
Manhattan lodging index

Second quarter 2013

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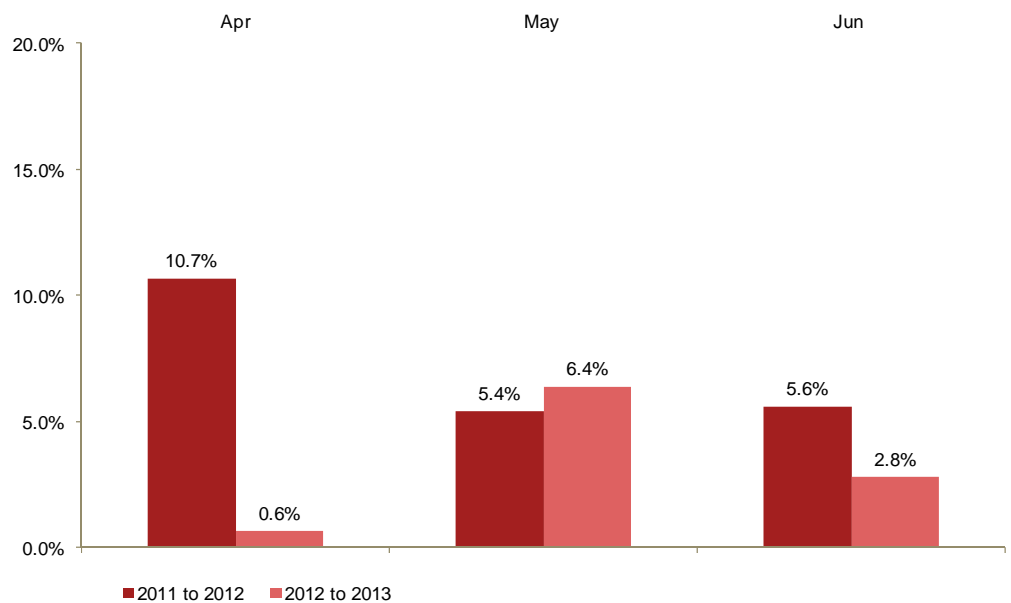


Manhattan lodging overview

In the second quarter, Manhattan's average daily rate ("ADR") growth slowed, which combined with flattening occupancy to result in a modest increase in revenue per available room ("RevPAR").

The robust RevPAR growth experienced in recent quarters slowed dramatically in the second quarter of 2013, due in part to capacity constraints at many properties, as Manhattan hotels approached 90.0 percent occupancy. ADR continued to grow, although at a decelerated pace, increasing 3.7 percent to \$296.25. This combination led to a 3.4 percent year-over-year increase in RevPAR in the second quarter, significantly below the 10.2 percent increase experienced in Q1.

Manhattan Q2 RevPAR growth by month



Source: PwC, based on Smith Travel Research data

On the basis of class, all segments experienced increases in RevPAR from year-ago levels, with the exception of the upscale segment, which experienced a decrease of 0.7 percent. For three of the four classes of hotels, RevPAR growth was almost exclusively driven by room rate increases. The upper upscale segment was the exception, experiencing a 4.1 percent increase in occupancy. This segment also ended the quarter with the highest increase in RevPAR, experiencing growth of 7.4 percent over the prior year period. The upper midscale and luxury segments experienced RevPAR growth of 3.6 percent and 3.3 percent, respectively, while the upscale segment experienced a slight decline of 0.7 percent.

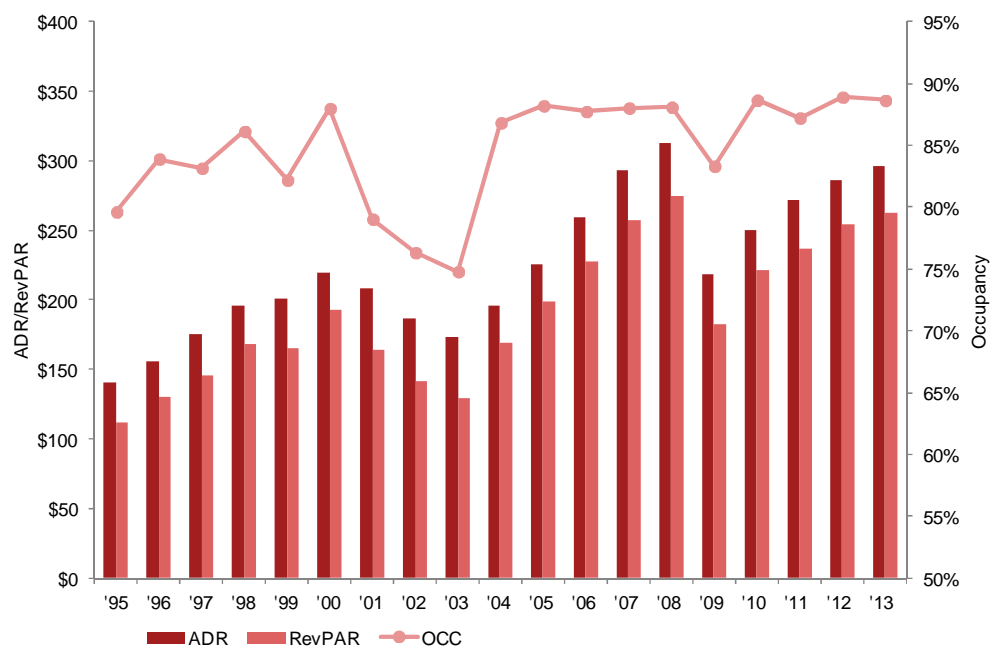
At the neighborhood level, all submarkets experienced RevPAR growth in the second quarter of 2013. Growth was driven primarily by ADR, except for in the Upper Manhattan neighborhood, where occupancy and ADR contributed almost equally with growth of 4.8 percent and 4.2 percent, respectively. Upper Manhattan and Midtown South led in RevPAR growth with quarterly increases of 9.2 percent and 6.1 percent, respectively, while growth in the remaining neighborhoods was more subdued. RevPAR increased 3.3

percent in Midtown West, 2.3 percent in Lower Manhattan, and 0.6 percent in Midtown East.

