

Manhattan lodging index

First quarter 2015



This quarter:

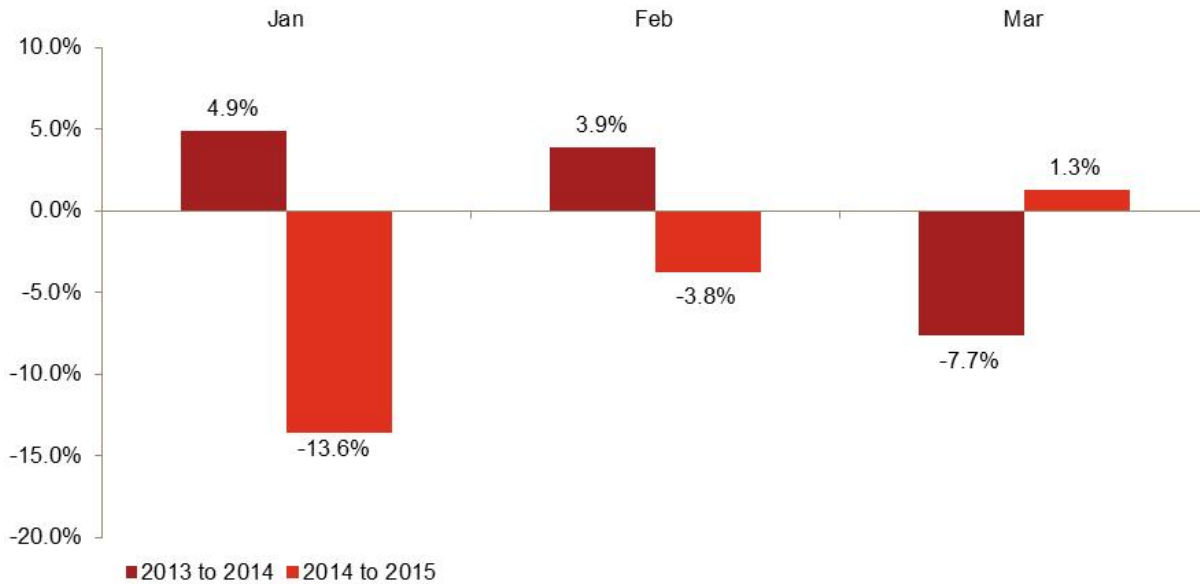
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Manhattan lodging overview

After a tepid fourth quarter, lodging performance decelerated significantly in the first three months of the year, with a modest decrease in occupancy levels and larger decline in average daily rate (“ADR”), resulting in a 4.9 percent decrease in revenue per available room (“RevPAR”).

Manhattan’s lodging performance suffered significantly in the beginning of the first quarter, with RevPAR decreasing 13.6 percent in January, driven partially by a tough comparable (Super Bowl last January). As the quarter progressed, this downward trend was less pronounced, with RevPAR decreasing 3.8 percent in February and increasing 1.3 percent in March, for a decline of 4.9 percent for the quarter overall. This quarterly decline was primarily driven by ADR, which decreased 4.1 percent, compared to year-ago levels.

Manhattan Q1 RevPAR growth by month



Source: PwC, based on STR data

RevPAR declined across all hotel classes in the first quarter, with the Upper Midscale segment experiencing the largest decline in RevPAR levels, compared to the same period last year, declining 8.0 percent. The Luxury segment experienced the least significant RevPAR decline, down 1.7 percent, while the Upper Upscale and Upscale segments decreased 6.3 percent and 5.0 percent, respectively. The decline in RevPAR was driven by a combination of occupancy and ADR in the Upper Upscale and Upper Midscale classes, while the Luxury and Upscale classes experienced increases in occupancy for the quarter, offsetting ADR declines.

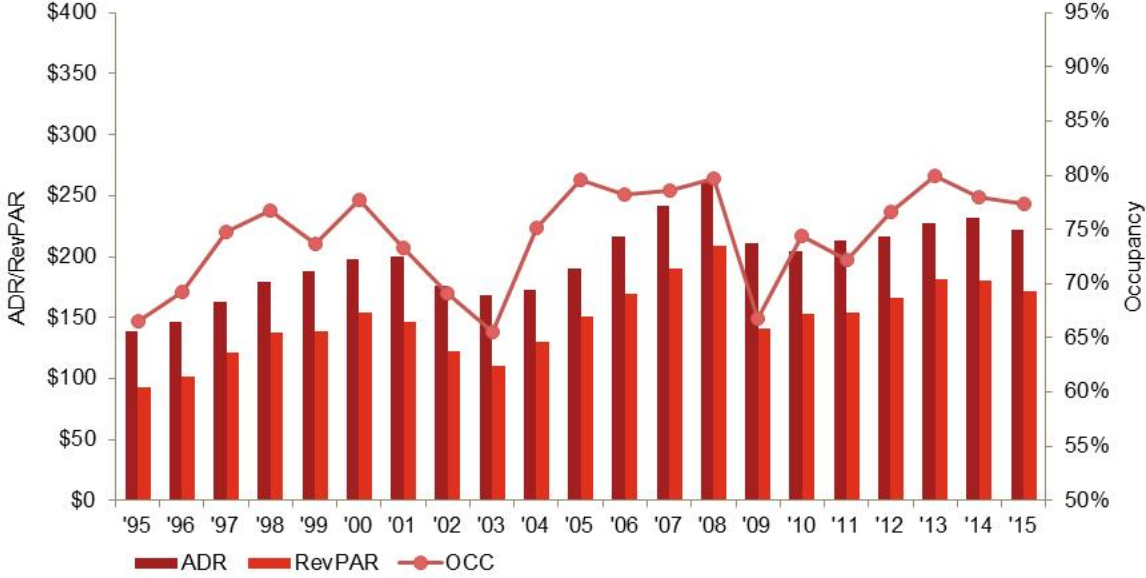
Upper Manhattan outperformed the other neighborhoods in terms of RevPAR performance, declining 1.6 percent compared to year ago levels. Midtown South and Midtown West followed, decreasing 4.5 percent and 4.8 percent, respectively, with Midtown East and Lower Manhattan decreasing 5.2 percent and 7.1 percent, respectively. For Midtown South and Lower Manhattan, RevPAR declines were driven by a combination of both occupancy and ADR,

while the other neighborhoods were marked by ADR decreases offset by relatively flat occupancy levels, compared to same period last year.

