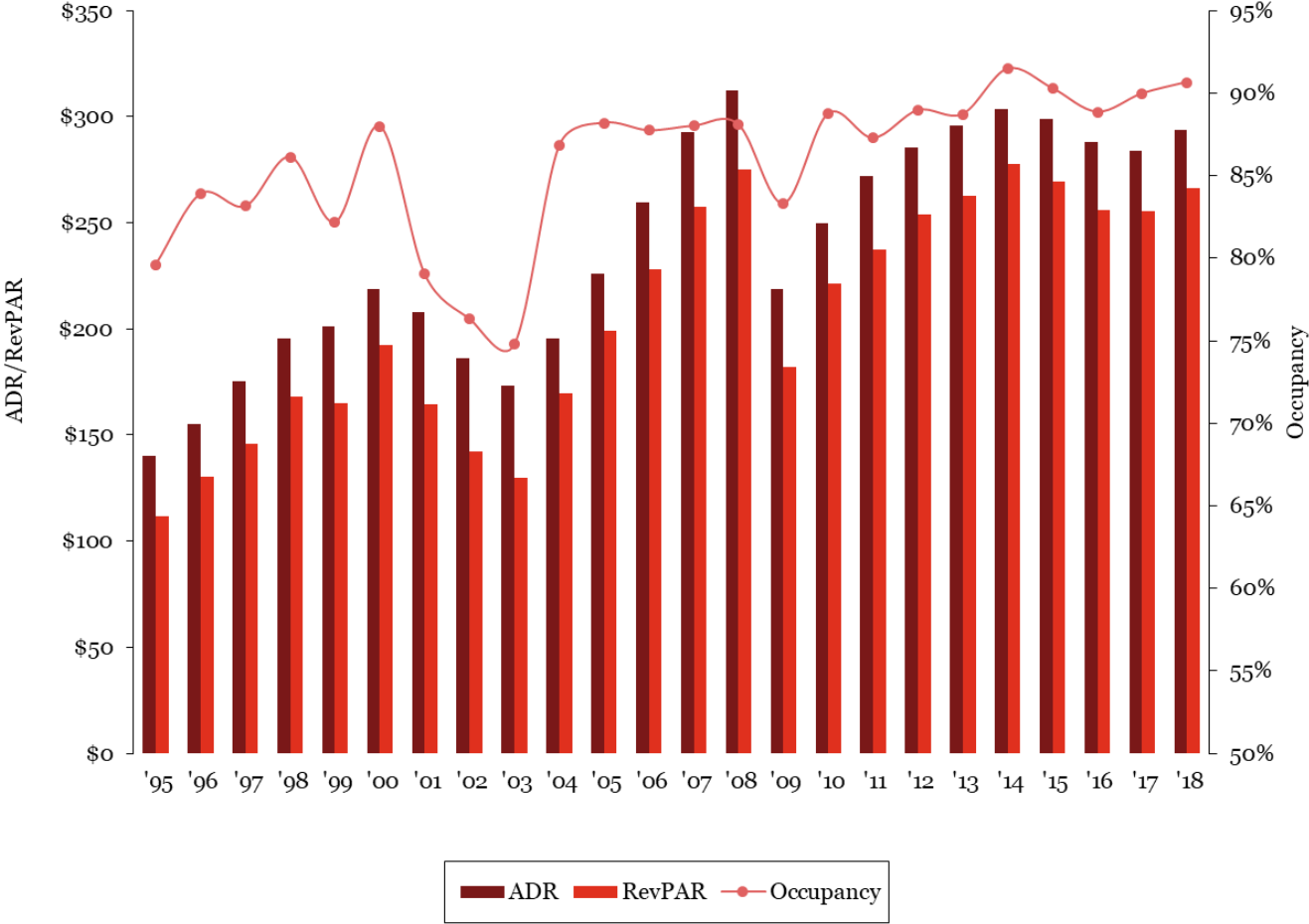
Driven by a mixture of occupancy and ADR growth, all five Manhattan submarkets posted increases in RevPAR during the second quarter. Midtown East, which experienced the largest RevPAR increase at 7.6 percent, also posted the largest growth in ADR at 7.0 percent. Midtown South, which saw RevPAR growth of 5.7 percent, experienced gains from a mix of both occupancy and ADR. As with Midtown East, for Midtown West and Lower Manhattan, occupancy growth was less than 1 percent during the quarter, and ADR-driven RevPAR growth of 3.4 percent in both

submarkets resulted from increases in ADR of 3.1 and 2.5 percent, respectively. Of the five Manhattan submarkets, only Upper Manhattan experienced declines in occupancy year-over-year, despite decreases in room supply during the same period. Posting the lowest RevPAR growth of the quarter, Upper Manhattan's 1.8 percent increase was driven by growth in ADR of 3.2 percent.

Growth in RevPAR for full-service hotels far out-paced that of limited-service hotels during Q2. Despite increases in ADR for limited-service hotels exceeding that of full-service hotels, flat occupancy diminished RevPAR gains for limited-service properties.

In Manhattan, chain-affiliated hotels continued to lag behind independent hotels in terms of occupancy and ADR growth during the second quarter. Occupancy posted gains of 0.6 and 1.0 percent, while ADR increased 3.2 and 3.8 percent, respectively.

Manhattan Q2 Performance, 24-Year Trend



Source: PwC, based on STR data

Employment Trends

The labor markets in New York City and the State displayed little change from the first quarter of 2018, with unemployment continuing to post declines from the same period last year. According to the New York State Department of Labor, New York City's seasonally-adjusted unemployment rate averaged 4.2 percent in Q2, representing an 8.6 percent decrease year-over-year. New York State's seasonally-adjusted unemployment rate, though higher at 4.5 percent during the quarter, is down approximately 3.5 percent from Q2 2017 levels.

Decreasing slightly from Q1 2018, the overall unemployment rate in the United States averaged 3.9 percent during the second quarter.