Limited-service hotels continued to outperform full-service hotels in terms of RevPAR growth, experiencing a 5.6 percent increase, compared to 3.1 percent for full-service hotels.

Independent and chain-affiliated hotels experienced similar rates of RevPAR growth in the second quarter, increasing 3.0 percent and 3.1 percent, respectively. RevPAR growth for both segments was driven by ADR. A decline in occupancy levels at independent hotels was offset by stronger ADR growth, while chain-affiliated properties experienced more modest ADR growth with relatively flat occupancy levels.

Manhattan Q2 performance, 19-year trend



Source: PwC, based on Smith Travel Research data

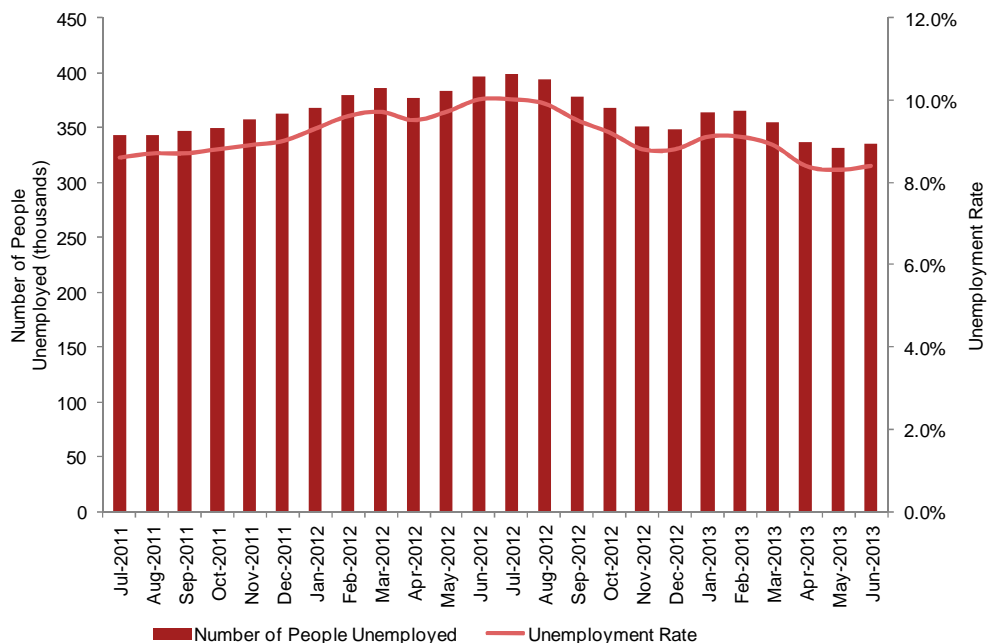
Employment trends

The New York City labor market continued to improve in the second quarter as unemployment rates declined significantly compared to year-ago levels. According to the New York State Department of Labor, New York City's seasonally adjusted unemployment rate averaged 8.4 percent in the second quarter of 2013, a decline of approximately 14.0 percent from the same period last year. New York State's seasonally adjusted unemployment rate averaged 7.6 percent in the second quarter of 2013, down 11.9 percent from the same period last year.

The average US unemployment rate during the second quarter of 2013 decreased slightly from the first quarter of 2013, averaging approximately 7.6 percent.

According to the New York State Department of Labor, for the twelve-month period ended June 2013, New York City's private sector employment increased by 78,400, or 2.3 percent, to 3,428,000. During the period, job growth occurred in education and health services, which added 33,400 jobs, professional & business services, which added 17,500 jobs, trade, transportation, and utilities, which added 11,100 jobs, leisure and hospitality, which added 8,800 jobs, other services, which added 7,100 jobs, natural resources, mining and construction, which added 6,600 jobs, and financial activities, which added 1,200 jobs. The sectors that experienced job losses for this 12-month period included the information sector, which lost 5,300 jobs, and manufacturing, which lost 2,000 jobs.

New York City Unemployment for the 24-month period ended June 2013



Source: New York State Department of Labor

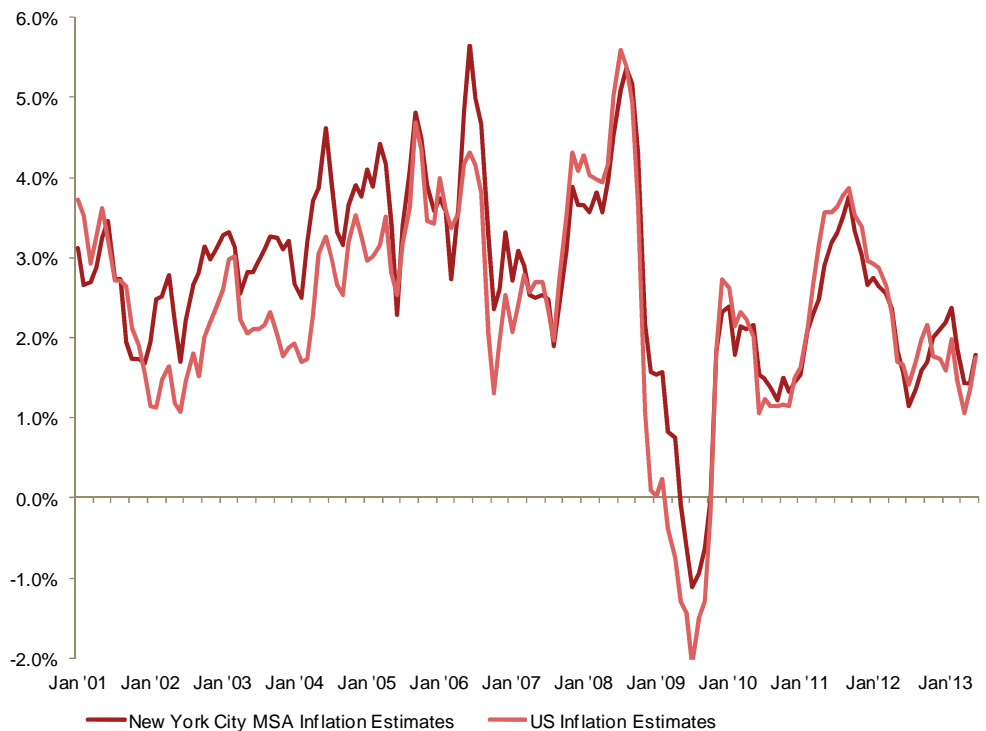
Gross metro product and consumer price Index

