



Comfort Suites Perrysburg - Toledo South
27450 Helen Dr, Perrysburg, OH 43551

OFFERING MEMORANDUM

COMFORT SUITES

27450 Helen Dr, Perrysburg, OH 43551

Marcus & Millichap

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Alexandre Duong (216) 264-2061 / alexandre.duong@marcusmillichap.com

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

ONLINE AUCTION

R MARKETPLACE

Starting Bid:\$1,250,000

Auction Dates: December 9-11,2024

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for December 9-11, 2024

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

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Marcus & Millichap

2006 Construction 53 Rooms Absentee Owned \$68.35 RevPAR



section 1
PROPERTY DESCRIPTION

COMFORT SUITES

Perrysburg, Ohio

Marcus & Millichap is proud to present the exclusive opportunity to acquire the Comfort Suites in Perrysburg, Ohio. The 53 room hotel was built in 2006 and will be offered via Auction with a Starting bid of \$1,250,000 on December 9th- 11th. The hotel which is absentee owned and managed will be delivered unencumbered of debt or management and is strategically located near the intersection of I-75 next exit to the Ohio Turnpike (I-80/90) with more than 174,499 VPD and just 10 minutes from Downtown Toledo. The hotel is less than 15 Minutes from a number of demand generators including GM Plant, University of Toledo, ProMedica Hospital Systems and countless manufacturing and industries in the area.

The hotel will receive a new license upon completion of a PIP to replace case goods and cosmetic refresh of rooms and bathrooms which are estimated around \$350,000. The hotel currently operates at \$68.35 RevPAR, \$1,300,751 in room revenues and generates a net operating income of \$392,978. Upon completion of the PIP- We expect the hotel to exceed Pre-Covid Revenues of \$1.37 Million dollars and be well positioned to increase ADR to \$88 with the refreshed guest experience to potential new transient customers visiting or passing through its strategic location. The Comfort Suites Perrysburg represents an attractive opportunity to acquire a recently constructed property with excellent operating metrics and platform for an owner operator to realize \$484,691 in Net operating Income after completion of PIP.

INVESTMENT HIGHLIGHTS

The Comfort Suites Perrysburg is located off I-75 and is the next exit to the Ohio Turnpike (I-80/90) and I-475 conveniently located to many manufacturing and distribution centers including Owens-Illinois (O-I), FCA US LLC, and Owens Corning. The hotel is also just a 15-minute drive to the Toledo Zoo & Aquarium, Downtown Toledo, Bowling Green University (17K students) and University of Toledo (12K students).



2006 Construction
53 Rooms
Absentee Ownership



\$68.35 RevPAR
\$484,691 NOI 2025



1 hour to Detroit,
2 hours and 15 min
to Columbus



Recently Renovated
2021-2024

PROPERTY DESCRIPTION

Number of Rooms	53
Year Built/Renovated	2006/2021
Stories	2
Lot Size	19,560 SF
Parcel Number	P60-400-0901-01-001.000
Type of Ownership	Fee Simple
Franchise	Choice Hotels International, Inc.
Highway	I-75
Airport	Toledo Express Airport

FEATURES AND AMENITIES

- Mini-Refrigerator
- Microwave
- Elevators
- Free Wi-Fi
- Fitness Center
- Desk
- Flat Screen TV
- Laundry
- Business Center

Recently Renovated 2021-2024 Minimal PIP \$350,000

Exterior

- Remove all shutters & lattice and make repairs
- Install new covers on all AC units
- Paint entire building
- New flood lights around the building exterior and at all exits

Guest Rooms

- Guest room carpets
- Window treatments
- Paint walls & ceilings
- Artwork
- Lighting
- Desk Chairs
- Seating package
- New TVs

