

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

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

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

2) Hotel closed since February 2025.

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

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

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

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

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

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

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

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

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

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

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

9) Leasehold interest with 59 years remaining.

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

10) Hotel closed at the time of sale.

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

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

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LARC Score

The LARC Score is a data-driven, objective scoring mechanism that analytically measures the quality of a hotel location based on proximity to hotel demand drivers relative to competitive supply. The score is indexed from 0 to 100 with 50 being the average score across the U.S. and 100 being perfect. The LARC score identifies the quality of a site location, not the asset on that location. For example, a Motel 6 and Four Seasons at the same location would have similar LARC scores.

Learn more at <https://www.larcanalytics.com/>