In the first quarter, RevPAR declines at full-service hotels were significantly greater than at limited-service hotels. While both full-service and limited-service hotels experienced similar decreases in ADR, 3.8 percent and 3.2 percent, respectively, limited-service hotels were better able to maintain occupancy levels, resulting in a 0.6 percent RevPAR decline, compared to 5.5 percent for full-service hotels.

While both independent and chain-affiliated hotels experienced a decline in RevPAR, independent hotels fared better than chain-affiliated hotels, in terms of the rate of decline. Independent hotels' RevPAR decline was driven by a combination of both occupancy and ADR, while chain-affiliated hotels were better able to maintain occupancy levels, albeit at the cost of ADR. As a result, independent hotels' RevPAR decreased 4.3 percent in the first quarter, compared to a decrease of 5.6 percent at chain-affiliated hotels.

Manhattan Q1 performance, 21-year trend



Source: PwC, based on STR data

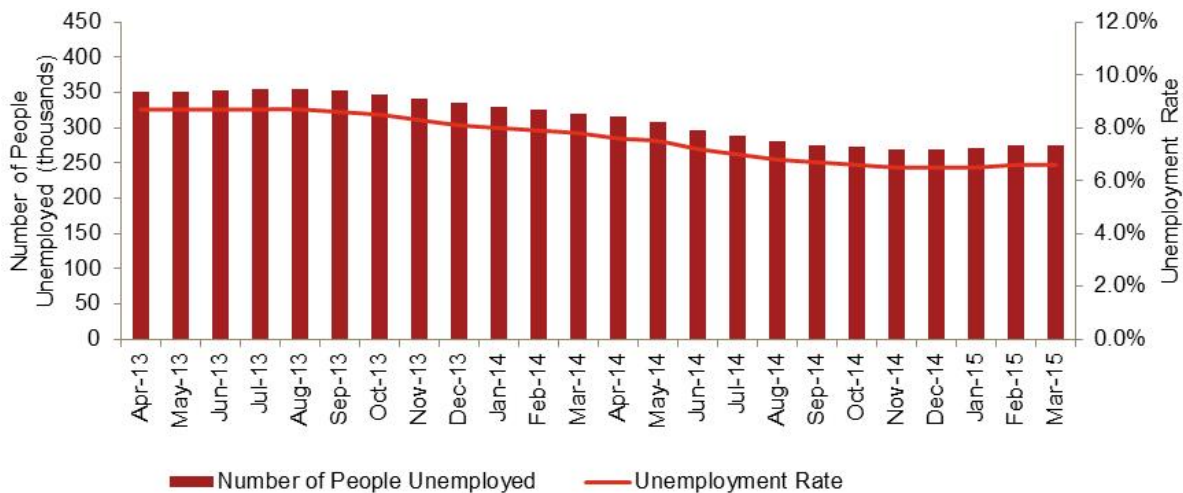
Employment trends

New York City's labor market improved markedly in the first quarter, with unemployment rates significantly declining from year-ago levels. According to the New York State Department of Labor, New York City's seasonally adjusted unemployment rate averaged 6.6 percent in the first quarter, a decline of approximately 16.9 percent from the same period last year. New York State's seasonally adjusted unemployment rate averaged 5.8 percent in the first quarter, down 13.9 percent from the same period last year.

The overall US unemployment rate continued to decline as well, decreasing from 5.7 percent in the fourth quarter to 5.6 percent in the first quarter.

According to the New York State Department of Labor, for the twelve-month period ended March 2015, New York City's private sector employment increased by 104,200, or 3.0 percent, to 3,609,000. During the period, job growth occurred in education and health services, which added 30,200 jobs, professional business services, which added 26,300 jobs, trade, transportation, and utilities, which added 14,800 jobs, leisure and hospitality, which added 13,700 jobs, financial activities, which added 8,400 jobs, other services, which added 7,100 jobs, information, which added 3,600 jobs, and construction, which added 1,500 jobs. Manufacturing, the only sector to lose jobs, lost 1,400 jobs during the twelve-month period.

New York City Unemployment for the 24-month period ended March 2015



Source: New York State Department of Labor

Gross metro product and consumer price Index

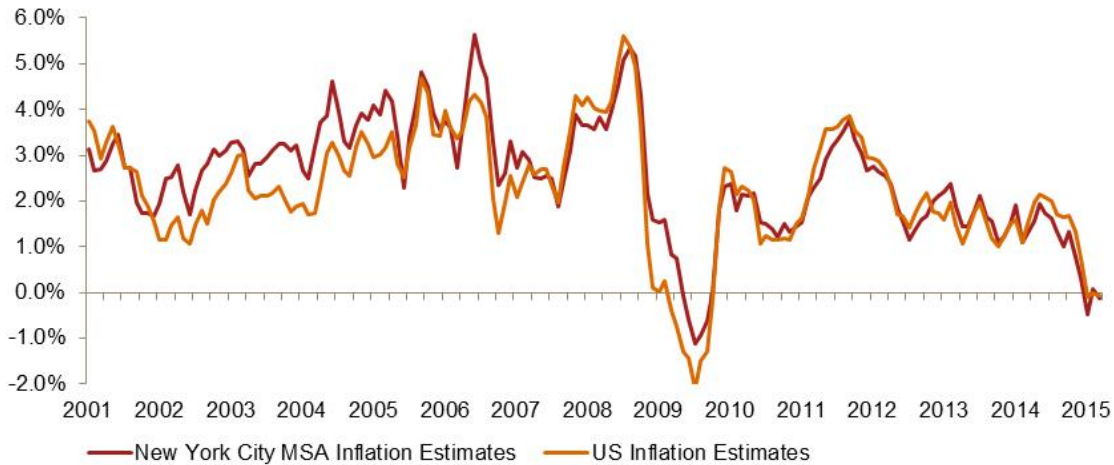
US economic growth paused in the first quarter of 2015, after a robust growth in the fourth quarter of last year. According to the second estimate released by the Bureau of Economic Analysis, US real gross domestic product ("GDP") decreased at a seasonally-adjusted, annualized pace of 0.7 percent, compared to a 2.2 percent increase in the fourth quarter of 2014. This decline was driven by a decrease in exports, nonresidential fixed investment, and state and local

government spending. These declines were partly offset by positive contributions from other factors, including personal consumption expenditures, which increased 1.8 percent in the first quarter.

