

## SELECT MAJOR U.S. HOTEL SALES SURVEY - Q4 2025

Q	PROPERTY	LOCATION	NO. OF ROOMS	ESTIMATED SALES PRICE	ESTIMATED PRICE/ROOM	BUYER	SELLER	LARC SCORE	
Q4	Hilton Garden Inn Birmingham/Lakeshore Drive	Birmingham	AL	100	\$12,500,000	\$125,000	Elite Hospitality	Ram Hotels	57
Q4	Holiday Inn Phoenix - Chandler	Chandler	AZ	106	\$13,000,000	\$122,642	JV Ocotillo Lodging LLC & Etash-Colton LLC	CH Ocotillo LLC	55
Q4	Embassy Suites by Hilton Flagstaff	Flagstaff	AZ	119	\$14,460,000	\$121,513	Baywood Hotels	SC Milton Road (Flagstaff), LLC	53
Q4	Hyatt Place Page / Lake Powell	Page	AZ	102	\$24,250,000	\$237,745	Wahweap Hospitality, LLC	Larkspur Development L.P.	22
Q4	Residence Inn by Marriott Berkeley	Berkeley	CA	331	\$175,800,000	\$531,118	University of California Investments	Pyramid Global Hospitality	73
Q4	Residence Inn by Marriott Camarillo	Camarillo	CA	128	\$39,000,000	\$304,688	Scotmist, LLC	Camarillo RI Holdings LLC	67
Q4	Homewood Suites by Hilton Fresno Airport & Hampton Inn & Suites Clovis-Airport North	Clovis	CA	169	\$20,250,000	\$119,822	Twin Pines Investments LLC	Apple Hospitality REIT, Inc.	59/58
Q4	Best Western Plus Marina Shores Hotel	Dana Point	CA	87	\$17,500,000	\$201,149	Dana Point Hotel Venture LLC	Dana Point Inn, LLC	72
Q4	Hampton Inn & Suites Sacramento-Elk Grove Laguna I-5	Elk Grove	CA	110	\$13,000,000	\$118,182	Dhillon Elk Grove LLC	Elk Grove Finance LP	41
Q4	Sonesta ES Suites Huntington Beach Fountain Valley & Sonesta Select Huntington Beach Fountain Valley	Fountain Valley	CA	272	\$24,000,000	\$88,235	9330 Slater Avenue Property Owner, LLC	Service Properties Trust	82
Q4	Indian Wells Resort Hotel	Indian Wells	CA	156	\$19,415,000	\$124,455	Seabiscuit Pacifica LLC	JV Leo W. Cook Living Trust & Ruth Cook Living Trust	66
Q4	Los Gatos Lodge <sup>1</sup>	Los Gatos	CA	128	\$78,425,000	\$612,695	SummerHill Homes	Los Gatos Lodge, LLC	84
Q4	Surfrider Hotel Malibu	Malibu	CA	20	\$37,500,000	\$1,875,000	Chrome Hearts	Dauntless Capital Partners	47
Q4	Azure Hotel & Suites, Trademark Collection by Wyndham	Ontario	CA	167	\$15,490,000	\$92,754	Ontario Hospitality LLC	1945 Holt Suites, LLC	66

1) Buyer reportedly plans to redevelop the property to a for sale townhome-style condominium community.