The US economic recovery remained on pace in the second quarter of 2013. According to the second estimate released by the Bureau of Economic Analysis, US real gross domestic product ("GDP") increased at a seasonally-adjusted, annualized rate of 2.5 percent, after increasing 1.1 percent in the first quarter. This quarter's increase was driven, in part, by positive contributions from personal consumption expenditures ("PCE"), which increased by 1.8 percent, a positive sign for the domestic lodging sector. In another positive sign for the lodging sector, non-residential fixed investment increased 4.4 percent, in contrast to a 4.6 percent decline in the first quarter, indicating improving confidence of businesses.

At the local level, the New York City metro area remains the best performing metro area in New York as well as one of the best in the country, fuelled by growth in the service and construction sectors as the area rebuilds following Super Storm Sandy. New York's gross metro product is expected to increase by 2.6 percent in 2013, according to Moody's Economy.com forecast as of May 2013.

New York City's consumer price index ("CPI") increased by an average of 1.6 percent during the second quarter, in-line with the 1.4 percent increase nationally.

Consumer price index



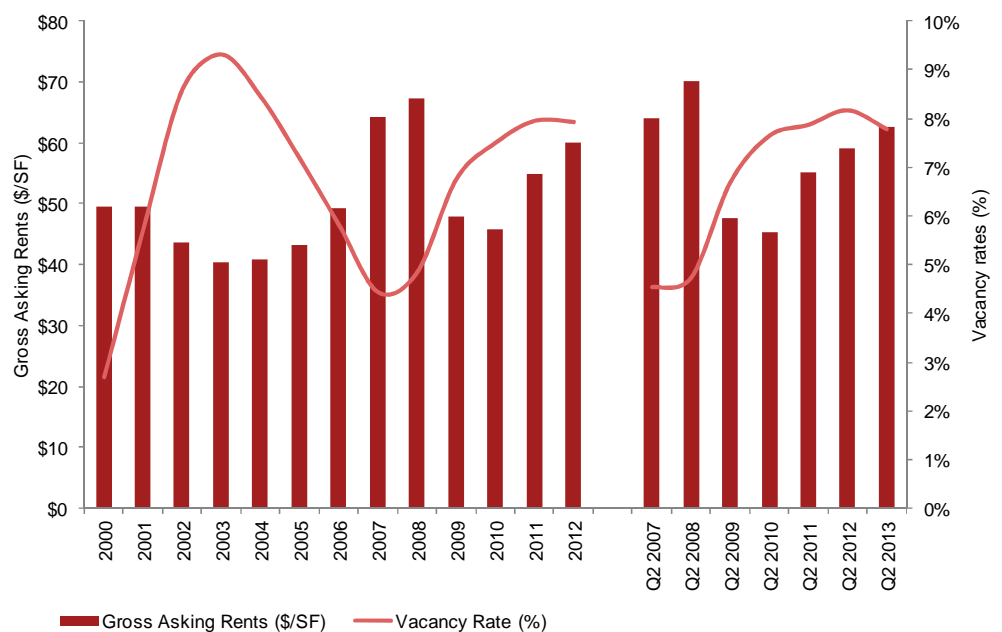
Source: Bureau of Labor Statistics

Office market statistics

Manhattan's office market showed positive results in the second quarter of 2013, as overall vacancy rates decreased to approximately 7.8 percent, down 4.7 percent from year-ago levels, while gross asking rents increased by approximately 6.2 percent to \$62.71 per square foot, compared to the same period last year.

During the second quarter, the Downtown submarket's vacancy rate was 6.6 percent, down 1.5 percentage points compared to the same period last year, while the Midtown submarket's vacancy rate was 8.2 percent, which was relatively flat from year-ago levels. During the same period, the Downtown submarket experienced gross asking rents of \$44.73 per square foot, up 15.5 percent from the same period last year, while the Midtown submarket experienced gross asking rents of \$68.92 per square foot, up 4.4 percent.

Gross asking rents and vacancy rates



Source: PwC, based on CBRE Economic Advisors data

According to the Real Deal, in April 2013, Bank Leumi USA, the American subsidiary of the Israeli bank, signed a 20-year lease for 60,000 square feet at 579 Fifth Avenue for a reported rent of approximately \$60 per square foot. In May 2013, L'Oreal and SAP, an enterprise software company, signed leases for 402,000 and 115,000 square feet, respectively, to be anchor tenants for the South Tower at the Hudson Yards development project for unreported rents per square foot. In June 2013, the financial services firm, First Investors Management Company, signed a lease for 36,490 square feet at 40 Wall Street, relocating from 110 Wall Street, for a reported rent of \$35 per square foot.