At the local level, New York's gross metro product is expected to increase by 3.9 percent in 2015, according to Moody's Economy.com forecast as of January 2015¹.

New York City's consumer price index ("CPI") decreased by an average of 0.2 percent during the quarter, largely consistent with the 0.1 percent decrease nationally.

Consumer price index



Source: Bureau of Labor Statistics

¹Most recent forecast as of May 2015

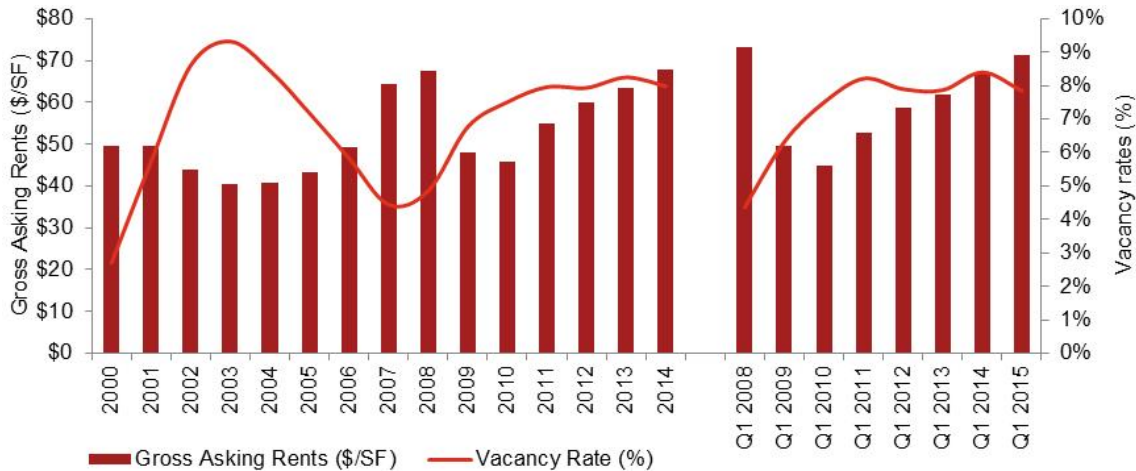
Office market statistics

Manhattan's office market showed positive results in the first quarter. Overall vacancy rates decreased to 7.8 percent, a decrease of 6.5 percent from year-ago levels, and gross asking rents increased by approximately 6.2 percent, to \$71.30 per square foot.

During the first quarter, vacancy in the Downtown submarket decreased, compared to year-ago levels, to

9.3 percent, a decrease of 0.2 percentage points. The Midtown submarket's vacancy rate was 7.3 percent, a decrease of 0.7 percentage point, compared to year-ago levels. During the same period, the Downtown submarket experienced gross asking rents of \$59.22 per square foot, up 21.9 percent from the same period last year, while the Midtown submarket experienced gross asking rents of \$75.85 per square foot, up 2.7 percent.

Gross asking rents and vacancy rates



Source: PwC, based on CBRE Econometric Advisors data

According to CompStak.com, the following selected lease transactions took place during the first quarter.

Transaction date	Tenant	Address	SF	Rental Rate PSF
Mar-15	Markit	450 W 33 rd St	139,332	\$67.5
Mar-15	OnDeck Capital	1400 Broadway	117,000	\$47.54
Feb-15	WeWork	85 Broad St	116,896	\$43.92
Feb-15	WeWork	85 Broad St	105,655	\$39.28

Source: CompStak.com

According to Real Capital Analytics, in January 2015, a joint venture between Ivanhoe Cambridge and Callahan Capital Partners purchased 1095 Sixth Avenue, a 1,030,000 square-foot office building at approximately \$2,136 per square foot from Blackstone, for a total purchase price of \$2.2 billion. In January 2015, Extell sold 212 Fifth Ave, a 223,500 square foot office building, to a joint venture between Thor Equities, Madison Equities, and Building & Land Technology at approximately \$1,163 per square foot, for a total purchase price of approximately \$260 million. Also, in January 2015, AvalonBay purchased 1865 Broadway, an 180,000 square-foot office building, at approximately \$1,667 per square foot from American Bible Society, for a total purchase price of \$300 million. Finally, in March 2015, Jowa Holdings bought 24 and 28 West 25th St, a 118,944 square foot office building, from the joint venture between Brickman Associates and DivcoWest at approximately \$873 per square foot for a total purchase price of \$103.8M.

