

Manhattan Lodging Index

First Quarter 2019



This Quarter:

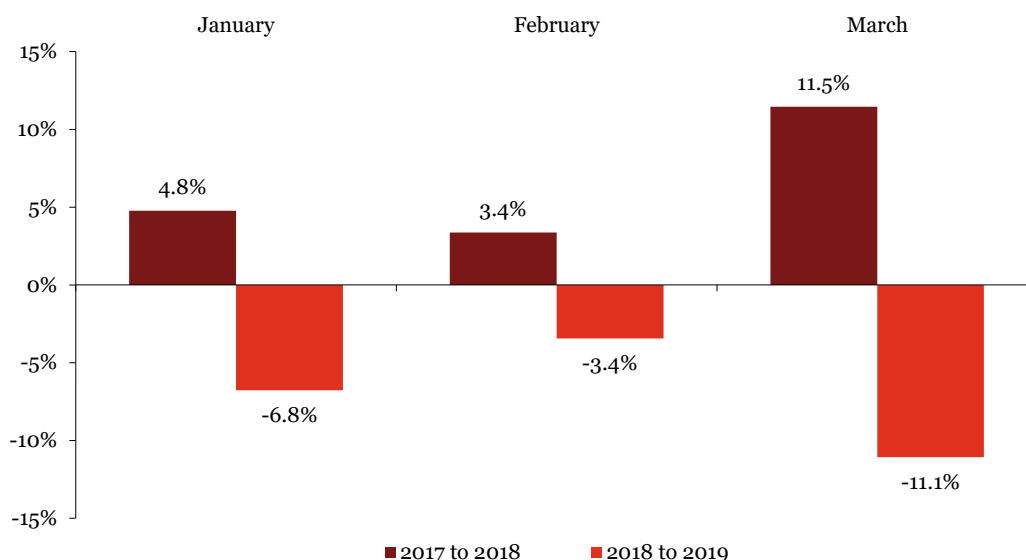
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Manhattan Lodging Overview

Revenue per available room (“RevPAR”) fell to the lowest first quarter average since 2011, as average daily room rate (“ADR”) declined across all Manhattan submarkets. During the quarter, increases in lodging supply, which continued to outpace growth in demand, resulted in the largest year-over-year decline in occupancy since 2009. Despite more positive expectations coming into the New Year, the quarter ended on a weak finish with March RevPAR down 11.1 percent.

With a 7.7 percent decrease from prior-year levels, first quarter RevPAR was driven by a combined decline in ADR and occupancies. With what should have been a favorable calendar shift of the Easter holiday to April this year, March 2019 results were particularly disappointing. Falling by 3.6 percent from prior-year levels, Q1 occupancy finished the quarter at 78.2 percent, compared to 81.2 percent in the first quarter of 2018.

Manhattan Q1 RevPAR Growth by Month



Source: PwC, based on STR data

Across all Manhattan hotel classes, Luxury properties exhibited the most notable decline in RevPAR for the quarter. Decreasing by 10.2 percent over Q1 2018 levels, Luxury RevPAR was largely driven by a decline in occupancy of 7.7 percent. For Upper Upscale and Upscale hotel properties, where occupancy fell 2.6 percent and 2.1 percent, respectively, first quarter RevPAR was also impaired by decreases in ADR of 4.6 percent and 2.1 percent, respectively. In Q1, Upper Midscale properties posted the smallest decline in RevPAR of all Manhattan hotel classes, with occupancy and ADR falling by 2.5 and 2.3 percent, respectively.

During the first quarter, all Manhattan neighborhoods experienced declines in RevPAR, as both occupancy and ADR fell across the board. For the Midtown West submarket, ADR-driven RevPAR declined by 8.9 percent, representing the largest decline among all Manhattan submarkets. For Upper Manhattan, where RevPAR declined by 5.8 percent, first quarter ADR declined by the lowest amount of all Manhattan neighborhoods at 2.1 percent.

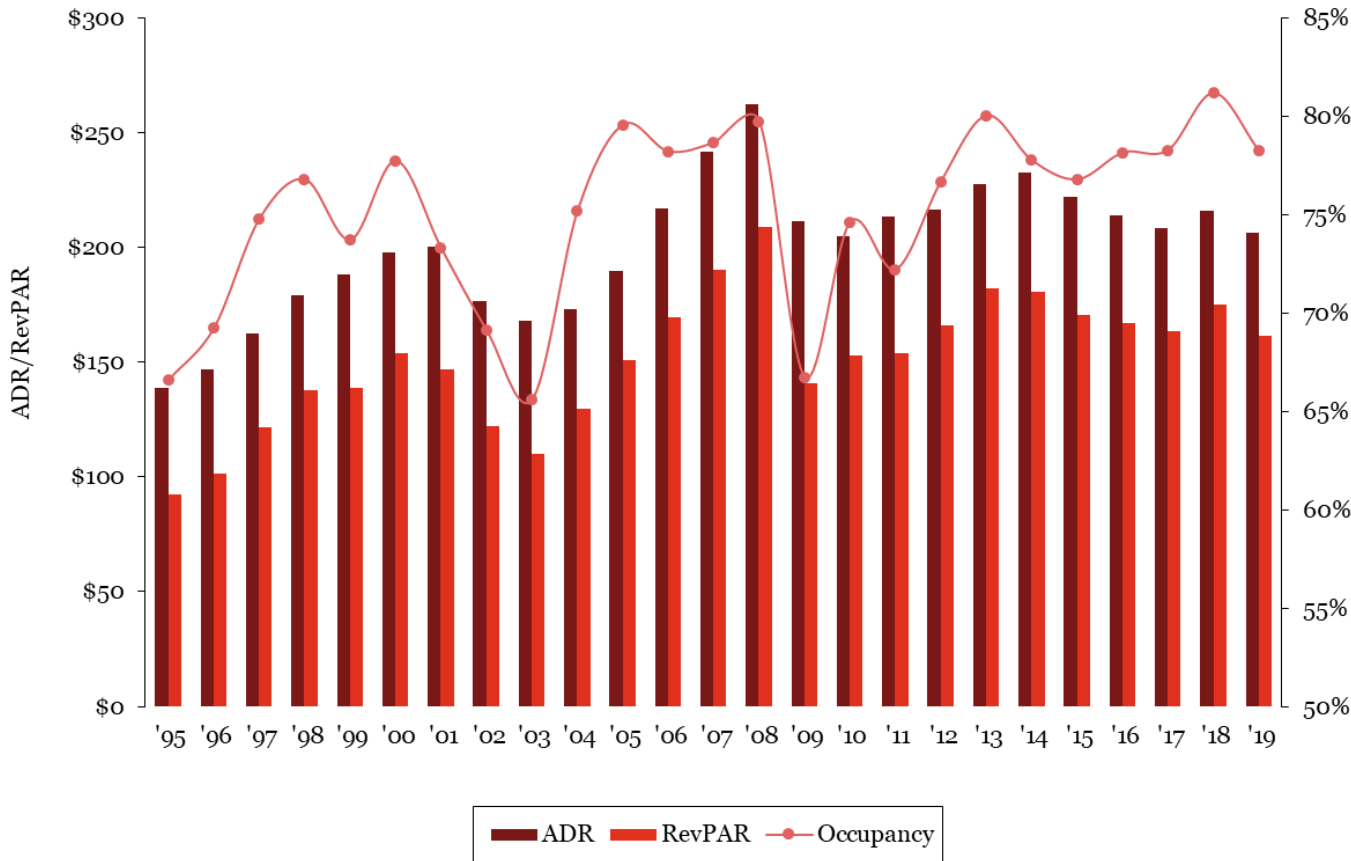
The Midtown East and Midtown South submarkets experienced year-over-year decreases in ADR of 3.1 percent and 2.6 percent, respectively. Despite initial optimism that March would outperform following the Easter holiday shift, respective declines in occupancy of 3.7 and 3.4 percent further depressed the year-over-year picture for these two Manhattan neighborhoods.

