

Hotel XYZ	
STANDARDIZED HISTORICAL FINANCIALS	
#Rooms	139
Period	TTM 1/19
Total Rooms Available	50,874
Occupied Rooms	39,767
Occupancy	78.17%
ADR	\$144.82
REVPAR	\$113.20
SUMMARY INCOME STATEMENT	
REVENUE	
Room Revenue	\$ 5,759,070
Food & Beverage Revenues	\$ -
Parking Income	\$ 400
Other Income	\$ 97,741
TOTAL REVENUE	\$ 5,857,211
DEPARTMENTAL EXPENSES	
Room Expense	\$ 1,368,737
Food & Beverage Expense (Departmental)	\$ -
Telephone (Departmental)	\$ -
Other Departmental Expense	\$ 39,409
TOTAL DEPARTMENTAL EXPENSES	\$ 1,408,146
DEPARTMENTAL PROFIT (LOSS)	\$ 4,449,065
UNDISTRIBUTED EXPENSES	
Administrative Fee	\$ 544,934
Sales & Marketing	\$ 359,248

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Cleaning	\$	289,618
Utilities	\$	356,596
Franchise Fees	\$	345,596
Management Fee	\$	175,716
TOTAL UNDISTRIBUTED EXPENSES	\$	2,071,708
INCOME BEFORE FIXED CHARGES	\$	2,377,357
FIXED CHARGES		
Equipment Lease / Rental	\$	2,514
Real Estate Taxes	\$	259,969
Property Insurance	\$	43,789
TOTAL FIXED CHARGES	\$	306,272
EBITDA (Earnings before Interest, T	\$	2,071,085
RESERVES FOR REPLACEMENT		
FF & E Reserve	\$	58,572
TOTAL RESERVES FOR REPLACEMENT	\$	58,572
NOI (Net Operating Income)	\$	2,012,513