According to Cushman and Wakefield, in the second quarter, a partnership between Chinese real estate developer, Zhang Xin, and Brazilian banking mogul, Moise Safra, purchased a 40% partial interest in the General Motors building at 767 Fifth Avenue for a

purchase price of approximately \$1.36 billion, implying a price per square foot of \$1,691, based on 100% interest. This values the building at approximately \$3.4 billion, making it the United States' most valuable office property.

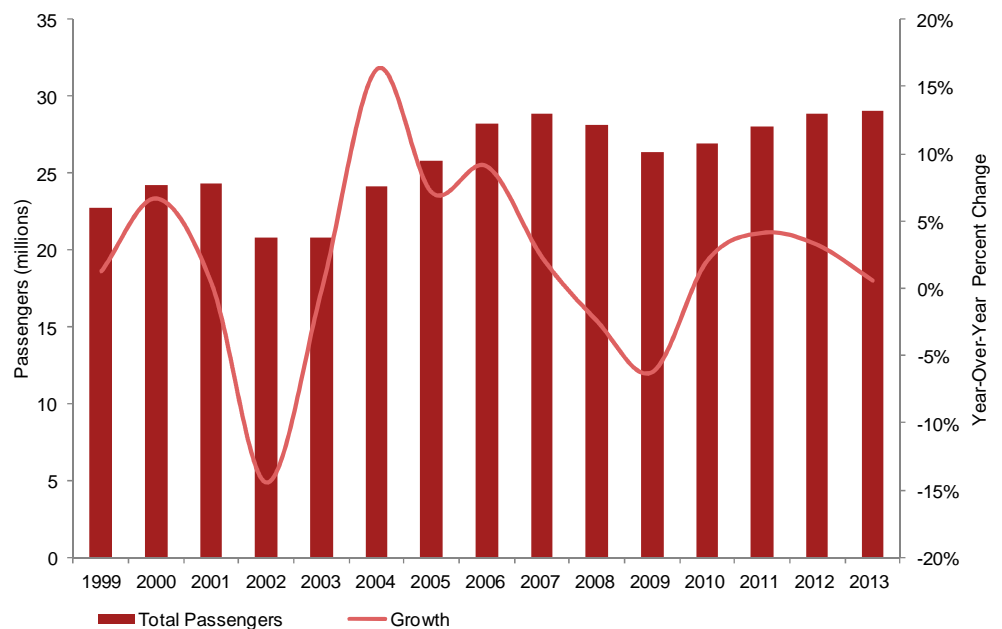
According to Real Capital Analytics, in April 2013, 54 East 64th Street Townhouse LLC purchased the 12,551 square-foot office building at 54 East 64th Street for approximately \$1,434 per square foot from Cooley LLP. In May 2013, JP Morgan Asset Management purchased the 548,881 square-foot Avenue of the Americas Plaza at 125 W 55th St from a joint venture between Boston Properties, Meraas Capital, and Goldman Sachs for a reported price of \$856 per square foot. In June 2013, a joint venture between Allied Partners, Brickman Associates, and Merchants Hospitality purchased the 169,230 square-foot Brill Building at 1619 Broadway from a joint venture between Invesco Real Estate and Stonehenge Partners for approximately \$1,096 per square foot. Finally, also in June 2013, American Realty Advisors purchased the 292,966 square-foot office building at 499 Park Avenue for approximately \$1,318 per square foot from a joint venture between Hines US Core Office Fund and Sumitomo Life.

Air traffic statistics

Air traffic levels during the second quarter of 2013 increased approximately 0.6 percent from year-ago levels. The three major New York metropolitan airports - Newark Liberty International Airport, LaGuardia International Airport and John F. Kennedy International Airport - combined to serve approximately 29.1 million passengers from April through June 2013, up from 29.0 million passengers over the same period a year ago. International passenger traffic increased approximately 3.6 percent to a level of approximately 10.24 million passengers, compared to approximately 9.89 million passengers during the same period last year.

The following chart displays second quarter passenger traffic and growth over the past fifteen years.

Q2 passenger traffic



Source: Port Authority of New York and New Jersey

Recent Manhattan hotel transactions

Two hotel transactions occurred recently in Manhattan. In April 2013, the 114-room James hotel was sold by a joint venture between Brack Capital and Extell Development to Prudential Real Estate Investors for a reported transaction price of approximately \$85 million. In June 2013, the 226-room Holiday Inn Manhattan Sixth Avenue - Chelsea was sold by Magna Hospitality Group to Carey Watermark Investors for a reported transaction price of approximately \$113 million.

The following table summarizes these recent transactions.

Transaction date	Hotel name	Rooms	Transaction price	Price per room
April 2013	The James	114	\$ 84,600,000	\$ 742,105
June 2013	Holiday Inn Manhattan Sixth Avenue - Chelsea	226	\$ 113,000,000	\$ 500,000

Source: Real Capital Analytics

*Recent and planned
hotel
openings/closings*

Two hotels recently opened in Manhattan. The 179-room Holiday Inn Express New York Manhattan West Side opened in May 2013 and the 197-room Refinery Hotel opened in June 2013.