During Q1 2019, Lower Manhattan posted the largest decline in ADR, at 5.4 percent. While room demand increased by approximately 6.1 percent over the same period, growth in room supply of 9.3 percent placed downward pressure on first-quarter occupancy for this submarket.

RevPAR for full-service hotels was slightly more impacted than that of limited-service properties during the first quarter. With year-over-year declines in occupancy of 3.5 and 4.3 percent, respectively, and declines in ADR of 4.1 and 3.0 percent, respectively, RevPAR for both property types fell by more than 7.0 percent year-over-year.

For the first quarter, both chain-affiliated and independent hotels exhibited decreases in occupancy of 3.4 percent. However, with decreases in ADR of 5.1 and 2.9 percent, respectively, RevPAR for chain-affiliated hotels was down 8.4 percent from prior-year levels, compared to 6.2 percent for independent properties.

Manhattan Q1 Performance, 25-Year Trend



Source: PwC, based on STR data

Employment Trends

Unemployment levels in New York City and the State remained well below historical averages during the first quarter of 2019, posting continued declines from prior-year levels. According to the New York State Department of Labor, the seasonally-adjusted unemployment rate for New York State averaged 3.9 percent in Q1, representing a 60 basis point decline year-over-year. Similarly for New York City, seasonally-adjusted unemployment, at 4.2 percent, was down approximately 10 basis points from Q1 2018.

For the nation, overall unemployment remained at an almost 50-year low, increasing marginally from the prior quarter and averaging 3.9 percent during Q1.

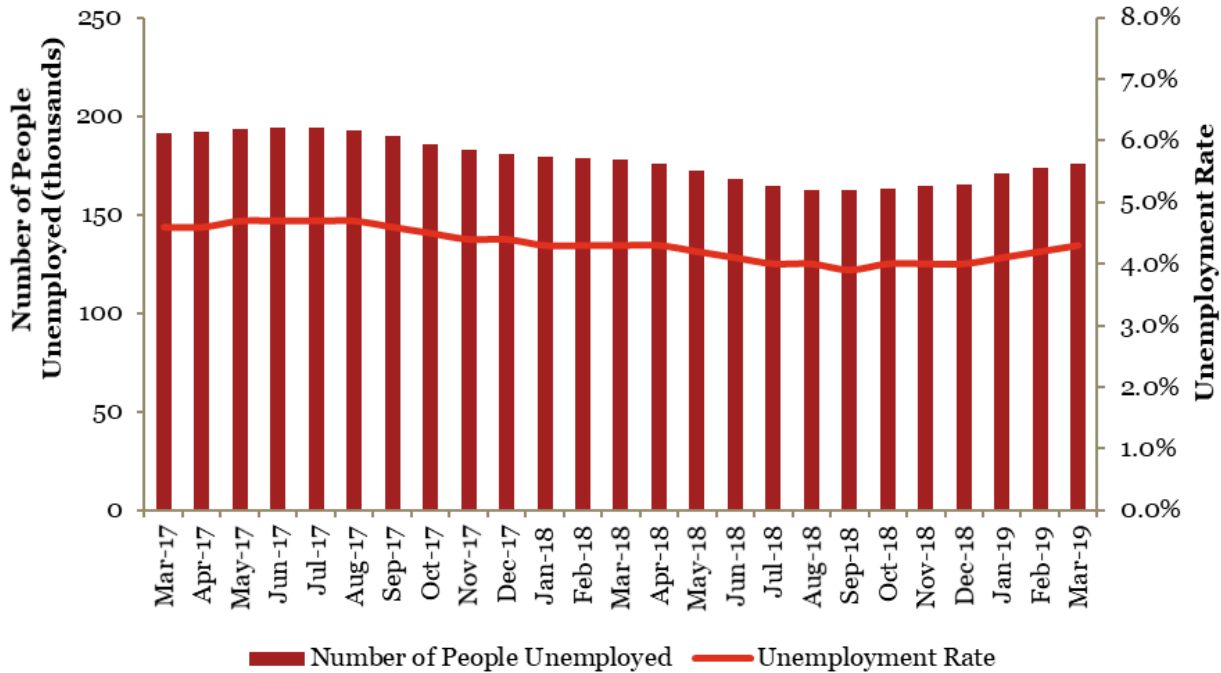
As indicated by the New York State Department of Labor, for the twelve-month period ended March

2019, New York City's private sector employment increased by 74,600 or 1.9 percent, to 4,009,700.

