



**WYNDHAM
GARDEN®**
WICHITA DOWNTOWN
WICHITA, KANSAS

WYNDHAM GARDEN WICHITA DOWNTOWN

221 EAST KELLOGG STREET
WICHITA, KANSAS 67202

OFFERING MEMORANDUM

Meet The Team

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CUSHMAN & WAKEFIELD, INC.

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Salt Lake City, UT 84101



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01

INVESTMENT OVERVIEW

OFFERING SUMMARY

Cushman & Wakefield’s Hospitality Group has been retained to offer for sale the fee simple interest in the **150-room Wyndham Garden Wichita Downtown**, located in Wichita, Kansas. The property is a 2023-renovated, seven-story, full-service hotel that is conveniently located directly off of East Kellogg Avenue and within close proximity to Interstate-135 - two major thoroughfares/expressways that provide ease of access to commuters and display excellent visibility. The property presents the opportunity to operate the hotel and increase operations to competitive set standards through focused, hands-on management and marketing. **The Wyndham Garden Wichita Downtown offers investors the opportunity to acquire an up-to-date property in a desirable market with value-add potential.**



EXECUTIVE SUMMARY

Acquisition Price	\$6,750,000	
Hotel	Wyndham Garden Wichita Downtown	
Address	221 East Kellogg Street Wichita, Kansas 67202	
Year Built	1973 / 2023	
Interest	Fee Simple	
Stories	7	
Rooms	150	
Building Area	93,156 SF	
Lot Size	Hotel Parcels +/- 1.32 Acres	
	Additional Parcels +/- 1.04 Acres	
	Total +/- 2.36 Acres	
Zoning District and Description	GC, General Commercial	
Amenities	Banquet Facilities, Bar, Breakfast Area, Business Center, Fitness Center, Meeting Room, Outdoor Pool, Restaurant	
Assessor’s Parcel Numbers	Hotel Parcels	Additional Parcels
	087-129-29-0-11-01-017.00	087-129-29-0-11-01-008.00
	087-129-29-0-11-01-016.00	087-129-29-0-11-01-009.00
	087-129-29-0-11-01-015.00	087-129-29-0-11-01-007.00
	087-129-29-0-11-01-014.00	087-129-29-0-11-01-004.00
	087-129-29-0-11-01-013.00	087-129-29-0-11-01-003.00
	087-129-29-0-11-01-012.00	
	087-129-29-0-11-01-011.00	
	087-129-29-0-11-01-010.00	

INVESTMENT & PROPERTY HIGHLIGHTS

- Property Was Recently Renovated In Compliance With Wyndham's Current Requirements, Leaving Minimal Property Improvement Plan (PIP) Costs Expected For A Buyer
- Property Receives Additional Revenue Through Leasing The On-Site Restaurant
- Wyndham Garden Is A Highly Desirable Flag By Both Investors And Consumers Alike
- Opportunity To Increase RevPAR To Competitive Set Standards And Exceed Performance Of Competition Through Strong Hands-On Management And Increased Marketing
- Located Directly Off Of South Broadway Avenue & East Kellog Street, Providing Ease Of Access And Displaying Excellent Signage To Commuters
- The Section Of South Broadway Avenue & East Kellog Street Closest To The Property Has An Average Annual Daily Traffic (AADT) Count Of Approximately 108,000 Vehicles Per Day
- The Property Is Also Located Within Close Proximity To A Variety Of Demand Generators Including, But Not Limited To:



REGIONAL MAP

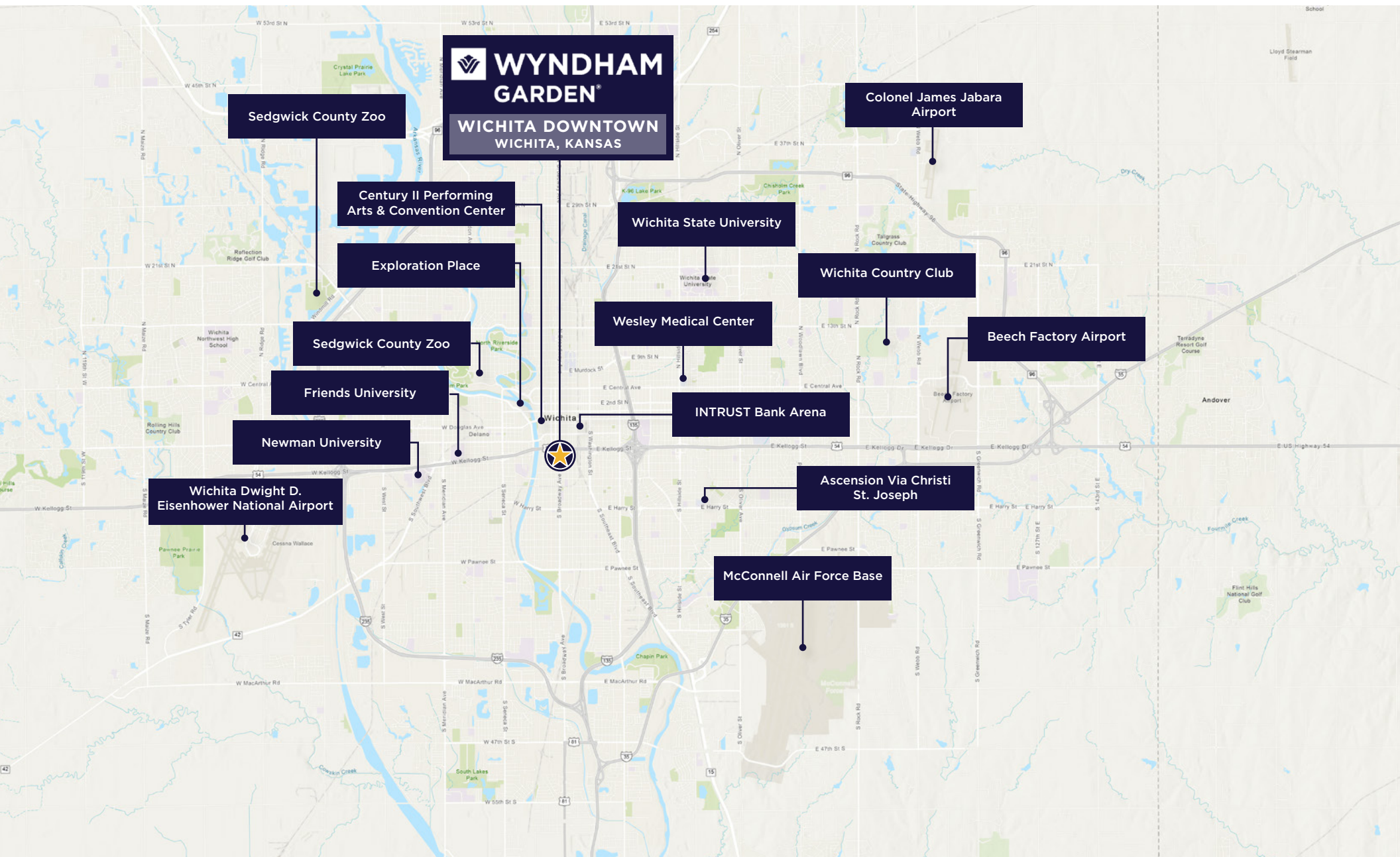


**WYNDHAM
GARDEN®**

- 1** Topeka, Kansas 142 Miles
- 2** Oklahoma City, Oklahoma 161 Miles
- 3** Tulsa, Oklahoma 175 Miles
- 4** Kansas City, Kansas 196 Miles
- 5** Garden City, Kansas 205 Miles
- 6** Springfield, Kansas 247 Miles
- 7** Lincoln, Nebraska 250 Miles



