

Name	City	State	Scale	Built/Reno	Rooms	Sale Price	Per Room	Sale Date	Buyer	Buyer Type
<u>Napa/Sonoma Wine Country</u>										
Vintage House at The Estate Yountville	Yountville	CA	Independent	1985	80	\$197,000,000	\$ 2,462,500	4/27/2016	Brookfield Hotel Properties	Developer - National
Vintage House at The Estate Yountville	Yountville	CA	Independent	1985	81	\$186,264,189	\$ 2,299,558	12/22/2021	Boardwalk Investments Group, LLC	Developer - Regional
Montage Healdsburg	Healdsburg	CA	Luxury	2020	130	\$265,000,000	\$ 2,038,462	4/22/2021	Sunstone Hotel Investors	Public REIT
Four Seasons Resort & Residences Napa Valley	Calistoga	CA	Luxury	2021	85	\$120,559,971	\$ 1,418,353	12/2/2021	Sunstone Hotel Investors	Public REIT
Hotel Villagio	Yountville	CA	Independent	1998/2018	112	\$144,437,868	\$ 1,289,624	12/22/2021	Boardwalk Investments Group, LLC	Developer - Regional
Farmhouse Inn	Forestville	CA	Independent	1875/2019	25	\$32,000,000	\$ 1,280,000	9/11/2023	Foley Entertainment Group LLC Joseph Bartolomei	Other - Private Individual
Hotel Yountville	Yountville	CA	Independent	1998/2011	80	\$96,500,000	\$ 1,206,250	5/11/2017	Braemar Hotels & Resorts	Public REIT
Fairmont Sonoma Mission Inn & Spa	Sonoma	CA	Luxury	1927/2017	226	\$258,361,390	\$ 1,143,192	10/21/2022	Brookfield Corporation Gencom	Investment Manager
MacArthur Place Sonoma	Sonoma	CA	Independent	1864/2023	64	\$65,623,000	\$ 1,025,359	12/21/2023	Foley Entertainment Group LLC	Other - Private
Solage Calistoga	Calistoga	CA	Luxury	2007/2021	89	\$90,000,000	\$ 1,011,236	9/14/2016	Flynn Properties, Inc.	Other - Private
<u>Other California Resort</u>										
Alila Ventana Big Sur	Big Sur	CA	Luxury	1970/2017	50	\$150,000,000	\$ 3,000,000	9/10/2021	Host Hotels & Resorts, Inc.	Public REIT
Alila Ventana Big Sur	Big Sur	CA	Luxury	1970/2017	50	\$148,000,000	\$ 2,960,000	6/3/2021	Hyatt Corporation	Developer - National
Montage Laguna Beach	Laguna Beach	CA	Luxury	2003/2018	260	\$661,000,000	\$ 2,542,308	11/9/2022	Fertitta Hospitality, LLC	Other - Private
The Inn At Rancho Santa Fe	Rancho Santa Fe	CA	Independent	1922/2024	80	\$100,000,000	\$ 1,250,000	7/10/2023	GEM Realty Capital, Inc.	Investment Manager
The Ritz-Carlton Bacara Santa Barbara	Goleta	CA	Luxury	2000/2017	358	\$438,130,433	\$ 1,223,828	10/21/2022	Brookfield Corporation Gencom	Investment Manager
Cavallo Point - the Lodge at the Golden Gate	Sausalito	CA	Independent	1901/2008	142	\$151,700,000	\$ 1,068,310	12/11/2018	DiamondRock Hospitality Co.	Public REIT
Ritz-Carlton Bacara Santa Barbara	Goleta	CA	Luxury	2000/2017	358	\$380,000,000	\$ 1,061,453	9/28/2017	Carey Watermark Investors	Private REIT Public REIT
<u>California Urban</u>										
Luxe Hotel Rodeo Drive	Beverly Hills	CA	Independent	1961	84	\$200,000,000	\$ 2,380,952	12/17/2021	LVMH	Luxury Goods