Guest Bathrooms

- Bath fixtures
- Lighting
- Paint walls & ceilings
- Lighted vanity mirrors

Common Areas

- New carpeting in hallways / stairwells / meeting room / business center / back of the house
- New Tile flooring throughout lobby area, breakfast area, public restrooms & side entrances
- New lighting and fixtures in all public restrooms
- Paint walls & ceilings throughout the common areas and back of the house
- New lighting in all common areas
- New artwork in lobby, front desk area, hallways & public restrooms
- New front desk area and lobby area
- New Lobby furniture package
- New Window treatments in lobby & front desk area, breakfast area, hallways, meeting room
- Complete entire fitness area w/ all new equipment, flooring, paint
- New TVs
- New housekeeping laundry washers (2)
- New Tankless water Heaters (4)

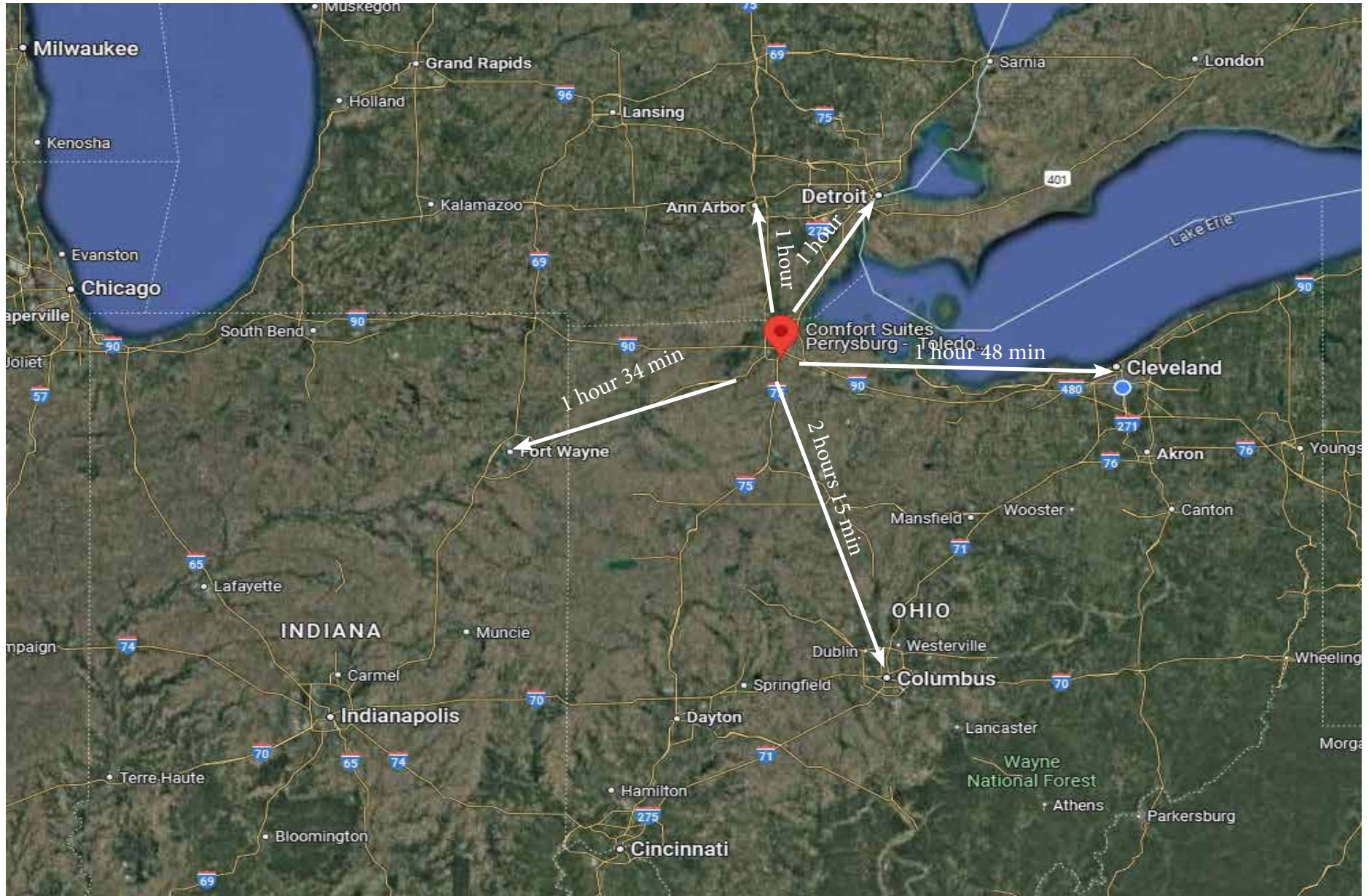
REGIONAL MAP



AERIAL MAP