LOCAL MAP



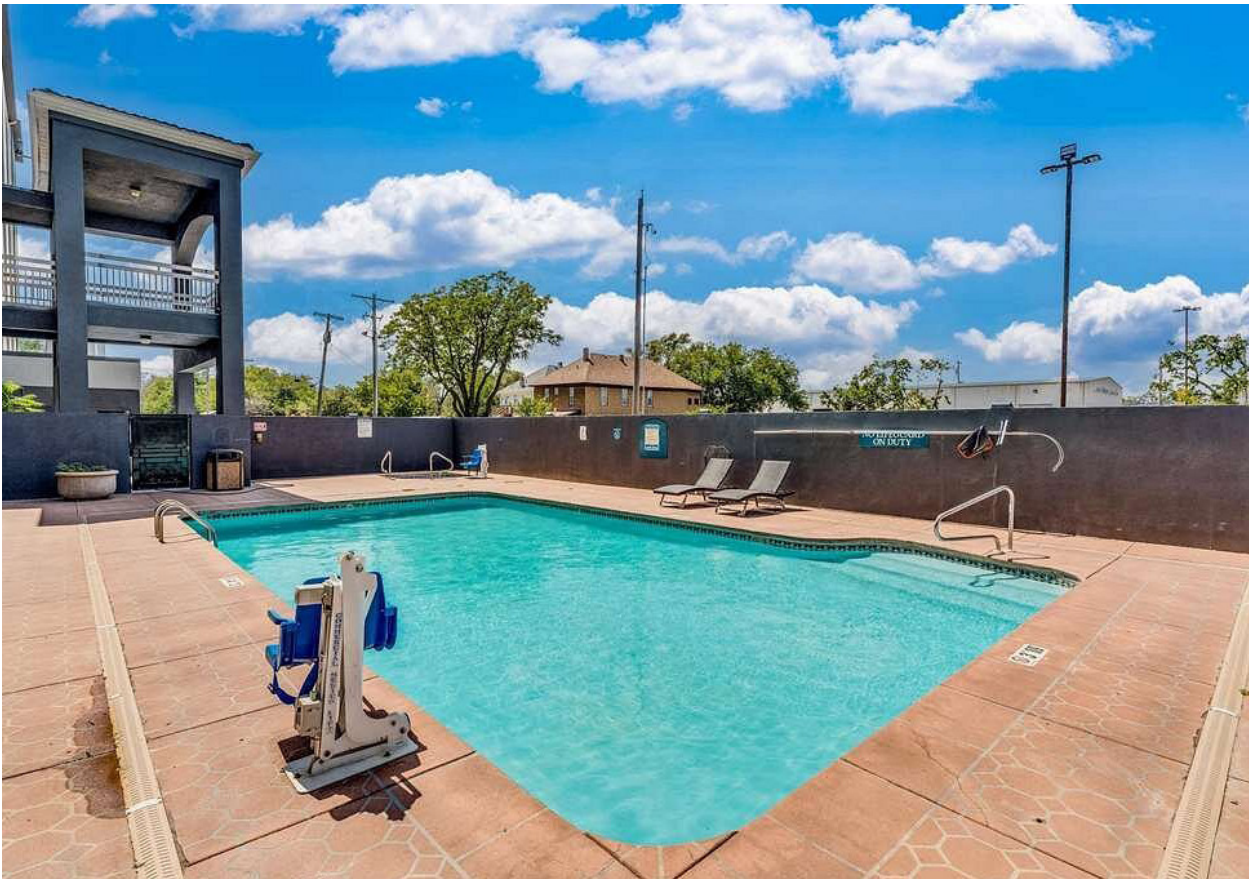
AERIAL VIEW



PROPERTY BOUNDARY









02

FINANCIAL ANALYSIS

PRICING SUMMARY

CURRENT

Acquisition Price	\$6,750,000
Rooms	150
Price Per Room	\$45,000

PRO FORMA

CAP Rate - Year 3 (2027) Includes Acquisition Price	10.26%
Ten-Year Leveraged IRR	30.61%
Average Cash on Cash Return	28.03%



PRO FORMA

Year Date	Historical 2025		Year 1 12/31/2026		Year 2 12/31/2027		Year 3 12/31/2028		Year 4 12/31/2029		Year 5 12/31/2030		Year 6 12/31/2031		Year 7 12/31/2032		Year 8 12/31/2033		Year 9 12/31/2034		Year 10 12/31/2035		Year 11 12/31/2036	
Rooms	150		150		150		150		150		150		150		150		150		150		150		150	
Days	365		365		366		365		365		366		365		365		366		365		365		366	
Available Rooms	54,750		54,750		54,900		54,750		54,750		54,900		54,750		54,750		54,900		54,750		54,750		54,900	
Occupied Rooms	19,984		23,543		25,803		26,828		27,923		29,097		29,018		29,018		29,097		29,018		29,018		29,097	
Occupancy	36.5%		43.0%		47.0%		49.0%		51.0%		53.0%		53.0%		53.0%		53.0%		53.0%		53.0%		53.0%	
ADR	\$87.07		\$88.81		\$91.47		\$94.22		\$97.04		\$99.96		\$102.95		\$106.04		\$109.22		\$112.50		\$115.88		\$119.35	
ADR Growth	0.00%		2.00%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%	
RevPAR	\$31.78		\$38.19		\$42.99		\$46.17		\$49.49		\$52.98		\$54.57		\$56.20		\$57.89		\$59.63		\$61.41		\$63.26	
RecPAR Growth	0.00%		20.16%		12.58%		7.38%		7.20%		7.04%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%	
TRevPAR	\$35.05		\$42.05		\$47.34		\$50.83		\$54.49		\$58.33		\$60.08		\$61.88		\$63.74		\$65.65		\$67.62		\$69.65	
TRevPAR Growth	0.00%		19.95%		12.58%		7.38%		7.20%		7.04%		3.00%		3.00%		3.00%		3.00%		3.00%		3.00%	
Department Revenues																								
Rooms	\$1,739,947	90.7%	\$2,090,797	90.8%	\$2,360,297	90.8%	\$2,527,632	90.8%	\$2,709,725	90.8%	\$2,908,415	90.8%	\$2,987,482	90.8%	\$3,077,107	90.8%	\$3,178,103	90.8%	\$3,264,503	90.8%	\$3,362,438	90.8%	\$3,472,799	90.8%
Food & Beverage	\$43,370	2.3%	\$51,087	2.2%	\$57,672	2.2%	\$61,761	2.2%	\$66,210	2.2%	\$71,065	2.2%	\$72,997	2.2%	\$75,187	2.2%	\$77,655	2.2%	\$79,766	2.2%	\$82,159	2.2%	\$84,856	2.2%
Misc. Income	\$135,859	7.1%	\$160,089	7.0%	\$180,724	7.0%	\$193,537	7.0%	\$207,479	7.0%	\$222,693	7.0%	\$228,747	7.0%	\$235,609	7.0%	\$243,342	7.0%	\$249,958	7.0%	\$257,457	7.0%	\$265,907	7.0%
Total Departmental Revenues	\$1,919,176	100.0%	\$2,301,973	100.0%	\$2,598,693	100.0%	\$2,782,930	100.0%	\$2,983,415	100.0%	\$3,202,173	100.0%	\$3,289,226	100.0%	\$3,387,903	100.0%	\$3,499,100	100.0%	\$3,594,226	100.0%	\$3,702,053	100.0%	\$3,823,562	100.0%
Departmental Expenses																								
Rooms	\$540,984	31.1%	\$603,642	28.9%	\$612,696	26.0%	\$621,887	24.6%	\$631,215	23.3%	\$640,683	22.0%	\$650,293	21.8%	\$660,048	21.5%	\$669,948	21.1%	\$679,998	20.8%	\$690,198	20.5%	\$700,551	20.2%
Food & Beverage	\$60,538	139.6%	\$49,555	97.0%	\$55,942	97.0%	\$59,908	97.0%	\$64,224	97.0%	\$68,933	97.0%	\$70,807	97.0%	\$72,931	97.0%	\$75,325	97.0%	\$77,373	97.0%	\$79,694	97.0%	\$82,310	97.0%
Total Departmental Expenses	\$601,522	31.3%	\$653,196	28.4%	\$668,638	25.7%	\$681,795	24.5%	\$695,439	23.3%	\$709,616	22.2%	\$721,101	21.9%	\$732,979	21.6%	\$745,274	21.3%	\$757,371	21.1%	\$769,892	20.8%	\$782,860	20.5%
DEPARTMENTAL PROFIT	\$1,317,654	68.7%	\$1,648,777	71.6%	\$1,930,055	74.3%	\$2,101,135	75.5%	\$2,287,976	76.7%	\$2,492,556	77.8%	\$2,568,126	78.1%	\$2,654,924	78.4%	\$2,753,827	78.7%	\$2,836,856	78.9%	\$2,932,161	79.2%	\$3,040,701	79.5%
Undistributed Expenses																								
Admin. & General	\$144,467	7.5%	\$111,827	4.9%	\$126,241	4.9%	\$135,191	4.9%	\$144,930	4.9%	\$155,557	4.9%	\$159,786	4.9%	\$164,580	4.9%	\$169,982	4.9%	\$174,603	4.9%	\$179,841	4.9%	\$185,744	4.9%
Information & Telecommunications	\$26,609	1.4%	\$41,199	1.8%	\$46,510	1.8%	\$49,807	1.8%	\$53,395	1.8%	\$57,311	1.8%	\$58,869	1.8%	\$60,635	1.8%	\$62,625	1.8%	\$64,327	1.8%	\$66,257	1.8%	\$68,432	1.8%
Franchise Fees	\$210,175	11.0%	\$211,883	9.2%	\$239,194	9.2%	\$256,152	9.2%	\$274,605	9.2%	\$294,740	9.2%	\$302,753	9.2%	\$311,836	9.2%	\$322,071	9.2%	\$330,827	9.2%	\$340,751	9.2%	\$351,935	9.2%
Sales & Marketing	\$10,300	0.5%	\$14,126	0.6%	\$15,946	0.6%	\$17,077	0.6%	\$18,307	0.6%	\$19,649	0.6%	\$20,184	0.6%	\$20,789	0.6%	\$21,471	0.6%	\$22,055	0.6%	\$22,717	0.6%	\$23,462	0.6%
Property Operation & Maintenance	\$91,491	4.8%	\$107,825	4.7%	\$121,723	4.7%	\$130,353	4.7%	\$139,743	4.7%	\$149,990	4.7%	\$154,068	4.7%	\$158,690	4.7%	\$163,898	4.7%	\$168,354	4.7%	\$173,405	4.7%	\$179,096	4.7%
Utilities	\$260,990	13.6%	\$306,053	13.3%	\$345,502	13.3%	\$369,997	13.3%	\$396,652	13.3%	\$425,736	13.3%	\$437,310	13.3%	\$450,429	13.3%	\$465,213	13.3%	\$477,861	13.3%	\$492,196	13.3%	\$508,351	13.3%
Total Undistributed Expenses	\$744,032	38.8%	\$792,911	34.4%	\$895,116	34.4%	\$958,576	34.4%	\$1,027,633	34.4%	\$1,102,984	34.4%	\$1,132,969	34.4%	\$1,166,959	34.4%	\$1,205,260	34.4%	\$1,238,026	34.4%	\$1,275,167	34.4%	\$1,317,021	34.4%
GROSS OPERATING PROFIT	\$573,622	29.9%	\$855,865	37.2%	\$1,034,939	39.8%	\$1,142,559	41.1%	\$1,260,343	42.2%	\$1,389,572	43.4%	\$1,435,156	43.6%	\$1,487,965	43.9%	\$1,548,566	44.3%	\$1,598,829	44.5%	\$1,656,994	44.8%	\$1,723,681	45.1%
Management Fee	\$71,000	3.70%	\$69,059	3.00%	\$77,961	3.00%	\$83,488	3.00%	\$89,502	3.00%	\$96,065	3.00%	\$98,677	3.00%	\$101,637	3.00%	\$104,973	3.00%	\$107,827	3.00%	\$111,062	3.00%	\$114,707	3.00%
INCOME NON-OPERATING EXPENSES	\$502,622	26.2%	\$786,806	34.2%	\$956,978	36.8%	\$1,059,071	38.1%	\$1,170,840	39.2%	\$1,293,507	40.4%	\$1,336,479	40.6%	\$1,386,328	40.9%	\$1,443,593	41.3%	\$1,491,003	41.5%	\$1,545,933	41.8%	\$1,608,974	42.1%
Non-Operating Expenses																								
Property Taxes	\$117,637	6.1%	\$121,166	5.3%	\$124,801	4.8%	\$128,545	4.6%	\$132,402	4.4%	\$136,374	4.3%	\$140,465	4.3%	\$144,679	4.3%	\$149,019	4.3%	\$153,490	4.3%	\$158,094	4.3%	\$162,837	4.3%
Insurance	\$217,989	11.4%	\$150,000	6.5%	\$159,135	6.1%	\$238,202	8.6%	\$245,348	8.2%	\$252,709	7.9%	\$260,290	7.9%	\$268,099	7.9%	\$276,142	7.9%	\$284,426	7.9%	\$292,959	7.9%	\$301,748	7.9%
Total Non-Operating Expenses	\$335,626	17.5%	\$271,166	11.8%	\$283,936	10.9%	\$366,748	13.2%	\$377,750	12.7%	\$389,082	12.2%	\$400,755	12.2%	\$412,778	12.2%	\$425,161	12.2%	\$437,916	12.2%	\$451,053	12.2%	\$464,585	12.2%
EBITDA	\$166,996	8.7%	\$515,640	22.4%	\$673,042	25.9%	\$692,323	24.9%	\$793,090	26.6%	\$904,425	28.2%	\$935,724	28.4%	\$973,551	28.7%	\$1,018,433	29.1%	\$1,053,087	29.3%	\$1,094,879	29.6%	\$1,144,389	29.9%
Reserve for Replacement	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
NET CASH FLOW	\$166,996	8.7%	\$515,640	22.4%	\$673,042	25.9%	\$692,323	24.9%	\$793,090	26.6%	\$904,425	28.2%	\$935,724	28.4%	\$973,551	28.7%	\$1,018,433	29.1%	\$1,053,087	29.3%	\$1,094,879	29.6%	\$1,144,389	29.9%

