

LW HOSPITALITY ADVISORS
SELECT MAJOR U.S. HOTEL SALES SURVEY - YTD Q2 2020

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALE PRICE	ESTIMATED PPS/ROOM	BUYER	SELLER
Q1	Hilton Garden Inn Winston-Salem/Hanes Mall	Winston-Salem, NC	112	\$15,600,000	\$139,286	Hotel Ventures of Pineville, Inc.	Creekshire Hotel LLC
Q1	Harrah's Reno ²	Reno, NV	926	\$50,000,000	\$53,879	CAI Investments	JV Caesars Entertainment & Vici Properties
Q1	La Quinta Inn & Suites by Wyndham Brooklyn East	Brooklyn, NY	46	\$10,000,000	\$217,391	N/A	RiverBrook Equities
Q1	Duane Street Hotel	New York, NY	43	\$20,000,000	\$465,116	N/A	Hersha Hospitality Trust
Q1	DoubleTree by Hilton Hotel Nashville Downtown	Nashville, TN	341	\$100,000,000	\$293,255	JV AVH Partners & Inland Real Estate Group of Companies, Inc.	Walton Street Capital
Q1	Hotel Indigo Nashville	Nashville, TN	161	\$59,250,000	\$368,012	JMI Realty	Winston Hotels
Q2	Hutton Hotel	Nashville, TN	250	\$70,000,000	\$280,000	JV BentallGreenOak, Flank Management LP, & Greco Capital	Carey Watermark Investors Inc.
Q1	Hyatt House Nashville/Downtown-SBWO	Nashville, TN	217	\$57,400,000	\$265,359	Capital	Mountain Shere Properties
Q2	Union Station Hotel Nashville, Autograph Collection	Nashville, TN	125	\$55,000,000	\$448,000	Southwest Value Partners	Pebblebrook Hotel Trust
Q1	Renaissance Austin Hotel	Austin, TX	462	\$100,600,000	\$204,285	N/A	Xenia Hotels & Resorts
Q1	Home2 Suites by Hilton Lubbock	Lubbock, TX	100	\$14,200,000	\$142,000	Lodging Fund REIT III	N/A
Q1	Residence Inn by Marriott Hemdon Boston	Hemdon, VA	166	\$17,250,000	\$102,679	JV Pinkard Group & Stonebridge Companies	MSCI 2007-TOP27 Eden Street LLC

² Buyer will reportedly shutter the casino hotel and redevelop the property as Reno City Center, a proposed mixed use complex slated to include rental apartments, office and retail space.

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Q	PROPERTY	LOCATION	FL	NO. OF ROOMS	ESTIMATED SALE PRICE	ESTIMATED PPS/ROOM	BUYER	SELLER
Q1	Hampton Inn Ft. Lauderdale Airport North Cruise Port	Ft. Lauderdale	FL	109	\$17,300,000	\$156,716	Priva Group	Apple Hospitality REIT
Q2	Quality Inn & Suites By the Parks	Kissimmee	FL	115	\$10,550,000	\$93,363	Sarasa Hotels Ltd.	Rosemont Hotels Inc.
Q1	Blue Moon Hotel	Miami Beach	FL	75	\$30,000,000	\$400,000	N/A	Hersha Hospitality Trust
Q1	Seagull Hotel Miami Beach	Miami Beach	FL	172	\$120,000,000	\$697,674	BHI Miami Limited	JHG Holdings Miami Owner LLC
Q1	Shelborne South Beach	Miami Beach	FL	275	\$120,000,000	\$436,364	JV King Street Real Estate GP LLC & Westgate Properties & Cedar Capital Partners	W.P. Carey Inc.
Q1	Castle Hotel, Autograph Collection	Orlando	FL	214	\$37,000,000	\$172,897	Waramaup Hospitality	Starwood Property Trust Inc.
Q1	Hampton Inn & Suites Tampa Busch Gardens Area	Tampa	FL	84	\$13,000,000	\$154,762	N/A	Tampa Rollercoaster Hotels LLC
Q1	Holiday Inn Express Waikiki	Honolulu	HI	598	\$205,000,000	\$343,960	N/A	N/A
Q1	Sheraton Hotel Louisville Riverside	Jeffersonville	IN	160	\$13,500,000	\$75,000	808 Indiana LLC	Sotherly Hotels Inc.
Q1	Eldorado Resort and Casino	Shreveport	LA	400	\$230,000,000	\$575,000	Maverick Gaming	Eldorado Resorts
Q2	Renaissance Baltimore Harborplace	Baltimore	MD	622	\$80,000,000	\$128,617	Buccini/Pollin Group	Sunstone Hotel Investors
Q1	Superior Shores Resort	Two Harbors	MN	131	\$16,000,000	\$114,504	North Shore Resort Co.	N/A