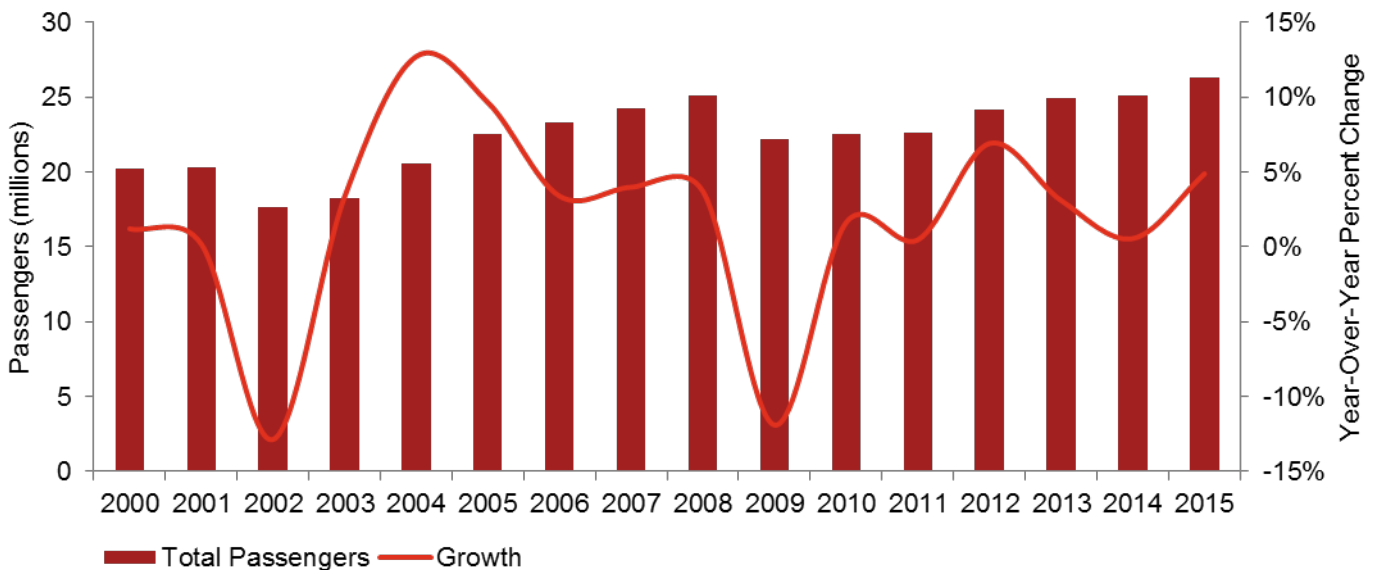
Air traffic statistics

Air traffic levels during the first quarter of 2015 increased approximately 4.9 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 26.27 million passengers from January

through March 2015, up from 25.05 million passengers over the same period a year ago. International passenger traffic increased approximately 4.0 percent to a level of approximately 8.92 million passengers, compared to approximately 8.57 million passengers during the same period last year.

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

Q1 passenger traffic



Source: Port Authority of New York and New Jersey

Recent Manhattan hotel transactions

Six hotel transactions occurred in Manhattan during the first quarter. In January, the Estate of Tran Dinh Truong sold the 600-room Hotel Carter, located at 250 West 43rd Street, to the Chetrit Group for a reported transaction price of approximately \$173 million. In February, Anbang Insurance Group completed the purchase of the 1,425-room Waldorf-Astoria New York, located at 301 Park Avenue, from Hilton Worldwide for a reported transaction price of approximately \$1.95 billion. In February, Al Faisal Holdings purchased the 698-room Manhattan at Times Square, located at 790 7th Avenue, from a joint venture between Rockpoint Group, Highgate Holdings, and Whitehall Real Estate Funds for a reported transaction price of approximately \$535 million. Also, in February, Chelsea Associates LLC sold The Chelsea Bed & Breakfast, located at 131 West 23rd Street, to Jeffrey Dagowitz for a reported transaction price of approximately \$11 million. In March, a joint venture between Sapir

Organization and Gerard Guez purchased the 270-room Mondrian Soho, located on 150 Lafayette Street, from Deutsche Bank for a reported transaction price of approximately \$200 million. In March, Nader Ohebshalom purchased the 50-room Orchard Street Hotel, located at 162 Orchard Street, from S&H Equities for a reported transaction price of approximately \$24 million.

The following table summarizes these recent transactions.

Transaction date	Hotel name	Rooms	Transaction price	Price per room
Jan-15	Hotel Carter	600	\$172,925,000	\$288,208
Feb-15	Waldorf Astoria New York	1,425	\$1,950,000,000	\$1,368,421
Feb-15	Manhattan at Times Square	698	\$535,000,000	\$766,476
Feb-15	The Chelsea Bed & Breakfast	14	\$11,300,000	\$807,143
Mar-15	Mondrian Soho	270	\$200,000,000	\$740,741
Mar-15	Orchard Street Hotel	50	\$23,750,000	\$475,000

Source: Real Capital Analytics

Recent and planned hotel openings/closings

Five hotels recently opened in Manhattan. In March 2015, the 114-unit Baccarat Hotel & Residences New York opened, as well as the 176-room Fairfield Inn New

York Manhattan Financial District. In April 2015, the 52-room Orchard Street Hotel opened, as did the 140-unit Cambria Suites - Chelsea. In May, the 273-room New York Edition opened.

2015

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
NobelDen Hotel	196 Grand St	Lower Manhattan	196 Grand LLC	Jun-15	54
aloft Manhattan Downtown - Financial District	49 Ann St	Lower Manhattan	The Lam Group	Jun-15	128
Hampton Inn Manhattan/Times Square Central	220-246 W 41st St	Times Square Area	OTO Development LLC	Jul-15	300
Riff Hotel Downtown	102 Greenwich St	Lower Manhattan	102 Greenwich Realty LLC	Jul-15	36
John Street Hotel	24 John St	Lower Manhattan	Westbury Realty Associates LLC	Jul-15	128
1 Hotel Central Park	1414 Avenue of the Americas	Times Square Area	Starwood Capital Group	Jul-15	229
Executive Hotel Le Soleil New York	38 W 36th St	Times Square Area	8th & Pine Partners LP	Aug-15	162
Cambria Suites New York – Times Square	30 W 46th St	Times Square Area	CS Hotel 30 W 46 th , LLC	Sep-15	196
Renaissance New York Midtown	218 W 35th St	Times Square Area	Cayre Investments	Oct-15	348
EVEN Hotel	321 W 35th St	Lower Manhattan	CCW Realty Inc.	Oct-15	150
Hyatt Place Times Square	120 W 41st St	Times Square Area	Stanford Hotels Corporation	Oct-15	130
Hotel Indigo Lower East Side New York	171 Ludlow St	Lower Manhattan	LES Realty Group LLC	Oct-15	293
Residence Inn	215 Pearl St	Lower Manhattan	The Lam Group	Oct-15	120
Courtyard By Marriott	215 Pearl St	Lower Manhattan	The Lam Group	Oct-15	200
Holiday Inn New York Times Square South	585 8th Ave	Times Square Area	IMDN Holding LLC	Oct-15	271
Unnamed Hotel	18-20 W 56th St	Midtown East	Firmdale Hotels	Oct-15	86
Marmara Park Avenue	114 E 32nd St	Times Square Area	N/A	Oct-15	128
Four Points by Sheraton New York Downtown - Financial District	6 Platt St	Lower Manhattan	The Lam Group	Oct-15	261
tommie Hudson Square	231 Hudson St	Lower Manhattan	Eagle Point Hotels	Nov-15	325
Unnamed Hotel	10 South St	Lower Manhattan	NYC Economic Development Corporation	Nov-15	61
Unnamed Hotel	145 E 47th St	Midtown East	32 East 32nd Realty, LLC	Dec-15	100
Furnished Quarters	70 Pine St	Lower Manhattan	EBNB 70 Pine Owner LLC c/o Rose	Dec-15	132
The Beekman Hotel - A Thompson Hotel	5 Beekman St	Lower Manhattan	GFI Capital Resources Group Inc	Dec-15	287
aloft Manhattan Midtown	1227 Broadway	Lower Manhattan	The Lam Group	Dec-15	300
Unnamed Hotel	88 Allen St	Lower Manhattan	Sun Sun Property Investment	Dec-15	41