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Q4	La Quinta Inn & Suites by Wyndham Rancho Cordova Sacramento	Rancho Cordova	CA	132	\$11,500,000	\$87,121	Jayvivek CA LLC	Golden Apple Hospitality Inc.	65
Q4	Embassy Suites by Hilton San Diego La Jolla	San Diego	CA	340	\$111,000,000	\$326,471	4550 LVD Owner LP	BRE La Jolla Village LLC	91
Q4	Residence Inn by Marriott San Diego Sorrento Mesa/Sorrento Valley	San Diego	CA	150	\$42,000,000	\$280,000	DKN Hotels	Ashford Hospitality Trust, Inc.	79
Q4	Sonesta ES Suites San Diego - Rancho Bernardo	San Diego	CA	116	\$19,500,000	\$168,103	11855 Avenue of Industry Property Owner, L.P.	Service Properties Trust	58
Q4	Four Seasons San Francisco	San Francisco	CA	277	\$130,000,000	\$469,314	Blackstone	Westbrook Partners	95
Q4	Hilton San Francisco Union Square & Parc 55 San Francisco	San Francisco	CA	2943	\$408,000,000	\$138,634	JV Newbond Holdings & Conversant Capital	Wilmington Trust, Trustee for Special Servicer Wells Fargo / Park Hotels & Resorts Inc.	93/94
Q4	The Clancy, Autograph Collection	San Francisco	CA	410	\$115,000,000	\$280,488	Sixth Street Partners, LLC	Braemar Hotels & Resorts	96
Q4	Sonesta ES Suites San Jose Airport	San Jose	CA	114	\$16,000,000	\$140,351	Kalthia Group Hotels	Service Properties Trust	81
Q4	Beach Retreat & Lodge at Tahoe	South Lake Tahoe	CA	261	\$61,800,000	\$236,782	JV BLDG Management & Metrovest Equities Inc.	Linchris Hotel Corporation	40
Q4	Sonesta ES Suites Sunnyvale	Sunnyvale	CA	138	\$15,000,000	\$108,696	Kalthia Group Hotels	Service Properties Trust	59
Q4	Montrose at Beverly Hills	West Hollywood	CA	133	\$44,250,000	\$332,707	Montrose.XYZ LLC	Pebblebrook Hotel Trust	91
Q4	Comfort Inn Near Vail Beaver Creek	Avon	CO	146	\$30,000,000	\$205,479	Magna Hospitality Group	Millennium Hotels and Resorts	35
Q4	Comfort Inn & Suites Carbondale on the Roaring Fork	Carbondale	CO	76	\$14,400,000	\$189,474	JV Levis Tic Owner LLC & Hilton Tic Owner LLC & Pepper Tic Owner LLC	Stephen Wolff Properties LLC	27
Q4	Holiday Inn Express & Suites Colorado Springs Central	Colorado Springs	CO	80	\$12,725,000	\$159,063	Green River Lodging, LLC	Jarosz Family Ltd Partnership	77

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Q4	Gravity Haus Steamboat	Steamboat Springs	CO	74	\$23,500,000	\$317,568	Steamboat Ski & Resort Corporation	Gravity Haus	53
Q4	Aloft Denver North Westminster	Westminster	CO	120	\$11,000,000	\$91,667	SP Westminster, LLC	Brinkman Real Estate	28
Q4	Stamford Marriott Hotel & Spa <sup>2</sup>	Stamford	CT	508	\$15,250,000	\$30,020	Clearview Capital	JV Garrison Investment Group & Optimum Asset Management	82
Q4	Homewood Suites by Hilton Stratford	Stratford	CT	135	\$18,600,000	\$137,778	Jamsan Management	Hospitality Investors Trust	49
Q4	Capitol Hill Hotel	Washington	DC	153	\$60,271,117	\$393,929	Friedman Capital	TPG Real Estate Partners	88
Q4	Hampton Inn Bonita Springs/Naples-North & Homewood Suites by Hilton Bonita Springs	Bonita Springs	FL	198	\$23,656,000	\$119,475	Cooper Hotels	JV SG Group Owner 1 LLC & SG984 Owner 1 LLC	58/46
Q4	Doral Inn and Suites	Doral	FL	112	\$23,000,000	\$205,357	Ratia Real Estate Development LLC	IMF Doral LLC	80
Q4	Holiday Inn Fort Lauderdale Airport	Hollywood	FL	150	\$16,662,200	\$111,081	Palm FLL, LP	Prince-Bush Investments Hollywood-H, LLP	66
Q4	Cabana Inn	Key West	FL	24	\$14,500,000	\$604,167	Cabana Inn Of Key West, LLC	Whitehead Trust, LLC	56
Q4	Holiday Inn Miami-Doral & Staybridge Suites Miami Doral	Miami	FL	216	\$24,000,000	\$111,111	Dune Real Estate Partners	CN Hotels	82
Q4	Fairwind Hotel Miami	Miami Beach	FL	150	\$31,000,000	\$206,667	Italplaza of Collins LLC	Israel Katz	77
Q4	Kimpton Angler's Hotel	Miami Beach	FL	132	\$43,500,000	\$329,545	Hotels Investment and Management Team LLC	KHP Capital Partners	79
Q4	Candlewood Suites Miami Lakes	Miami Lakes	FL	94	\$12,350,000	\$131,383	L&S Hotels, LLC	Operadora Hotelera Palma LLC	69
Q4	Comfort Inn Naples East I-75	Naples	FL	198	\$14,875,000	\$75,126	Laxmi 101 LLC	Vmr Real Estate, Inc.	44

