

LW Hospitality Advisors: Q2 2015 Select Major U.S. Hotel Sales Survey

PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER
Birmingham Marriott	Birmingham	AL 295	\$ 30,200,000	\$ 102,373	Lone Star Funds	Vulcan Hotel LLC
Hermosa Inn	Paradise Valley	AZ 34	\$ 18,750,000	\$ 551,471	Allred Capital LLC	JV Hermosa Inn Restaurant LLC & National Western Capital Corp.
The Phoenician	Scottsdale	AZ 643	\$ 400,000,000	\$ 622,084	Host Hotels & Resorts	Starwood Hotels & Resorts Worldwide, Inc.
SLS Beverly Hills	Beverly Hills	CA 297	\$ 195,000,000	\$ 656,566	Sunrider International	SBE
Cypress Hotel	Cupertino	CA 224	\$ 112,000,000	\$ 500,000	Hilton Worldwide Holdings Inc.	N/A
Hampton Inn	Cypress	CA 110	\$ 20,000,000	\$ 181,818	Apple Hospitality REIT, Inc.	N/A
Hyatt Regency La Jolla at Aventine	La Jolla	CA 417	\$ 118,000,000	\$ 282,974	JV Walton Street Capital & JMA Ventures	JV Strategic Hotels & Resorts & Walton Street Capital & Government of Singapore
Oakland Marriott City Center	Oakland	CA 489	\$ 84,000,000	\$ 171,779	JV DiNapoli Capital Partners & Apollo Global Management	CIM Group
Embassy Suites Anaheim - Orange	Orange	CA 230	\$ 48,400,000	\$ 210,435	Archon Group	Lehman Brothers
Doubletree San Diego-Hotel Circle	San Diego	CA 219	\$ 49,250,000	\$ 224,886	Oak Coast Properties	Tarsadia Hotels
Tuscan Fisherman's Wharf, a Best Western Plus Hotel	San Francisco	CA 221	\$ 122,000,000	\$ 552,036	Pebblebrook Hotel Trust	N/A
Barbersono Hotel & Spa	Yountville	CA 62	\$ 85,000,000	\$ 1,370,968	Ashford Hospitality Prime	Yountville Investors, LLC
Crowne Plaza Denver Downtown	Denver	CO 364	\$ 77,250,000	\$ 212,225	Hospitality Properties Trust	N/A
Inn at Middletown	Middletown	CT 100	\$ 10,300,000	\$ 103,000	LinChris Hotel Corp.	Middletown Hotel Associates
St. Gregory Hotel & Suites	Washington	DC 155	\$ 57,000,000	\$ 367,742	Hersha Hospitality Trust	N/A
Hampton Inn Fort Lauderdale Downtown Las Olas	Fort Lauderdale	FL 156	\$ 23,000,000	\$ 147,436	Apple Hospitality REIT	City Center Hotel Group
Renaissance Fort Lauderdale Cruise Port Hotel	Fort Lauderdale	FL 236	\$ 48,100,000	\$ 203,814	Noble Investment Group	Westbrook Partners
Hampton Inn & Suites Gainesville	Gainesville	FL 124	\$ 25,300,000	\$ 204,032	Ashford Hospitality Trust	N/A
Lodge at Gainesville	Gainesville	FL 208	\$ 12,100,000	\$ 58,173	CrossHarbor Capital Partners LLC	N/A
Howard Johnson Hotel	Hialeah	FL 259	\$ 21,900,000	\$ 84,556	LinChris Hotel Corporation	Biscayne Atlantic Services LLC
Hyatt Place Jacksonville Airport	Jacksonville	FL 127	\$ 10,750,000	\$ 84,646	BPR Properties	Peachtree Hotel Group
Sheraton Jacksonville Hotel	Jacksonville	FL 159	\$ 15,800,000	\$ 99,371	Peachtree Hotel Group	N/A
Marker Waterfront Resort	Key West	FL 96	\$ 96,300,000	\$ 1,003,125	LaSalle Hotel Properties	Northwood Investors
Sheraton Miami Airport Hotel and Executive Center	Miami	FL 405	\$ 42,300,000	\$ 104,444	Dune Real Estate Partners	Thayer Lodging
Holiday Inn Express Miami Airport Doral Area	Miami	FL 103	\$ 15,900,000	\$ 154,369	Schulte Hospitality Group	Baywood Hotels
Clinton Hotel	Miami Beach	FL 88	\$ 28,500,000	\$ 323,864	Think Hotel Group	East Coast Realty Ventures
SLS Hotel South Beach	Miami Beach	FL 140	\$ 125,000,000	\$ 892,857	GoldenPeak Capital Real Estate	JV CIM Group & SBE Entertainment
Hilton Garden Inn Ft Lauderdale SW/ Miramar	Miramar	FL 149	\$ 22,000,000	\$ 147,651	Schulte Hospitality Group	MEI Hotels
Doubletree by Hilton Orlando at SeaWorld	Orlando	FL 1102	\$ 55,000,000	\$ 49,909	AWH Orlando Property LLC	UrbanAmerica Advisors LLC
WOW Resort Universal Studios	Orlando	FL 334	\$ 11,200,000	\$ 33,533	N/A	N/A