IRR ANALYSIS

ACQUISITION ASSUMPTIONS

Purchase Price	\$6,750,000
Purchase Price/Key	\$45,000
Pro Forma Cap Rate (Year 3)	10.26%

DISPOSITION ASSUMPTIONS

Sales Price	\$14,304,861
Sales Price/Key	\$95,366
Exit Cap	8.00%

DEBT ASSUMPTIONS

Loan Amount	\$5,062,500
LTV	75%
Interest Rate	7.75%
Interest Only Period (Max 10)	10 Years
Amortization Period	30 Years
Term (Max 10)	10 Years
Interest Only Payments (Yearly)	\$392,344
Amortization Payments (Yearly)	\$435,220
Loan Repayment Amount	\$5,062,500

INVESTMENT SUMMARY	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Acquisition Cost	(\$6,750,000)										
Loan Proceeds	\$5,062,500										
Sales Price		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,304,861
Net Cash Flow	(\$6,750,000)	\$515,640	\$673,042	\$692,323	\$793,090	\$904,425	\$935,724	\$973,551	\$1,018,433	\$1,053,087	\$15,399,740
Debt Service		(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)	(\$392,344)
Debt Payoff		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$5,062,500)
Levered Cash Flow	(\$1,687,500)	\$123,296	\$280,698	\$299,980	\$400,746	\$512,081	\$543,381	\$581,207	\$626,089	\$660,743	\$9,944,896

INVESTMENT METRICS	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Unlevered Cash-on-Cash	12.82%	7.64%	9.97%	10.26%	11.75%	13.40%	13.86%	14.42%	15.09%	15.60%	16.22%
Levered Cash-on-Cash	28.03%	7.31%	16.63%	17.78%	23.75%	30.35%	32.20%	34.44%	37.10%	39.16%	41.63%
DSCR	2.21x	1.31x	1.72x	1.76x	2.02x	2.31x	2.38x	2.48x	2.60x	2.68x	2.79x
Unlevered Equity Multiple	3.40x										
Levered Equity Multiple	8.28x										
Unlevered IRR	16.73%										
Levered IRR	30.61%										



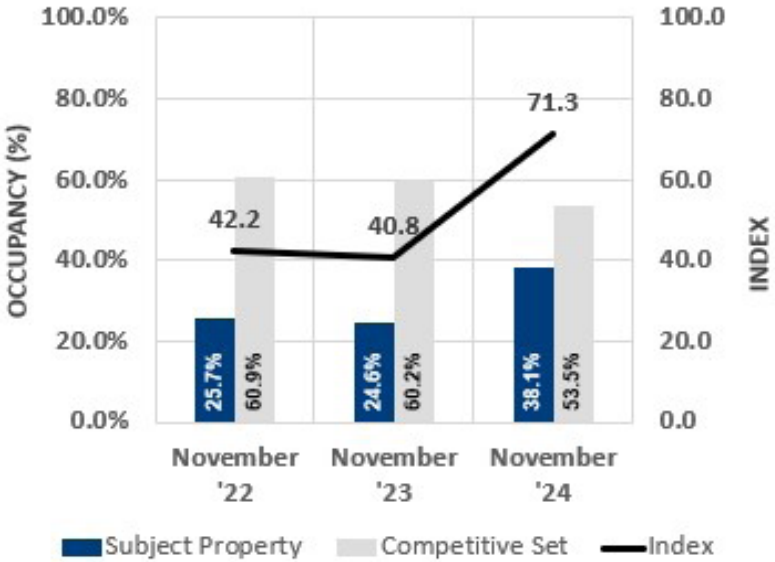
03

COMPETITIVE PROPERTIES & STR REPORT

OPERATING STATISTICS

Over the last three years, the property's Occupancy and RevPAR have both fluctuated, achieving a **51.4 percent** average annual Occupancy penetration index and a **50.5 percent** average annual RevPAR penetration index. The property's Average Daily Rate (ADR) has decreased over the last three years, achieving a **98.8 percent** average annual ADR penetration index. Aggressive yield strategies, along with a focused sales and marketing program should allow for Occupancy, ADR, and RevPAR to achieve full market penetration.