During the period, the largest job growth occurred in the educational and health services, and professional and business services sectors, which added 45,200 and 17,900 jobs, respectively. Gains also occurred in trade, transportation, and utilities, which added 6,600 jobs, information, which added 4,900 jobs, natural resources, mining, and construction, which added 4,700 jobs, and other services, which added 3,800 jobs.

Of the nine sectors tracked by the New York State Department of Labor, only leisure and hospitality, financial activities, and manufacturing experienced job losses year-over-year, with declines of 4,500, 2,300 and 1,700 jobs as of March 2019, respectively.

New York City Unemployment for the 25-Month Period Ended March 2019



Source: New York State Department of Labor

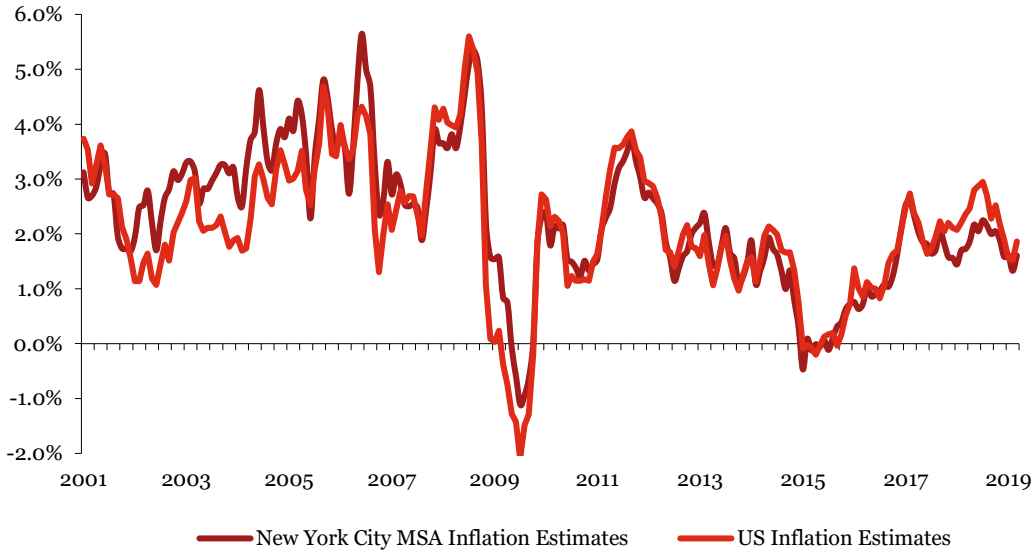
Gross Metro Product and Consumer Price Index

U.S. economic growth inched up during the first quarter of 2019, as growth in real gross domestic product (“GDP”) rebounded following the fourth quarter government shutdown. According to the advance estimate released by the Bureau of Economic Analysis, U.S. real GDP increased at a seasonally-adjusted, annualized rate of 3.2 percent, compared to a 2.2 percent increase in the fourth quarter of 2018. Driven largely by positive contributions from personal consumption expenditures (PCE), private inventory investment, exports, state and local government spending, and nonresidential fixed investment, real GDP grew year-over-year, and quarter-over-quarter. Imports, which represent a deduction in the calculation of GDP, decreased from the prior quarter, along with contributions from residential fixed investment.

According to Moody’s Economy.com February 2019 forecast, gross metro product (“GMP”) for the New York metro area is forecasted to increase by approximately 2.5 percent over prior-year levels. During 2020, GMP is similarly forecasted to experience year-over-year growth at a decelerated pace of 1.0 percent.

For the first quarter, New York City’s consumer price index (“CPI”) increased by an average of 1.5 percent, compared to 1.6 percent for the U.S. overall.

Consumer Price Index



Source: Bureau of Labor Statistics

Office Market Statistics

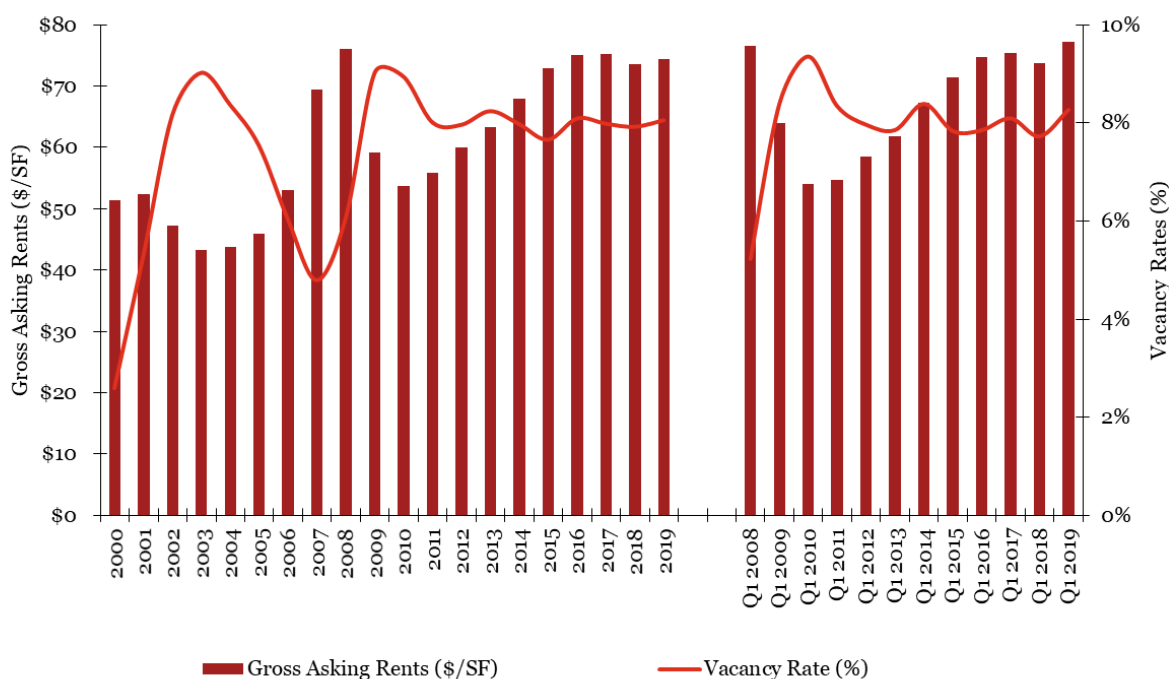
Despite near-record Q1 leasing activity of 8.3 million square feet, Manhattan office vacancy increased quarter-over-quarter and year-over-year to the first double digit rate in over four years. At 10.2%, first-quarter vacancy crept up by 100 bps from Q4 2018, as new deliveries at 989 6th Avenue, 488 Madison Avenue, 620 6th Avenue, 63 Madison Avenue and 110 William Street flooded the Manhattan market. As noted in the Cushman Wakefield Q1 Marketbeat Report, absorption in the Midtown and Midtown South submarkets was -2.2 million and -1.5 million square feet, respectively. However, of the nine Midtown submarkets tracked, seven exhibited growth in average asking rents, and of the five Midtown South submarkets, four saw growth. Driven by deliveries of large, premium quality product and growth in demand for Class-A office space, average asking rents in Manhattan ended the first quarter up approximately \$1.15 per square foot over prior-year levels, at \$73.28 per square foot.