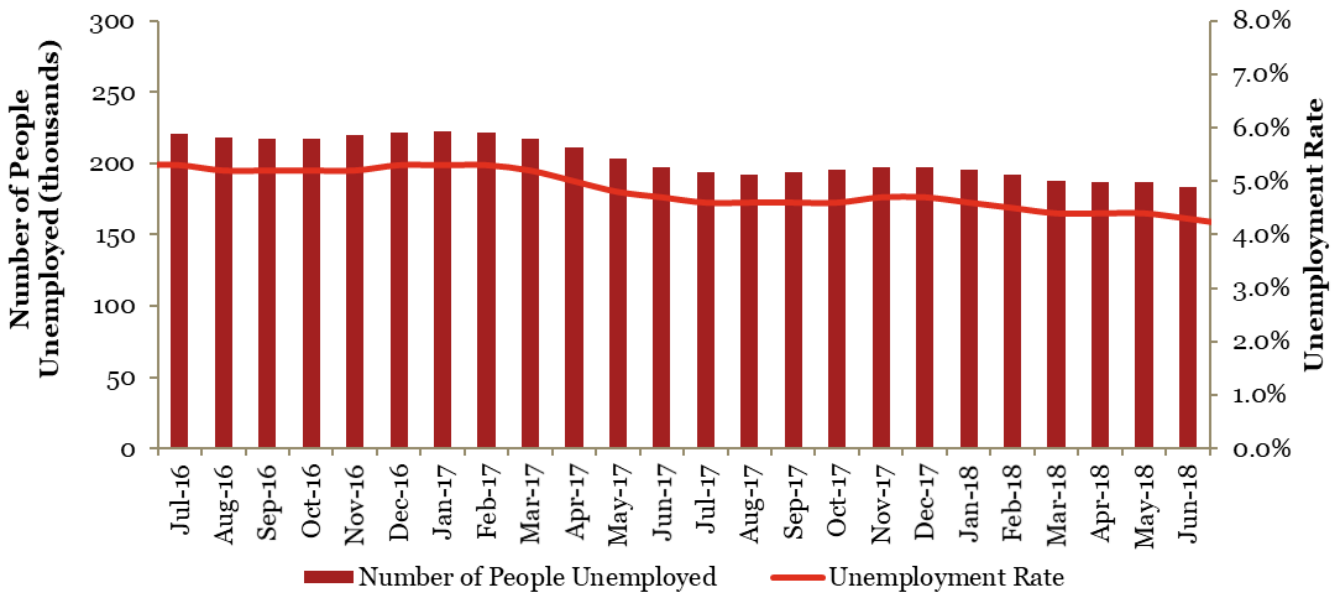
As indicated by the New York State Department of Labor, for the twelve-month period ended June 2018,

New York City's private sector employment increased by 76,800 or 2.0 percent, to 3,967,700.

During the period, the largest job growth occurred in the educational and health services, and professional and business services sectors, which added 30,300 and 13,500 jobs, respectively. Gains also occurred in leisure and hospitality, which added 10,900 jobs, natural resources, mining and construction, which added 8,300 jobs, transportation and utilities, which added 7,200 jobs, and financial activities, which added 4,100 jobs. The information services and other services sectors also posted an additional 3,400 and 700 jobs, respectively.

Of the nine sectors tracked by the New York State Department of Labor, only one experienced job losses year-over-year, with a decline of 1,600 manufacturing jobs as of June 2018.

New York City Unemployment for the 24-Month Period Ended June 2018



Source: New York State Department of Labor

Gross Metro Product and Consumer Price Index

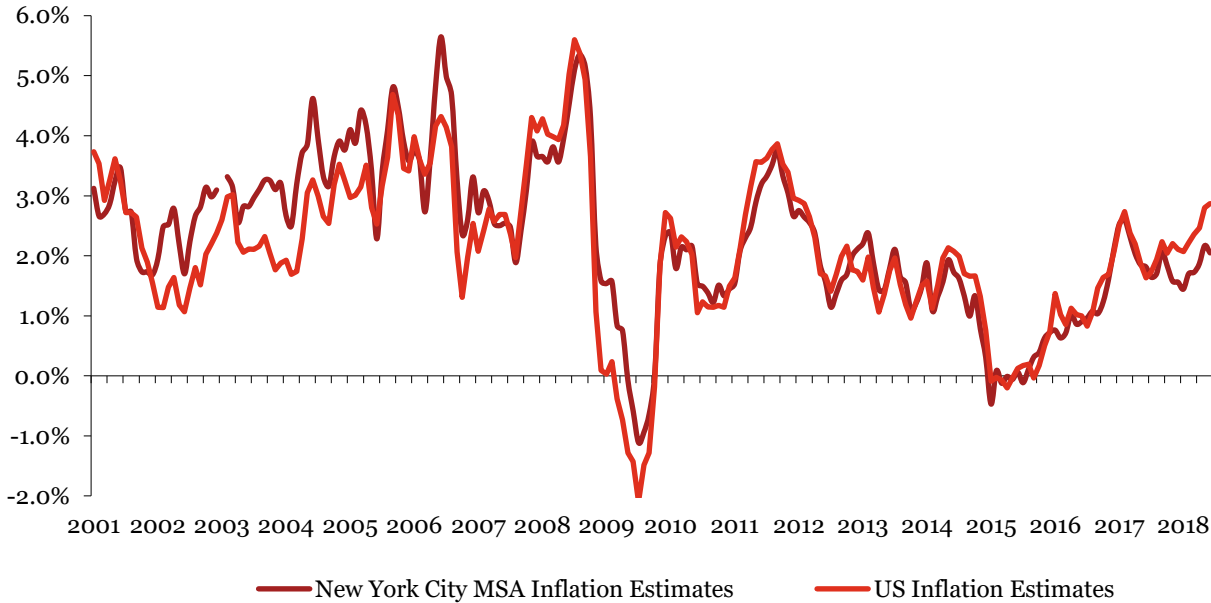
U.S. economic growth spiked in the second quarter, with real gross domestic product (“GDP”) reaching the highest quarterly average since Q1 2012. According to the advance estimate released by the Bureau of Economic Analysis, U.S. real GDP increased at a seasonally-adjusted, annualized rate of 4.2 percent, compared to a 2.2 percent increase in the first quarter of 2018. Driven largely by positive contributions from personal consumption expenditures (PCE), exports, nonresidential fixed investment, federal government spending, and state and local government spending,

real GDP grew quarter-over-quarter and year-over-year. Imports, which represent a deduction in the calculation of GDP, increased along with negative contributions from private inventory investment and residential fixed investment.