NEARBY CITIES



NEARBY BUSINESSES



Major Employers/Manufacturing Companies	Distance
Owens-Illinois (O-I)	10 min
Libbey Inc.	11 min
Great Lakes Window Inc.	12 min
Pro Medica Toledo Hospital	17 min
Parket Hannifon Corporation	18 min
FCA US LLC	20 min
GM - Toledo Propulsion Systems	22 min

	Distance
Amazon Fulfillment Center	7 min
Mercy Health - Perrysburg Hospital	8 min
Owens Community College	10 min
Owens Corning	13 min
Dana Incorporated	14 min
Mercy Health - Occupational Services, St. Vincent	16 min
University of Toledo Medical Center	19 min



12,000 + Students
Enrolled

Global Headquarters
Located in Perrysburg, OH

7,500 + Employees

3.64 Mil Square Feet
Automotive Factory

2.8 Mil Square Feet
1,500 + Employees

35,000 + Employees
One of the largest
healthcare systems

15 min

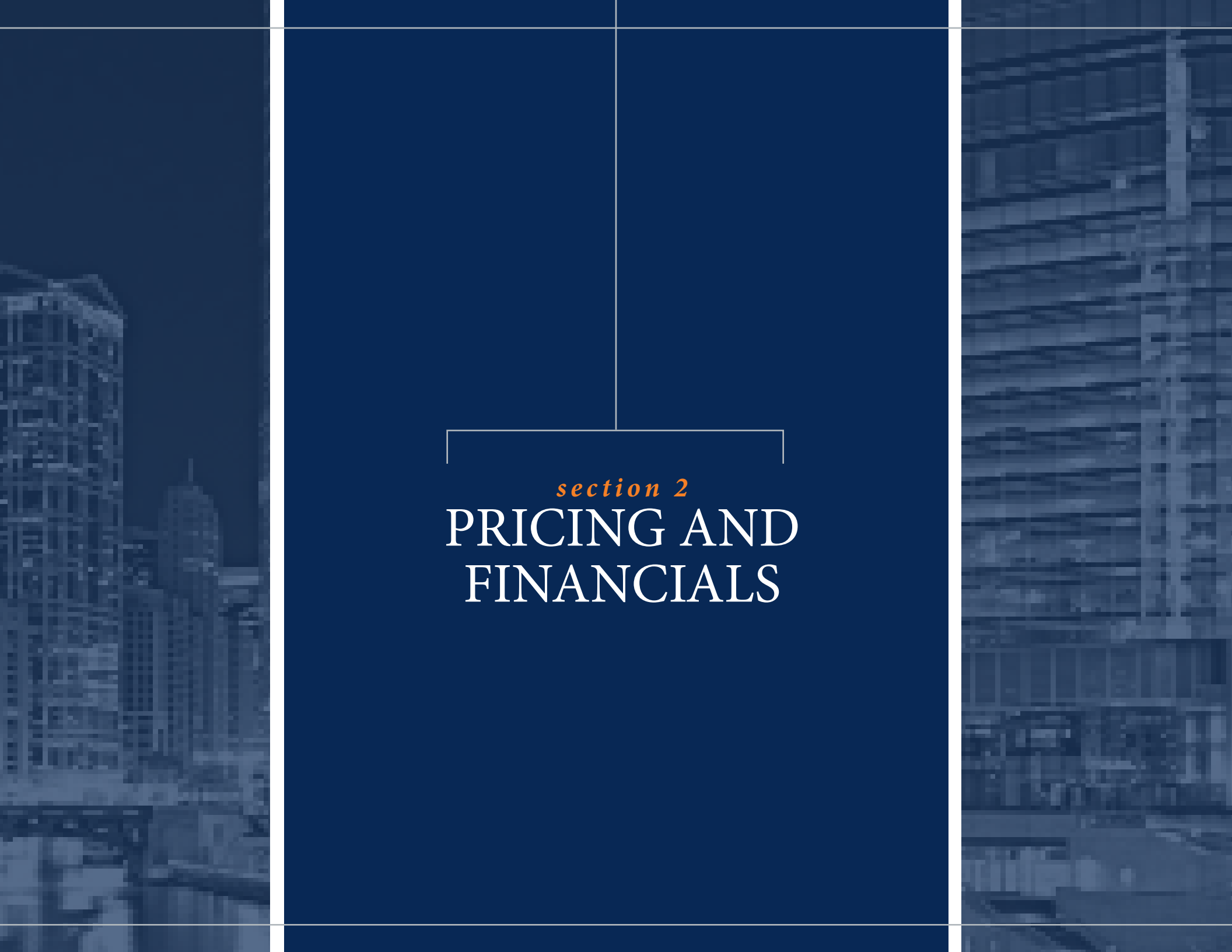
From Bowling Green State University
17,000 Students + Enrolled