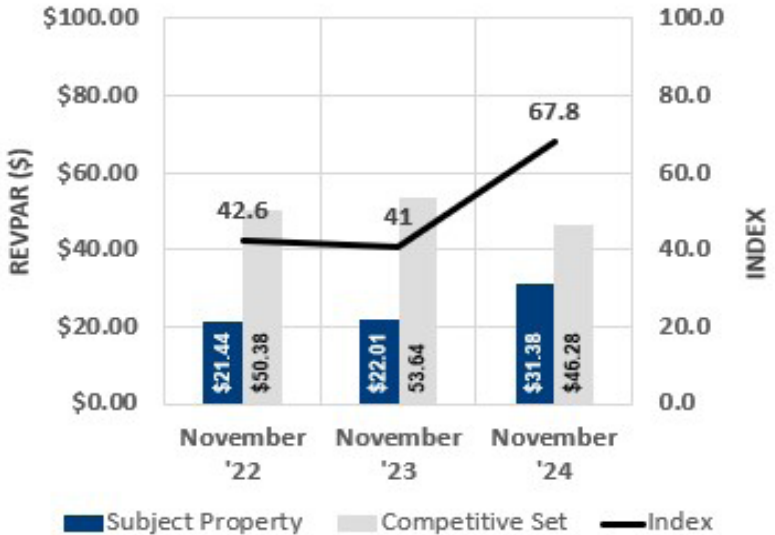
OCCUPANCY



AVERAGE DAILY RATE



REVPAR



COMPETITIVE SET

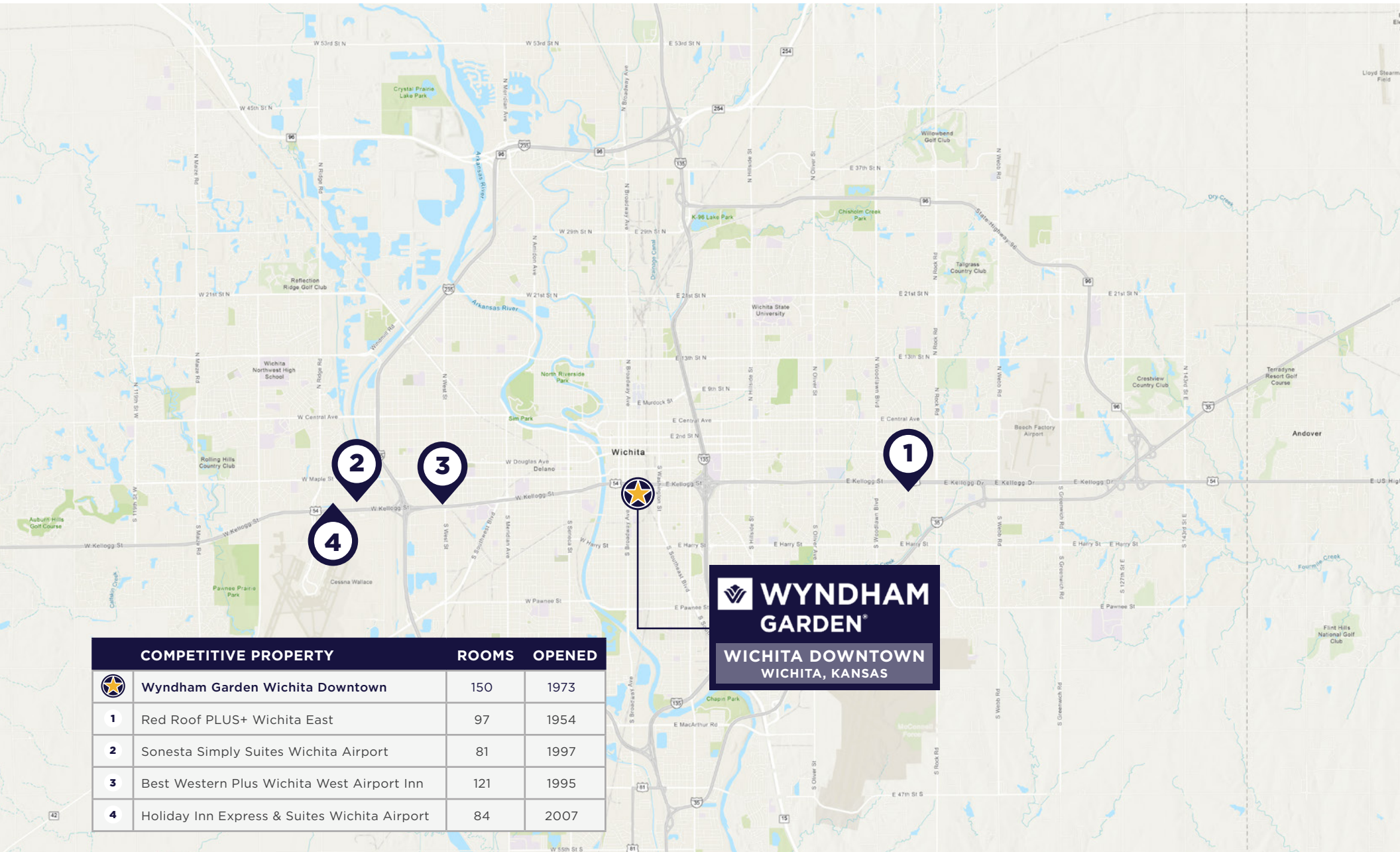


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STR REPORT

Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Currency USD - U.S. Dollar

May 2025									
	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	40.1	62.3	64.4	98.53	123.65	79.7	39.52	77.04	51.3
Year To Date	36.5	61.4	59.4	87.70	117.32	74.8	31.98	72.02	44.4
Running 3 Month	41.1	67.4	60.9	91.39	119.82	76.3	37.51	80.77	46.4
Running 12 Month	40.1	63.0	63.7	82.58	114.42	72.2	33.12	72.07	46.0

May 2025 vs. 2024 Percent Change (%)									
	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	-12.7	-5.0	-8.2	5.6	8.0	-2.2	-7.8	2.6	-10.2
Year To Date	15.3	3.9	10.9	-1.1	8.1	-8.5	14.0	12.3	1.5
Running 3 Month	11.2	6.6	4.3	3.8	10.1	-5.7	15.5	17.4	-1.6
Running 12 Month	28.0	1.0	26.7	-6.5	2.9	-9.1	19.7	3.9	15.2

STR REPORT

Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments

Currency USD - U.S. Dollar

Market: Kansas USA
MarketClass: UpperMidscale
Submarket: Wichita
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
40.1	-12.7	36.5	15.3	41.1	11.2	40.1	28.0
59.0	-0.3	51.7	0.4	57.6	2.7	53.7	-0.5
68.9	-0.1	60.9	-0.9	67.4	1.2	63.3	0.3
63.5	-1.1	57.0	0.6	62.8	3.1	58.4	-0.5
66.2	-3.2	58.6	-1.9	64.8	0.1	60.3	-0.5
62.3	-5.0	61.4	3.9	67.4	6.6	63.0	1.0

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	-0.7	0.0	-0.3
-0.6	-0.6	-0.6	-0.4
-0.3	-0.3	-0.4	-0.1
1.3	1.3	1.3	0.9
5.1	3.8	3.8	3.5
0.0	0.0	0.0	0.0

Market: Kansas USA
MarketClass: UpperMidscale
Submarket: Wichita
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
98.53	5.6	87.70	-1.1	91.39	3.8	82.58	-6.5
107.08	2.9	101.93	4.0	104.41	4.2	100.54	2.9
125.26	3.3	117.78	4.6	121.69	5.0	116.55	3.1
110.35	0.5	104.75	2.6	107.28	2.8	102.72	1.9
111.47	0.5	103.05	2.1	106.56	2.5	101.42	1.2
123.65	8.0	117.32	8.1	119.82	10.1	114.42	2.9

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-12.7	14.5	11.2	27.6
-0.9	-0.2	2.1	-0.9
-0.5	-1.2	0.8	0.1
0.2	1.9	4.5	0.4
1.8	1.8	3.9	2.9
-5.0	3.9	6.6	1.0

Market: Kansas USA
MarketClass: UpperMidscale
Submarket: Wichita
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
39.52	-7.8	31.98	14.0	37.51	15.5	33.12	19.7
63.19	2.6	52.68	4.4	60.13	6.9	54.00	2.4
86.26	3.1	71.67	3.7	82.08	6.2	73.77	3.4
70.06	-0.6	59.75	3.2	67.39	6.0	60.00	1.4
73.82	-2.7	60.38	0.2	69.01	2.6	61.21	0.7
77.04	2.6	72.02	12.3	80.77	17.4	72.07	3.9

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-7.8	13.2	15.5	19.4
2.0	3.8	6.3	2.0
2.8	3.3	5.8	3.3
0.7	4.5	7.4	2.3
2.3	4.0	6.5	4.2
2.6	12.3	17.4	3.9

Market: Kansas USA
MarketClass: UpperMidscale
Submarket: Wichita
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
590	35489	328	25294	71	
138	10919	124	10331	95	
141	10409	88	8361	80	
52	4660	50	4528	97	
4	550	4	550	100	

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Tab 4 - Competitive Set Report

Currency USD - U.S. Dollar

Occupancy (%)	2023	2024												2025					Year to Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2023	2024	2025	2023	2024	2025	2023	2024	2025
My Property	25.0	18.7	28.7	33.7	30.9	46.0	52.2	48.2	45.2	40.8	52.3	36.0	24.2	25.1	34.0	45.7	37.2	40.1	16.7	31.6	36.5	16.1	36.9	41.1	21.2	31.3	40.1
Competitive Set	52.3	47.4	58.3	63.1	61.0	65.6	72.4	60.7	62.6	69.3	66.4	62.8	55.0	44.6	60.1	74.6	65.3	62.3	62.2	59.1	61.4	68.3	63.2	67.4	62.7	62.3	63.0
Index (MPI)	47.7	39.5	49.2	53.3	50.7	70.1	72.0	79.5	72.2	58.9	78.7	57.3	43.9	56.2	56.6	61.3	57.0	64.4	26.8	53.6	59.4	23.6	58.4	60.9	33.8	50.3	63.7
Rank	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	4 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5
% Chg																											
My Property	38.9	24.3	41.2	73.7	125.6	201.0	68.6	77.4	32.6	12.1	58.0	14.8	-3.3	33.9	18.5	35.8	20.3	-12.7	-36.8	89.4	15.3	-44.1	128.6	11.2	-25.1	48.1	28.0
Competitive Set	12.1	-2.9	2.2	-11.3	-7.8	-3.0	-4.0	-8.3	-2.7	5.3	0.9	-0.1	5.1	-5.8	3.1	18.1	7.1	-5.0	6.8	-5.1	3.9	4.8	-7.4	6.6	7.7	-0.6	1.0
Index (MPI)	23.9	28.0	38.2	95.8	144.8	210.3	75.7	93.5	36.3	6.5	56.5	14.9	-7.9	42.1	14.9	15.0	12.3	-8.2	-40.9	99.6	10.9	-46.7	147.0	4.3	-30.4	48.9	26.7
Rank	2 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	2 of 5	1 of 5	1 of 5	2 of 5	1 of 5	1 of 5	2 of 5	2 of 5	4 of 5	5 of 5	1 of 5	2 of 5	5 of 5	1 of 5	2 of 5	5 of 5	1 of 5	1 of 5
ADR	2023	2024												2025					Year to Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2023	2024	2025	2023	2024	2025	2023	2024	2025
My Property	69.24	73.53	101.93	88.57	79.26	93.30	90.42	81.00	82.88	74.63	76.15	75.78	67.84	75.79	82.83	95.62	78.07	98.53	91.72	88.67	87.70	104.22	88.01	91.39	88.85	88.30	82.58
Competitive Set	102.32	106.40	109.31	106.19	105.35	114.48	112.55	113.81	109.95	112.22	115.52	115.38	107.06	115.58	109.56	122.45	112.93	123.65	110.98	108.51	117.32	113.86	108.82	119.82	109.94	111.21	114.42
Index (ARI)	67.7	69.1	93.3	83.4	75.2	81.5	80.3	71.2	75.4	66.5	65.9	65.7	63.4	65.6	75.6	78.1	69.1	79.7	82.6	81.7	74.8	91.5	80.9	76.3	80.8	79.4	72.2
Rank	5 of 5	5 of 5	3 of 5	3 of 5	5 of 5	4 of 5	4 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	4 of 5	4 of 5	3 of 5	5 of 5	5 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	4 of 5	5 of 5
% Chg																											
My Property	-2.1	6.0	31.7	-6.4	-22.8	-20.7	-21.7	-15.6	-8.2	-13.1	-7.4	0.3	-2.0	3.1	-18.7	8.0	-1.5	5.6	15.8	-3.3	-1.1	24.4	-15.6	3.8	14.7	-0.6	-6.5
Competitive Set	3.5	2.9	2.3	-6.1	-6.7	-1.0	-3.8	-4.9	-2.6	1.4	0.8	4.2	4.6	8.6	0.2	15.3	7.2	8.0	7.3	-2.2	8.1	6.8	-4.4	10.1	10.2	1.2	2.9
Index (ARI)	-5.4	3.0	28.7	-0.4	-17.3	-19.9	-18.6	-11.3	-5.8	-14.2	-8.2	-3.7	-6.4	-5.1	-18.9	-6.4	-8.1	-2.2	8.0	-1.1	-8.5	16.5	-11.6	-5.7	4.1	-1.8	-9.1
Rank	4 of 5	2 of 5	1 of 5	3 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	3 of 5	3 of 5	4 of 5	5 of 5	4 of 5	4 of 5	3 of 5	1 of 5	3 of 5	4 of 5	1 of 5	5 of 5	4 of 5	2 of 5	5 of 5	5 of 5
RevPAR	2023	2024												2025					Year to Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2023	2024	2025	2023	2024	2025	2023	2024	2025
My Property	17.29	13.77	29.27	29.81	24.52	42.88	47.16	39.05	37.45	30.48	39.80	27.25	16.38	19.00	28.18	43.70	29.06	39.52	15.32	28.06	31.98	16.83	32.49	37.51	18.80	27.67	33.12
Competitive Set	53.55	50.40	63.77	67.04	64.23	75.06	81.48	69.04	68.83	77.81	76.70	72.46	58.87	51.58	65.89	91.30	73.76	77.04	69.08	64.11	72.02	77.80	68.83	80.77	68.92	69.33	72.07
Index (RGI)	32.3	27.3	45.9	44.5	38.2	57.1	57.9	56.6	54.4	39.2	51.9	37.6	27.8	36.8	42.8	47.9	39.4	51.3	22.2	43.8	44.4	21.6	47.2	46.4	27.3	39.9	46.0
Rank	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5
% Chg																											
My Property	35.9	31.7	85.9	62.5	74.1	138.7	32.0	49.7	21.6	-2.5	46.3	15.1	-5.2	38.0	-3.7	46.6	18.5	-7.8	-26.8	83.1	14.0	-30.5	93.1	15.5	-14.1	47.1	19.7
Competitive Set	16.0	-0.1	4.5	-16.7	-14.0	-4.0	-7.7	-12.8	-5.2	6.7	1.8	4.0	9.9	2.3	3.3	36.2	14.8	2.6	14.5	-7.2	12.3	11.9	-11.5	17.4	18.6	0.6	3.9
Index (RGI)	17.2	31.8	77.9	95.1	102.4	148.5	43.0	71.7	28.4	-8.7	43.7	10.7	-13.8	34.8	-6.8	7.6	3.2	-10.2	-36.1	97.3	1.5	-37.9	118.3	-1.6	-27.6	46.3	15.2
Rank	2 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	4 of 5	1 of 5	2 of 5	3 of 5	1 of 5	3 of 5	2 of 5	2 of 5	3 of 5	5 of 5	1 of 5	2 of 5	5 of 5	1 of 5	2 of 5	5 of 5	1 of 5	1 of 5