According to Moody’s Economy.com May 2018 forecast, gross metro product in the New York area is expected to increase by 2.5 percent through 2018 and 2.0 percent in 2019.

New York City’s consumer price index (“CPI”) increased by an average of 2.0 percent during the second quarter, compared to 2.7 percent nationally.

Consumer Price Index



Source: Bureau of Labor Statistics

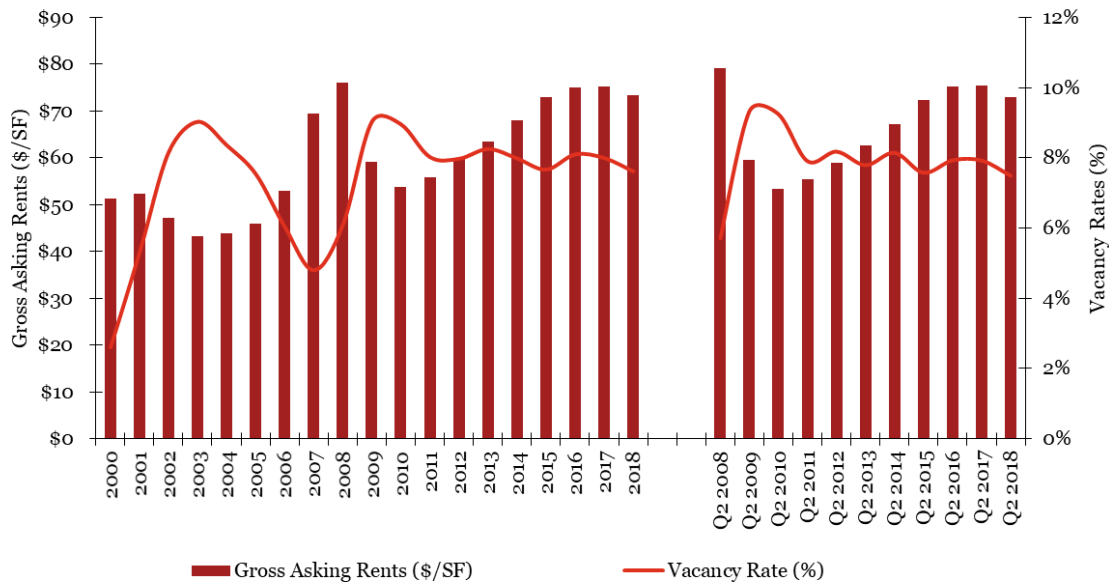
Office Market Statistics

Despite vacancy remaining flat year-over-year, and inching up to 9.2% from 8.8% in Q1, the Manhattan office market continued to show signs of strength in the second quarter. Net absorption, which reached 4.2 million square feet, more than doubled from prior year levels and increased 400 basis points quarter-over-quarter. Driven largely by growth in office leasing, net absorption was positive in the 3 major markets tracked by Cushman Wakefield. Midtown, which experienced a 5.9% increase in leasing activity, also saw growth in overall asking rents, from \$77.06 per square foot in Q1, to \$77.44 per square foot in Q2. Demonstrating similar growth, Midtown South rents reached a high of \$71.07 per square foot over the prior five quarters, and Downtown asking rents hit an all-time record of \$62.92 per square foot.

In part fueling this growth in asking rents throughout Manhattan's major markets, is the delivery of newly developed Class-A office space, which commands higher rental rates. Completions at 280 Park Avenue, 432 Park Avenue, 375 Hudson Street, 1250 Broadway, and Three World Trade Center have pushed asking rents to record highs, while also impacting vacancy levels throughout the city. In the Downtown market, vacancy rates hit 11.3 percent during the quarter, representing the highest levels since 2016. Similarly, Midtown South vacancy increased by 20 basis points from the prior quarter to 6.7 percent.

With over 17 million square feet of new office space under construction across Manhattan, vacancy is anticipated to continue its upward trend. Year-over-year, new developments have increased by 4.0 million square feet, the majority (3.6 million square feet) of which have begun construction during the last quarter.

Gross Asking Rents and Vacancy Rates



Source: PwC, based on CBRE Econometric Advisors data

According to a report from Cushman & Wakefield, three key lease transactions occurred in the second quarter. These transactions are noted in the table below.

