



Review the Most Current Selling Prices Being Paid for Hotel Real Estate

Lodging Econometrics' **Sales Comp Report** gives you the in-depth market intelligence to verify fair market value with complete knowledge of the latest prices being paid for like-kind lodging real estate transactions. Comprehensive individual records are presented for all transactions that most resemble the type of property you have under analysis for valuation purposes and for making go/no-go acquisition or disposition decisions. Each record contains key details about each hotel sale, including the selling price and average price per room, so you can confirm property valuations and validate acquisition/disposition decisions for your asset or portfolio.

Using your unique specifications, LE screens its comprehensive Transaction and Property Transfer Database to provide you with all recent hotel sales and transfers that most closely resemble the types of properties you are analyzing. Records that match your exact specifications can be selected by:

- Chain Scale
- Region
- Hotel Size
- Location
- Leading Brands

Individual Sales Comps Records are available for every announced hotel transaction, including individual and portfolio sales and M&A transfers with allocated selling prices. Each record provides significant details of the sale, including:

- Hotel address, phone and fax numbers
- Complete contact information, including phone and fax numbers, for the buyer and seller
- Market, tract and type of location
- Chain scale, room count and the year the property was built
- Date of sale, reported selling price and average price per room
- Additional commentary about the sale, such as joint venture partners, repositioning strategies and renovation or brand conversion plans, if available

Using LE's Sales Comp Report can help you validate strategic go/no-go decisions for acquisitions and dispositions, perform real estate appraisal and value comparisons for like-kind properties, analyze pricing trends in markets of interest or concern, or for specific brands. LE's Sales Comps can even identify asset management or brand conversion opportunities.

Perform your due diligence with the latest current selling prices being paid for like-kind properties, in specific markets and for the leading brands. Sales Comp Records are refreshed daily, can be ordered at any time and are available for your immediate analysis. To place your order for LE's Sales Comps Report, call our lodging real estate specialists today!

Phone: +1 603-431-8740, ext. 25 Email: info@lodgingeconometrics.com

Each LE report comes with a Client Satisfaction Guarantee. If your purchase does not meet your expectations, simply return it within 30 days and we will issue you a full refund.

LE'S REAL ESTATE INTELLIGENCE IS YOUR STRATEGIC ADVANTAGE

TRANSACTIONS WITH A REPORTED SELLING PRICE
Last Four Quarters - Sorted by Chain Scale, then Market Tract

Hotel Description & Transaction Details	Buyer	Seller
<p>Holiday Inn Madison 9035 Madison Blvd Huntsville AL 35768 P: 256 772-7170 F: 256 464-0762</p> <p>Market: Alabama North Location: Highway Tract: Huntsville MSA</p>	<p>Upper Midscale</p> <p>AFT Six LLC 9035 Madison Blvd. Madison United States P: 256 772-7170 AFT Six LLC</p>	<p>Contact: Charles W. Anderson PO Box 6290 Huntsville AL 35824 United States</p>
<p>Date of Sale: Dec-2011 Selling Price: \$4,219,500 Price per Room: \$35,113</p> <p>Room Count: 172 Year Built: 1985 Chain Scale: Upper Midscale</p>		

SALES COMP REPORT

This report includes all transaction records that meet the following specifications:
All Luxury and Upper Upscale hotel sales and transfers since 2006 in New York City having a specific, allocated or averaged selling price.

This report also includes an Executive Summary of LE's most recent analysis of United States Transaction Trends.

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IDEAL FOR

- Developers/Investors
- Appraisers
- Feasibility & Analyst Groups
- Acquisition Officers
- Business Development Executives
- Strategic Planners
- Asset Managers
- Industry Consultants
- Lenders

LE ALSO SUGGESTS

- United States Transaction Trend Report
- United States Construction Pipeline Trend Report
- Trend Reports for Other Global Regions, Countries and Any Market Worldwide