

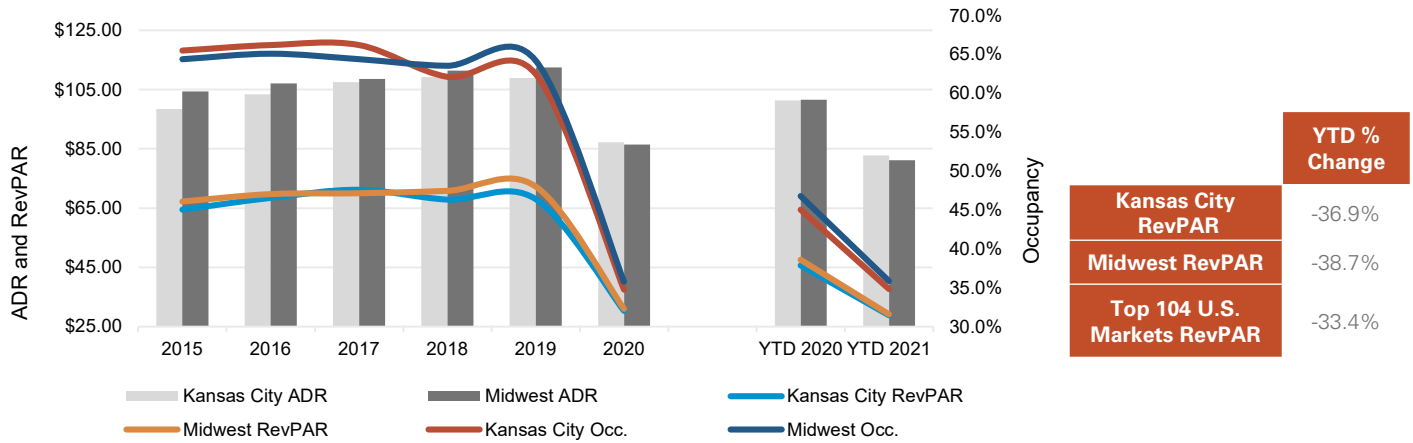


## 1Q 2021 HOTEL MARKET REPORT

# Kansas City Hotel Market

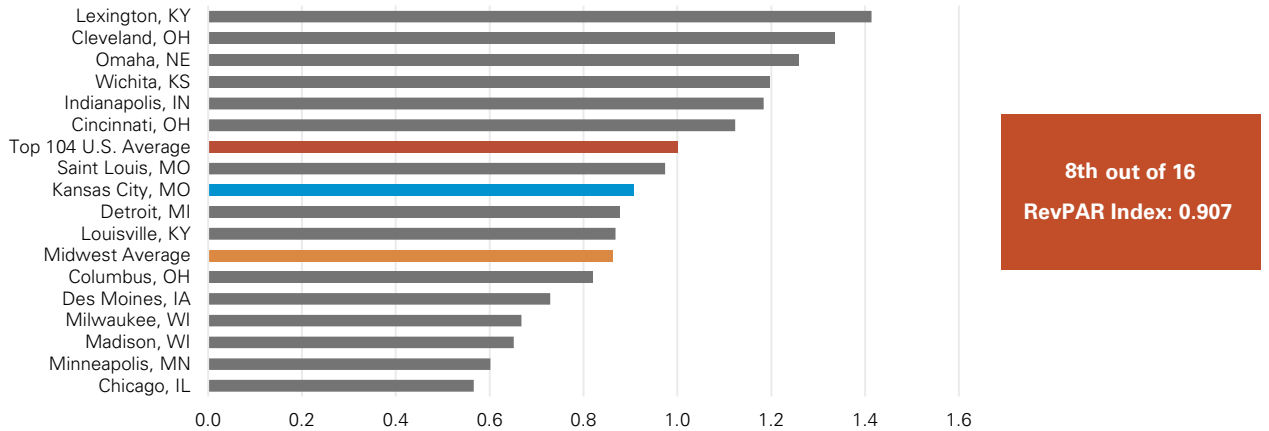
### Market Operating Performance

Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



Data Source: Kalibri Labs

### RevPAR Performance Index



Data Source: Kalibri Labs

The RevPAR Performance Index compares the change in the market's year-over-year RevPAR to the U.S. Top 104 markets' RevPAR fluctuation. The baseline is 1.0, which is the average year-to-date RevPAR change of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates above-average RevPAR percent change performance, while a market with an index below 1.0 indicates below-average RevPAR percent change performance (relative to the top 104 U.S. markets).