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Tab 5 - Industry Report

Currency USD - U.S. Dollar

Submarket Class: Wichita Upper Midscale

Occupancy (%)	2023	2024												2025					Year to Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2023	2024	2025	2023	2024	2025	2023	2024	2025
My Property	25.0	18.7	28.7	33.7	30.9	46.0	52.2	48.2	45.2	40.8	52.3	36.0	24.2	25.1	34.0	45.7	37.2	40.1	16.7	31.6	36.5	16.1	36.9	41.1	21.2	31.3	40.1
Industry	49.8	48.4	58.1	65.5	63.0	69.5	70.5	65.3	63.4	63.1	71.5	60.0	48.9	46.7	56.8	68.2	62.0	67.2	64.8	60.9	60.3	69.5	66.0	65.9	63.4	61.4	62.0
Index (MPI)	50.1	38.7	49.4	51.4	49.1	66.1	74.0	73.9	71.3	64.8	73.1	59.9	49.4	53.8	59.9	67.0	60.0	59.7	25.8	51.9	60.5	23.2	55.9	62.3	33.4	51.0	64.7
% Chg																											
My Property	38.9	24.3	41.2	73.7	125.6	201.0	68.6	77.4	32.6	12.1	58.0	14.8	-3.3	33.9	18.5	35.8	20.3	-12.7	-36.8	89.4	15.3	-44.1	128.6	11.2	-25.1	48.1	28.0
Industry	0.3	-6.9	-8.7	-14.0	-2.8	3.3	-1.6	4.1	2.8	-1.9	13.1	0.4	-1.7	-3.7	-2.2	4.1	-1.5	-3.3	8.7	-5.9	-1.1	6.9	-4.9	-0.3	6.6	-3.1	0.9
Index (MPI)	38.4	33.5	54.7	101.9	132.1	191.3	71.3	70.3	28.9	14.4	39.7	14.3	-1.6	39.0	21.1	30.4	22.2	-9.7	-41.9	101.4	16.6	-47.7	140.5	11.5	-29.7	52.7	26.8
ADR	2023	2024												2025					Year to Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2023	2024	2025	2023	2024	2025	2023	2024	2025
My Property	69.24	73.53	101.93	88.57	79.26	93.30	90.42	81.00	82.88	74.63	76.15	75.78	67.84	75.79	82.83	95.62	78.07	98.53	91.72	88.67	87.70	104.22	88.01	91.39	88.85	88.30	82.58
Industry	96.99	100.08	105.87	108.00	107.74	119.96	116.99	114.39	109.49	105.92	106.94	105.86	97.71	100.55	106.53	114.88	112.06	120.84	106.81	109.08	111.94	110.77	112.16	116.06	105.35	108.68	109.99
Index (ARI)	71.4	73.5	96.3	82.0	73.6	77.8	77.3	70.8	75.7	70.5	71.2	71.6	69.4	75.4	77.8	83.2	69.7	81.5	85.9	81.3	78.3	94.1	78.5	78.7	84.3	81.2	75.1
% Chg																											
My Property	-2.1	6.0	31.7	-6.4	-22.8	-20.7	-21.7	-15.6	-8.2	-13.1	-7.4	0.3	-2.0	3.1	-18.7	8.0	-1.5	5.6	15.8	-3.3	-1.1	24.4	-15.6	3.8	14.7	-0.6	-6.5
Industry	1.3	4.7	3.0	-0.5	-1.4	4.5	-0.1	-0.2	0.3	-1.1	0.4	1.8	0.7	0.5	0.6	6.4	4.0	0.7	6.9	2.1	2.6	6.9	1.3	3.5	8.3	3.2	1.2
Index (ARI)	-3.4	1.2	27.8	-6.0	-21.8	-24.2	-21.6	-15.4	-8.5	-12.1	-7.8	-1.4	-2.7	2.6	-19.2	1.5	-5.3	4.8	8.4	-5.3	-3.6	16.3	-16.6	0.3	5.9	-3.7	-7.6
RevPAR	2023	2024												2025					Year to Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2023	2024	2025	2023	2024	2025	2023	2024	2025
My Property	17.29	13.77	29.27	29.81	24.52	42.88	47.16	39.05	37.45	30.48	39.80	27.25	16.38	19.00	28.18	43.70	29.06	39.52	15.32	28.06	31.98	16.83	32.49	37.51	18.80	27.67	33.12
Industry	48.29	48.48	61.48	70.76	67.83	83.39	82.45	74.64	69.41	66.81	76.48	63.54	47.80	46.91	60.52	78.38	69.49	81.23	69.21	66.47	67.45	76.93	74.06	76.44	66.75	66.75	68.18
Index (RGI)	35.8	28.4	47.6	42.1	36.1	51.4	57.2	52.3	53.9	45.6	52.0	42.9	34.3	40.5	46.6	55.7	41.8	48.6	22.1	42.2	47.4	21.9	43.9	49.1	28.2	41.4	48.6
% Chg																											
My Property	35.9	31.7	85.9	62.5	74.1	138.7	32.0	49.7	21.6	-2.5	46.3	15.1	-5.2	38.0	-3.7	46.6	18.5	-7.8	-26.8	83.1	14.0	-30.5	93.1	15.5	-14.1	47.1	19.7
Industry	1.6	-2.6	-6.0	-14.4	-4.1	8.0	-1.7	3.9	3.2	-3.1	13.5	2.2	-1.0	-3.2	-1.6	10.8	2.4	-2.6	16.3	-4.0	1.5	14.3	-3.7	3.2	15.4	0.0	2.1
Index (RGI)	33.7	35.2	97.7	89.9	81.5	120.9	34.3	44.0	17.9	0.6	28.9	12.6	-4.3	42.6	-2.2	32.3	15.7	-5.4	-37.1	90.7	12.4	-39.2	100.6	11.9	-25.5	47.1	17.2

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Tab 6 - Day of Week and Weekday/Weekend Report

