



Year To Date Through Aug.
Q3 2020 to Q3 2021



Occupancy Rate

43.74% to 57.80%



Average Daily Rate

\$99.81 to \$111.29



Revenue per Available Room

\$43.05 to \$64.32



Rooms Under Construction

3,102 to 3,290



Market Cap Rate

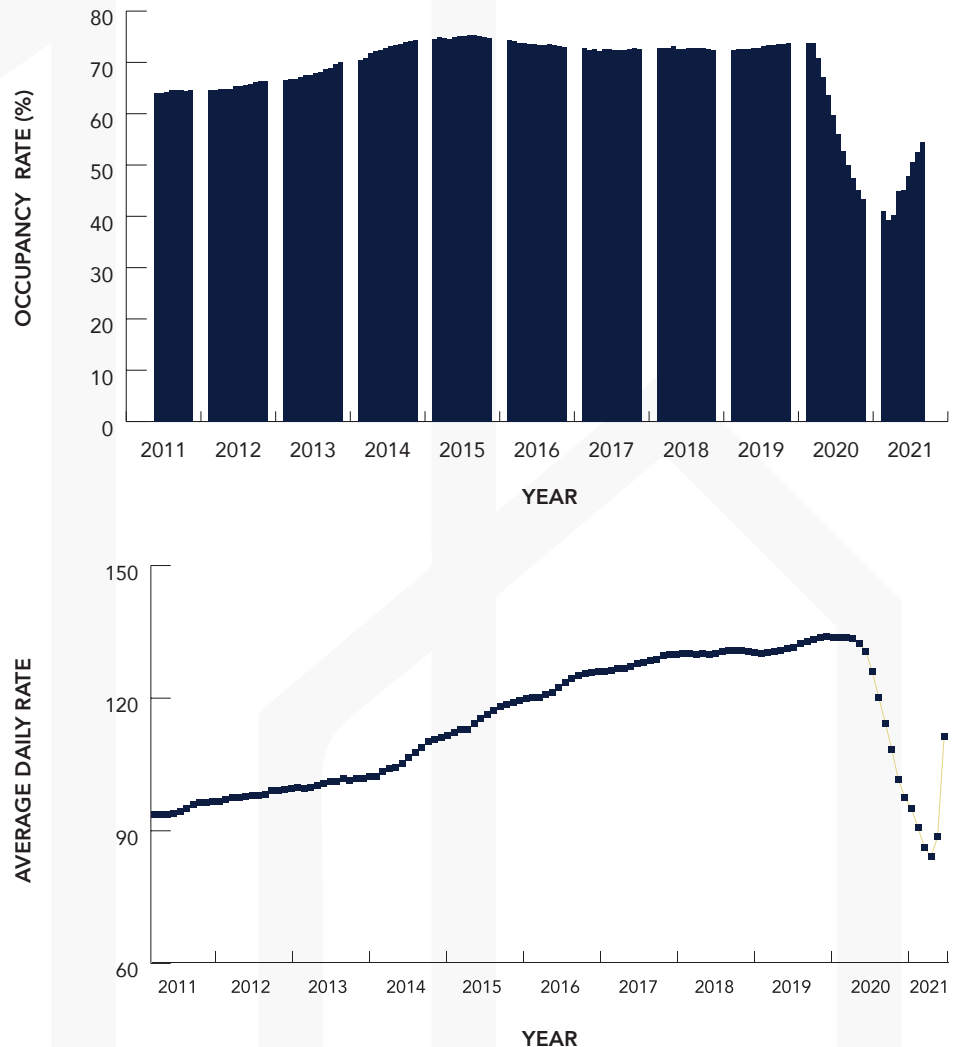
8.5% to 8.5%



Average Price per Unit

\$176K to \$143K

Occupancy & ADR 10-Year Overview



*Source: CoStar, 10/13/2021

TRAILING 12-MONTH SUMMARY

The Denver Hospitality Market TTM occupancy ending August was about the same as last year at 52.64%.

The TTM Average Daily Rate ending August saw a decrease from \$114.37 to \$104.40.

TTM Revenue Per Available Room (RevPar) ending August increased from \$43.65 to \$64.32.

Cap Rates remained relatively flat at 8.5%, as risk from COVID is stabilizing.

Average Price per unit decreased from \$176,371 to \$142,956. This discount of 18.9%, however, is shrinking as investors return. There is investor concern due to potential changes in Tax laws in 2022, in particular 1031 exchanges, and are looking to purchase in 2021. Employee retention continues to be a major problem, and marketing is difficult. Owners fear employees will leave if they know properties are for sale. Overall operations are improving but will likely not return to pre 2019 levels in 2022.