Tenant	Address	SF	Transaction Type
Pfizer	66 Hudson Boulevard	798,278	New Lease
Latham & Watkins	1271 Avenue of the Americas	407,000	New Lease
Discovery, Inc.	230 Park Avenue South	362,000	New Lease

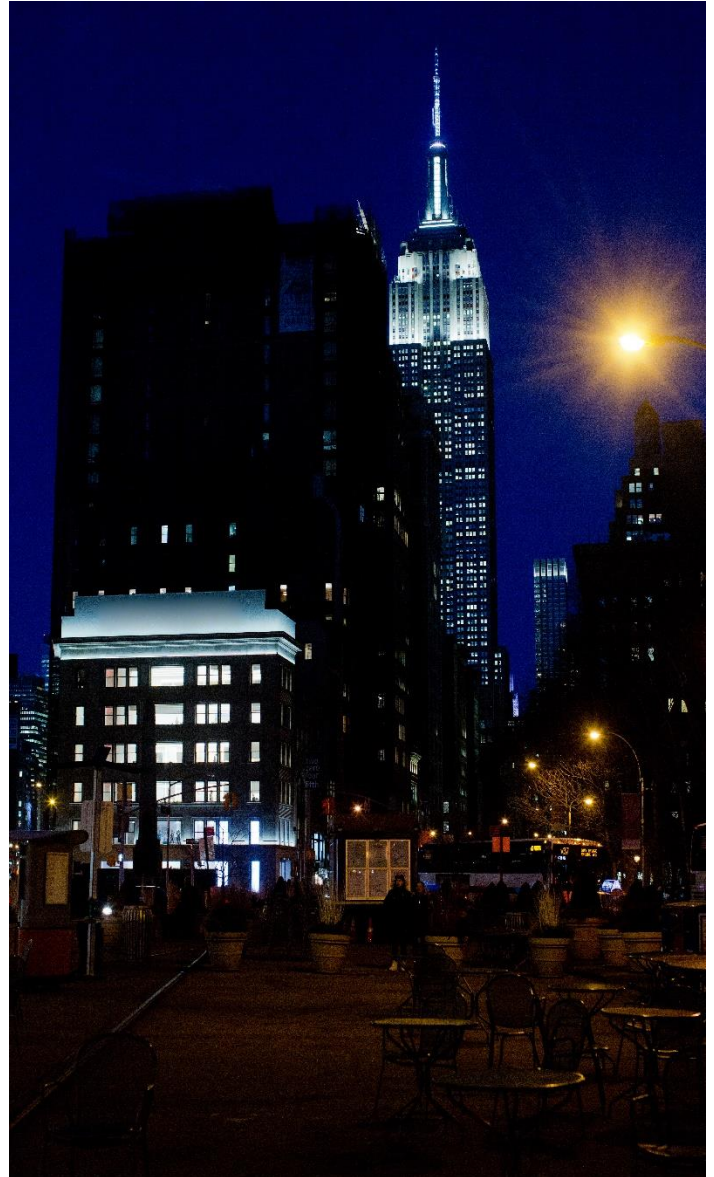
Source: Cushman & Wakefield

According to Real Capital Analytics, there were several notable office transactions during the second quarter.

The largest, which occurred in May, was the sale of 5 Bryant Park at 1065 Avenue of the Americas to Savanna for \$640.0 million. Sold by Blackstone at \$962 per square foot, the 665,000 square-foot property features both office and retail space, and was purchased with plans for renovation.

In June, the second largest transaction, which represents the sale-leaseback of 520,000 square feet at 77 W 66th street, occurred. For approximately \$429.4 million, or \$826 per square foot, Silverstein Properties purchased this single-tenant office building from Disney.

During the month of May, Related Companies, Oxford Properties Group, JPMorgan Chase, Kuwait Investment Authority and Allianz RE of America sold a 20% stake in 10 Hudson Yards to STRS Ohio (The State Teachers Retirement System of Ohio) for approximately \$431.9 million.



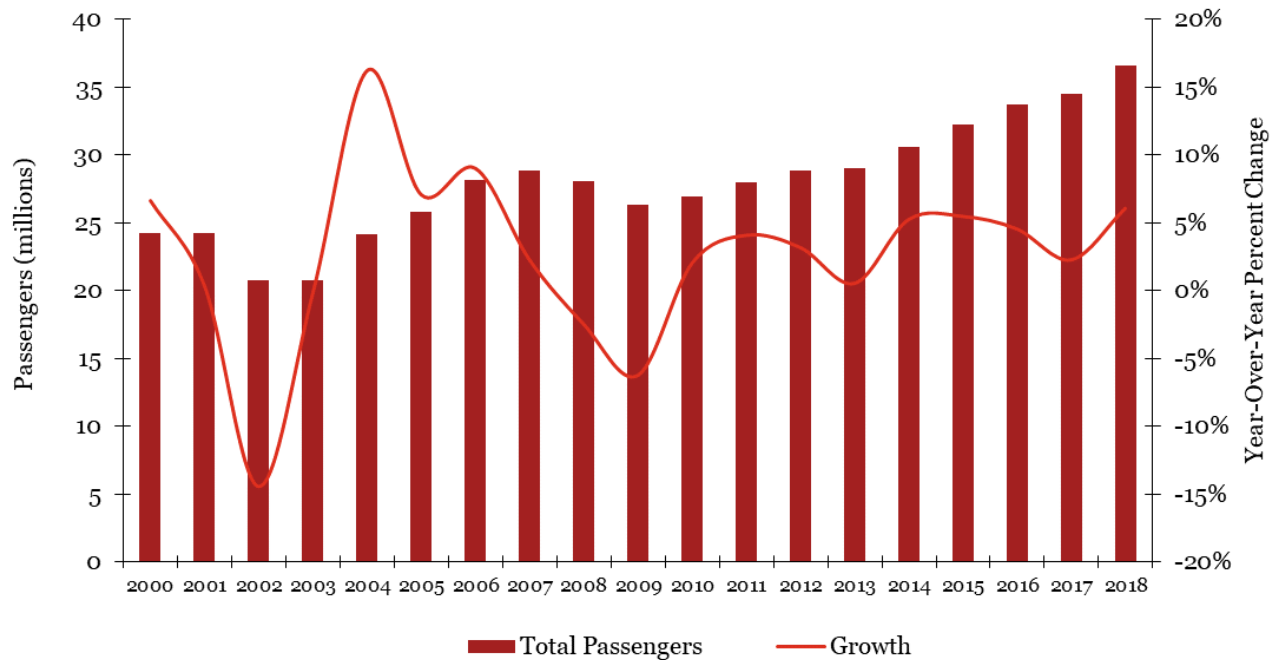
Air Traffic Statistics

Air traffic levels during the second quarter of 2018 increased by approximately 6.1 percent from year-ago levels. Having served over 36.6 million passengers during Q2, the three major New York metropolitan airports – Newark Liberty International Airport, LaGuardia International Airport and John F. Kennedy International Airport – saw an increase of over 2.1 million passengers from the same period last year. From April through June, international traffic reached

13.3 million passengers out of the New York metropolitan area, representing an increase of approximately 6.2 percent from the 12.5 million passengers traveling internationally during Q2 2017. Similarly, domestic passenger traffic during the second quarter increased 6.1 percent from prior year levels, to an over 5-year high of 23.4 million passengers.