Currency USD - U.S. Dollar

Day of Week	Time Period	Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg	
Sunday	Current Month	27.0	-0.6	36.8	-20.4	73.4	24.8	68.43	-14.1	105.85	2.7	64.6	-16.4	18.48	-14.6	38.92	-18.2	47.5	4.3
	Year To Date	27.1	54.9	37.9	-1.2	71.6	56.8	65.84	-10.6	103.49	8.2	63.6	-17.4	17.87	38.4	39.25	6.8	45.5	29.5
	Running 3 Month	27.7	39.1	38.7	-5.0	71.7	46.5	64.75	-14.8	101.98	5.6	63.5	-19.3	17.96	18.5	39.47	0.3	45.5	18.2
	Running 12 Month	29.6	36.6	43.0	-2.3	68.9	39.9	68.08	-15.1	103.97	4.4	65.5	-18.7	20.18	16.0	44.73	2.0	45.1	13.8
Monday	Current Month	21.7	-31.9	56.0	0.8	38.7	-32.5	78.96	12.4	111.35	2.2	70.9	10.0	17.11	-23.5	62.41	3.1	27.4	-25.8
	Year To Date	24.5	19.3	55.8	8.8	43.9	9.6	71.79	1.1	109.18	2.1	65.7	-1.0	17.59	20.6	60.91	11.1	28.9	8.6
	Running 3 Month	25.8	6.1	61.7	14.4	41.8	-7.3	72.71	1.2	108.96	2.5	66.7	-1.2	18.75	7.4	67.25	17.3	27.9	-8.4
	Running 12 Month	29.6	44.0	59.0	4.9	50.2	37.3	70.40	-6.6	109.02	-1.4	64.6	-5.3	20.82	34.5	64.29	3.4	32.4	30.1
Tuesday	Current Month	20.5	-37.6	68.0	2.3	30.2	-38.9	70.91	-0.1	117.27	5.5	60.5	-5.3	14.54	-37.6	79.69	7.9	18.2	-42.2
	Year To Date	27.9	17.3	64.8	9.1	43.1	7.5	74.29	-1.2	115.97	5.3	64.1	-6.2	20.75	15.8	75.12	14.8	27.6	0.9
	Running 3 Month	30.1	0.9	72.6	13.5	41.4	-11.2	78.93	3.2	117.53	5.8	67.2	-2.5	23.72	4.1	85.30	20.1	27.8	-13.4
	Running 12 Month	33.7	37.7	66.7	5.9	50.5	30.0	72.76	-6.7	114.21	2.2	63.7	-8.6	24.52	28.6	76.18	8.3	32.2	18.8
Wednesday	Current Month	28.2	-21.5	70.8	4.8	39.8	-25.1	78.10	12.3	122.11	9.1	64.0	3.0	22.00	-11.8	86.48	14.3	25.4	-22.8
	Year To Date	28.8	2.7	66.1	5.6	43.6	-2.8	78.42	5.8	118.41	9.6	66.2	-3.5	22.58	8.7	78.26	15.8	28.8	-6.2
	Running 3 Month	33.0	-1.1	75.0	12.7	44.1	-12.2	82.47	9.9	121.20	10.7	68.0	-0.7	27.24	8.7	90.84	24.7	30.0	-12.8
	Running 12 Month	34.2	19.4	66.9	1.6	51.2	17.5	72.96	-6.6	115.92	3.2	62.9	-9.5	24.99	11.6	77.56	4.9	32.2	6.4
Thursday	Current Month	43.2	-5.3	69.1	-3.2	62.5	-2.1	101.97	21.2	123.63	6.9	82.5	13.4	44.05	14.8	85.41	3.5	51.6	11.0
	Year To Date	37.6	10.3	64.3	2.4	58.4	7.7	93.31	8.7	119.41	8.6	78.1	0.1	35.06	19.9	76.83	11.3	45.6	7.8
	Running 3 Month	41.2	12.6	68.2	4.6	60.3	7.7	99.07	21.8	119.98	10.9	82.6	9.8	40.80	37.2	81.89	16.0	49.8	18.3
	Running 12 Month	40.4	30.7	61.6	-3.4	65.6	35.2	81.32	-4.0	114.42	2.2	71.1	-6.1	32.87	25.5	70.54	-1.2	46.6	27.0
Friday	Current Month	63.3	-15.5	75.9	-9.1	83.5	-7.0	116.78	-3.4	134.05	8.8	87.1	-11.2	73.96	-18.3	101.68	-1.1	72.7	-17.4
	Year To Date	53.8	1.4	75.7	-0.5	71.0	1.9	103.08	-2.9	124.14	9.6	83.0	-11.4	55.45	-1.5	94.01	9.1	59.0	-9.7
	Running 3 Month	62.8	5.3	80.7	2.0	77.8	3.2	105.92	-0.1	127.40	12.7	83.1	-11.4	66.48	5.1	102.83	15.0	64.7	-8.6
	Running 12 Month	54.5	15.6	73.1	-0.8	74.6	16.6	95.86	-5.6	118.75	3.5	80.7	-8.8	52.24	9.2	86.77	2.7	60.2	6.3
Saturday	Current Month	64.3	-6.6	71.8	-11.6	89.5	5.7	107.83	-0.4	132.87	8.6	81.2	-8.2	69.30	-7.0	95.37	-4.0	72.7	-3.0
	Year To Date	54.2	20.1	69.7	2.6	77.7	17.1	97.41	5.6	122.30	11.1	79.6	-5.0	52.78	26.9	85.25	14.0	61.9	11.2
	Running 3 Month	65.0	21.2	75.8	1.7	85.7	19.2	100.83	4.4	126.45	12.5	79.7	-7.1	65.49	26.6	95.87	14.4	68.3	10.7
	Running 12 Month	58.8	26.3	72.2	0.5	81.5	25.7	93.77	-1.3	118.89	5.0	78.9	-5.9	55.16	24.8	85.82	5.5	64.3	18.2
Weekday/Weekend																			
Weekday	Current Month	28.8	-18.1	60.6	-2.6	47.6	-16.0	84.04	11.2	117.71	6.0	71.4	4.9	24.23	-9.0	71.29	3.3	34.0	-11.9
	Year To Date	29.3	17.7	57.9	5.2	50.5	11.8	78.20	1.6	114.44	6.9	68.3	-5.0	22.88	19.5	66.29	12.5	34.5	6.3
	Running 3 Month	31.6	9.6	63.2	8.9	49.9	0.6	81.42	6.4	115.35	7.7	70.6	-1.2	25.69	16.6	72.95	17.2	35.2	-0.6
	Running 12 Month	33.5	32.6	59.5	1.5	56.4	30.7	73.63	-7.5	112.13	2.0	65.7	-9.4	24.69	22.6	66.66	3.5	37.0	18.5
Weekend	Current Month	63.8	-11.7	73.8	-10.5	86.4	-1.3	112.27	-2.8	133.47	8.6	84.1	-10.5	71.63	-14.1	98.53	-2.7	72.7	-11.7
	Year To Date	54.0	9.8	72.7	0.9	74.2	8.9	100.24	0.3	123.26	10.3	81.3	-9.0	54.11	10.2	89.63	11.2	60.4	-0.9
	Running 3 Month	63.9	12.7	78.2	1.6	81.7	10.8	103.24	1.5	126.92	12.6	81.3	-9.9	65.97	14.3	99.22	14.4	66.5	-0.1
	Running 12 Month	56.7	21.0	72.6	-0.2	78.1	21.2	94.76	-3.6	118.82	4.2	79.8	-7.5	53.72	16.6	86.29	4.0	62.3	12.1
Total	Current Month	40.1	-12.7	64.8	-4.7	61.9	-8.4	98.53	5.0	123.50	7.2	79.8	-2.0	39.52	-8.3	80.07	2.1	49.3	-10.2
	Year To Date	36.5	14.9	62.2	4.0	58.6	10.5	87.70	0.8	117.44	8.1	74.7	-6.8	31.98	15.8	73.09	12.4	43.8	3.1
	Running 3 Month	41.1	11.0	67.6	6.3	60.7	4.4	91.39	4.0	119.28	9.3	76.6	-4.8	37.51	15.4	80.66	16.2	46.5	-0.7
	Running 12 Month	40.2	27.8	63.2	0.9	63.6	26.6	82.23	-6.1	114.34	2.8	71.9	-8.7	33.06	19.9	72.31	3.7	45.7	15.6