2016

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
SLS Park Avenue	444 Park Ave S	Lower Manhattan	444 Park Avenue Associates	Jan-16	190
Courtyard by Marriott	133 Greenwich St	Lower Manhattan	Hidrock Realty LLC	Feb-16	317
Jarmulowsky Hotel	54 Canal St	Lower Manhattan	Nine Orchard Partners LLC	Mar-16	108
Hyatt House Manhattan Chelsea	815 Avenue of the Americas	Lower Manhattan	Celebration Downtown Developers LLC /Lexin Capital	Mar-16	150
Hilton Garden Inn	326 W 37th St	Times Square Area	Bridgeton LLC	Apr-16	252
Unnamed Hotel	215 Chrystie St	Lower Manhattan	Chrystie Land Associates LLC	May-16	367
Fairfield Inn by Marriott	538 W 58th St	Times Square Area	RNMB West 58 LLC	May-16	230
Unnamed Hotel	439 W 54th St	Times Square Area	Midtown Holdings 42 LLC	May-16	101
Virgin New York	1227 Broadway	Lower Manhattan	The Lam Group	Jun-16	447
Renaissance Hotel	233-237 W 125th St	Uptown	Danforth Development Partners LLC/ Exact Capital	Jun-16	200
Four Seasons Hotel and Private Residences New York Downtown	30 Park Place	Lower Manhattan	Silverstein Properties Inc.	Jun-16	189
Unnamed Hotel	577 9th Ave	Times Square Area	400 Times Square Associates LLC	Jun-16	527
Joie de Vivre Hotel by Commune Hotels & Resorts	50 Bowery	Lower Manhattan	Bower Holdings LLC	Jun-16	229
Unnamed Hotel	44 W 29th St	Lower Manhattan	Devli Properties Inc	Jun-16	109
Unnamed Hotel	100 Greenwich St	Lower Manhattan	Sun Moon New York LLC	Jun-16	192
Hotel Indigo NYC Financial District	8 Maiden Ln	Lower Manhattan	10-12 MLane LLC	Jun-16	192
Unnamed Hotel	132 W 27th St	Lower Manhattan	132 West 27th Equities LLC	Jun-16	313
Unnamed Hotel	17 W 24th St	Lower Manhattan	Prime Hotel Management LLC	Jun-16	68
Unnamed Hotel	245 W 34th St	Times Square Area	The Chetrit Group	Jun-16	180
Unnamed Hotel	360 10th Ave	Lower Manhattan	Sherwood Equities	Jun-16	N/A
Tommie Hotel Midtown	11 E 31st St	Lower Manhattan	Simon Development Group	Jul-16	250
EVEN Hotel	219 E 44th St	Midtown East	CCW Realty Inc.	Jul-16	150
RIU Plaza New York Times Square Hotel	301 W 46th St	Times Square Area	RIU Hotels & Resorts	Aug-16	641
Unnamed Hotel	414 W 15th St	Lower Manhattan	LM Legacy Group LLC	Aug-16	158
Hilton Garden Inn Financial Center	6 Water St	Lower Manhattan	McSam Hotel Group	Aug-16	249
Four Points by Sheraton Manhattan Hudson Yards	444 10th Ave	Lower Manhattan	Joy Construction Corp	Sep-16	151
Unnamed Hotel	160 W 56th St	Times Square Area	Carnegie Towers LLC	Oct-16	63
Embassy Suites Hotel New York Midtown	60 W 37th St	Times Square Area	Hidrock Realty Inc.	Oct-16	310
Courtyard By Marriott Hotel	461 W 34th St	Lower Manhattan	34-10 Development LLC	Oct-16	399
Unnamed Hotel	310 W 40th St	Times Square Area	310 Group LLC	Oct-16	287

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
The Bryant	20 W 40th St	Times Square Area	20 W 40 Bryant Park Owner LLC	Oct-16	230
The Bryant Park Jade	34-36 W 38th St	Times Square Area	Gemini Real Estate Advisors	Oct-16	117
Unnamed Hotel	16 E 30th St	Lower Manhattan	16-18 East 30th Street LLC	Nov-16	36
Allen Street Hotel	139 Orchard St	Lower Manhattan	D.A.B. Group LLC	Dec-16	98
Fairfield Inn & Suites by Marriott	322-326 W 44th St	Times Square Area	M&R Hotel Management	Dec-16	112