Montage	Beverly Hills	CA	Luxury	2008/2022	201	\$357,633,489	\$ 1,779,271	12/24/2019	Maybourne Hotel Group	Developer - National
H Club Los Angeles	Hollywood	CA	Independent	2009/2019	35	\$57,000,000	\$ 1,628,571	4/20/2021	Stockdale Capital Partners	Developer - Regional
Waldorf Astoria Monarch Beach Resort & Club	Dana Point	CA	Independent	2001/2024	400	\$492,500,000	\$ 1,231,250	11/15/2019	Ohana Real Estate Investors	Developer - Regional
Sunset Tower	West Hollywood	CA	Independent	1931/2018	81	\$92,000,000	\$ 1,135,802	5/26/2017	JK Hotel Group	Developer - National
Le Meridien	San Francisco	CA	Upper Upscale	1989/2023	360	\$394,511,445	\$ 1,095,865	9/18/2019	Park Hotels & Resorts	Public REIT
<u>Outside of California</u>										
Soho House Chicago	Chicago	IL	Independent	1907/2014	40	\$95,000,000	\$ 2,375,000	3/9/2018	GAW Capital Advisors USA, LLC Sino-Ocean Group	Equity Funds REOC
DoubleTree Suites NYC Time Square	New York	NY	Upscale	1989	468	\$1,106,207,136	\$ 2,363,690	12/31/2018	SoftBank Group Corp UBS Wealth Management	Bank Investment Manager
Four Seasons Resort Jackson Hole	Teton Village	WY	Luxury	2003/2022	156	\$315,000,000	\$ 2,019,231	11/2/2022	Host Hotels & Resorts, Inc.	Public REIT
Amangani	Jackson	WY	Luxury	1998/2018	40	\$79,500,000	\$ 1,987,500	2/24/2022	JSB Capital Group LLC	Investment Manager
Lake Austin Spa Resort	Austin	TX	Independent	1974	40	\$75,600,000	\$ 1,890,000	11/22/2022	DiamondRock Hospitality Co.	Public REIT
Little Palm Island Resort & Spa	Little Torch Key	FL	Independent	1988/2019	30	\$54,635,000	\$ 1,821,167	12/27/2022	Mast Capital	Developer - Regional
Naples Beach Hotel & Golf Club	Naples	FL	Independent	1946/2025	216	\$362,289,599	\$ 1,677,267	10/15/2021	The Athens Group MSD Real Estate Partners	Developer Investment Manager
The Ritz-Carlton O'ahu, Turtle Bay	Kahuku	HI	Luxury	1972/2023	463	\$680,000,000	\$ 1,468,683	8/2/2024	Host Hotels & Resorts, Inc.	Public REIT
Trump International Hotel Washington DC	Washington	DC	Luxury	1899/2025	263	\$375,000,000	\$ 1,425,856	5/11/2022	CGI Merchant Group Surya Capital Partners A-Rod Co	Other - Private Developer
Montauk Yacht Club	Montauk	NY	Independent	1928/2024	107	\$149,400,000	\$ 1,396,262	7/1/2022	Safe Harbor Marinas	Corporation
Four Seasons Resort Orlando @ Walt Disney World	Golden Oak	FL	Luxury	2014	444	\$610,000,000	\$ 1,373,874	4/30/2021	Host Hotels & Resorts, Inc.	Public REIT
1 Hotel South Beach	Miami Beach	FL	Luxury	2008/2016	448	\$610,000,000	\$ 1,361,607	2/14/2019	Host Hotels & Resorts, Inc.	Public REIT
Andaz	Wailea	HI	Luxury	1978/2024	301	\$409,331,022	\$ 1,359,904	3/29/2018	Host Hotels & Resorts, Inc.	Public REIT
Rosewood	Washington	DC	Luxury	1963/2019	49	\$65,000,000	\$ 1,326,531	4/21/2016	Rosewood Hotel Group	Developer - National