STR REPORT

Tab 7 - Day of Week and Weekday/Weekend Report - Industry

Currency USD - U.S. Dollar

Submarket Class: Wichita Upper Midscale

Day of Week	Time Period	Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Industry		Index (MPI)		My Property		Industry		Index (ARI)		My Property		Industry		Index (RGI)	
			% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	27.0	-0.6	47.9	2.7	56.4	-3.2	68.43	-14.1	105.39	-3.3	64.9	-11.2	18.48	-14.6	50.48	-0.7	36.6	-14.1
	Year To Date	27.1	54.9	43.1	6.0	63.0	46.1	65.84	-10.6	103.84	0.5	63.4	-11.1	17.87	38.4	44.71	6.5	40.0	29.9
	Running 3 Month	27.7	39.1	46.0	6.3	60.4	30.8	64.75	-14.8	104.40	-0.5	62.0	-14.3	17.96	18.5	47.98	5.7	37.4	12.1
	Running 12 Month	29.6	36.6	45.3	2.4	65.5	33.5	68.08	-15.1	104.75	0.3	65.0	-15.3	20.18	16.0	47.44	2.6	42.5	13.0
Monday	Current Month	21.7	-31.9	58.8	-1.9	36.9	-30.6	78.96	12.4	115.14	-2.4	68.6	15.2	17.11	-23.5	67.68	-4.2	25.3	-20.1
	Year To Date	24.5	19.3	60.0	4.1	40.8	14.6	71.79	1.1	113.37	1.4	63.3	-0.3	17.59	20.6	68.05	5.5	25.9	14.3
	Running 3 Month	25.8	6.1	64.0	3.0	40.3	3.0	72.71	1.2	114.94	0.6	63.3	0.7	18.75	7.4	73.59	3.6	25.5	3.7
	Running 12 Month	29.6	44.0	62.4	3.8	47.4	38.8	70.40	-6.6	113.76	1.2	61.9	-7.7	20.82	34.5	71.00	5.0	29.3	28.1
Tuesday	Current Month	20.5	-37.6	72.6	0.1	28.2	-37.6	70.91	-0.1	121.53	-1.1	58.3	1.1	14.54	-37.6	88.22	-1.0	16.5	-37.0
	Year To Date	27.9	17.3	69.5	3.3	40.2	13.6	74.29	-1.2	119.53	1.7	62.2	-2.9	20.75	15.8	82.02	5.0	25.0	10.3
	Running 3 Month	30.1	0.9	75.5	3.8	39.8	-2.8	78.93	3.2	122.58	1.9	64.4	1.2	23.72	4.1	92.52	5.8	25.6	-1.6
	Running 12 Month	33.7	37.7	70.5	2.6	47.8	34.3	72.76	-6.7	119.09	2.2	61.1	-8.6	24.52	28.6	83.97	4.8	29.2	22.7
Wednesday	Current Month	28.2	-21.5	75.2	3.1	37.4	-23.8	78.10	12.3	122.78	-0.6	63.6	13.1	22.00	-11.8	92.35	2.4	23.8	-13.9
	Year To Date	28.8	2.7	68.4	0.0	42.1	2.8	78.42	5.8	119.84	2.1	65.4	3.6	22.58	8.7	82.02	2.0	27.5	6.5
	Running 3 Month	33.0	-1.1	76.0	5.3	43.5	-6.0	82.47	9.9	123.42	2.8	66.8	6.9	27.24	8.7	93.81	8.2	29.0	0.5
	Running 12 Month	34.2	19.4	69.7	-0.6	49.1	20.1	72.96	-6.6	118.94	2.0	61.3	-8.4	24.99	11.6	82.96	1.4	30.1	10.0
Thursday	Current Month	43.2	-5.3	74.7	2.7	57.8	-7.8	101.97	21.2	128.76	2.3	79.2	18.5	44.05	14.8	96.22	5.1	45.8	9.3
	Year To Date	37.6	10.3	66.1	1.9	56.8	8.3	93.31	8.7	119.44	3.8	78.1	4.7	35.06	19.9	78.99	5.7	44.4	13.4
	Running 3 Month	41.2	12.6	71.9	6.9	57.3	5.4	99.07	21.8	123.92	5.8	80.0	15.1	40.80	37.2	89.13	13.0	45.8	21.4
	Running 12 Month	40.4	30.7	65.9	0.4	61.3	30.1	81.32	-4.0	115.72	2.0	70.3	-5.8	32.87	25.5	76.28	2.4	43.1	22.5
Friday	Current Month	63.3	-15.5	79.6	-8.2	79.6	-7.9	116.78	-3.4	143.07	1.7	81.6	-5.0	73.96	-18.3	113.87	-6.6	65.0	-12.5
	Year To Date	53.8	1.4	72.6	-3.2	74.1	4.8	103.08	-2.9	128.25	4.5	80.4	-7.0	55.45	-1.5	93.16	1.1	59.5	-2.6
	Running 3 Month	62.8	5.3	79.6	-1.4	78.9	6.7	105.92	-0.1	134.14	5.5	79.0	-5.4	66.48	5.1	106.75	4.1	62.3	1.0
	Running 12 Month	54.5	15.6	71.6	-0.9	76.1	16.6	95.86	-5.6	123.48	1.9	77.6	-7.4	52.24	9.2	88.42	1.1	59.1	8.0
Saturday	Current Month	64.3	-6.6	77.9	-6.1	82.5	-0.6	107.83	-0.4	135.26	-0.8	79.7	0.5	69.30	-7.0	105.34	-6.8	65.8	-0.1
	Year To Date	54.2	20.1	70.8	0.5	76.5	19.5	97.41	5.6	125.30	4.1	77.7	1.4	52.78	26.9	88.77	4.7	59.5	21.1
	Running 3 Month	65.0	21.2	78.8	2.3	82.4	18.5	100.83	4.4	130.72	4.6	77.1	-0.2	65.49	26.6	103.04	7.0	63.6	18.3
	Running 12 Month	58.8	26.3	72.2	1.1	81.5	25.0	93.77	-1.3	123.17	2.3	76.1	-3.4	55.16	24.8	88.96	3.4	62.0	20.7
Weekday/Weekend																			
Weekday	Current Month	28.8	-18.1	66.3	0.9	43.5	-18.9	84.04	11.2	120.44	-0.6	69.8	11.9	24.23	-9.0	79.81	0.3	30.4	-9.3
	Year To Date	29.3	17.7	61.5	2.6	47.5	14.7	78.20	1.6	116.25	2.0	67.3	-0.4	22.88	19.5	71.55	4.6	32.0	14.2
	Running 3 Month	31.6	9.6	66.7	5.0	47.3	4.4	81.42	6.4	119.09	2.4	68.4	3.9	25.69	16.6	79.41	7.5	32.4	8.5
	Running 12 Month	33.5	32.6	62.8	1.6	53.4	30.6	73.63	-7.5	115.22	1.6	63.9	-9.0	24.69	22.6	72.33	3.2	34.1	18.8
Weekend	Current Month	63.8	-11.7	78.7	-7.4	81.0	-4.6	112.27	-2.8	139.20	0.3	80.6	-3.1	71.63	-14.1	109.60	-7.1	65.4	-7.5
	Year To Date	54.0	9.8	71.7	-1.5	75.3	11.5	100.24	0.3	126.79	4.3	79.1	-3.8	54.11	10.2	90.96	2.7	59.5	7.2
	Running 3 Month	63.9	12.7	79.2	0.3	80.7	12.5	103.24	1.5	132.37	5.0	78.0	-3.3	65.97	14.3	104.83	5.3	62.9	8.6
	Running 12 Month	56.7	21.0	71.9	0.1	78.8	20.9	94.76	-3.6	123.32	2.1	76.8	-5.6	53.72	16.6	88.69	2.2	60.6	14.1
Total	Current Month	40.1	-12.7	70.3	-1.4	57.1	-11.5	98.53	5.0	127.22	0.0	77.4	5.1	39.52	-8.3	89.42	-1.5	44.2	-7.0
	Year To Date	36.5	14.9	64.5	1.4	56.5	13.3	87.70	0.8	119.66	2.7	73.3	-1.9	31.98	15.8	77.20	4.2	41.4	11.1
	Running 3 Month	41.1	11.0	70.4	3.4	58.3	7.3	91.39	4.0	123.48	3.2	74.0	0.8	37.51	15.4	86.67	6.7	43.2	8.2
	Running 12 Month	40.2	27.8	65.4	1.1	61.5	26.4	82.23	-6.1	117.78	1.8	69.8	-7.8	33.06	19.9	77.04	2.9	42.9	16.5



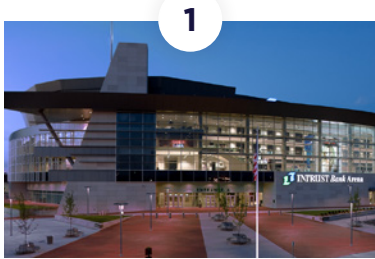


04

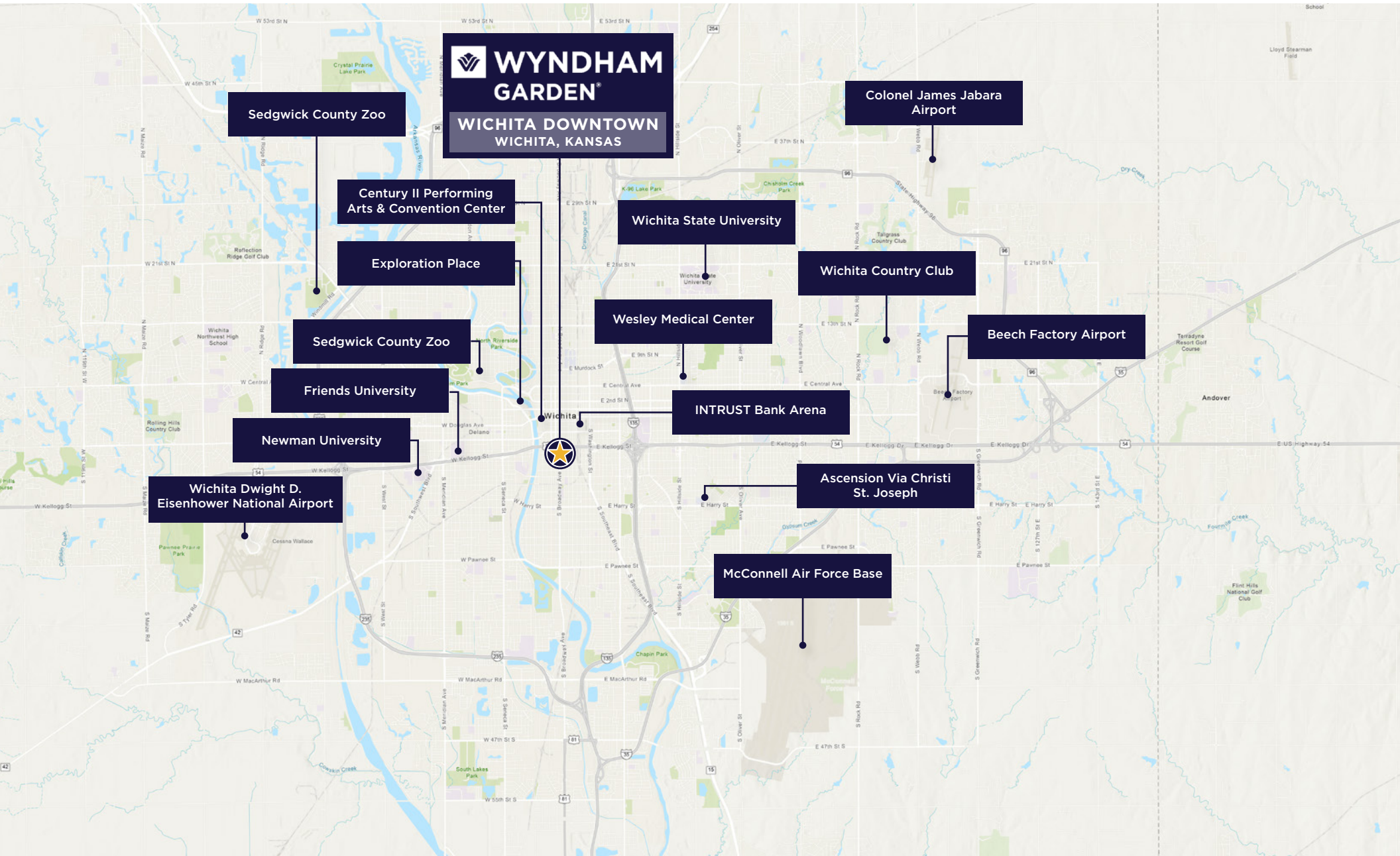
MARKET OVERVIEW

MAJOR DEMAND GENERATORS

DEMAND GENERATOR	DISTANCE	DEMAND GENERATOR	DISTANCE	DEMAND GENERATOR	DISTANCE
1 INTRUST BANK ARENA	0.5 MILES	6 BOTANICA, THE WICHITA GARDENS	2.6 MILES	11 BEECH FACTORY AIRPORT	7.5 MILES
2 CENTURY II PERFORMING ARTS & CONVENTION CENTER	0.6 MILES	7 WESLEY MEDICAL CENTER	3.4 MILES	12 MCCONNELL AIR FORCE BASE	7.5 MILES
3 EXPLORATION PLACE	1.4 MILES	8 ASCENSION VIA CHRISTI ST. JOSEPH HOSPITAL	3.6 MILES	13 SEDGWICK COUNTY ZOO	7.7 MILES
4 FRIENDS UNIVERSITY	1.8 MILES	9 WICHITA STATE UNIVERSITY	5.3 MILES	14 WICHITA COUNTRY CLUB	7.7 MILES
5 NEWMAN UNIVERSITY	2.3 MILES	10 WICHITA DWIGHT D. EISENHOWER NATIONAL AIRPORT	5.9 MILES	15 COLONEL JAMES JABARA AIRPORT	10.9 MILES



MAJOR DEMAND GENERATORS MAP



MAJOR DEMAND GENERATORS

1



**INTRUST
Bank Arena**
0.5 Miles

Intrust Bank Arena is a state-of-the-art multi-purpose venue located in Wichita, Kansas. Opened in 2010, the arena boasts a seating capacity of up to 15,000 and hosts a variety of events, including concerts, sporting events, and family entertainment. It features modern amenities such as luxury suites, club seating, and high-quality acoustics. Notable for its versatility, the arena has hosted major acts like Elton John and Taylor Swift, as well as NCAA basketball tournaments and professional hockey games.