2) Buyer reportedly plans to convert the east tower to residential rental apartments and upgrade the west tower as a more modernized Marriott.

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Q4	Hampton Inn Naples-Central	Naples	FL	107	\$23,250,000	\$217,290	Cooper Hotels	Highgate	75
Q4	Hilton Garden Inn Pensacola Airport - Medical Center	Pensacola	FL	137	\$15,000,000	\$109,489	Halifax Pensacola Hotel Partners, LLC	Cobbletel, LLC	67
Q4	Residence Inn by Marriott Pensacola Airport/Medical Center	Pensacola	FL	86	\$17,100,000	\$198,837	Skypointe Hospitality LLC	Cobble Creek Lodging, LLC	63
Q4	Sonesta ES Suites Fort Lauderdale Plantation	Plantation	FL	141	\$13,000,000	\$92,199	410 North Pine Island Road Property Owner, LLC	Service Properties Trust	73
Q4	Sawgrass Marriott Golf Resort & Spa and Cabana Beach Club	Ponte Vedra Beach	FL	514	\$148,040,000	\$288,016	JV South Street Partners & Dream Finders Homes	Brookfield Corporation	57
Q4	voco Sarasota	Sarasota	FL	95	\$22,900,000	\$241,053	CIM Sarasota Lodging	Avistone, LLC	79
Q4	Southern Oaks Inn	St. Augustine	FL	124	\$12,500,000	\$100,806	Jagdish LLC	2800 Partners LLC	59
Q4	Hilton St. Petersburg Carillon Park	St. Petersburg	FL	227	\$37,300,000	\$164,317	Highline Hospitality Partners, LLC	JV Loci Capital Opportunistic Fund, LP & HHM Hotels	78
Q4	Hampton Inn Tampa Downtown Channel District & Home2Suites by Hilton Tampa Downtown Channel District	Tampa	FL	213	\$57,100,000	\$268,075	Claremont Companies	Noble Investment Group	88/92
Q4	Residence Inn by Marriott Tampa Downtown	Tampa	FL	109	\$24,850,000	\$227,982	AAM 15	Noble Investment Group	89
Q4	Comfort Suites Vero Beach I-95	Vero Beach	FL	75	\$10,750,000	\$143,333	S & P Prems LLC	Florida Seaside Hospitality, LLC	46
Q4	The Ben	West Palm Beach	FL	208	\$190,000,000	\$913,462	Related Ross	Wheelock Street Capital	75
Q4	Brookhaven Atlanta Hotel	Atlanta	GA	209	\$16,000,000	\$76,555	Atlanta Real Estate Holdings LLC	AD1 Global	73
Q4	Crowne Plaza Atlanta - Midtown & Staybridge Suites Atlanta - Midtown	Atlanta	GA	462	\$35,500,000	\$76,840	JV Monomoy Property Ventures & Axonic Capital	Ramsfield Hospitality Finance	91/92
Q4	Hyatt House Atlanta/Cobb Galleria	Atlanta	GA	149	\$18,200,000	\$122,148	Hospitality Asset Procurers	N/A	81