2013

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Fairfield Inn & Suites New York City Manhattan South	95 Henry St	Lower Manhattan	East Broadway Tower Corp	Sep-13	90
Hyatt Times Square	135 W 45th St	Times Square Area	Extell Development Co	Oct-13	487
Quin Hotel	101 W 57th St	Midtown East	UBS Realty Investors	Oct-13	208
Courtyard by Marriott Chelsea	135 W 30th St	Lower Manhattan	Flintlock Construction Services LLC	Nov-13	266
Viceroy New York	120 W 57th St	Times Square Area	Ark Investment Partners, LP	Nov-13	240
Hampton Inn Manhattan Downtown Financial District	32 Pearl St	Lower Manhattan	Hersha Hospitality	Dec-13	81
Grand Street Hotel	196 Grand St	Lower Manhattan	196 Grand LLC	Dec-13	47
Hilton Garden Inn 52nd Street Midtown East	206 E 52nd St	Midtown East	Nevins Street Lessee Associates	Dec-13	206
Galerie 515	511 9th Ave	Times Square Area	511 9th LLC	Dec-13	87
Hilton Garden Inn Central Park South	235 W 54th St	Times Square Area	The Moinian Group	Dec-13	401

2014

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Courtyard By Marriott	1715-1717 Broadway	Times Square Area	Granite Development Corporation	Jan-14	378
Residence Inn	1715-1717 Broadway	Times Square Area	Granite Development Corporation	Jan-14	261
Audubon Hotel	507 W 181st St	Uptown	505 West 181 Associates LLC	Jan-14	36
CitizenM Hotel	218 W 50th St	Times Square Area	OSIB-BCRE 50th Street Holdings	Jan-14	230
Holiday Inn Manhattan Financial District	99 Washington St	Lower Manhattan	McSam Hotel Group	Feb-14	416
Fairfield Inn Seaport Hotel	161 Front St	Lower Manhattan	Lam Generations LLC	Feb-14	173

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Hotel Soho	523 Greenwich St	Lower Manhattan	Fortuna Realty Group	Feb-14	124
Marlton House	5 W 8th St	Lower Manhattan	Greenwich Village Hospitality LLC	Feb-14	121
Hilton Garden Inn New York Midtown Park Avenue	45 E 33rd St	Lower Manhattan	Empire 33rd Street LLC	Mar-14	232
Homewood Suites Midtown Manhattan Times Square South	312 W 37th St	Times Square Area	West 37th Street Partners LLC c/o Albanese Org.	Mar-14	294
Hilton Garden Inn New York Times Square South	136 W 42nd St	Times Square Area	AC Broadway 1466 LP	Mar-14	282
The Knickerbocker Hotel	1462 Broadway	Times Square Area	AC Broadway 1466 LP	Apr-14	330
aloft	49 Ann St	Lower Manhattan	The Lam Group	May-14	125
Residence Inn	170 Broadway	Lower Manhattan	AC Broadway 1466 LP	May-14	243
Archer New York	45-49 W 38th St	Times Square Area	Lodgeworks	May-14	180
Unnamed Hotel	54 Canal St	Lower Manhattan	Nine Orchard Partners LLC	Jun-14	140
One57 Park Hyatt Hotel	151-161 W 57th St	Times Square Area	Extell Development Co	Jun-14	210
Unnamed Hotel	1414 Avenue of the Americas	Times Square Area	Starwood Capital Group	Jun-14	240
Grand East Hotel	451 Lexington Ave	Midtown East	451 Lexington Realty LLC	Jun-14	288
Unnamed Hotel	160 W 56th St	Times Square Area	Carnegie Towers LLC	Jun-14	63
Holiday Inn	585 8th Ave	Times Square Area	McSam Hotel Group	Jul-14	288
SLS Hotel New York	444 Park Ave South	Lower Manhattan	444 Park Avenue Associates	Jul-14	190
Cambria Suites Chelsea	123 W 28th St	Lower Manhattan	We Care Trading Co. Ltd.	Jul-14	135
Four Points by Sheraton Financial District Hotel	6 Platt St	Lower Manhattan	The Lam Group	Jul-14	263
Comfort Inn & Suites New York	154 Madison St	Lower Manhattan	USA Senwell Fund Management LLC	Jul-14	42
Baccarat Luxury Hotel & Condominium	20 W 53rd St	Midtown East	VIII Hotel II Tribeca Holdings LLC	Jul-14	114
CitizenM Hotel	185-191 Bowery	Lower Manhattan	Brack Capital Real Estate	Jul-14	315
Mott Hotel	197 Mott St	Lower Manhattan	First Mott St LLC	Sep-14	48
John Street Hotel	24 John St	Lower Manhattan	N/A	Sep-14	90

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Hotel Ludlow	180-184 Ludlow St	Lower Manhattan	BD Hotels	Sep-14	162
Fairfield Inn New York Lower Manhattan	20 Fletcher St	Lower Manhattan	Seaport Heights LLC	Sep-14	181
The Stories Hotel	163 Orchard St	Lower Manhattan	163 Orchard Street LLC	Dec-14	52
EVEN Hotel	219 E 44th St	Midtown East	CCW Realty Inc	Dec-14	230
Hotel Indigo	180 Orchard St	Lower Manhattan	LES Realty Group LLC	Dec-14	151
Thompson Hotel Downtown	5 Beekman St	Lower Manhattan	5 Beekman Property Owner LLC	Dec-14	285

2015 and Hotels in permitting and planning

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Cambria Suites Times Square	30 W 46th St	Times Square Area	South 46 LLC	Jan-15	194
Hampton Inn Manhattan Times Square Central	220-246 W 41st St	Lower Manhattan	OTO Development LLC	May-15	300
Clocktower Edition New York	5 Madison Ave	Lower Manhattan	N/A	May-15	355
Unnamed Hotel	400 W 42nd St	Times Square Area	Friedman Group and Landis Group	Jun-15	510
Unnamed Hotel	218 W 35th St	Times Square Area	N/A	Jun-15	300
aloft Hotel Manhattan Midtown	1225-1227 Broadway	Lower Manhattan	The Lam Group	Dec-15	200
Embassy Suites New York Midtown	60 W 37th St	Times Square Area	N/A	Jan-16	310
Ayya Hotel	11 E 31st St	Lower Manhattan	244 E 86 th St LLC	N/A	120
Unnamed Hotel	510 W 44th St	Times Square Area	McSam Construction Corporation	N/A	350
Unnamed Hotel	233 W 125th St	Uptown	Danforth Development Partners LLC/Exact Capital	N/A	175
Unnamed Hotel	509 W 43rd St	Times Square Area	SCW West LLC	N/A	342
Unnamed Hotel	50 Trinity Pl	Lower Manhattan	44 5th Avenue Associates LLC	N/A	249
Greenhouse 26	132 W 26th St	Lower Manhattan	Jack Ancona	N/A	27