2017 and Hotels in permitting and planning

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Times Square Edition	701 7th Ave	Times Square Area	Ian Schragger Company	May-17	452
Crowne Plaza Times Square South	320 W 36th St	Times Square Area	Landmark Realty LLC & Run 78 LLC	Jun-17	251
Unnamed Hotel	16 E 39th St	Midtown East	M&R Hotel Management	Jun-17	180
Renaissance Hotel	112 W 25th St	Lower Manhattan	The Lam Group	Jul-17	330
Hilton Garden Inn W 37th St Times Square South	326-330 W 37th St	Times Square Area	N/A	Aug-17	250
aloft New York Midtown	25 W 38th St	Times Square Area	Fortuna Fifth Ave LLC	Dec-17	175
aloft New York - Hudson Yards at the Convention Center	450 11th Ave	Midtown West	Marx Development Group	Feb-18	438
Unnamed Hotel	11 Stone St	Lower Manhattan	Premier Emerald LLC	Jun-18	143
Unnamed Hotel	50 Trinity Pl	Lower Manhattan	Fit Investment Corporation	N/A	188
Unnamed Hotel	1212 Broadway	Lower Manhattan	1212 Broadway NYC LLC c/o Fantas	N/A	15
Midtown Boutique Hotel	333 W 38th St	Times Square Area	Optima Real Estate LLC	N/A	79
CitizenM on Bowery	189 Bowery	Lower Manhattan	OSIB-BCRE	N/A	300
Chelsea Market Office & Hotel Expansion	72 9 Ave	Lower Manhattan	Jamestown Premier Chelsea Market LP	N/A	N/A
Unnamed Hotel	1150 Avenue of the Americas	Times Square Area	Fortuna Realty Group	N/A	187
Unnamed Hotel	520 5th Ave	Uptown/Midtown East	Thor 692 LLC	N/A	208
Unnamed Hotel	217 W 57th St	Times Square Area	Extell Development Co	N/A	433
Unnamed Hotel	710 3rd Ave	Uptown/Midtown East	710 Third Partners LLC	N/A	96
Boutique Hotel at James Farley Post Office Hotel	Eighth Avenue-Between West 292 5th Ave	Lower Manhattan	Moynihan Station Development Corporation DDG	N/A	142
Dream Hotel & Retail Center	560 Fashion Ave	Times Square Area	560 Seventh Avenue Owner, LLC	N/A	243
Unnamed Hotel	3-11 W 29th St	Lower Manhattan	HFZ 88 Lexington Owner LLC	N/A	349
Unnamed Hotel	432 W 31st St	Lower Manhattan	Arisa Realty 85 LLC	N/A	240
Unnamed Hotel	451 10th Ave	Times Square Area	Mad Equities LLC	N/A	362
Unnamed Hotel	1162 Broadway	Lower Manhattan	1162 Broadway LLC	N/A	52
Unnamed Hotel	138 E 50th St	Uptown/Midtown East	Ceruzzi Properties Inc.	N/A	764

Property	Location	Neighborhood	Owner/Developer	Anticipated Opening/Closing	Rooms
Unnamed Hotel	11 W 37th St	Times Square Area	HKONY West 37 LLC	N/A	68
Unnamed Hotel	20 W 15th St	Lower Manhattan	NMR Realty LLC	N/A	30
Unnamed Hotel	28 Desbrosses St	Lower Manhattan	CBCS Washing Street LLC	N/A	100
Merc Hotel	17 E 47th St	Uptown/Midtown East	N/A	N/A	58
Unnamed Hotel	244 W 49th St	Times Square Area	250 West 49 Associates LLC	N/A	246
Unnamed Hotel	468 11th Ave	Times Square Area	Bifrost LLC	N/A	242
Hudson Yards Hotel & Apartment Building	540-44 W 38th St	Times Square Area	Panoramic Hudson LLC	N/A	450
Unnamed Hotel	308 W 40th St	Times Square Area	RS308 LLC	N/A	130
Hotel/Apartment Building	131 W 23rd St	Lower Manhattan	The Chelsea Associates LLC	N/A	21
Unnamed Hotel	260 W 40th St	Times Square Area	Palmetto Hospitality of Manhattan	N/A	290
Unnamed Hotel	219 Hudson St	Lower Manhattan	Hudson Square Hotel LLC	N/A	56
Unnamed Hotel	47 W 55th St	Times Square Area	Ava Hospitality LLC	N/A	75
Luxury Hotel	31 W 57th St	Times Square Area	Marina Towers Assocs	N/A	N/A
Unnamed Hotel	4 W 37th St	Times Square Area	4 WEST 37TH STREET LLC	N/A	120
Unnamed Hotel	338 W 36th St	Times Square Area	338 West LLC	N/A	406
Unnamed Hotel	324 W 44th St	Times Square Area	338 West LLC	N/A	111
Unnamed Hotel	23 E 39th St	Lower Manhattan	SLC2 Holdings LLC	N/A	98
Unnamed Hotel	319 W 38th St	Times Square Area	319 West 38th STREET LLC	N/A	142
Unnamed Hotel	1009 3rd Ave	Uptown/Midtown East	Astoria Blvd Realty LLC	N/A	71
Unnamed Hotel	501 W 17th St	Lower Manhattan	HFZ Capital Group	N/A	664
Unnamed Hotel	120 Water St	Lower Manhattan	NY Times Square Hotel Group, LLC	N/A	150
Unnamed Hotel	306 W 40th St	Times Square Area	Jimmy Shao	N/A	118
Retail/Hotel/Apartment Building	560 W 33rd St	Lower Manhattan	The Related Companies	N/A	354
Unnamed Hotel	137 Centre St	Lower Manhattan	NYC Economic Development Corporation	N/A	N/A
Ace Hotel	225 Bowery	Lower Manhattan	Ace Hotel	N/A	180
Unnamed Hotel	346-354 W 40th St	Times Square Area	Ron Joobeen	N/A	594
Unnamed Hotel	35 Hudson Yards	Lower Manhattan	The Related Companies	N/A	200
Unnamed Hotel	105 W 28th St	Lower Manhattan	Phyllis M. Jacobson	N/A	364
Comfort Inn/Days Inn	337 W 36th St	Times Square Area	McSam Hotel Group	N/A	72