With 1.3 million square feet of new product delivered in Midtown Manhattan alone, Class-B and Class-C leasing activity saw double digit declines from year-ago levels, as available sub-lease space reached record highs, renewal activity posted declines and average asking rents ticked up to \$75.42 per square foot. According to Cushman Wakefield, similar trends occurred in the Midtown South submarket, with upward pressure from Class-A deliveries pushing vacancy to a three-year high of 9.3%, while propelling asking rents to a peak of \$80.62 per square foot. For the Downtown market, while absorption was marginally positive, overall vacancy similarly increased quarter-over-quarter, with asking rents falling to \$63.27 per square foot as higher-priced space was previously leased-up.

Over the next 12 months, construction in the Manhattan office market continues, with an estimated 9.2 million square feet of new deliveries anticipated to come online in 2019. Despite indications that pre-leasing activity has been substantial across the board, additions are forecasted to continue outpacing demand, even as total employment figures reach historic levels.



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 first quarter. These transactions are noted in the table below.

Tenant	Address	SF	Transaction Type
NYC Health + Hospitals	7 Hanover Square	526,552	New Lease
WeWork	199 Water Street	201,251	New Lease
Hunton Andrews Kurth	200 Park Avenue	144,000	Renewal

Source: Cushman & Wakefield

According to Real Capital Analytics (“RCA”), there were several notable office transactions during the first quarter.

The largest, which occurred in March, was the sale of a 40% interest in the recently renovated 237 Park Avenue to David Werner RE. For \$500 million, or \$834 per square foot, the minority interest sale indicated a value of \$1.25 billion for the 1.1 million square-foot, full-block office property, which features Convene meeting and event space, and re-imagined retail.

With tenants including Memorial Sloan Kettering, the World Health Organization and the United Nations Joint Staff Pension Fund, the second largest office

transaction of the first quarter was the sale of 885 Second Avenue, or One Dag, for \$575 million, or \$706 per square foot. As indicated by RCA, Rockpoint Group acquired the 815,000 square-foot, mixed-use property from Lawrence Ruben in January, with financing from Wells Fargo and Brookfield AM.

Located in Midtown East, 850 Third Avenue was also acquired in January 2019 for \$422 million, or \$688 per square foot. The Chetrit Group, which purchased the 613,664 square-foot office tower from HNA Group, MHP RE Services and ATCO Properties, assumed an existing mortgage at the time of sale. As noted by RCA, tenants at the property include Shearman & Sterling, TouchTones, and Kaplan Fox, among others.

