

SELECT MAJOR U.S. HOTEL SALES SURVEY - Q2 2019

Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER
Q2	Hotel Amarano Burbank	Burbank	CA	132	\$72,900,000	\$552,273	N/A	Pebblebrook Hotel Trust
Q2	Hyatt Place Emeryville/San Francisco Bay Area	Emeryville	CA	175	\$66,250,000	\$378,571	N/A	N/A
Q2	Courtyard by Marriott Fairfield Napa Valley Area ¹	Fairfield	CA	137	\$19,900,000	\$145,255	N/A	N/A
Q2	Westin Mission Hills Golf Resort & Spa	Rancho Mirage	CA	512	\$27,000,000	\$52,734	N/A	Host Hotels & Resorts, Inc.
Q2	Hawthorn Suites by Wyndham Victorville	Victorville	CA	75	\$10,500,000	\$140,000	N/A	SL Hotels, LLC
Q2	Kimpton Rouge Hotel	Washington	DC	137	\$42,000,000	\$306,569	N/A	Pebblebrook Hotel Trust
Q2	Boca Raton Resort and Club, A Waldorf Astoria Resort	Boca Raton	FL	1047	\$875,000,000	\$835,721	MSD Partners, L.P.	Blackstone
Q2	The Mayfair at Coconut Grove	Coconut Grove	FL	179	\$46,800,000	\$261,453	Brookfield Asset Management	TriGate Capital & Copperline Partners
Q2	Mayan Inn	Daytona Beach	FL	112	\$10,500,000	\$93,750	Blue Water Hospitality	Equity Management Partners
Q2	Fort Lauderdale Marriott North	Fort Lauderdale	FL	315	\$49,000,000	\$155,556	London + Regional Properties	Procaccianti Companies
Q2	Renaissance Fort Lauderdale Cruise Port Hotel	Fort Lauderdale	FL	236	\$66,000,000	\$279,661	JV DoveHill Capital Management & Starwood Real Estate Income Trust Inc.	Noble Investment Group
Q2	Bali Hai Beach Resort	Holmes Beach	FL	42	\$16,890,000	\$402,143	Bali Hai JV LLC	Bali Hai Corp.

1) Transaction included an adjacent 1.9-acre development parcel.

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Q2	Quality Suites Near Orange County Convention Center	Orlando	FL	154	\$11,600,000	\$75,325	N/A	N/A
Q2	Palm House Hotel ²	Palm Beach	FL	79	\$39,600,000	\$501,266	London + Regional Properties	160 Royal Palm LLC
Q2	Hilton Tampa Downtown Hotel	Tampa	FL	520	\$112,250,000	\$215,865	Walton Street Capital	CrossHarbor Capital Partners LLC
Q2	Holiday Inn Palm Beach-Airport Conference Center	West Palm Beach	FL	200	\$20,000,000	\$100,000	AD1 Global	Phillips Palm Beach Inc.
Q2	Hilton Atlanta Airport	Atlanta	GA	507	\$101,000,000	\$199,211	N/A	Park Hotels & Resorts Inc.
Q2	Dana Hotel & Spa	Chicago	IL	216	\$72,500,000	\$335,648	Ponte Gadea	Rebel Hospitality
Q2	Hyatt Regency New Orleans	New Orleans	LA	1193	\$400,000,000	\$335,289	JV AllianceBernstein & GMB Properties & The Berger Co. & Fulcrum Hospitality	Poydras Properties Hotel Holdings Co.
Q2	Kimpton Onyx Hotel	Boston	MA	112	\$58,300,000	\$520,536	Stonebridge Companies	Pebblebrook Hotel Trust
Q2	The Roberts Collection	Nantucket	MA	58	\$25,100,000	\$432,759	Blue Flag Partners	N/A
Q2	Cambria Hotel Minneapolis Maple Grove	Maple Grove	MN	129	\$11,500,000	\$89,147	Harshal Patel	N/A
Q2	Hampton Inn Rochester	Rochester	MN	103	\$12,500,000	\$121,359	Sahaj Hotel Group, LLC	1755 S. Broadway LLC
Q2	Franklin Hotel Chapel Hill	Chapel Hill	NC	70	\$20,000,000	\$285,714	AJ Capital Partners	Wintergreen Hospitality

2) Property was closed at the time of sale.

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Q	PROPERTY	LOCATION		NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER
Q2	Rosewood Inn of the Anasazi	Santa Fe	NM	58	\$23,200,000	\$400,000	Friedman Capital	Chow Tai Fook group
Q2	Lucky Dragon Hotel and Casino ³	Las Vegas	NV	203	\$36,000,000	\$177,340	Don Ahern	Snow Covered Capital
Q2	Howard Johnson by Wyndham Bronx	Bronx	NY	45	\$11,000,000	\$244,444	Sedgwick Hotel Corp.	Seven Hills Hospitality Group LLC
Q2	The Time Nyack	Nyack	NY	133	\$18,530,000	\$139,323	Juniper Capital Partners LLC	EMC Hotels and Resorts LLC
Q2	Philadelphia 201 Hotel (former Sheraton Downtown Philadelphia)	Philadelphia	PA	757	\$77,400,000	\$102,246	Cambridge Landmark	Blackstone Group
Q2	Best Western Plus University Inn & Conference Center	Clemson	SC	149	\$10,500,000	\$70,470	N/A	N/A
Q2	Kingston Plantation: Hilton Myrtle Beach Resort & Embassy Suites Myrtle Beach Oceanfront Resort	Myrtle Beach	SC	640	\$156,000,000	\$243,750	EOS Investors LLC	RLJ Lodging Trust
Q2	DoubleTree Suites by Hilton Hotel Nashville Airport	Nashville	TN	138	\$13,400,000	\$97,101	JV Wexford Lodging Advisors & Trinity Private Equity Group	Hospitality Ventures Management Group
Q2	Hilton Garden Inn Roanoke	Roanoke	VA	117	\$13,925,000	\$119,017	Daly Seven	South Peak Hotel
Q2	Courtyard by Marriott Springfield	Springfield	VA	191	\$20,200,000	\$105,759	Excel Group	Regua LP
Q2	Crowne Plaza Milwaukee West	Wauwatosa	WI	198	\$30,000,000	\$151,515	Hospitality Properties Trust	Peachtree Hotel Group

3) Property was closed at the time of sale.