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

First quarter 2015 Manhattan lodging index

All Manhattan

	Occupancy				ADR				RevPAR				Mar YTD		
	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Occ.	ADR	RevPAR
2014 Market Average	73.7%	76.2%	83.8%	78.0%	\$225.86	\$224.41	\$243.01	\$231.77	\$166.53	\$171.09	\$203.63	\$180.74	78.0%	\$231.77	\$180.74
2015 Market Average	70.0%	76.8%	85.1%	77.3%	\$205.60	\$214.39	\$242.38	\$222.29	\$143.90	\$164.66	\$206.19	\$171.87	77.3%	\$222.29	\$171.87
	% Change from 2014				% Change from 2014				% Change from 2014				% Change from 2014		
Market Average	-5.1%	0.7%	1.5%	-0.9%	-9.0%	-4.5%	-0.3%	-4.1%	-13.6%	-3.8%	1.3%	-4.9%	-0.9%	-4.1%	-4.9%

By Class

	Occupancy				ADR				RevPAR				Mar YTD		
	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Occ.	ADR	RevPAR
Luxury – 2014	68.2%	71.3%	77.8%	72.4%	\$377.12	\$383.35	\$381.57	\$380.67	\$257.03	\$273.19	\$296.69	\$275.72	72.4%	\$380.67	\$275.72
Luxury – 2015	65.2%	74.8%	80.4%	73.4%	\$352.99	\$363.64	\$386.25	\$368.96	\$230.01	\$272.06	\$310.70	\$270.99	73.4%	\$368.96	\$270.99
Upper Upscale – 2014	73.5%	75.4%	83.7%	77.6%	\$236.19	\$231.66	\$249.54	\$239.79	\$173.66	\$174.60	\$208.79	\$186.07	77.6%	\$239.79	\$186.07
Upper Upscale – 2015	69.0%	74.5%	84.8%	76.2%	\$212.23	\$220.12	\$249.19	\$228.87	\$146.48	\$163.99	\$211.34	\$174.38	76.2%	\$228.87	\$174.38
Upscale – 2014	78.2%	81.0%	87.1%	82.2%	\$176.46	\$171.94	\$199.93	\$183.66	\$138.07	\$139.25	\$174.14	\$150.88	82.2%	\$183.66	\$150.88
Upscale – 2015	75.9%	82.4%	89.2%	82.5%	\$159.04	\$162.53	\$195.58	\$173.75	\$120.69	\$133.90	\$174.39	\$143.34	82.5%	\$173.75	\$143.34
Upper Midscale – 2014	77.1%	79.0%	86.7%	81.0%	\$151.30	\$146.57	\$177.09	\$159.39	\$116.66	\$115.80	\$153.55	\$129.13	81.0%	\$159.39	\$129.13
Upper Midscale – 2015	71.8%	75.7%	83.9%	77.2%	\$137.13	\$144.97	\$174.83	\$153.78	\$98.48	\$109.75	\$146.72	\$118.78	77.2%	\$153.78	\$118.78
	% Change from 2014				% Change from 2014				% Change from 2014				% Change from 2014		
Luxury	-4.4%	5.0%	3.5%	1.4%	-6.4%	-5.1%	1.2%	-3.1%	-10.5%	-0.4%	4.7%	-1.7%	1.4%	-3.1%	-1.7%
Upper Upscale	-6.1%	-1.2%	1.4%	-1.8%	-10.1%	-5.0%	-0.1%	-4.6%	-15.7%	-6.1%	1.2%	-6.3%	-1.8%	-4.6%	-6.3%
Upscale	-3.0%	1.7%	2.4%	0.4%	-9.9%	-5.5%	-2.2%	-5.4%	-12.6%	-3.8%	0.1%	-5.0%	0.4%	-5.4%	-5.0%
Upper Midscale	-6.9%	-4.2%	-3.2%	-4.7%	-9.4%	-1.1%	-1.3%	-3.5%	-15.6%	-5.2%	-4.4%	-8.0%	-4.7%	-3.5%	-8.0%

By Neighborhood

	Occupancy				ADR				RevPAR				Mar YTD		
	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Occ.	ADR	RevPAR
Upper Manhattan – 2014	66.5%	68.9%	79.3%	71.7%	\$289.27	\$293.70	\$295.59	\$293.00	\$192.48	\$202.41	\$234.53	\$210.05	71.7%	\$293.00	\$210.05
Upper Manhattan – 2015	65.2%	70.4%	79.4%	71.7%	\$268.65	\$287.92	\$304.30	\$288.15	\$175.10	\$202.69	\$241.63	\$206.62	71.7%	\$288.15	\$206.62
Midtown West – 2014	74.4%	76.5%	84.2%	78.5%	\$220.62	\$215.94	\$237.58	\$225.48	\$164.17	\$165.23	\$200.14	\$176.91	78.5%	\$225.48	\$176.91
Midtown West – 2015	72.8%	76.8%	86.1%	78.7%	\$199.93	\$202.97	\$234.90	\$214.11	\$145.48	\$155.97	\$202.31	\$168.42	78.7%	\$214.11	\$168.42
Midtown East – 2014	74.6%	76.6%	83.4%	78.2%	\$247.42	\$243.23	\$266.98	\$253.34	\$184.62	\$186.21	\$222.58	\$198.21	78.2%	\$253.34	\$198.21
Midtown East – 2015	69.3%	79.7%	85.7%	78.2%	\$219.70	\$225.65	\$269.17	\$240.26	\$152.27	\$179.94	\$230.60	\$187.86	78.2%	\$240.26	\$187.86
Midtown South – 2014	75.8%	80.5%	87.2%	81.2%	\$181.14	\$185.04	\$201.43	\$189.87	\$137.22	\$148.90	\$175.62	\$154.11	81.2%	\$189.87	\$154.11
Midtown South – 2015	70.2%	79.3%	87.2%	78.9%	\$169.74	\$184.56	\$201.54	\$186.50	\$119.17	\$146.30	\$175.74	\$147.13	78.9%	\$186.50	\$147.13
Lower Manhattan – 2014	71.7%	74.9%	82.4%	76.4%	\$243.12	\$251.35	\$257.95	\$251.15	\$174.42	\$188.22	\$212.63	\$191.90	76.4%	\$251.15	\$191.90
Lower Manhattan – 2015	63.5%	74.4%	81.3%	73.0%	\$224.56	\$248.09	\$256.28	\$244.13	\$142.65	\$184.53	\$208.38	\$178.23	73.0%	\$244.13	\$178.23
	% Change from 2014				% Change from 2014				% Change from 2014				% Change from 2014		
Upper Manhattan	-2.0%	2.1%	0.1%	0.0%	-7.1%	-2.0%	2.9%	-1.7%	-9.0%	0.1%	3.0%	-1.6%	0.0%	-1.7%	-1.6%
Midtown West	-2.2%	0.4%	2.2%	0.3%	-9.4%	-6.0%	-1.1%	-5.0%	-11.4%	-5.6%	1.1%	-4.8%	0.3%	-5.0%	-4.8%
Midtown East	-7.1%	4.2%	2.8%	-0.1%	-11.2%	-7.2%	0.8%	-5.2%	-17.5%	-3.4%	3.6%	-5.2%	-0.1%	-5.2%	-5.2%
Midtown South	-7.3%	-1.5%	0.0%	-2.8%	-6.3%	-0.3%	0.1%	-1.8%	-13.2%	-1.7%	0.1%	-4.5%	-2.8%	-1.8%	-4.5%
Lower Manhattan	-11.5%	-0.7%	-1.4%	-4.5%	-7.6%	-1.3%	-0.6%	-2.8%	-18.2%	-2.0%	-2.0%	-7.1%	-4.5%	-2.8%	-7.1%