The following chart displays passenger traffic and growth data for the second quarter over the past nineteen years.

Q2 Passenger Traffic



Source: Port Authority of New York and New Jersey

Recent Manhattan Hotel Transactions

The number of hotel transactions reported in Manhattan in Q2 was double that of the first quarter, with six sales closing between April and June of 2018. Relative to the first half of 2017, this represents a significant increase, with only two hotels reportedly changing hands during that same timeframe.

During the month of April, the 43-room, limited-service Riff Hotel Chelsea was sold by Salt Equities to Anthony Hu's Eastern Star Development for \$27.5 million, or \$639,535 per key, with plans for redevelopment.

In May, Dune Capital Management, Capstone Equities and Highgate Holdings purchased The Maxwell New York City, at 541 Lexington Avenue, for \$190.3 million. This 697-key property, which was sold by Host Hotels & Resorts, features 15,000 square feet of meeting space and was previously branded the W New York.

Throughout June, four hotel transactions occurred, the largest of which was the sale of The Quin to Hilton Grand Vacations for \$174.5 million, or \$819,075 per key. The property, which consists 213 rooms and was sold by Three Wall Capital and UBS Realty Investors, is the second biggest hotel to transact during the month of June, behind the 300-key Westgate New York City at 304 E 42nd St. Purchased by Central Florida Investments from Lone Star Funds, the Westgate New York City transacted at \$50.0 million, or \$166,667 per key. Also in June, the 36-room, Riff Hotel and the 54-room Hotel Deauville were sold for \$19.2 and \$19.5 million, respectively. The Riff Hotel, which is located in Lower Manhattan and was purchased by The Kings College, represents another sale by Salt Equities in Q2. Hotel Deauville, a family-owned, limited service hotel, was sold to Auevilla Holdings from Freilich Group, at \$361,111 per key.

These transactions are displayed in the following table:

Transaction Date	Hotel Name	Rooms	Transaction Price	Price Per Room
Jun-18	The Quin	213	\$174,463,000	\$819,075
Jun-18	Hotel Deauville	54	\$19,500,000	\$361,111
Jun-18	Riff Hotel	36	\$19,200,000	\$533,333
Jun-18	Westgate New York City	300	\$50,000,000	\$166,667
May-18	Maxwell	697	\$190,250,000	\$272,956
Apr-18	Riff Hotel Chelsea	43	\$27,500,000	\$639,535

Source: Real Capital Analytics

Recent and Planned Hotel Openings/Closings

In the second quarter of 2018, two hotels opened in Manhattan. During the month of April, the 290-key AC

Hotel by Marriott New York Times Square opened in Midtown West at 260 W 40th St. The Assemblage John Street, located at 17 John Street in Lower Manhattan, also came online during the second quarter, adding an additional 75-rooms to the submarket.

2018

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
citizenM New York Bowery	189 Bowery	Lower Manhattan	OSIB-BCRE	Sep-18	300
Moxy NYC Downtown	26 Ann St	Lower Manhattan	Tribeca Associates	Oct-18	298
AC Hotel by Marriott New York Downtown	151 Maiden Lane	Lower Manhattan	151 Maiden Lane LLC	Oct-18	274
Aliz Hotel Times Square	310 W 40 th St	Midtown West	Aliz Group, LLC	Oct-18	287
Park Terrace Hotel	18 W 40 th St	Midtown West	Masterworks Development Corp and South BP Associates LLC	Nov-18	230
The Times Square EDITION	701 7 th Ave	Midtown West	Fortress Investment Group	Nov-18	452
The Arzezen Hotel	24 John St	Lower Manhattan	Westbury Realty Associates LLC	Dec-18	89
TownePlace Suites New York Manhattan/Times Square	324 W 44 th St	Midtown West	McSam Hotel Group	Dec-18	113
Moxy NYC Chelsea	105 W 28 th St	Midtown South	LSG 105 West 28th LLC	Dec-18	349
FiDi Hotel	11 Stone St	Lower Manhattan	Premier Emerald LLC	Dec-18	143