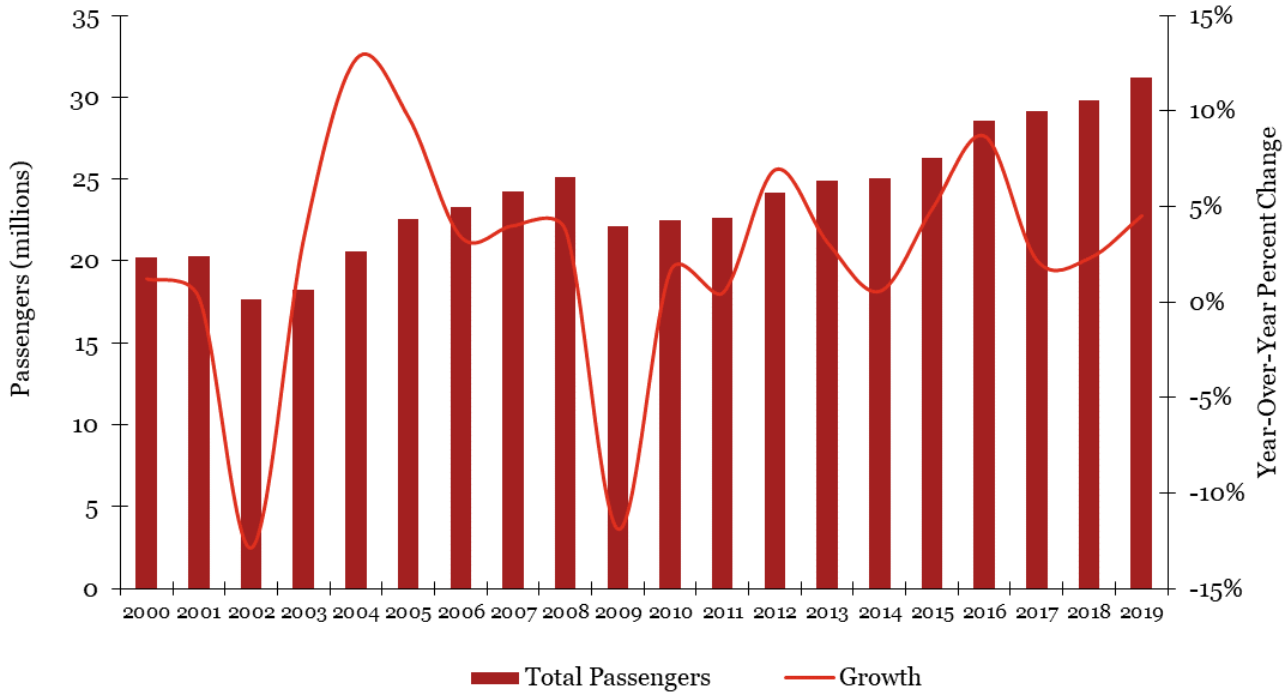
Air Traffic Statistics

Air traffic levels during the first quarter of 2019 increased by approximately 4.5 percent from year-ago levels. Having served over 31.2 million passengers during Q1, 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 1.3 million passengers from the same period last year. From January through March, international traffic reached 11.0 million passengers out of the New York

metropolitan area, representing an increase of approximately 5.5 percent from the 10.4 million passengers traveling internationally during Q1 2018. Similarly, domestic passenger traffic during the first quarter increased by 4.0 percent from prior-year levels, to a first-quarter high of 20.2 million passengers.

The following chart displays first quarter passenger traffic and growth data over the past twenty years.

Q1 Passenger Traffic



Source: Port Authority of New York and New Jersey

Recent Manhattan Hotel Transactions

Keeping pace with the prior three quarters, six hotel transactions closed in Manhattan between January and March of 2019.

Located at 334 W 36th Street, the recently developed, dual-branded SpringHill Suites and Fairfield Inn & Suites property was sold to Magna Hospitality Group in March. In a transaction totaling approximately \$274.3 million, the 280- and 286-key hotels, were sold by McSam Hotel Group for \$520,437 and \$449,572 per key, respectively.

Also acquired by Magna Hospitality Group during the first quarter, the in-development Hyatt Place hotel was sold by Sam Chang on January 3rd. Per RCA Q1 data, the Midtown South property, which is still under development and is slated to have 510 rooms, transacted for roundly \$180m with financing from M&T Bank.

During the month of January, three additional hotel transactions closed, the largest of which was the sale

of The Parker New York to Elliott Management and GFI Capital Resources for \$420.0 million, or \$576,132 per key. The property, which consists of 729 rooms and features 9,000 square feet of meeting space, was acquired with plans for renovation, rebranding as a Thompson Hotel, and the addition of luxury condominiums.

Similarly acquired with plans for renovation, the 774-key Westin New York Grand Central was purchased by Davidson Kempner from Host Hotels & Resorts at a price of \$291 million, or \$375,969 per key.

Setting the record for the highest price per key of the quarter, the Embassy Suites at 60 W 37th Street was sold by Buccini/Pollin Group, AIG and Hidrock Realty. As indicated by RCA Q1 data, the full-service, 310-suite hotel was built in 2017 and acquired by Ashford Hospitality Trust for \$195 million, or \$629,032 per key.

These transactions are displayed in the following table:

Transaction Date	Hotel Name	Rooms	Transaction Price	Price Per Room
Mar-19	SpringHill Suites	280	\$145,700,000	\$520,437
Mar-19	Fairfield Inn & Suites	286	\$128,600,000	\$449,572
Jan-19	Embassy Suites Hotel	310	\$195,000,000	\$629,032
Jan-19	Hyatt Place (under development)	510	\$108,000,000	\$211,704
Jan-19	Westin New York Grand Central	774	\$291,000,000	\$375,969
Jan-19	The Parker New York	729	\$420,000,000	\$576,132

Source: Real Capital Analytics

Recent and Planned Hotel Openings/Closings

During the first quarter of 2019, three Manhattan hotels opened in the Midtown South, Midtown West and Lower Manhattan submarkets.

Located at 105 W 28th Street, the 349-key Moxy NYC Chelsea opened in February with over 10,000 square feet of event space, Italian-inspired dining, and glass-enclosed rooftop lounge.

Adding 452 rooms to the Midtown West submarket, the highly anticipated Times Square EDITION hotel also opened during February. On-site offerings include a rooftop garden, wrap-around terrace, and nightlife venue.

Located in Lower Manhattan at 225 Bowery, Sister City opened its doors in March, featuring 200 rooms, minimalist décor, and a ground-floor restaurant.

During the month of February, the DoubleTree Suites at 1568 Broadway closed for redevelopment as part of the TSX Broadway mixed-use project.

Subsequent to the close of the first quarter, two properties opened in the Manhattan market; the dual-branded, 570-key SpringHill Suites & Fairfield Inn at 338 W 36th Street, and the 89-key Artezen Hotel at 24 John Street.

2019

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Hotel Hendricks	25 W 38th St	Midtown West	Fortuna Fifth Ave LLC	Jun-19	176
Selina Hotel	138-142 Bowery	Lower Manhattan	Emmut Properties	Jul-19	90
Equinox Hotel	35 Hudson Yards	Midtown South	The Related Companies	Jul-19	217
Renaissance New York Chelsea Hotel	112 W 25th St	Midtown South	Lam Gen 25 LLC	Jul-19	330
Hyatt Place New York City/Times Square	350 W 39th St	Midtown West	McSam Hotel Group	Jul-19	518
Radisson Hotel	525 8th Ave	Midtown West	McSam Hotel Group	Aug-19	320
Courtyard by Marriott	461 W 34th St	Midtown West	Marx Development Group	Aug-19	399
Residence Inn & Courtyard by Marriott	215 Pearl St	Lower Manhattan	The Lam Group	Sep-19	320
Pestana Hotel	23 E 39th St	Midtown East	SLC2 Holdings LLC	Oct-19	95
Wingate by Wyndham	11 W 37th St	Midtown West	HKONY West 37 LLC	Oct-19	68
Moxy NYC East Village	112 E 11th St	Lower Manhattan	The Lighthouse Group	Oct-19	286
La Quinta Inn & Suites by Wyndham	333 W 38th St	Midtown West	Optima Real Estate LLC	Nov-19	79
SpringHill Suites	111 E 24th St	Midtown South	McSam Hotel Group	Nov-19	130
CR7 by Pestana	338 W 39th St	Midtown West	McSam Hotel Group	Dec-19	177