Neighborhood Index

Upper Manhattan 59th Street and North	Midtown West 5th Avenue and West from 34th Street to 58th Street	Midtown East 5th Avenue and East from 34th Street to 58th Street	Midtown South 14th Street to 34th Street	Lower Manhattan 14th Street and South
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By Service

	Occupancy				ADR				RevPAR				Mar YTD		
	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Occ.	ADR	RevPAR
Full Service – 2014	73.8%	76.3%	84.0%	78.1%	\$236.76	\$235.23	\$252.13	\$241.99	\$174.76	\$179.51	\$211.68	\$188.96	78.1%	\$241.99	\$188.96
Full Service – 2015	69.3%	76.1%	84.7%	76.7%	\$216.25	\$225.08	\$252.55	\$232.80	\$149.82	\$171.24	\$213.93	\$178.61	76.7%	\$232.80	\$178.61
Limited Service – 2014	73.4%	75.9%	83.1%	77.6%	\$180.31	\$179.27	\$204.89	\$189.10	\$132.33	\$136.14	\$170.35	\$146.65	77.6%	\$189.10	\$146.65
Limited Service – 2015	72.7%	79.6%	86.4%	79.6%	\$166.32	\$174.79	\$204.02	\$183.13	\$120.99	\$139.16	\$176.37	\$145.82	79.6%	\$183.13	\$145.82
	% Change from 2014				% Change from 2014				% Change from 2014				% Change from 2014		
Full Service	-6.1%	-0.3%	0.9%	-1.7%	-8.7%	-4.3%	0.2%	-3.8%	-14.3%	-4.6%	1.1%	-5.5%	-1.7%	-3.8%	-5.5%
Limited Service	-0.9%	4.8%	4.0%	2.7%	-7.8%	-2.5%	-0.4%	-3.2%	-8.6%	2.2%	3.5%	-0.6%	2.7%	-3.2%	-0.6%

By Affiliation

	Occupancy				ADR				RevPAR				Mar YTD		
	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Jan	Feb	Mar	1Q	Occ.	ADR	RevPAR
Chain Affiliated – 2014	75.2%	77.7%	84.7%	79.3%	\$241.13	\$237.26	\$257.71	\$246.06	\$181.36	\$184.41	\$218.19	\$195.01	79.3%	\$246.06	\$195.01
Chain Affiliated – 2015	72.2%	78.2%	86.1%	78.9%	\$215.73	\$223.75	\$256.32	\$233.52	\$155.70	\$174.95	\$220.81	\$184.18	78.9%	\$233.52	\$184.18
Independent – 2014	71.5%	74.0%	82.5%	76.1%	\$200.70	\$203.36	\$219.34	\$208.48	\$143.54	\$150.55	\$180.90	\$158.61	76.1%	\$208.48	\$158.61
Independent – 2015	66.4%	74.5%	83.3%	74.8%	\$188.02	\$198.15	\$218.52	\$202.94	\$124.78	\$147.64	\$182.00	\$151.73	74.8%	\$202.94	\$151.73
	% Change from 2014				% Change from 2014				% Change from 2014				% Change from 2014		
Chain Affiliated	-4.0%	0.6%	1.7%	-0.5%	-10.5%	-5.7%	-0.5%	-5.1%	-14.1%	-5.1%	1.2%	-5.6%	-0.5%	-5.1%	-5.6%
Independent	-7.2%	0.6%	1.0%	-1.7%	-6.3%	-2.6%	-0.4%	-2.7%	-13.1%	-1.9%	0.6%	-4.3%	-1.7%	-2.7%	-4.3%

Source: PwC, based on STR data

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Further reading



Hospitality Directions US May 2015

PwC's updated outlook for 2015 anticipates RevPAR growth of 7.0% in 2015, with stronger-than-previously-expected increase in occupancy levels. In 2016, RevPAR is expected to increase 6.1%.



PwC Real Estate Investor Survey First Quarter 2015

As commercial real estate (CRE) investors relish the industry's improving fundamentals and strengthening U.S. economy, domestic and international capital is funneling into CRE at a quickening pace.

(Subscription required)



PwC US Real Estate Insights Winter 2015

Where do we go from here? The impact of millennials on urban real estate.

This issue also discusses the resurgence of the mortgage REIT.

We also provide our perspective on the latest market and economic trends, regulatory activities and legislative changes affecting the real estate industry.

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