2019

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Walker Hotel Tribeca	396 Broadway	Lower Manhattan	Bridgeton Holdings	Jan-19	171
SpringHill Suites & Fairfield Inn	338 W 36 th St	Midtown West	338 West LLC	Jan-19	566
Renaissance Hotel New York Chelsea	112 W 25 th St	Midtown South	Lam Gen 25 LLC	Feb-19	330
Residence Inn by Marriott	215 Pearl St	Lower Manhattan	The Lam Group	Mar-19	120
Courtyard by Marriott	215 Pearl St	Lower Manhattan	The Lam Group	Mar-19	200
Unnamed Hotel	138-142 Bowery	Lower Manhattan	Emmut Properties	Mar-19	46
Courtyard by Marriott	461 W 34 th St	Midtown West	Marx Development Group	Mar-19	300
Sister City	225 Bowery	Lower Manhattan	David Samuel PAZ RA	Mar-19	200
Hotel Hendricks	25 W 38 th St	Midtown West	Fortuna Realty Group	Apr-19	176
Best Western	88 Walker St	Lower Manhattan	88 City Development LLC	Apr-19	61
The Allen	139 Orchard St	Lower Manhattan	Fortuna Realty Group, Elk Investors	May-19	98
Hyatt Place	350 W 39 th St	Midtown West	McSam Hotel Group	Jun-19	518
Comfort Inn	337 W 36 th St	Midtown West	McSam Hotel Group	Jun-19	89
SpringHill Suites	111 E 24 th St	Midtown South	McSam Hotel Group	Jun-19	130
Chelsea Hotel	222 W 23 rd St	Midtown South	SIR Chelsea LLC	Jul-19	125
Radisson NYC-Manhattan/Times Square	525 8 th Ave	Midtown West	McSam Hotel Group	Jul-19	320
Equinox Hotel	35 Hudson Yards	Midtown South	The Related Companies	Jul-19	217
RH Guesthouse	55 Gansevoort	Lower Manhattan	Delshah Capital	Sep-19	14
Unnamed Hotel	255 W 34 th St	Midtown West	Chetrit Group	Sep-19	247
Howard Johnson	11 W 37 th St	Midtown West	HKONY West 37 LLC	Sep-19	68
Pestana CR7	338 W 39 th St	Midtown West	Barone Management, LLC	Oct-19	177
Hilton Grand Vacation	12 E 48 th St	Midtown East	1248 Property LLC	Oct-19	161
Pestana Hotel	23 E 39 th St	Midtown East	SLC2 Holdings LLC	Oct-19	95
Unnamed Hotel	333 W 38 th St	Midtown West	Optima Real Estate LLC	Oct-19	61
Moxy NYC East Village	112 E 11 th St	Lower Manhattan	The Lighthouse Group	Oct-19	311
Unnamed Hotel	351 W 38 th St	Midtown West	Quadrum Global	Oct-19	353
The Draper	4 W 37 th St	Midtown West	4 W 37 th St LLC	Nov-19	139
Unnamed Hotel	16 - 18 E 30 th St	Midtown East	16-18 East 30 th Street LLC	Dec-19	102
Unnamed Hotel	36 W 38 th St	Midtown West	Gemini Investments	Dec-19	114

2020, 2021, and Hotels in Permitting and Planning

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/ Closing	Rooms
Hotel Indigo NYC Financial District	8 - 12 Maiden Lane	Lower Manhattan	10-12 MLane LLC	Jan-20	190
TownePlace Suites & SpringHill Suites	140 W 28 th St	Midtown South	McSam Hotel Group	Feb-20	526
Renaissance Hotel	233 W 125 th St	Uptown	The Lam Group	Feb-20	210
Unnamed Hotel	79 Eldridge Street	Lower Manhattan	Eldridge Hotel LLC	Mar-20	48
Hotel Indigo	120 Water St	Lower Manhattan	NY Times Square Hotel Group, LLC	Mar-20	128
Unnamed Hotel	305 W 48 th St	Midtown West	Bright Management Inc	Mar-20	211
Hard Rock Hotel	159 W 48 th St	Midtown West	Extell Development Co	May-20	437
Aman Hotel	730 5 th Ave	Midtown West	OKO Group	Jun-20	83
Unnamed Hotel	456 Greenwich Street	Lower Manhattan	CBCS Washington Street LP	Jun-20	96
Le Meridien Hotel	292 5 th Ave	Midtown South	McSam Hotel Group	Jun-20	150
Virgin Hotel	1227 Broadway	Midtown South	The Lam Group	Jun-20	465
Six Senses Hotel	76 11 th Ave	Midtown South	HFZ Capital	Jun-20	137
Unnamed Hotel	520 5 th Ave	Midtown West	Ceruzzi Properties Inc.	Jun-20	208
Battery Maritime Building Hotel	10 South St	Lower Manhattan	Centaur Properties	Aug-20	41
Hyatt Centric	16 E 39 th St	Midtown East	McSam Hotel Group	Sep-20	162
Unnamed Hotel	113-117 West 24 th St	Midtown South	The Lam Group	Dec-20	360
Margaritaville Hotel	560 7 th Ave	Midtown West	560 Seventh Avenue Owner, LLC	Jan-21	234
Unnamed Hotel	1150 6 th Ave	Midtown West	Fortuna Realty Group	Jan-21	310
Aloft Hotel	132 W 28 th St	Midtown South	28th Street Properties LLC	Jan-21	203
Riu Hotel	145 W 47 th St	Midtown West	Clarity 47 LLC	Jan-21	289
Aloft New York Chelsea North	450 11 th Ave	Midtown West	Marx Development Group	Feb-21	531
Hyatt Place	140 W 24 th St	Midtown South	McSam Hotel Group	Feb-21	520
Ritz Carlton	1185 Broadway	Midtown South	Flag Luxury Group	Jul-21	250
Unnamed Hotel	30 W 39 th St	Midtown West	Fortuna Realty Group	Oct-21	299
Unnamed Hotel	58 W 39 th St	Midtown West	H Hotel LLC	Dec-21	65
Waldorf Astoria	301 Park Ave	Midtown East	AB Stable LLC	Dec-21	350
The Pendry	4 Manhattan West	Midtown West	Brookfield Properties	Dec-21	164
Unnamed Hotel	267 Broadway	Lower Manhattan	Roe Corporation	N/A	131
Unnamed Hotel	250 5 th Ave	Midtown South	Cosmic Realty Partners LLC	N/A	141
Unnamed Hotel	7-15 W 44 th St	Midtown West	WanXin Media	N/A	155
AC Hotel by Marriott	842 6 th Ave	Midtown South	842 Enterprises Inc	N/A	168
Unnamed Hotel	876 6 th Ave	Midtown South	Pinky Realty LLC	N/A	37
Unnamed Hotel	1162 Broadway	Midtown South	1162 Broadway LLC	N/A	52
Unnamed Hotel	306 - 308 W 40 th St	Midtown West	NYC One Holding LLC	N/A	60
Unnamed Hotel	86 Trinity Place	Lower Manhattan	GHC Development & Clarion Partners	N/A	174
Aloft Hotel	50 Trinity Place	Lower Manhattan	Fit Investment Corporation	N/A	173
Unnamed Hotel	20 W 15 th St	Midtown South	NMR Realty LLC	N/A	30
Unnamed Hotel	157 W 24 th St	Midtown South	157 West 24th St Lodging LLC	N/A	77
Unnamed Hotel	545 W 37 th St	Midtown West	The Chetrit Group	N/A	421
AC Hotel by Marriott	432 W 31 st St	Midtown South	Concord Hospitality	N/A	220
Hudson Rise Hotel	468 11 th Ave	Midtown West	Bifrost LLC	N/A	242