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Q4	SpringHill Suites by Marriott Atlanta Buckhead	Atlanta	GA	220	\$19,250,000	\$87,500	JV Blueleaf Capital & Three Vision Partners	Buckhead Hotel Properties, LLC	84
Q4	Courtyard by Marriott Atlanta McDonough	McDonough	GA	102	\$13,000,001	\$127,451	PREM, LLC	CYE Real Estate Development Group, LLC	22
Q4	Hilton Garden Inn Champaign/ Urbana & Homewood Suites by Hilton Champaign-Urbana	Champaign	IL	197	\$32,500,000	\$164,975	Witness Investment	MCR Hotels Holdings LLC	58/57
Q4	Westin Michigan Avenue Chicago	Chicago	IL	752	\$72,000,000	\$95,745	Vinayaka Hospitality	Pebblebrook Hotel Trust	92
Q4	Fairfield by Marriott Inn & Suites Chicago O'Hare	Des Plaines	IL	137	\$21,612,000	\$157,752	White Hill Hospitality LLC	Hall Des Plaines, LLC	77
Q4	Hilton Garden Inn St. Charles	St. Charles	IL	119	\$13,100,000	\$110,084	Yeka LLC	St Charles Hospitality, LLC	45
Q4	Homewood Suites by Hilton Indianapolis Carmel	Carmel	IN	137	\$18,000,000	\$131,387	Schahet Hotels, LLC	N/A	75
Q4	Le Pavillon New Orleans	New Orleans	LA	226	\$42,500,000	\$188,053	N/A	Ashford Hospitality Trust, Inc.	86
Q4	Homewood Suites by Hilton Boston-Billerica/Bedford/Burlington	Billerica	MA	147	\$17,400,000	\$118,367	N/A	Chatham Lodging Trust	60
Q4	Courtyard by Marriott Boston Cambridge	Cambridge	MA	207	\$50,000,000	\$241,546	JV 7060 Hollywood LLC & Ridge Leasing Limited Partnership	Highgate	85
Q4	Sonesta ES Suites <sup>3</sup>	Westborough	MA	109	\$19,500,000	\$178,899	Quarry Lane AIS LLC	AVIA BOS Research Drive, LLC	70
Q4	Westford Regency Inn and Conference Center <sup>4</sup>	Westford	MA	193	\$12,800,000	\$66,321	Redgate Capital Partners	Empire Hospitality LLC	63
Q4	Fairfield Inn & Suites Baltimore Downtown/Inner Harbor <sup>5</sup>	Baltimore	MD	155	\$12,500,000	\$80,645	City of Baltimore	Magna Hospitality	87
Q4	Residence Inn by Marriott Baltimore White Marsh	Baltimore	MD	131	\$13,000,000	\$99,237	Gulph Creek Hotels	American Hotel Income Properties REIT LP	47

3) *Reportedly buyer intends to convert hotel into residential apartment units.*

4) *Reportedly buyer intends to demolish existing improvements and develop two four story multi-family buildings containing roughly 300 apartments.*

5) *Property was leased by the City of Baltimore for use as a women's shelter since 2020, and the acquisition will make permanent supportive housing shelter for people experiencing*