2020

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
The Allen	139 Orchard St	Lower Manhattan	Fortuna Realty Group, Elk Investors	Jan-20	96
The FiDi Hotel	11 Stone St	Lower Manhattan	Premier Emerald LLC	Jan-20	143
Hyatt Centric	16 E 39th St	Midtown East	McSam Hotel Group	Feb-20	162
TownePlace Suites & SpringHill Suites	140 W 28th St	Midtown South	McSam Hotel Group	Feb-20	526
Renaissance Hotel	233 W 125th St	Uptown	The Lam Group	Feb-20	210
Chelsea Hotel	222 W 23rd St	Midtown South	SIR Chelsea LLC	Mar-20	125
Unnamed Hotel	16-18 E 30th St	Midtown East	The LeTap Group	Mar-20	100
Unnamed Hotel	305 W 48th St	Midtown West	Atlas Hospitality	Mar-20	203
RH Guesthouse	55 Gansevoort St	Lower Manhattan	Delshah Capital	Apr-20	14
Hilton Grand Vacation	12 E 48th St	Midtown East	Hidrock Realty, Inc.	May-20	161
Six Senses New York	76 11th Ave	Midtown South	HFZ Capital	Jun-20	137
Le Meridien Hotel	292 5th Ave	Midtown South	McSam Hotel Group	Jun-20	182
Virgin Hotel	1227 Broadway	Midtown South	The Lam Group	Jun-20	465
The Draper	4 W 37th St	Midtown West	4 W 37th St LLC	Jun-20	139
Battery Maritime Building Hotel	10 South St	Lower Manhattan	Centaur Properties	Aug-20	58
Arlo Hotel	351 W 38th St	Midtown West	Quadrum Global	Oct-20	450
Hotel Indigo	8-12 Maiden Ln	Lower Manhattan	10-12 MLane LLC	Nov-20	190
Aman Hotel	730 5th Ave	Midtown West	OKO Group	Dec-20	83
Unnamed Hotel	113-117 W 24th St	Midtown South	The Lam Group	Dec-20	360

2021, 2022, and Hotels in Permitting and Planning

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/ Closing	Rooms
Aloft Hotel	132 W 28th St	Midtown South	28th Street Properties LLC	Jan-21	203
Hotel Indigo	120 Water St	Lower Manhattan	Atlas Hospitality	Jan-21	128
Riu Hotel	145 W 47th St	Midtown West	Clarity 47 LLC	Jan-21	343
AC Hotel by Marriott	842 6th Ave	Midtown South	842 Enterprises Inc	Jan-21	168
Hyatt Place	140 W 24th St	Midtown South	Magna Hospitality	Feb-21	510
Unnamed Hotel	36 W 38th St	Midtown West	Onboard Hospitality LLC	Feb-21	114
Unnamed Hotel	79 Eldridge St	Lower Manhattan	Eldridge Hotel LLC	Mar-21	48
Margaritaville Hotel	560 7th Ave	Midtown West	560 Seventh Avenue Owner, LLC	Mar-21	234
Grand Hyatt	109 E 42nd St	Midtown East	Hyatt Hotels Corporation	Mar-21	-1298
Hard Rock Hotel	159 W 48th St	Midtown West	Extell Development Co	Jun-21	437
Unnamed Hotel	450 11th Ave	Midtown West	Marx Development Group	Jul-21	531
Ritz Carlton	1185 Broadway	Midtown South	Flag Luxury Properties	Sep-21	250
Unnamed Hotel	520 5th Ave	Midtown West	Ceruzzi Properties Inc.	Sep-21	208
Walker Hotel Tribeca	396 Broadway	Lower Manhattan	Bridgeton Holdings	Oct-21	171
Unnamed Hotel	30 W 39th St	Midtown West	Fortuna Realty Group	Oct-21	300
The Pendry	4 Manhattan West	Midtown West	Brookfield Properties	Dec-21	164
Waldorf Astoria	301 Park Ave	Midtown East	AB STABLE LLC	Dec-21	350
H Hotel W39	58 W 39th St	Midtown West	H Hotel LLC	Dec-21	65
Hotel Barrière Le Fouquet	456 Greenwich St	Lower Manhattan	CBCS Washington Street LP	N/A	96
Kingsley Hotel	1150 6th Ave	Midtown West	Fortuna Realty Group	N/A	310
Unnamed Hotel	1162 Broadway	Midtown South	1162 Broadway LLC	N/A	52
Moxy Hotel	145-151 Bowery	Lower Manhattan	Lightstone Group	N/A	298
Unnamed Hotel	306-308 W 40th St	Midtown West	NYC One Holding LLC	N/A	120
Aloft Hotel	50 Trinity Pl	Lower Manhattan	Fit Investment Corporation	N/A	173
Unnamed Hotel	250 5th Ave	Midtown South	Cosmic Realty Partners LLC	N/A	141
AC Hotel by Marriott	432 W 31st St	Midtown South	Concord Hospitality	N/A	220
Unnamed Hotel	88 Wall Street	Lower Manhattan	The Otto Gerda Co.	N/A	181
Unnamed Hotel	20 W 15th St	Midtown South	NMR Realty LLC	N/A	30
Unnamed Hotel	112 Liberty St	Lower Manhattan	Hidrock Realty, Inc.	N/A	230
Unnamed Hotel	30-32 W 48 St; 562-564 5th Ave; 2, 10, 25 W 47th St; 3-13 W 46th St	Midtown West	Extell Development Co	N/A	300
Unnamed Hotel	7-15 W 44th St	Midtown West	WanXin Media	N/A	155
Fairfield Inn & Suites (expansion)	116 W 28th St	Midtown South	Midtown Properties	N/A	67
Unnamed Hotel	123 Greenwich St	Lower Manhattan	Clarion Partners, LLC	N/A	175
Hudson Rise Hotel	468 11th Ave	Midtown West	Bifrost LLC	N/A	242
Unnamed Hotel	1568 Broadway	Midtown West	Maefield Development	N/A	669