Source: PwC, based on CBRE Econometric Advisors data, and news reports

Second Quarter 2018 Manhattan Lodging Index

All Manhattan

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ	ADR	RevPAR
2017 Market Average	89.7%	89.5%	90.8%	90.0%	\$275.64	\$293.58	\$282.57	\$284.03	\$247.16	\$262.65	\$256.52	\$255.53	84.2%	\$248.97	\$209.60
2018 Market Average	88.9%	91.5%	91.5%	90.7%	\$277.37	\$308.05	\$295.43	\$293.93	\$246.59	\$281.92	\$270.36	\$266.46	86.0%	\$257.20	\$221.18
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Market Average	-0.9%	2.3%	0.8%	0.8%	0.6%	4.9%	4.6%	3.5%	-0.2%	7.3%	5.4%	4.3%	2.1%	3.3%	5.5%

By Class

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ	ADR	RevPAR
Luxury - 2017	83.1%	83.2%	84.0%	83.5%	\$456.11	\$485.30	\$456.78	\$466.24	\$379.01	\$403.94	\$383.82	\$389.08	76.6%	\$424.41	\$325.06
Luxury - 2018	82.7%	83.5%	84.1%	83.5%	\$465.00	\$513.07	\$479.77	\$486.29	\$384.75	\$428.41	\$403.66	\$405.86	79.6%	\$442.80	\$352.54
Upper Upscale - 2017	89.5%	88.7%	89.7%	78.3%	\$289.37	\$309.29	\$297.27	\$229.48	\$259.12	\$274.46	\$266.77	\$179.60	82.0%	\$266.89	\$218.93
Upper Upscale - 2018	87.5%	90.9%	91.1%	78.4%	\$290.46	\$318.06	\$307.25	\$233.40	\$254.02	\$289.06	\$279.78	\$183.04	83.9%	\$266.81	\$223.77
Upscale - 2017	91.6%	91.2%	93.2%	92.0%	\$234.12	\$247.95	\$243.21	\$241.84	\$214.40	\$226.08	\$226.66	\$222.43	86.8%	\$206.75	\$179.54
Upscale - 2018	91.3%	94.1%	94.0%	93.1%	\$234.72	\$264.77	\$257.62	\$252.68	\$214.32	\$249.10	\$242.07	\$235.32	89.4%	\$213.45	\$190.83
Upper Midscale - 2017	92.9%	93.5%	94.4%	93.6%	\$200.19	\$213.75	\$209.09	\$207.76	\$186.07	\$199.76	\$197.44	\$194.48	88.3%	\$174.73	\$154.26
Upper Midscale - 2018	92.0%	94.4%	93.8%	93.5%	\$202.24	\$229.58	\$219.68	\$217.42	\$186.15	\$216.80	\$206.16	\$203.19	89.0%	\$182.98	\$162.91
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Luxury	-0.4%	0.3%	0.1%	0.0%	1.9%	5.7%	5.0%	4.3%	1.5%	6.1%	5.2%	4.3%	4.0%	4.3%	8.5%
Upper Upscale	-2.3%	2.4%	1.5%	0.2%	0.4%	2.8%	3.4%	1.7%	-2.0%	5.3%	4.9%	1.9%	2.2%	0.0%	2.2%
Upscale	-0.3%	3.2%	0.8%	1.3%	0.3%	6.8%	5.9%	4.5%	0.0%	10.2%	6.8%	5.8%	3.0%	3.2%	6.3%
Upper Midscale	-1.0%	1.1%	-0.6%	-0.2%	1.0%	7.4%	5.1%	4.7%	0.0%	8.5%	4.4%	4.5%	0.8%	4.7%	5.6%