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Q4	Courtyard by Marriott St Paul Woodbury & Residence Inn by Marriott St. Paul Woodbury	Woodbury	MN	236	\$27,000,000	\$114,407	Dr. Prem Kumar	American Hotel Income Properties REIT LP	44/46
Q4	Courtyard Kansas City Country Club Plaza	Kansas City	MO	123	\$19,000,000	\$154,472	N/A	Summit Hotel Properties, Inc.	78
Q4	SpringHill Suites by Marriott Raleigh Apex	Apex	NC	94	\$18,700,000	\$198,936	Focus5 Hospitality, LLC	Peak Hotels LLC	48
Q4	Sonesta ES Suites Raleigh Cary	Cary	NC	108	\$10,000,000	\$92,593	Shree Shivashakti 2900 LLC	Service Properties Trust	65
Q4	Comfort Suites Northlake	Charlotte	NC	104	\$10,875,000	\$104,567	Jay Siddehshwar, LLC	BNV Investment II, LLC	47
Q4	La Quinta Inn & Suites by Wyndham Raleigh Crabtree	Raleigh	NC	134	\$11,000,000	\$82,090	OMS Crabtree LLC	Sweethome Crabtree Inc.	75
Q4	Island Beach Motor Lodge <sup>6</sup>	Seaside Park	NJ	59	\$10,625,000	\$180,085	Arya Properties	Island Beach Associates Inc.	15
Q4	Courtyard by Marriott Wayne Fairfield	Wayne	NJ	122	\$17,250,000	\$141,393	Concord Hospitality	263 Hotel Group, LLC	54
Q4	Sheraton Lincoln Harbor Hotel	Weehawken Township	NJ	358	\$65,500,000	\$182,961	Capital Insight Holdings	Hartz Mountain Industries	71
Q4	Sonesta ES Suites Reno	Reno	NV	120	\$10,000,000	\$83,333	9845 Gateway Drive Property Owner, LLC	Service Properties Trust	58
Q4	La Quinta Inn and Suites by Wyndham Long Island City	Long Island City	NY	112	\$26,500,000	\$236,607	Nexgen Hotels	RiverBrook Equities	82
Q4	Z NYC Hotel <sup>7</sup>	Long Island City	NY	100	\$25,500,000	\$255,000	Palette Hotels	Taconic Capital Advisors L.P.	86
Q4	Dominick Hotel <sup>8</sup>	New York	NY	276	\$174,000,000	\$630,435	Cain International	CIM Group, LP	94

6) Reportedly improvements will be demolished to make way for single family residential development.

7) Hotel closed at the time of sale.

8) Reportedly while the structure houses 390 total keys, only 276 were operational and changed hands, while the remaining 114 rooms were third-party owned and contributed to a rental pool.

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Q4	Hilton Garden Inn New York Times Square North & Motto by Hilton New York City Chelsea & DoubleTree by Hilton New York Times Square South & Fairfield Inn & Suites New York Midtown Manhattan Penn Station <sup>9</sup>	New York	NY	1129	\$489,800,000	\$433,835	N/A	Magna Hotel Fund VI	92-94
Q4	InterContinental New York Times Square	New York	NY	607	\$218,600,000	\$360,132	JV Highgate & Gencom & Argent Ventures	JV Tishman Realty & Metlife Investment Management	95
Q4	New York EDITION	New York	NY	273	\$235,000,000	\$860,806	Kam Sang Company, Inc.	Abu Dhabi Investment Authority	92
Q4	NoMo SoHo	New York	NY	264	\$125,000,000	\$473,485	Dan Hotels	Sapir Corporation	94
Q4	Homewood Suites by Hilton Saratoga Springs	Saratoga Springs	NY	113	\$17,764,000	\$157,204	Maine Course Hospitality Group	Delmonte Hotel Group	49
Q4	Residence Inn by Marriott Cleveland Beachwood	Beachwood	OH	174	\$15,800,000	\$90,805	Flytown Properties LLC	Starwood Real Estate Investment Trust	64
Q4	Hilton Garden Inn Portland/Beaverton	Beaverton	OR	152	\$12,100,000	\$79,605	JV Vue Ventures, LLC & Shivam Hotel, LLC	McNeill Hotel Company	59
Q4	Hampton Inn Eugene	Eugene	OR	61	\$14,750,000	\$241,803	Nitai Holdings LLC	Jean Valjean LLC	57
Q4	Hampton Inn Philadelphia/Great Valley/Malvern	Frazer	PA	125	\$10,400,000	\$83,200	BNS Associates, LLC	Moody National REIT II, Inc.	60
Q4	Holiday Inn Express & Suites Warwick-Providence (Airport)	Warwick	RI	147	\$11,700,000	\$79,592	Mila Hospitality, LLC	Carpionato Properties Inc.	74
Q4	Courtyard by Marriott Greenville Downtown	Greenville	SC	135	\$43,550,000	\$322,593	M8 Dev Greenville, LLC	Schulte Hospitality Group, Inc.	75
Q4	La Quinta Inn & Suites by Wyndham Greenville Haywood	Greenville	SC	125	\$10,250,000	\$82,000	Omkar of GVL, LLC	GRNVL Hotels, LLC	72
Q4	Hyatt Place Memphis/Germantown	Germantown	TN	127	\$11,000,000	\$86,614	United International Group LLC	Moody National HP G-Town Holding, LLC	51