2



**Century II Performing Arts &
Convention Center**
0.6 Miles

The Century II Performing Arts & Convention Center is a distinctive circular venue in Wichita, Kansas, known for its iconic mid-century modern architecture. Opened in 1969, it serves as a hub for performing arts, conventions, and community events, featuring spaces like a concert hall, a theater, and expansive exhibit halls. Home to the Wichita Symphony Orchestra and Music Theatre Wichita, it has hosted countless performances, trade shows, and cultural events. The building's unique domed structure and scenic riverside location make it a landmark of the city.

3



**Exploration
Place**
1.4 Miles

Exploration Place is a premier science and discovery center located in Wichita, Kansas, offering interactive exhibits and hands-on learning experiences for visitors of all ages. The facility features permanent galleries on topics like aviation, engineering, and Kansas ecosystems, as well as a cutting-edge digital dome theater and a maker space. Opened in 2000, it is situated along the Arkansas River and is known for its striking modern architecture. Notable for engaging STEM education programs and hosting traveling exhibitions, it has become a favorite destination for families and school groups.

4



Friends University

1.8 Miles

Friends University is a private Christian university located in Wichita, Kansas, founded in 1898 by the Religious Society of Friends (Quakers). Known for its picturesque campus featuring the historic Davis Administration Building, the university offers a wide range of undergraduate and graduate programs in arts, sciences, business, and theology. It emphasizes small class sizes, a close-knit community, and a commitment to integrating faith and learning. Friends University is also notable for its robust performing arts programs and its dedication to fostering leadership and service among its students.

5



Newman University

2.3 Miles

Newman University is a private Catholic university located in Wichita, Kansas, founded in 1933 by the Adorers of the Blood of Christ. The university offers a variety of undergraduate and graduate programs, with strong emphases on health sciences, education, and liberal arts. Known for its welcoming campus and personalized education, it fosters a values-driven environment that integrates academic excellence and spiritual growth. Newman University is particularly recognized for its nursing and allied health programs, as well as its commitment to community service and social justice initiatives.

6



Botanica, The Wichita Gardens

2.6 Miles

Botanica, The Wichita Gardens, is a stunning botanical garden in Wichita, Kansas, spanning over 17 acres of lush, themed gardens and vibrant displays. Opened in 1987, it features more than 30 unique gardens, including the Butterfly House, Shakespeare Garden, and the magical Downing Children's Garden. The gardens host seasonal events like Illuminations, a dazzling holiday light show, and serve as a serene retreat for nature enthusiasts. Known for its beauty and community engagement, Botanica is a beloved destination for weddings, educational programs, and family outings.

MAJOR DEMAND GENERATORS

7



Wesley Medical Center
3.4 Miles

Wesley Medical Center is a leading healthcare facility located in Wichita, Kansas, renowned for its comprehensive medical services and state-of-the-art technology. Established in 1912, it features specialized centers for trauma, cardiology, women's health, and neonatal intensive care, making it a regional hub for advanced care. The center is home to one of the busiest emergency departments in the state and boasts the largest Level III NICU in Kansas. Known for its commitment to patient care and medical innovation, Wesley Medical Center plays a vital role in the community's health and well-being.

8



Ascension Via Christi St. Joseph Hospital
3.6 Miles

Ascension Via Christi St. Joseph Hospital is a prominent healthcare facility in Wichita, Kansas, offering a wide range of medical services with a focus on compassionate, faith-based care. Known for its expertise in maternity and women's health, the hospital features a nationally recognized Level III Neonatal Intensive Care Unit (NICU) and comprehensive rehabilitation services. As one of the region's oldest hospitals, dating back to 1889, it has a long-standing tradition of serving the community. The hospital is also notable for its advanced surgical and cardiac care capabilities.

9



Wichita State University
5.3 Miles

Wichita State University is a public research university in Wichita, Kansas, known for its innovation-driven programs and strong emphasis on applied learning. The university offers a wide range of undergraduate and graduate degrees, with standout programs in engineering, business, and health sciences. Its sprawling campus features state-of-the-art facilities like the Innovation Campus, complete with research labs, business partnerships, and student housing. WSU is also home to the Shockers athletics teams and the renowned Ulrich Museum of Art, making it a vibrant hub for education, culture, and sports.

10



Wichita Dwight D. Eisenhower National Airport
5.9 Miles

Wichita Dwight D. Eisenhower National Airport is the largest and busiest airport in Kansas, located in the western part of Wichita. Opened in 1954 and renamed in 2015 to honor the 34th U.S. president, it features a modern terminal with state-of-the-art amenities, multiple airlines, and nonstop flights to major U.S. cities. The airport is known for its efficient layout, passenger-friendly services, and role in supporting Wichita's status as the "Air Capital of the World." It serves as a vital hub for both commercial and general aviation, connecting the region to global destinations.

11



Beech Factory Airport
7.5 Miles

Beech Factory Airport is a historic airport located in Wichita, Kansas, originally serving as the manufacturing facility for Beech Aircraft Corporation. Established in 1929, it has evolved into a general aviation airport that features a runway, hangars, and office space for aviation-related businesses. The airport remains a key part of Wichita's rich aviation history, as it played a significant role in the development of Beechcraft airplanes. It is notable for its role in supporting the aviation industry in the region, providing facilities for both aircraft maintenance and private flight operations.

12



McConnell Air Force Base
7.5 Miles

McConnell Air Force Base, located in Wichita, Kansas, is a key U.S. Air Force base that primarily supports air mobility and refueling operations. Established in 1951, it is home to the 22nd Air Refueling Wing, which operates the KC-46 Pegasus tanker aircraft, crucial for global air operations. The base features advanced facilities for aircraft maintenance, training, and operations, and plays a vital role in supporting both national defense and international military missions. McConnell is also integral to the local community, hosting air shows and providing support for various military and civilian initiatives.

MAJOR DEMAND GENERATORS

13



Sedgwick County Zoo

7.7 Miles

The Sedgwick County Zoo, located in Wichita, Kansas, is one of the largest zoos in the state, home to over 3,000 animals from around the world. Opened in 1971, the zoo features a variety of exhibits that replicate natural habitats, including African and Asian landscapes, as well as aquatic and tropical environments. Known for its conservation efforts and educational programs, the zoo is a popular destination for families and school groups. Notable for its expansive grounds and diverse animal species, it has earned recognition for its commitment to wildlife preservation and animal care.

14



Wichita Country Club

7.7 Miles

The Wichita Country Club is an exclusive private club located in Wichita, Kansas, offering a premier golf experience alongside a variety of recreational and social amenities. Established in 1900, the club features an 18-hole golf course designed by renowned architect Perry Maxwell, along with tennis courts, a swimming pool, and dining facilities. Known for hosting prestigious tournaments and events, including the Kansas Amateur Golf Championship, the Wichita Country Club has long been a hub for local business leaders and families. Its rich history and commitment to tradition make it one of the city's most respected institutions.

15



Colonel James Jabara Airport

10.9 Miles

Colonel James Jabara Airport is a public-use airport located in Wichita, Kansas, primarily serving general aviation needs. Established in 1954, it features a 7,500-foot runway, making it capable of handling a variety of aircraft, from small private planes to larger corporate jets. The airport is named after Colonel James Jabara, a distinguished World War II and Korean War fighter pilot from Wichita. Notable for its proximity to Wichita's industrial and aviation sectors, the airport supports both aviation training and corporate aviation services.

NEW HOTEL SUPPLY

PROPERTY NAME	UNITS	DISTANCE FROM SUBJECT	SCHEDULED OPENING
AC Hotel Wichita Downtown 105 South Broadway Avenue, Wichita, Kansas 67202	119	0.6 Miles	Under Construction
Homewood Suites by Hilton Wichita Airport (Dual Brand) 1523 South Ridge Road, Wichita, Kansas 67209	74	5.7 Miles	Under Construction
Hilton Garden Inn Wichita Airport (Dual Brand) 1523 Ridge Road South, Wichita, Kansas 67209	82	5.7 Miles	Under Construction
Everhome Suites Wichita 3880 North Rock Road, Wichita, Kansas 67226	123	10.5 Miles	Under Construction
Unscripted Wichita McLean Boulevard & Maple Street, Wichita, Kansas 67202	158	0.7 Miles	Final Planning
Holiday Inn Express Wichita South Main Street & East Dewey Street, Wichita, Kansas 67202	123	0.2 Miles	Proposed Property
Hotel Indigo Wichita Greenwich Road, Wichita, Kansas 67226	125	7.3 Miles	Proposed Property

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