By Neighborhood

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ	ADR	RevPAR
Upper Manhattan - 2017	85.4%	85.7%	89.2%	86.8%	\$375.62	\$394.81	\$361.96	\$377.50	\$320.87	\$338.54	\$322.69	\$327.51	79.3%	\$330.35	\$262.09
Upper Manhattan - 2018	83.8%	86.3%	86.6%	85.6%	\$369.61	\$414.70	\$382.92	\$389.55	\$309.60	\$357.93	\$331.72	\$333.36	80.4%	\$344.24	\$276.71
Midtown West - 2017	91.7%	91.5%	92.9%	92.0%	\$268.96	\$284.87	\$278.09	\$277.39	\$246.69	\$260.55	\$258.25	\$255.22	87.0%	\$240.92	\$209.68
Midtown West - 2018	90.7%	93.1%	93.0%	92.3%	\$268.99	\$298.87	\$289.05	\$285.93	\$243.84	\$278.28	\$268.81	\$263.81	87.9%	\$249.36	\$219.15
Midtown East - 2017	89.3%	89.1%	90.5%	89.6%	\$280.18	\$303.86	\$293.24	\$292.55	\$250.06	\$270.81	\$265.29	\$262.15	82.5%	\$259.33	\$213.92
Midtown East - 2018	88.9%	90.7%	90.8%	90.1%	\$297.37	\$327.19	\$313.70	\$313.01	\$264.37	\$296.73	\$284.87	\$282.15	84.7%	\$274.60	\$232.62
Midtown South - 2017	89.3%	88.5%	89.8%	89.2%	\$241.13	\$257.24	\$245.73	\$248.12	\$215.33	\$227.65	\$220.63	\$221.29	83.7%	\$217.44	\$181.93
Midtown South - 2018	89.5%	91.9%	92.2%	91.2%	\$239.63	\$271.16	\$257.48	\$256.41	\$214.49	\$249.30	\$237.41	\$233.92	86.2%	\$223.20	\$192.35
Lower Manhattan - 2017	87.8%	87.7%	87.8%	87.8%	\$292.19	\$311.73	\$293.09	\$299.09	\$256.62	\$273.35	\$257.46	\$262.55	81.6%	\$267.14	\$217.89
Lower Manhattan - 2018	86.1%	90.0%	89.7%	88.6%	\$290.97	\$321.07	\$306.35	\$306.51	\$250.39	\$288.84	\$274.69	\$271.49	84.2%	\$269.91	\$227.38
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Upper Manhattan	-1.9%	0.7%	-2.8%	-1.4%	-1.6%	5.0%	5.8%	3.2%	-3.5%	5.7%	2.8%	1.8%	1.3%	4.2%	5.6%
Midtown West	-1.2%	1.8%	0.1%	0.3%	0.0%	4.9%	3.9%	3.1%	-1.2%	6.8%	4.1%	3.4%	1.0%	3.5%	4.5%
Midtown East	-0.4%	1.8%	0.4%	0.6%	6.1%	7.7%	7.0%	7.0%	5.7%	9.6%	7.4%	7.6%	2.7%	5.9%	8.7%
Midtown South	0.2%	3.9%	2.7%	2.3%	-0.6%	5.4%	4.8%	3.3%	-0.4%	9.5%	7.6%	5.7%	3.0%	2.6%	5.7%
Lower Manhattan	-2.0%	2.6%	2.1%	0.9%	-0.4%	3.0%	4.5%	2.5%	-2.4%	5.7%	6.7%	3.4%	3.3%	1.0%	4.4%

Neighborhood Index

Upper Manhattan
59th Street and North

Midtown West
5th Avenue and West from
34th Street to 58th Street

Midtown East
5th Avenue and East from 34th
Street to 58th Street

Midtown South
14th Street to 34th Street

Lower Manhattan
14th Street and South

By Service

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ	ADR	RevPAR
Full Service - 2017	89.6%	89.3%	90.5%	77.8%	\$284.90	\$303.80	\$291.58	\$217.71	\$255.14	\$271.26	\$263.86	\$169.41	83.6%	\$263.62	\$220.34
Full Service - 2018	88.9%	91.5%	91.4%	80.7%	\$286.76	\$318.17	\$304.73	\$225.47	\$254.97	\$291.04	\$278.49	\$182.02	83.8%	\$258.45	\$216.62
Limited Service - 2017	90.1%	90.2%	92.0%	90.8%	\$236.99	\$250.97	\$245.01	\$244.40	\$213.60	\$226.39	\$225.44	\$221.86	85.8%	\$209.59	\$179.74
Limited Service - 2018	88.9%	91.7%	92.0%	90.9%	\$238.48	\$266.22	\$257.13	\$254.24	\$211.89	\$244.12	\$236.61	\$231.02	87.3%	\$217.19	\$189.52
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Full Service	-0.7%	2.4%	1.0%	3.7%	0.7%	4.7%	4.5%	3.6%	-0.1%	7.3%	5.5%	7.4%	0.3%	-2.0%	-1.7%
Limited Service	-1.4%	1.7%	0.0%	0.1%	0.6%	6.1%	4.9%	4.0%	-0.8%	7.8%	5.0%	4.1%	1.8%	3.6%	5.4%

By Affiliation

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ	ADR	RevPAR
Chain Affiliated - 2017	90.3%	89.8%	91.2%	90.4%	\$288.16	\$306.83	\$297.68	\$297.65	\$260.14	\$275.49	\$271.63	\$269.17	85.0%	\$261.84	\$222.69
Chain Affiliated - 2018	89.3%	91.8%	91.8%	91.0%	\$290.82	\$320.42	\$308.98	\$307.03	\$259.78	\$294.01	\$283.50	\$279.26	86.7%	\$269.81	\$234.02
Independent - 2017	88.7%	89.1%	90.2%	89.3%	\$257.32	\$274.20	\$260.29	\$264.03	\$228.28	\$244.27	\$234.72	\$235.85	83.1%	\$229.87	\$190.97
Independent - 2018	88.3%	91.2%	91.2%	90.2%	\$256.91	\$289.31	\$274.98	\$274.08	\$226.76	\$263.73	\$250.66	\$247.23	85.0%	\$237.93	\$202.19
	% Change from 2017				% Change from 2017				% Change from 2017				% Change from 2017		
Chain Affiliated	-1.1%	2.2%	0.6%	0.6%	0.9%	4.4%	3.8%	3.2%	-0.1%	6.7%	4.4%	3.8%	2.0%	3.0%	5.1%
Independent	-0.5%	2.3%	1.1%	1.0%	-0.2%	5.5%	5.6%	3.8%	-0.7%	8.0%	6.8%	4.8%	2.3%	3.5%	5.9%

Source: PwC, based on STR data

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Further Reading



Hospitality Directions US

August 2018

PwC's updated outlook anticipates gradual strengthening in rate growth in 2019 as we move through the year.



Hospitality Outlook: 2018-2022

July 2018

This publication details the key trends and challenges facing the hotel industry in South Africa, Nigeria, Mauritius, Kenya and Tanzania, and provides a forecast for the future.



European Cities Hotel Forecast 2018 & 2019

April 2018

European cities saw unprecedented hotel performance in 2017. Almost all the cities in this latest forecast are expected to see further growth in 2018 and 2019. Strong demand has propelled some into the spotlight yet again.

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