Source: PwC, based on BuildCentral data and news reports

First Quarter 2019 Manhattan Lodging Index

All Manhattan

	Occupancy				ADR				RevPAR				March YTD		
	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Occ	ADR	RevPAR
2018 Market Average	75.7%	79.4%	88.2%	81.2%	\$194.83	\$193.66	\$251.35	\$215.65	\$147.46	\$153.73	\$221.74	\$175.01	81.2%	\$215.65	\$175.01
2019 Market Average	72.4%	77.3%	84.9%	78.2%	\$189.94	\$191.95	\$232.37	\$206.43	\$137.46	\$148.44	\$197.18	\$161.47	78.2%	\$206.43	\$161.47
	% Change from 2018				% Change from 2018				% Change from 2018				% Change from 2018		
Market Average	-4.4%	-2.6%	-3.8%	-3.6%	-2.5%	-0.9%	-7.6%	-4.3%	-6.8%	-3.4%	-11.1%	-7.7%	-3.6%	-4.3%	-7.7%

By Class

	Occupancy				ADR				RevPAR				March YTD		
	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Occ	ADR	RevPAR
Luxury – 2018	71.1%	73.9%	82.6%	76.0%	\$364.55	\$367.99	\$452.16	\$398.42	\$259.31	\$272.02	\$373.63	\$302.64	76.0%	\$398.42	\$302.64
Luxury – 2019	66.3%	69.0%	74.9%	70.1%	\$368.15	\$374.34	\$414.76	\$387.38	\$244.12	\$258.32	\$310.64	\$271.73	70.1%	\$387.38	\$271.73
Upper Upscale – 2018	72.2%	74.9%	85.6%	77.6%	\$214.55	\$210.89	\$265.18	\$232.67	\$154.80	\$157.99	\$226.88	\$180.62	77.6%	\$232.67	\$180.62
Upper Upscale – 2019	69.6%	74.7%	82.4%	75.6%	\$205.01	\$206.55	\$248.70	\$221.94	\$142.71	\$154.30	\$204.81	\$167.79	75.6%	\$221.94	\$167.79
Upscale – 2018	81.0%	84.9%	91.5%	85.9%	\$146.07	\$144.99	\$200.86	\$165.90	\$118.38	\$123.09	\$183.88	\$142.46	85.9%	\$165.90	\$142.46
Upscale – 2019	77.6%	84.2%	90.4%	84.0%	\$143.33	\$144.32	\$187.41	\$159.95	\$111.19	\$121.49	\$169.37	\$134.41	84.0%	\$159.95	\$134.41
Upper Midscale – 2018	79.4%	84.4%	92.1%	85.3%	\$126.65	\$127.14	\$174.30	\$144.52	\$100.54	\$107.25	\$160.58	\$123.31	85.3%	\$144.52	\$123.31
Upper Midscale - 2019	77.2%	81.7%	90.3%	83.2%	\$125.49	\$127.64	\$165.33	\$141.16	\$96.92	\$104.27	\$149.27	\$117.38	83.2%	\$141.16	\$117.38
	% Change from 2018				% Change from 2018				% Change from 2018				% Change from 2018		
Luxury	-6.8%	-6.6%	-9.4%	-7.7%	1.0%	1.7%	-8.3%	-2.8%	-5.9%	-5.0%	-16.9%	-10.2%	-7.7%	-2.8%	-10.2%
Upper Upscale	-3.5%	-0.3%	-3.7%	-2.6%	-4.4%	-2.1%	-6.2%	-4.6%	-7.8%	-2.3%	-9.7%	-7.1%	-2.6%	-4.6%	-7.1%
Upscale	-4.3%	-0.8%	-1.3%	-2.1%	-1.9%	-0.5%	-6.7%	-3.6%	-6.1%	-1.3%	-7.9%	-5.6%	-2.1%	-3.6%	-5.6%
Upper Midscale	-2.7%	-3.2%	-2.0%	-2.5%	-0.9%	0.4%	-5.1%	-2.3%	-3.6%	-2.8%	-7.0%	-4.8%	-2.5%	-2.3%	-4.8%

By Neighborhood

	Occupancy				ADR				RevPAR				March YTD		
	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Occ	ADR	RevPAR
Upper Manhattan – 2018	69.8%	72.6%	82.5%	75.0%	\$275.02	\$269.62	\$323.23	\$291.64	\$191.89	\$195.85	\$266.61	\$218.86	75.0%	\$291.64	\$218.86
Upper Manhattan – 2019	64.5%	71.2%	80.8%	72.2%	\$276.41	\$267.19	\$307.69	\$285.64	\$178.39	\$190.16	\$248.60	\$206.23	72.2%	\$285.64	\$206.23
Midtown West – 2018	78.3%	81.8%	90.2%	83.5%	\$187.17	\$180.70	\$247.50	\$207.64	\$146.60	\$147.89	\$223.20	\$173.39	83.5%	\$207.64	\$173.39
Midtown West – 2019	75.7%	78.8%	86.4%	80.3%	\$181.70	\$180.55	\$222.88	\$196.55	\$137.57	\$142.31	\$192.50	\$157.92	80.3%	\$196.55	\$157.92
Midtown East – 2018	72.9%	75.8%	87.3%	78.7%	\$205.33	\$206.14	\$273.74	\$231.55	\$149.68	\$156.33	\$238.89	\$182.30	78.7%	\$231.55	\$182.30
Midtown East – 2019	69.1%	74.7%	83.6%	75.8%	\$201.27	\$203.34	\$260.33	\$224.33	\$139.00	\$151.94	\$217.53	\$170.08	75.8%	\$224.33	\$170.08
Midtown South – 2018	75.4%	78.6%	88.3%	80.9%	\$167.32	\$170.87	\$211.91	\$185.35	\$126.17	\$134.27	\$187.16	\$149.94	80.9%	\$185.35	\$149.94
Midtown South – 2019	72.0%	77.6%	84.7%	78.2%	\$164.02	\$170.13	\$202.74	\$180.48	\$118.06	\$131.96	\$171.76	\$141.06	78.2%	\$180.48	\$141.06
Lower Manhattan – 2018	73.6%	79.3%	86.2%	79.7%	\$208.07	\$219.57	\$256.11	\$229.52	\$153.20	\$174.18	\$220.69	\$182.97	79.7%	\$229.52	\$182.97
Lower Manhattan – 2019	69.7%	78.0%	84.3%	77.4%	\$200.16	\$210.72	\$236.27	\$217.13	\$139.56	\$164.36	\$199.29	\$167.98	77.4%	\$217.13	\$167.98
	% Change from 2018				% Change from 2018				% Change from 2018				% Change from 2018		
Upper Manhattan	-7.5%	-2.0%	-2.0%	-3.8%	0.5%	-0.9%	-4.8%	-2.1%	-7.0%	-2.9%	-6.8%	-5.8%	-3.8%	-2.1%	-5.8%
Midtown West	-3.3%	-3.7%	-4.2%	-3.8%	-2.9%	-0.1%	-9.9%	-5.3%	-6.2%	-3.8%	-13.8%	-8.9%	-3.8%	-5.3%	-8.9%
Midtown East	-5.3%	-1.5%	-4.2%	-3.7%	-2.0%	-1.4%	-4.9%	-3.1%	-7.1%	-2.8%	-8.9%	-6.7%	-3.7%	-3.1%	-6.7%
Midtown South	-4.5%	-1.3%	-4.1%	-3.4%	-2.0%	-0.4%	-4.3%	-2.6%	-6.4%	-1.7%	-8.2%	-5.9%	-3.4%	-2.6%	-5.9%
Lower Manhattan	-5.3%	-1.7%	-2.1%	-3.0%	-3.8%	-4.0%	-7.7%	-5.4%	-8.9%	-5.6%	-9.7%	-8.2%	-3.0%	-5.4%	-8.2%