*9) Reportedly seller retained a minority ownership stake in the portfolio.*

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Q4	Cumberland House Knoxville, Tapestry Collection by Hilton	Knoxville	TN	130	\$35,143,000	\$270,331	The 9 Group	Peachtree Group	72
Q4	Doubletree Hotel Memphis Downtown	Memphis	TN	280	\$28,751,000	\$102,682	Memphis K & U, LLC	Charles S. Sanger	66
Q4	Sheraton Memphis Downtown Hotel	Memphis	TN	600	\$22,000,000	\$36,667	City of Memphis	JV Starwood Capital Group & Schulte Hospitality	64
Q4	Bobby Hotel	Nashville	TN	144	\$50,000,000	\$347,222	Ocean Properties	Music City Venture GP	86
Q4	Motto by Hilton Nashville Downtown <sup>10</sup>	Nashville	TN	260	\$98,200,000	\$377,692	Apple Hospitality REIT, Inc.	Mortenson Development	88
Q4	TownePlace Suites by Marriott Nashville Midtown	Nashville	TN	193	\$57,880,000	\$299,896	Bradford Allen Hospitality Holdings, LLC	3H Group	87
Q4	Courtyard by Marriott Amarillo Downtown	Amarillo	TX	107	\$20,000,000	\$186,916	N/A	JV Summit Hotel Properties, Inc. & GIC	59
Q4	Home2 Suites by Hilton Houston IAH Airport Beltway	Houston	TX	92	\$11,000,000	\$119,565	DeRosa Capital 20 Houston LLC	Greenpoint Hospitality, L.P.	54
Q4	Comfort Inn Pentagon City & Hotel Pentagon <sup>11</sup>	Arlington	VA	301	\$50,000,000	\$166,113	JV Crescent Communities & Rockefeller Group	Capital First Investments, L.L.C. / Capital Second Investments, LLC	82/87
Q4	Embassy Suites by Hilton Tysons Corner	Vienna	VA	234	\$37,518,750	\$160,337	SAK Vienna LLC	Noble Investment Group	82
Q4	SpringHill Suites by Marriott Seattle Downtown/South Lake Union	Seattle	WA	234	\$51,000,000	\$217,949	Legacy Development & Management	Moody National REIT II	91
Q4	Sonesta ES Suites Portland Vancouver 41st Street	Vancouver	WA	117	\$12,000,000	\$102,564	7301 NE 41st Street Property Owner, LLC	Service Properties Trust	54
Q4	Charmant Hotel	La Crosse	WI	67	\$14,450,000	\$215,672	Hendricks Commercial Properties, LLC	Weber Group	54
Q4	Sonesta Milwaukee West Wauwatosa <sup>12</sup>	Wauwatosa	WI	198	\$10,350,000	\$52,273	Samapa LLC	Hotel Investment Group LLC	63

10) Buyer signed a fixed-price development take-out deal with the seller in May 2023.

11) Reportedly buyer plans to demolish the existing and construct a residential complex with up to 531 residential units.

12) Buyer reportedly plans to convert the hotel into affordable apartments.

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# LARC Score

The LARC Score is a data-driven, objective scoring mechanism that analytically measures the quality of a hotel location based on proximity to hotel demand drivers relative to competitive supply. The score is indexed from 0 to 100 with 50 being the average score across the U.S. and 100 being perfect. The LARC score identifies the quality of a site location, not the asset on that location. For example, a Motel 6 and Four Seasons at the same location would have similar LARC scores.

Learn more at <https://www.larcanalytics.com/>