

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q1 2019

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER
Q1	Clarendon Hotel and Spa	Phoenix	AZ	105	\$19,500,000	\$185,714	N/A	Bethel Holdings
Q1	Pointe Hilton Squaw Peak Resort	Phoenix	AZ	563	\$51,400,000	\$91,297	N/A	Park Hotels & Resorts Inc.
Q1	Residence Inn by Marriott Anaheim Hills Yorba Linda	Anaheim	CA	128	\$25,500,000	\$199,219	Pacifica Hotels	N/A
Q1	AC Hotel by Marriott San Jose Downtown	San Jose	CA	210	\$95,400,000	\$454,286	AVR Realty	Rockbridge Capital
Q1	Hilton Santa Cruz/Scotts Valley	Santa Cruz	CA	178	\$50,000,000	\$280,899	Ashford Hospitality Trust, Inc.	N/A
Q1	Hyatt Place Boulder/Pearl Street	Boulder	CO	150	\$50,450,000	\$336,333	Starwood Capital Group	Noble Investment Group
Q1	Kimpton Hotel Palomar	Washington	DC	335	\$141,500,000	\$422,388	N/A	Pebblebrook Hotel Trust
Q1	Liaison Capitol Hill	Washington	DC	343	\$111,000,000	\$323,615	JV Metrovest Equities & BLDG Management	Pebblebrook Hotel Trust
Q1	Renaissance Fort Lauderdale Cruise Port Hotel	Fort Lauderdale	FL	236	\$61,890,000	\$262,246	JV DoveHill Capital Management, LLC & Starwood Real Estate Income Trust, Inc.	Noble Investment Group
Q1	Bali Hai Beach Resort	Holmes Beach	FL	42	\$16,890,000	\$402,143	Bali Hai JV LLC	Bali Hai Corporation
Q1	SpringHill Suites by Marriott Jacksonville Airport	Jacksonville	FL	104	\$11,900,000	\$114,423	LRP Hotels	Baywood Hotels
Q1	Pullman Miami Airport Hotel	Miami	FL	281	\$48,650,000	\$173,132	London & Regional Properties	N/A
Q1	1 Hotel South Beach	Miami Beach	FL	429	\$610,000,000	\$1,421,911	Host Hotels & Resorts	JV Starwood Capital Group & LeFrak Organization
Q1	The Raleigh Hotel ¹	Miami Beach	FL	105	\$103,000,000	\$980,952	JV Deutsche Finance America & Bilgili Holding & SHVO.	JV Tommy Hilfiger & Dogus Group