Neighborhood Index

Upper Manhattan	Midtown West	Midtown East	Midtown South	Lower Manhattan
59th Street and North	5th Avenue and West from 34th Street to 58th Street	5th Avenue and East from 34th Street to 58th Street	14th Street to 34th Street	14th Street and South

By Service

	Occupancy				ADR				RevPAR				March YTD		
	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Occ	ADR	RevPAR
Full Service – 2018	75.2%	78.6%	87.9%	80.6%	\$204.39	\$202.69	\$261.61	\$225.38	\$153.61	\$159.23	\$229.96	\$181.68	80.6%	\$225.38	\$181.68
Full Service – 2019	71.9%	76.9%	84.5%	77.8%	\$199.56	\$201.70	\$241.92	\$216.03	\$143.40	\$155.13	\$204.46	\$168.03	77.8%	\$216.03	\$168.03
Limited Service – 2018	77.9%	82.9%	89.6%	83.5%	\$155.52	\$157.09	\$208.31	\$175.51	\$121.22	\$130.21	\$186.60	\$146.54	83.5%	\$175.51	\$146.54
Limited Service – 2019	74.4%	78.9%	86.2%	79.9%	\$152.95	\$155.58	\$196.64	\$170.20	\$113.82	\$122.80	\$169.42	\$136.06	79.9%	\$170.20	\$136.06
	% Change from 2018				% Change from 2018				% Change from 2018				% Change from 2018		
Full Service	-4.4%	-2.1%	-3.9%	-3.5%	-2.4%	-0.5%	-7.5%	-4.1%	-6.7%	-2.6%	-11.1%	-7.5%	-3.5%	-4.1%	-7.5%
Limited Service	-4.5%	-4.8%	-3.8%	-4.3%	-1.7%	-1.0%	-5.6%	-3.0%	-6.1%	-5.7%	-9.2%	-7.2%	-4.3%	-3.0%	-7.2%

By Affiliation

	Occupancy				ADR				RevPAR				March YTD		
	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Jan	Feb	Mar	Q1	Occ	ADR	RevPAR
Chain Affiliated – 2018	77.5%	80.2%	88.5%	82.1%	\$206.38	\$204.06	\$270.43	\$229.40	\$160.05	\$163.72	\$239.20	\$188.42	82.1%	\$229.40	\$188.42
Chain Affiliated – 2019	74.5%	78.6%	84.6%	79.3%	\$200.14	\$201.00	\$246.79	\$217.66	\$149.20	\$158.06	\$208.82	\$172.64	79.3%	\$217.66	\$172.64
Independent – 2018	72.9%	78.2%	87.8%	79.7%	\$176.89	\$178.47	\$222.78	\$194.85	\$129.02	\$139.49	\$195.59	\$155.30	79.7%	\$194.85	\$155.30
Independent – 2019	69.4%	76.2%	85.2%	77.0%	\$173.81	\$178.00	\$210.85	\$189.22	\$120.70	\$135.62	\$179.68	\$145.64	77.0%	\$189.22	\$145.64
	% Change from 2018				% Change from 2018				% Change from 2018				% Change from 2018		
Chain Affiliated	-3.9%	-2.0%	-4.3%	-3.4%	-3.0%	-1.5%	-8.7%	-5.1%	-6.8%	-3.5%	-12.7%	-8.4%	-3.4%	-5.1%	-8.4%
Independent	-4.8%	-2.5%	-2.9%	-3.4%	-1.7%	-0.3%	-5.4%	-2.9%	-6.4%	-2.8%	-8.1%	-6.2%	-3.4%	-2.9%	-6.2%

Source: PwC, based on STR data

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Further Reading



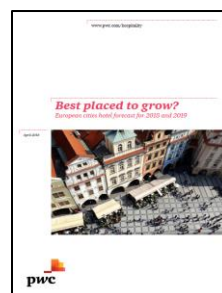
Hospitality Directions US **May 2019**

PwC's updated outlook anticipates continued, albeit decelerating growth in the 2019 lodging sector as unemployment reaches cyclical lows and consumer spending remains stable in the near-term.



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PwC's revised forecast for the UK hotel sector, which anticipates slower growth in 2019 and reflects softer economic and demand trends, and high levels of new hotel room additions.

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