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ID	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALE PRICE	ESTIMATED PPS/ROOM	BUYER	SELLER
Q1	Element Chandler Fashion Center	Chandler	AZ 107	\$16,000,000	\$155,140	Timark Property Group	Glacier House
Q1	Sheraton Grand Phoenix	Phoenix	AZ 1003	\$266,000,000	\$267,198	Blackstone Group	Marriott International
Q1	Sheraton Park Hotel at the Anaheim Resort	Anaheim	CA 486	\$52,500,000	\$108,025	Taconic Capital Advisors L.P.	CW Capital Asset Management LLC
Q1	Napa Winery Inn	Napa	CA 66	\$12,500,000	\$218,644	Pacifico Companies	N/A
Q1	Hilton San Jose	San Jose	CA 353	\$117,550,000	\$333,003	N/A	Han's Holding Group Co.
Q1	Embassy Suites by Hilton Washington DC Georgetown	Washington	DC 197	\$90,400,000	\$458,883	EOS Investors LLC	Park Hotels & Resorts Inc.
Q1	Thompson Washington D.C. 1	Washington	DC 225	\$120,000,000	\$533,333	Union Investment	JV Ceolo Capital & JW Capital Partners
Q1	Bellmeor Inn and Spa	Rehoboth Beach	DE 78	\$17,300,000	\$221,795	EOS Investors LLC	Beacon Hospitality
Q1	Residence Inn by Marriott Boca Raton	Boca Raton	FL 120	\$14,250,000	\$118,750	JV Neman Ventures & Waterstone Capital	Blackstone Group
Q2	Courtyard By Marriott Boynton Beach	Boynton Beach	FL 171	\$19,000,000	\$111,111	Boynton Property Holdings LLC	Boulder Hotel Boynton Beach LLC
Q2	SureStay Plus Hotel by Best Western Clearwater Central	Clearwater	FL 176	\$10,500,000	\$59,659	Pinellas Corridor LLC	Clearwater 2018 LLC
Q1	Residence Inn Amelia Island	Fernandina Beach	FL 133	\$15,000,000	\$112,782	MJ Amelia Owner LLC	Amelia Island Hotel Group LLC

1) Ceolo and JW Capital Partners joint venture will remain a long-term tenant, leasing the property back from Union Investment and overseeing management of the asset

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LW Hospitality Advisors (LWA) has compiled this data information from sources deemed reliable, and the information is thought to be correct. However, LWA cannot warrant absolute accuracy of all the data presented herein and is not liable for any errors or omissions.



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Q. PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PPS/RATE	BUYER	SELLER
Q2 Courtyard By Marriott Boynton Beach Clearwater Central	Boynton Beach	FL 171	\$19,000,000	\$111,111	Boynton Property Holdings LLC	Boulder Hotel Boynton Beach LLC
Q2 SureStay Plus Hotel by Best Western Clearwater Central	Clearwater	FL 178	\$10,500,000	\$58,989	Pinellas Corridor LLC	Clearwater 2018 LLC
Q2 Quality Inn & Suites By the Parks	Kissimmee	FL 113	\$10,550,000	\$93,363	Sarasa Hotels Ltd.	Rosemont Hotels Inc.
Q2 Renaissance Baltimore Harborplace	Baltimore	MD 422	\$80,000,000	\$128,817	BuckinUPain Group	Sunstone Hotel Investors
Q2 Hilton Hotel	Nashville	TN 250	\$70,000,000	\$280,000	JV BentallGreenOak Park Management LP, & Cedar Capital	Carey Watermark Investors Inc.
Q2 Union Station Hotel Nashville, Autograph Collection	Nashville	TN 125	\$56,000,000	\$448,000	Southwest Value Partners	Pebblebrook Hotel Trust

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