1) Hotel closed and undergoing renovation since September 2017 Hurricane Irma

DANIEL H. LESSER
PRESIDENT & CEO

200 WEST 41ST STREET SUITE 602
NEW YORK, NY 10036

T. 212.300.6684
E. DANIEL.LESSER@LWHADVISORS.COM

WWW.LWHOSPITALITYADVISORS.COM



SELECT MAJOR U.S. HOTEL SALES SURVEY - Q1 2019

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	
Q1	Home2 Suites by Hilton Orlando Airport	Orlando	FL	128	\$20,700,000	\$161,719	Apple Hospitality REIT, Inc.	Sunbelt - 2OF, LLC
Q1	Home2 Suites by Hilton Pensacola I-10 at North Davis Hwy	Pensacola	FL	106	\$17,500,000	\$165,094	Encore Hospitality	General Hospitality Services
Q1	Hampton Inn Ft. Lauderdale/Plantation	Plantation	FL	128	\$21,600,000	\$168,750	Peachtree Hotel Group	Midas Hospitality
Q1	New Otani Kaimana Beach Hotel	Honolulu	HI	125	\$23,900,000	\$191,200	BlackSand Capital	N/A
Q1	Courtyard by Marriott King Kamehameha's Kona Beach Hotel	Kailua,	HI	452	\$104,000,000	\$230,088	Blackstone Group	Pacifica Hotels
Q1	Ivy Boutique Hotel	Chicago	IL	63	\$23,600,000	\$374,603	Avantgarde Hospitality LLC	Branko Tupanjac
Q1	SpringHill Suites by Marriott Chicago Lincolnshire	Lincolnshire	IL	161	\$21,500,000	\$133,540	Lodging Opportunity Fund REIT	Robert Finvarb Companies
Q1	Nantasket Beach Resort	Hull	MA	107	\$14,800,000	\$138,318	Newport Hotel Group	Nantasket Resort, Inc
Q1	Residence Inn by Marriott Boston Tewksbury/Andover	Tewksbury	MA	130	\$15,000,000	\$115,385	Sawyer Realty Holdings	Blackstone Group
Q1	Embassy Suites by Hilton ²	St. Paul	MN	208	\$29,000,000	\$139,423	Drury Hotels Company, LLC	Platinum Equity
Q1	Hampton Inn & Suites Downtown St. Paul	St. Paul	MN	160	\$31,700,000	\$198,125	Apple Hospitality REIT Inc.	Vista Host
Q1	DoubleTree by Hilton Hotel Charlotte Airport	Charlotte	NC	171	\$14,000,000	\$81,871	Phoenix American Hospitality	N/A
Q1	Paper Factory Hotel ³	Long Island City	NY	125	\$60,000,000	\$480,000	The Collective	Sela Group

2) Property slated to be converted into a Drury Plaza Hotel

3) Property acquired for conversion to co-living facility

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q1 2019

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	
Q1	Embassy Suites by Hilton New York Midtown Manhattan	New York	NY	310	\$195,000,000	\$629,032	Ashford Hospitality Trust, Inc.	JV AIG & Hidrock Properties & Buccini Pollin Group
Q1	Fairfield Inn & Suites New York Manhattan/Times Square South & SpringHill Suites New York Manhattan/Times Square South ⁴	New York	NY	576	\$274,300,000	\$476,215	Magna Hospitality Group	McSam Hotel Group
Q1	Residence Inn by Marriott ⁵	Plainview	NY	170	\$20,500,000	\$120,588	Capitol Seniors Housing	Greenbriar Associates LLC
Q1	Mainstay Hotel & Conference Center	Newport	RI	200	\$14,340,000	\$71,700	JV Dovetail + Co & JEM Holdings	Harry & Peter Kyriakides
Q1	Holiday Inn & Suites Columbia - Airport	West Columbia	SC	122	\$11,000,000	\$90,164	Naman West Columbia LLC	Capital Hospitality LLC
Q1	Holiday Inn Express Nashville-Downtown	Nashville	TN	287	\$117,500,000	\$409,408	Highland Capital Management	JRK Birchmont Advisors
Q1	Hilton Garden Inn Nashville Downtown/Convention Center	Nashville	TN	214	\$125,000,000	\$584,112	AVR Realty	Rockbridge
Q1	Hampton Inn San Antonio-Downtown (River Walk)	San Antonio	TX	169	\$16,000,000	\$94,675	BH Hospitality Management LLC	Magna Hospitality Group
Q1	Courtyard by Marriott Fredericksburg Historic District	Fredericksburg	VA	98	\$18,800,000	\$191,837	N/A	Palmer Gosnell Hospitality LLC
Q1	Embassy Suites by Hilton Seattle Bellevue	Bellevue	WA	240	\$59,100,000	\$246,250	Parkview International	AWH Partners
Q1	WoodSpring Suites Seattle Everett	Everett	WA	122	\$16,600,000	\$136,066	N/A	Everett Hotel Holdings LLC
Q1	TownePlace Suites by Marriott Milwaukee Oak Creek	Oak Creek	WI	112	\$14,800,000	\$132,143	JV Kothe Real Estate Partners / Great Lakes Management Group / Lokre Development	Drexel Square Hotel Group Inc.

4) Property is a new dual branded hotel facility

5) Property slated to be converted into a independent senior living facility