Hawks Cay Resort	Duck Key	FL	Independent	1959/2018	177	\$228,889,798	\$ 1,293,163	10/21/2022	Buyer 1 Brookfield Corporation Buyer 2 Gencom	Investment Manager
Four Seasons Resort Scottsdale at Troon North	Scottsdale	AZ	Luxury	1999	210	\$267,800,000	\$ 1,275,238	12/2/2022	Braemar Hotels & Resorts	Public REIT
Four Seasons Resort Vail	Vail	CO	Luxury	2010/2021	147	\$186,920,504	\$ 1,271,568	8/17/2022	BDT Capital Partners, LLC	Investment Manager
The Coral Sands Resort	Miami Beach	FL	Upper Midscale	1938	60	\$73,000,000	\$ 1,216,667	6/22/2023	13th Floor Investments Buyer 2 Opera	Developer - Regional
Le Merigot Hotel	Evansville	IN	Independent	2005	95	\$115,032,104	\$ 1,210,864	6/3/2021	Gaming and Leisure Properties, Inc.	Public REIT
Andaz	New York	NY	Luxury	1914/2011	184	\$215,200,000	\$ 1,169,565	6/24/2016	Tak Development Inc Takenaka Corporation	Developer - National
1 Hotel Central Park	New York	NY	Luxury	1924/2023	234	\$265,000,000	\$ 1,132,479	7/12/2024	Host Hotels & Resorts, Inc.	Public REIT
Travelodge by Wyndham Las Vegas Center Strip	Las Vegas	NV	Economy	1955	125	\$141,520,917	\$ 1,132,167	6/15/2022	Fertitta Entertainment	Other - Private
The Cleveland Hotel	Miami Beach	FL	Independent	1938/2012	59	\$66,000,000	\$ 1,118,644	10/4/2018	Jesta Capital Corp	Investment Manager
Sixty SOHO	New York	NY	Luxury	1999/2024	97	\$106,900,000	\$ 1,102,062	2/3/2023	Standard International	Developer - National
Mountain Chalet Aspen	Aspen	CO	Independent	1954	63	\$68,000,000	\$ 1,079,365	3/31/2021	Kupperman Companies MML Hospitality	Developer - Regional Individual
Hyatt House	Charleston	SC	Upscale	2015	113	\$121,000,000	\$ 1,070,796	10/9/2018	Union Investment	Investment Manager
Eau Palm Beach Resort & Spa	Lantana	FL	Independent	1991/2021	309	\$317,019,163	\$ 1,025,952	8/9/2024	Lawrence Investments, LLC	Individual
Park Lane Hotel	New York	NY	Independent	1972/2021	610	\$622,897,705	\$ 1,021,144	8/17/2023	Qatar Investment Authority	Sovereign Wealth Fund
The Standard High Line	New York	NY	Upper Upscale	2008	338	\$340,000,000	\$ 1,005,917	10/27/2017	GAW Capital Partners	Equity Funds
Arizona Biltmore, a Waldorf Astoria Resort	Phoenix	AZ	Luxury	1929/2023	703	\$705,000,000	\$ 1,002,845	5/8/2024	Henderson Park Pyramid GlobalEagle Realty Group	Equity Funds Developer Inv Mgr
Curio Baker's Cay Resort - Largo Key	Key Largo	FL	Upper Upscale	1985/2019	200	\$200,000,000	\$ 1,000,000	7/6/2021	Host Hotels & Resorts, Inc.	Public REIT
Oceans Edge Key West Hotel & Marina	Key West	FL	Independent	2017	175	\$175,000,000	\$ 1,000,000	7/26/2017	Sunstone Hotel Investors	Public REIT
The Raleigh Miami Beach	Miami Beach	FL	Luxury	1940/2025	103	\$103,000,000	\$ 1,000,000	2/13/2019	Bilgili Holding Deutsche Finance SHVO Inc	Developer Invest Mgr
Four Seasons	Boston	MA	Luxury	2019	215	\$215,000,000	\$ 1,000,000	5/31/2019	Premier Group WLL	Government