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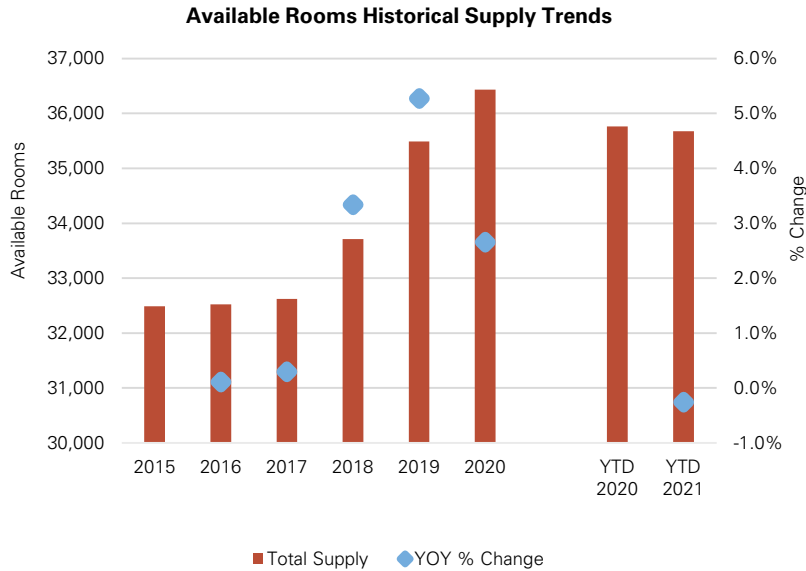
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# 1Q 2021 KANSAS CITY HOTEL MARKET REPORT

## Market Supply Overview



Data Source: Kalibri Labs

### Kansas City Market Supply Update

Property	City	Room Count	Date	Developer
Fairfield Inn & Suites Kansas City Belton	Belton, MO	82	Jan 2020	Salina Hotel Group
The Inn At Meadowbrook	Prairie Village, KS	54	May 2020	VanTrust Real Estate, LLC
Loews Kansas City Hotel	Kansas City, MO	800	Jun 2020	Swerdling & Associates
element Overland Park	Leawood, KS	110	Aug 2020	KMG Hotels
Home2 Suites by Hilton Liberty NE Kansas City	Liberty, MO	93	Sep 2020	Dream Hotels
The Unbound Collection Hotel Kansas City	Kansas City, MO	144	Oct 2020	Platform Ventures
SpringHill Suites Overland Park Leawood	Overland Park, KS	128	Nov 2020	-
aloft Hotel North Kansas City (dual-branded with element)	North Kansas City, MO	100	Dec 2020	KMG Hotels
element North Kansas City (dual-branded with aloft)	North Kansas City, MO	100	Dec 2020	KMG Hotels
Holiday Inn Express Oak Grove	Oak Grove, MO	80	Mar 2021	Jay Ambe Oak Grove LLC
Four Points by Sheraton Olathe	Olathe, KS	93	Mar 2021	Ehrhardt Hospitality LLC
SpringHill Suites Kansas City North	Kansas City, MO	98	Q1 2021	Falcon Hospitality Group
La Quinta Inns & Suites Grandview	Grandview, MO	90	Q1 2021	Truman Hotel Partners LLC
Trademark Collection by Wyndham Leavenworth Local	Leavenworth, KS	60	Q2 2021	KMG Hotels
Microtel Inn & Suites Liberty	Liberty, MO	56	Q2 2021	Bhatt Hospitality
Comfort Inn & Suites Grandview	Grandview, MO	75	Q2 2021	ANS Hospitality LLC
Fairfield Inn & Suites Kansas City North/Gladstone	Gladstone, MO	111	Q4 2021	Magnum Development Corp.
La Quinta Inns & Suites Kansas City Speedway	Edwardsville, KS	85	Q4 2021	Lane4
Holiday Inn Independence	Independence, MO	120	Q1 2022	Liberty Hotel Group
Comfort Suites Overland Park	Overland Park, KS	90	Q1 2022	Privitera Realty Holdings
Avid Kansas City	Kansas City, MO	95	Q1 2022	Lincoln Hotel Group
Staybridge Suites Kansas City	Kansas City, MO	92	Q1 2022	Lincoln Hotel Group
Canopy by Hilton Kansas City Downtown	Kansas City, MO	110	Q1 2022	Pallace Hotel LLC
Avid Hotel	Belton, MO	95	Q2 2022	Liberty Hotel Group
La Quinta Inns & Suites Kansas City Stadium	Kansas City, MO	94	Q2 2022	Lotus Holdings LLC
Tru by Hilton Olathe	Olathe, KS	98	Q2 2022	Independence Lodging Inc
Residence Inn Kansas City Southeast	Kansas City, MO	104	Q3 2022	-
SpringHill Suites Kansas City Independence	Independence, MO	84	Q3 2022	-