Hilton Garden Inn Tampa North	Temple Terrace	FL 148	\$ 11,150,000	\$ 75,338	JV Excel Group & Westport Capital Partners LLC	Torchlight Loan Services LLC
W Atlanta Downtown	Atlanta	GA 237	\$ 56,800,000	\$ 239,662	Ashford Hospitality Trust, Inc.	N/A
Waldorf Astoria	Chicago	IL 188	\$ 113,000,000	\$ 601,084	JV Wanxiang America Real Estate Group & Geller Investment	Zell Credit Opportunity Master Fund LP
Hyatt Lisle	Lisle	IL 316	\$ 18,900,000	\$ 59,810	VinaKom Communications	JV Ares Management & Aimbridge Hospitality
Le Pavillon Hotel	New Orleans	LA 226	\$ 62,500,000	\$ 276,549	Ashford Hospitality Trust, Inc.	Brothers Property Corp.
Hampton Inn Boston	Boston	MA 227	\$ 57,000,000	\$ 251,101	Moody National REIT I, Inc.	N/A
Sheraton Needham Hotel	Needham	MA 247	\$ 54,000,000	\$ 218,623	Ultima Hospitality	Host Hotels & Resorts
Hampton Inn Boston-Norwood	Norwood	MA 139	\$ 24,000,000	\$ 172,662	Summit Hotel Properties, Inc.	JV First Bristol Corp. & Saunders Hotel Group
Hampton Inn & Suites Minneapolis Downtown	Minneapolis	MN 211	\$ 39,000,000	\$ 184,834	Summit Hotel Properties, Inc.	M.A. Mortenson
Four Points by Sheraton Minneapolis Airport	Richfield	MN 146	\$ 12,500,000	\$ 85,616	Gangl Hospitality	N/A
Embassy Suites Charlotte	Charlotte	NC 274	\$ 32,000,000	\$ 116,788	SREE Hotels LLC	Felcor Lodging Trust
DoubleTree by Hilton Hotel Raleigh-Durham Airport at Research Triangle Park	Durham	NC 249	\$ 33,000,000	\$ 132,530	Southwest Value Partners	Driftwood Hospitality Management
Revel Casino Hotel ¹	Atlantic City	NJ 1399	\$ 82,000,000	\$ 58,613	Polo North Country Club Inc.	Revel AC, Inc.
Hooters Casino Hotel	Las Vegas	NV 696	\$ 53,800,000	\$ 77,299	Trinity Hotel Investments	Canyon Capital Advisors
Tropicana Hotel and Casino	Las Vegas	NV 1500	\$ 360,000,000	\$ 240,000	Penn National Gaming Inc.	Onex Corp.
Herald Square Hotel	New York	NY 96	\$ 38,500,000	\$ 401,042	Mitchell Holdings	Puchall Family
Marriott East Side	New York	NY 655	\$ 270,000,000	\$ 412,214	JV Ashkenazy Acquisition Corp. & Deko Immobilien	Morgan Stanley
New York Palace Hotel	New York	NY 909	\$ 805,000,000	\$ 885,589	Lotte Group	Northwood Investors
Residence Inn Columbus Dublin	Dublin	OH 100	\$ 11,150,000	\$ 111,500	Schulte Hospitality Group	Midas Hospitality LLC
Courtyard Nashville Downtown	Nashville	TN 192	\$ 56,500,000	\$ 294,271	Carey Watermark Investors 2, Inc.	Worthington Hyde Partners
Embassy Suites Nashville	Nashville	TN 208	\$ 65,300,000	\$ 318,750	Moody National REIT I, Inc.	N/A
Four Seasons Austin	Austin	TX 291	\$ 197,000,000	\$ 676,976	Strategic Hotels & Resorts Inc.	JV Lodging Capital Partners & Prudential Real Estate Investors
Homewood Suites by Hilton Austin-South/Airport	Austin	TX 96	\$ 14,250,000	\$ 148,438	Moody National REIT I, Inc.	Alex. Brown Realty
Holiday Inn at Hoffman Town Center ²	Alexandria	VA 197	\$ 17,700,000	\$ 89,848	Wright Investment Properties	Hoffman Co.
Mayflower Park Hotel	Seattle	WA 160	\$ 20,000,000	\$ 125,000	JV Provenance Hotels & NBP Capital	Temple De Hirsch Sinai
DoubleTree Milwaukee-Brookfield	Brookfield	WI 177	\$ 10,200,000	\$ 57,627	IPD Hospitality Inc.	Aimbridge Hospitality

Source: LW Hospitality Advisors (LWHA) has compiled the above information from sources deemed reliable, and the information is thought to be correct, however LWHA cannot warrant absolute accuracy of all the data. Use of this information without verification from original sources is at your own risk.

- 1) Property closed at the time of sale
- 2) Property closed at the time of sale

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