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Four Seasons Hotel and Private Residences	99 Church St	Lower Manhattan	Silverstein Properties Inc	N/A	189
Unnamed Hotel	322 W 14th St	Lower Manhattan	The ICON Group	N/A	92
Unnamed Hotel	32 W 29th St	Lower Manhattan	32-34 W. 29th Realty LLC	N/A	117
Unnamed Hotel	6 E 37th St	Lower Manhattan	6 E. 37th St. LLC	N/A	N/A
Unnamed Hotel	176 Madison Ave	Lower Manhattan	NMP Group LLC	N/A	108
Riu Plaza New York Times Square Hotel	733 8th Ave	Times Square Area	Riu Hotels & Resorts	N/A	600
Unnamed Hotel	431 W 33rd St	Lower Manhattan	McSam Hotel Group	N/A	155
Unnamed Hotel	53 W 53rd St	Midtown East	W205 Hines West Fifth Realty LLC	N/A	100
Unnamed Hotel	741 8th Ave	Times Square Area	303 West 46th St	N/A	275
Unnamed Hotel	6 Water St	Lower Manhattan	McSam Hotel Group	N/A	231
Unnamed Hotel	538 W 58th St	Times Square Area	McSam Hotel Group	N/A	209
Unnamed Hotel	145 E 47th St	Midtown East	32 East 32nd Realty, LLC	N/A	93
Unnamed Hotel	Unknown Location	Unknown Location	Dewberry Capital Corporation	N/A	80
Unnamed Hotel	703 Washington St	Lower Manhattan	Madison Equities	N/A	57
Unnamed Hotel	112 W 25th St	Lower Manhattan	112-118 West 25th	N/A	305
Unnamed Hotel	577 9th Ave	Times Square Area	400 Times Square Associates LLC	N/A	441
Advaya Hotel	107 W 28th St	Lower Manhattan	107 West 28th Street	N/A	62
Unnamed Hotel	1212 Broadway	Lower Manhattan	1212 Broadway NYC LLC c/o Fantas	N/A	N/A
Graves Charney Hotel	120 W 41st St	Times Square Area	Stanford Hotels Corporation	N/A	99
Unnamed Hotel	356 W 40th St	Times Square Area	Ron Joobeen	N/A	21
Unnamed Hotel	338 Bowery	Lower Manhattan	McSam Hotel Group	N/A	37
Unnamed Hotel	333 W 38th St	Times Square Area	Optima Real Estate LLC	N/A	79
Chelsea Market Office & Hotel Expansion	72 9 Ave	Lower Manhattan	Jamestown Premier Chelsea Market LP	N/A	N/A
Residence Inn	215 Pearl St	Lower Manhattan	The Lam Group	N/A	120

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Courtyard By Marriott	215 Pearl St	Lower Manhattan	The Lam Group	N/A	200
Unnamed Hotel	38 W 36th St	Times Square Area	8th & Pine Partners LP	N/A	97
Unnamed Hotel	231 Hudson St	Lower Manhattan	McSam Hotel Group	N/A	N/A
Unnamed Hotel	501 Canal St	Lower Manhattan	McSam Hotel Group	N/A	N/A
Unnamed Hotel	708 Broadway	Lower Manhattan	The Chetrit Organization	N/A	249
Unnamed Hotel	516 5th Ave	Times Square Area	Thor Equities	N/A	N/A
New NoHo Hotel	27 E 4th St	Lower Manhattan	Kalodop II Park Corp	N/A	N/A
Unnamed Hotel	514 W 168th St	Upper Manhattan	514 West 168th Street LLC	N/A	54
Unnamed Hotel	215 Chrystie St	Lower Manhattan	Ian Schrager Company	N/A	N/A
Unnamed Hotel	701 7th Ave	Times Square Area	Vimar Realty Corp c/o W & S Inc	N/A	360
Unnamed Hotel	1225-1227 Broadway	Lower Manhattan	The Lam Group	N/A	N/A
Unnamed Hotel	50 Bowery	Lower Manhattan	Bower Holdings LLC	N/A	235
Unnamed Hotel	11th Ave & 33rd St	Times Square Area	The Related Companies	N/A	N/A
Unnamed Hotel	217 W 57th St	Times Square Area	Extell Development Co	N/A	N/A
Unnamed Hotel	101 W 28th St	Lower Manhattan	Celebration Downtown Developers LLC /Lexin Capital	N/A	152
Marriott Edition Hotel	W 47th st and 7th ave	Times Square Area	NY Marriott Marquis Hotel	N/A	N/A
Unnamed Hotel	44 W 29th St	Lower Manhattan	Devli Properties Inc	N/A	110
EVEN Hotel	321 W 35th St	Lower Manhattan	CCW Realty Inc	N/A	150
Unnamed Hotel	88 Allen St	Lower Manhattan	Sun Sun Property Investment	N/A	45
Unnamed Hotel	19 W 55th St	Times Square Area	AREP 19 Fifty-Fifth LLC	N/A	376
Unnamed Hotel	710 3rd Ave	Midtown East	710 Third Partners LLC	N/A	N/A
Unnamed Hotel	45th St and Lexington Ave	Midtown East	N/A	N/A	N/A
Unnamed Hotel	152-154 Leroy St	Lower Manhattan	N/A	N/A	N/A

Source: PwC, based on CBRE Econometric Advisors data, news reports, and industry contacts