Data Source: Newmark Valuation & Advisory

## 1Q 2021 KANSAS CITY HOTEL MARKET REPORT

### Kansas City Market Supply Update

Property	City	Room Count	Date	Developer
Avid Olathe	Olathe, KS	87	Q3 2022	Woodbury Corporation
TownePlace Suites Kansas City South	Kansas City, MO	95	Q3 2022	KB Construction LLC
Holiday Inn Express & Suites Kansas City	Kansas City, MO	75	Q3 2022	Taurus Investment Holdings LLC
Fairfield Inn & Suites Kansas City Sports Complex	Kansas City, MO	75	Q3 2022	-
Fairfield Inn & Suites Kansas City @ The Legends	Kansas City, KS	87	Q3 2022	Leisure Hotels & Resorts
Hampton Inn by Hilton Kansas City Southeast	Kansas City, MO	123	Q3 2022	Whitten Development Inc
aloft Hotel Kansas City South (dual-branded with Tribute)	Kansas City, MO	120	Q3 2022	Capital Management
Kansas City South, a Tribute Portfolio Hotel (dual-branded with aloft)	Kansas City, MO	175	Q3 2022	Capital Management
Embassy Suites KC Downtown (Federal Reserve Redevelopment)	Kansas City, MO	284	Q3 2022	Developing Equities Group Of Denver
Holiday Inn Express & Suites Leavenworth	Leavenworth, KS	84	Q4 2022	-
TownePlace Suites Kansas City West	Kansas City, KS	101	Q4 2022	-
Home2 Suites Lenexa Kansas City	Lenexa, KS	99	Q4 2022	KWB Hotel Partners
Holiday Inn Express & Suites Overland Park	Overland Park, KS	98	Q4 2022	Price Brothers
La Quinta Inns & Suites Belton	Belton, MO	80	Q4 2022	Belton Hotel Group LLC
Fairfield Inn & Suites Kansas City Northeast	Kansas City, MO	80	Q1 2023	Hunt Midwest Real Estate Development Inc
TownePlace Suites Olathe Station	Olathe, KS	112	Q1 2023	RH Johnson Company
AC Hotel By Marriott Kansas City Downtown	Kansas City, MO	238	Q1 2023	Beechwood Pinnacle Management Group
Cambria Kansas City Downtown	Kansas City, MO	149	Q2 2023	Lloyd Companies
Tru by Hilton Kansas City Airport	Kansas City, MO	98	Q3 2023	KMG Hotels LLC
Comfort Inn & Suites Edgerton	Edgerton, MO	65	Q3 2023	-
Comfort Inn & Suites	Kansas City, MO	95	Q4 2023	-
Comfort Inn & Suites Cameron	Cameron, MO	60	Q3 2025	-
TownePlace Suites Kansas City South	Kansas City, MO	95	Q3 2022	KB Construction LLC
Holiday Inn Express & Suites Kansas City	Kansas City, MO	75	Q3 2022	Taurus Investment Holdings LLC
Fairfield Inn & Suites Kansas City Sports Complex	Kansas City, MO	75	Q3 2022	-
Fairfield Inn & Suites Kansas City @ The Legends	Kansas City, KS	87	Q3 2022	Leisure Hotels & Resorts
Hampton Inn by Hilton Kansas City Southeast	Kansas City, MO	123	Q3 2022	Whitten Development Inc
aloft Hotel Kansas City South (dual-branded with Tribute)	Kansas City, MO	120	Q3 2022	Capital Management
Kansas City South, a Tribute Portfolio Hotel (dual-branded with aloft)	Kansas City, MO	175	Q3 2022	Capital Management
Embassy Suites KC Downtown (Federal Reserve Redevelopment)	Kansas City, MO	284	Q3 2022	Developing Equities Group Of Denver
Holiday Inn Express & Suites Leavenworth	Leavenworth, KS	84	Q4 2022	-
TownePlace Suites Kansas City West	Kansas City, KS	101	Q4 2022	-
Home2 Suites Lenexa Kansas City	Lenexa, KS	99	Q4 2022	KWB Hotel Partners
Holiday Inn Express & Suites Overland Park	Overland Park, KS	98	Q4 2022	Price Brothers
La Quinta Inns & Suites Belton	Belton, MO	80	Q4 2022	Belton Hotel Group LLC
Fairfield Inn & Suites Kansas City Northeast	Kansas City, MO	80	Q1 2023	Hunt Midwest Real Estate Development Inc
TownePlace Suites Olathe Station	Olathe, KS	112	Q1 2023	RH Johnson Company
AC Hotel By Marriott Kansas City Downtown	Kansas City, MO	238	Q1 2023	Beechwood Pinnacle Management Group
Cambria Kansas City Downtown	Kansas City, MO	149	Q2 2023	Lloyd Companies
Tru by Hilton Kansas City Airport	Kansas City, MO	98	Q3 2023	KMG Hotels LLC
Comfort Inn & Suites Edgerton	Edgerton, MO	65	Q3 2023	-
Comfort Inn & Suites	Kansas City, MO	95	Q4 2023	-
Comfort Inn & Suites Cameron	Cameron, MO	60	Q3 2025	-
Hyatt House Kansas City Downtown	Kansas City, MO	154	Proposed	Pedersen Development Company
Wyndham Grand Hotel Kansas City	Kansas City, MO	193	Proposed	Augustine Development Group, LLC
Home2 Suites Liberty	Liberty, MO	94	Proposed	Dream Hotels
Best Western Plus Gateway Sports Village	Grandview, MO	TBD	Proposed	Liberty Hotel Group
Super 8 Kansas City	Kansas City, MO	57	Proposed	
aloft Hotel (dual-branded with element)	Overland Park, KS	100	Proposed	Merrill Development Company

