

U.S. MAJOR CITIES* - LODGING FORECAST									
	2005 Estimate	2006 Forecast	2007 Forecast	2005 Estimate	2006 Forecast	2007 Forecast	2005 Estimate	2006 Forecast	2007 Forecast
	Full-Service			Limited-Service			All Hotels		
Occupancy	69.1%	69.5%	69.3%	64.1%	65.3%	65.9%	67.3%	68.0%	68.0%
% change	3.0%	0.6%	-0.3%	3.6%	1.9%	0.9%	3.2%	1.0%	0.0%
ADR	\$128.71	\$134.09	\$137.98	\$64.68	\$67.14	\$69.52	\$105.78	\$109.97	\$113.19
% change	7.3%	4.2%	2.9%	6.6%	3.8%	3.5%	7.1%	4.0%	2.9%
RevPAR	\$89.00	\$93.24	\$95.60	\$41.47	\$43.86	\$45.80	\$71.14	\$74.73	\$76.98
% change	10.5%	4.8%	2.5%	10.4%	5.8%	4.4%	10.6%	5.0%	3.0%

*Top 52 U.S. Lodging Markets; Las Vegas and New Orleans Excluded

Historical View

LEADING MARKETS Change in RevPAR 2001 - 2005	
City	Change
Orlando	34.4%
Honolulu	34.3%
Miami	33.1%
West Palm Beach	28.2%
Fort Lauderdale	27.4%

LAGGING MARKETS Change in RevPAR 2001 - 2005	
City	Change
Oakland	-15.0%
Newark	-13.8%
Long Island	-8.9%
Houston	-5.1%
San Francisco	-4.9%

Performance Outlook

LEADING MARKETS Change in RevPAR 2005 - 2007 Estimate	
City	Change
Philadelphia	19.7%
West Palm Beach	13.5%
Los Angeles	13.3%
Atlanta	12.2%
Newark	12.0%

LAGGING MARKETS Change in RevPAR 2005 - 2007 Estimate	
City	Change
Columbia, SC	1.3%
Omaha	2.5%
Cleveland	2.9%
Denver	3.0%
Fort Worth	3.2%

ALL HOTELS - UNIT LEVEL CHANGE IN FINANCIAL PERFORMANCE			
Year	Change in Total Revenue PAR	Change in Expenses PAR	Change in NOI PAR
2000	7.7%	6.6%	10.1%
2001	-9.9%	-5.4%	-19.4%
2002	-4.0%	-1.7%	-9.6%
2003	-1.8%	2.1%	-12.4%
2004	7.6%	6.4%	11.4%
Estimated 2005	9.5%	6.2%	19.4%
Estimated 2006	5.0%	4.2%	7.1%

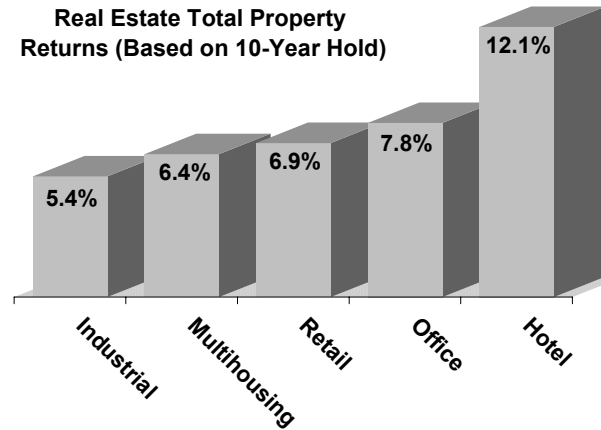
Source: PKF Hospitality Research. PAR = Per Available Room

Note: All estimates and forecasts per PKF Hospitality Research and Torto Wheaton Research
All historical occupancy, average daily rate and RevPAR data per Smith Travel Research

ALIS 2006
PKF Consulting Fact Sheet

FORECAST CHANGE IN CAPITALIZATION RATES (bps)						
	2006	2007	2008	2009	2010	2011
Full-Service	9	65	39	2	-7	0
Limited-Service	17	59	38	0	-14	-8

Note: Forecast is based on the 10 year treasury rising at least 125 bps over the forecast period.



Source: Torto Wheaton Research

Economic Outlook				
Indicator	2004	2005	2006	2007
Total Employment	1.60%	1.80%	1.10%	1.10%
Total Personal Income	7.50%	4.40%	5.50%	4.80%
Inflation	3.37%	3.40%	2.50%	2.50%
10 Year Treasuries	4.17%	4.56%	5.76%	6.16%

Source: Torto Wheaton Research

To receive a complimentary subscription to our newsletter and for information concerning the products and services offered by our firm, please contact:

Claude.Vargo@pkfc.com
(404) 842-1150 ext 237