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All Manhattan

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ.	ADR	RevPAR
2012 Market Average	89.0%	88.4%	89.4%	88.9%	\$280.56	\$293.26	\$283.33	\$285.78	\$249.58	\$259.16	\$253.22	\$254.05	82.8%	\$253.88	\$210.21
2013 Market Average	87.1%	89.9%	88.9%	88.6%	\$288.36	\$306.77	\$292.93	\$296.25	\$251.16	\$275.70	\$260.31	\$262.57	84.3%	\$264.21	\$222.83
	% Change from 2012				% Change from 2012				% Change from 2012				% Change from 2012		
Market Average	-2.1%	1.7%	-0.6%	-0.3%	2.8%	4.6%	3.4%	3.7%	0.6%	6.4%	2.8%	3.4%	1.9%	4.1%	6.0%

By Class

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ.	ADR	RevPAR
Luxury – 2012	88.1%	86.0%	86.1%	86.7%	\$397.99	\$423.94	\$406.35	\$409.49	\$350.75	\$364.62	\$349.88	\$355.18	80.7%	\$373.76	\$301.55
Luxury – 2013	83.8%	86.7%	84.2%	84.9%	\$418.28	\$449.77	\$426.97	\$432.13	\$350.34	\$389.77	\$359.33	\$366.80	80.8%	\$393.07	\$317.49
Upper Upscale – 2012	87.1%	86.7%	88.0%	87.3%	\$291.38	\$302.63	\$295.48	\$296.57	\$253.93	\$262.26	\$260.16	\$258.84	81.6%	\$268.31	\$219.03
Upper Upscale – 2013	89.8%	92.2%	90.5%	90.9%	\$299.85	\$311.93	\$306.06	\$306.07	\$269.14	\$287.71	\$277.13	\$278.10	85.7%	\$277.15	\$237.55
Upscale – 2012	90.8%	91.7%	92.9%	91.8%	\$237.69	\$247.63	\$240.61	\$242.05	\$215.84	\$227.06	\$223.62	\$222.24	85.6%	\$209.30	\$179.21
Upscale - 2013	86.2%	88.2%	88.7%	87.7%	\$244.72	\$261.59	\$248.35	\$251.75	\$210.97	\$230.64	\$220.17	\$220.78	84.7%	\$219.26	\$185.64
Upper Midscale – 2012	90.9%	89.9%	91.1%	90.6%	\$212.96	\$221.02	\$214.08	\$216.05	\$193.68	\$198.59	\$195.00	\$195.79	85.0%	\$184.61	\$156.91
Upper Midscale - 2013	89.0%	92.4%	91.4%	91.0%	\$215.58	\$232.38	\$220.10	\$222.93	\$191.78	\$214.68	\$201.26	\$202.77	86.7%	\$193.90	\$168.09
	% Change from 2012				% Change from 2012				% Change from 2012				% Change from 2012		
Luxury	-5.0%	0.8%	-2.3%	-2.1%	5.1%	6.1%	5.1%	5.5%	-0.1%	6.9%	2.7%	3.3%	0.1%	5.2%	5.3%
Upper Upscale	3.0%	6.4%	2.8%	4.1%	2.9%	3.1%	3.6%	3.2%	6.0%	9.7%	6.5%	7.4%	5.0%	3.3%	8.5%
Upscale	-5.1%	-3.8%	-4.6%	-4.5%	3.0%	5.6%	3.2%	4.0%	-2.3%	1.6%	-1.5%	-0.7%	-1.1%	4.8%	3.6%
Upper Midscale	-2.2%	2.8%	0.4%	0.4%	1.2%	5.1%	2.8%	3.2%	-1.0%	8.1%	3.2%	3.6%	2.0%	5.0%	7.1%

By Neighborhood

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ.	ADR	RevPAR
Upper Manhattan – 2012	84.5%	82.7%	86.0%	84.4%	\$340.93	\$369.01	\$332.08	\$347.34	\$287.97	\$305.28	\$285.52	\$293.06	77.0%	\$312.80	\$240.95
Upper Manhattan – 2013	86.3%	90.1%	88.8%	88.4%	\$347.92	\$386.74	\$350.00	\$362.08	\$300.33	\$348.36	\$310.87	\$320.17	81.0%	\$331.60	\$268.58
Midtown West – 2012	90.1%	90.3%	91.0%	90.5%	\$276.75	\$286.12	\$280.75	\$281.27	\$249.35	\$258.23	\$255.53	\$254.42	84.5%	\$248.32	\$209.75
Midtown West – 2013	88.5%	89.9%	89.8%	89.4%	\$286.02	\$303.52	\$291.30	\$293.82	\$252.99	\$272.99	\$261.53	\$262.69	85.7%	\$259.92	\$222.81
Midtown East – 2012	87.7%	86.4%	87.9%	87.4%	\$297.76	\$312.28	\$299.01	\$303.07	\$261.26	\$269.95	\$262.97	\$264.78	80.9%	\$272.18	\$220.22
Midtown East – 2013	84.3%	87.8%	85.6%	85.9%	\$302.50	\$319.40	\$307.58	\$310.02	\$254.94	\$280.37	\$263.17	\$266.28	81.5%	\$278.12	\$226.63
Midtown South – 2012	91.1%	89.6%	90.2%	90.3%	\$236.46	\$249.47	\$239.99	\$242.02	\$215.32	\$223.49	\$216.39	\$218.46	84.8%	\$211.27	\$179.23
Midtown South – 2013	89.5%	93.4%	92.1%	91.7%	\$245.91	\$263.74	\$248.06	\$252.82	\$220.00	\$246.38	\$228.55	\$231.83	87.5%	\$222.87	\$194.97
Lower Manhattan – 2012	88.4%	87.3%	87.4%	87.7%	\$299.84	\$316.32	\$306.90	\$307.77	\$265.02	\$276.13	\$268.33	\$269.91	82.1%	\$277.01	\$227.30
Lower Manhattan - 2013	85.5%	89.8%	87.7%	87.7%	\$307.70	\$323.85	\$312.64	\$314.96	\$263.15	\$290.83	\$274.17	\$276.21	83.1%	\$286.13	\$237.88
	% Change from 2012				% Change from 2012				% Change from 2012				% Change from 2012		
Upper Manhattan	2.2%	8.9%	3.3%	4.8%	2.1%	4.8%	5.4%	4.2%	4.3%	14.1%	8.9%	9.2%	5.1%	6.0%	11.5%
Midtown West	-1.8%	-0.3%	-1.4%	-1.2%	3.3%	6.1%	3.8%	4.5%	1.5%	5.7%	2.3%	3.3%	1.5%	4.7%	6.2%
Midtown East	-3.9%	1.5%	-2.7%	-1.7%	1.6%	2.3%	2.9%	2.3%	-2.4%	3.9%	0.1%	0.6%	0.7%	2.2%	2.9%
Midtown South	-1.7%	4.3%	2.2%	1.6%	4.0%	5.7%	3.4%	4.5%	2.2%	10.2%	5.6%	6.1%	3.1%	5.5%	8.8%
Lower Manhattan	-3.2%	2.9%	0.3%	0.0%	2.6%	2.4%	1.9%	2.3%	-0.7%	5.3%	2.2%	2.3%	1.3%	3.3%	4.7%