Data Source: Newmark Valuation & Advisory

## 1Q 2021 KANSAS CITY HOTEL MARKET REPORT

### Kansas City Market Supply Update

Property	City	Room Count	Date	Developer
element Overland Park (dual-branded with aloft)	Overland Park, KS	65	Proposed	Merrill Development Company
Microtel Inn & Suites Kansas City	Kansas City, MO	81	Proposed	-
La Quinta Inns & Suites Kansas City	Kansas City, MO	42	Proposed	-
New Trails Mixed-Use Development Hotels	Gardner, KS	201-300	Proposed	GRATA Development
1650 Broadway Hotel	Kansas City, MO	220	Proposed	Mashburn Development, LLC
Kimpton (rebranding of Holiday Inn Country Club Plaza)	Kansas City, MO	270	Proposed	Janko Group
Isle of Capri Casino Redevelopment (Casino KC)	Kansas City	150	Proposed	Ten River Worldwide Holding
Hotel Bravo!	Kansas City, MO	145	Proposed	EJ Holtze Corporation
Fairfield Inn	Kansas City, KS	101-150	Proposed	Aum Investments LLC
Uptown Shoppes Hotel	Kansas City, MO	50-100	Proposed	Sunflower Development Group
Sprint Campus Redevelopment Hotel	Overland Park, KS	120	Proposed	Occidental Management LLC
Homefield Multisport Athletic Complex Hotel	Kansas City	200	Proposed	Sporting Club Network
Seabiscuit Mixed-Use	Kansas City, MO	50-100	Proposed	Rouse Frets White Gross Gentile Rhodes, PC
Fairfield Inn	Kansas City, KS	101-150	Proposed	Aum Investments LLC
Westport Terrace at Manor Square	Kansas City, MO	190	Proposed	Action Pact
Blue Ridge Crossing Hotel	Kansas City, MO	50-100	Proposed	Olsson Associates
Shoppes at Deer Creek Woods Hotel	Overland Park, KS	90	Proposed	Pediatric Partners (KS)
Brookridge Country Club Hotels	Overland Park, KS	550	Proposed	Curtin Property Company
Creekside Mixed-Use Hotels	Parkville, MO	151-200	Proposed	Dalmark Development
Metro North Crossing Hotel	Kansas City, MO	100	Proposed	IAS Partners, LLC
Paragon Star Hotel	Lee's Summit, MO	120	Proposed	Happy Valley LLC
Hard Rock Village South	Edwardsville, KS	231	Proposed	Compass Commodity Group III, LLC

Data Source: Newmark Valuation & Advisory

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