Neighborhood Index				
Upper Manhattan 59th Street and North	Midtown West 5th Avenue and West from 34th Street to 59th Street	Midtown East 5th Avenue and East from 34th Street to 59th Street	Midtown South 14th Street to 34th Street	Lower Manhattan 14th Street and South

By Service

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ.	ADR	RevPAR
Full Service - 2012	89.0%	88.6%	89.4%	89.0%	\$290.22	\$303.29	\$293.59	\$295.78	\$258.20	\$268.73	\$262.40	\$263.17	82.8%	\$263.69	\$218.28
Full Service - 2013	87.1%	89.7%	88.5%	88.5%	\$298.32	\$317.43	\$303.71	\$306.72	\$259.74	\$284.86	\$268.80	\$271.31	84.2%	\$273.93	\$230.78
Limited Service - 2012	88.9%	87.4%	89.4%	88.5%	\$238.23	\$248.85	\$238.50	\$241.90	\$211.84	\$217.40	\$213.14	\$214.17	82.9%	\$210.92	\$174.81
Limited Service - 2013	87.2%	90.4%	90.4%	89.4%	\$246.57	\$262.97	\$249.09	\$253.11	\$215.08	\$237.76	\$225.08	\$226.18	84.7%	\$223.42	\$189.26
	% Change from 2012				% Change from 2012				% Change from 2012				% Change from 2012		
Full Service	-2.1%	1.3%	-1.0%	-0.6%	2.8%	4.7%	3.4%	3.7%	0.6%	6.0%	2.4%	3.1%	1.8%	3.9%	5.7%
Limited Service	-1.9%	3.5%	1.1%	0.9%	3.5%	5.7%	4.4%	4.6%	1.5%	9.4%	5.6%	5.6%	2.2%	5.9%	8.3%

By Affiliation

	Occupancy				ADR				RevPAR				June YTD		
	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Apr	May	Jun	2Q	Occ.	ADR	RevPAR
Chain Affiliated - 2012	89.8%	89.2%	90.2%	89.7%	\$300.21	\$312.42	\$303.87	\$305.57	\$269.57	\$278.75	\$274.09	\$274.19	84.2%	\$272.33	\$229.29
Chain Affiliated - 2013	88.3%	91.2%	90.3%	89.9%	\$307.36	\$323.87	\$311.45	\$314.44	\$271.29	\$295.28	\$281.20	\$282.78	85.9%	\$282.31	\$242.47
Independent - 2012	87.8%	87.1%	88.2%	87.7%	\$252.18	\$265.79	\$253.77	\$257.32	\$221.38	\$231.62	\$223.79	\$225.66	80.8%	\$226.93	\$183.34
Independent - 2013	85.4%	87.9%	86.7%	86.7%	\$259.35	\$280.34	\$264.08	\$268.18	\$221.41	\$246.50	\$229.05	\$232.50	82.2%	\$236.65	\$194.46
	% Change from 2012				% Change from 2012				% Change from 2012				% Change from 2012		
Chain Affiliated	-1.7%	2.2%	0.1%	0.2%	2.4%	3.7%	2.5%	2.9%	0.6%	5.9%	2.6%	3.1%	2.0%	3.7%	5.7%
Independent	-2.8%	0.9%	-1.6%	-1.1%	2.8%	5.5%	4.1%	4.2%	0.0%	6.4%	2.4%	3.0%	1.7%	4.3%	6.1%

Source: PwC, based on Smith Travel Research data

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This report is available from our website (www.lodgingresearch.com).

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Further reading



Hospitality Directions US

August 2013

Our RevPAR outlook decreased slightly, but remains strong (5.6% in 2013 and 5.9% in 2014)

Demand continues to outpace supply, and ADR is gradually gaining traction.

As the economy strengthens in 2014, we expect the pace of RevPAR recovery to accelerate.



PwC Real Estate Investor Survey

Second Quarter 2013

The most recent issue of the PwC Real Estate Investor Survey includes several key features.

The national highlights article, "Cap Rates Fall Despite Uneven CRE Recovery", addresses recent declines in commercial real estate cap rates.

The issue also debuts the Seattle Office Market as a stand-alone quarterly feature, reporting on a market that some investors describe as the best in the country.

(Subscription required)



US Real Estate Insights ***July 2013***

Perspectives from members of our Real Estate Practice on how real estate investors are capitalizing on sustainability, cap rates trends in commercial real estate, the tax impact on the real estate industry of emerging economic nexus standards and market based pricing rules, and more.