13 min

From Downtown Toledo
266,301 + Population

19 min

Eugene F. Kranz Toledo Express Airport



section 2
PRICING AND
FINANCIALS

FINANCIAL SUMMARY

Auction Date - Real Insight	Starting Bid
Monday, December 9th - Wednesday, December 11th	\$1,250,000

September T-12 2024

Occupancy	79.73%
ADR	\$85.41
RevPar	\$68.35
Room Revenue	\$1,300,751
Total Expenses	\$907,773
Net Operating Income	\$392,978

2019 - Pre Covid

Occupancy	80.10%
ADR	\$88.35
RevPAR	\$70.80
Room Revenue	\$1,372,442
Total Expenses	\$921,686
Net Operating Income	\$450,756

2025 - Projections

Occupancy	81.10%
ADR	\$88.00
RevPAR	\$71.37
Room Revenue	\$1,380,665
Total Expenses	\$895,974
Net Operating Income	\$484,691

HISTORICAL & PROJECTIONS

Unhide All												Projected		
Year	2019		2020		2021		2022		2023		T-12 September 2024		2025	
Rooms	53		53		53		53		53		53		53	
Days	365		366		365		365		365		366		365	
Available Rooms	19,345		19,398		19,345		19,345		19,345		19,398		19,345	
Occupied Rooms			15,236		12,335		14,290		14,634		15,465		15,689	
Occupancy			78.54%		63.76%		73.87%		75.65%		79.73%		81.10%	
ADR			\$90.34		\$84.65		\$91.87		\$88.04		\$85.41		\$88.00	
RevPAR			\$71.58		\$54.07		\$68.49		\$66.86		\$68.35		\$71.37	
RevPAR Growth	-		-		-24.46%		26.67%		-2.38%		2.23%		-4.23%	
Revenue/Room	\$26,078		\$19,969		\$23,185		\$24,404		\$24,369		\$24,687		\$26,196	
Departmental Revenues														
Rooms	\$1,372,442	99.30%	\$1,050,957	99.30%	\$1,222,721	99.51%	\$1,286,129	99.44%	\$1,288,884	99.79%	\$1,300,751	99.41%	\$1,380,665	99.44%
Food & Beverage	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
Other Operated Departments	\$9,706	0.70%	\$7,400	0.70%	\$6,059	0.49%	\$7,295	0.56%	\$2,648	0.21%	\$7,659	0.59%	\$7,735	0.56%
Misc. Income	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
Total Revenue	\$1,382,148	100.00%	\$1,058,357	100.00%	\$1,228,780	100.00%	\$1,293,424	100.00%	\$1,291,532	100.00%	\$1,308,410	100.00%	\$1,388,400	100.00%
Departmental Expenses														
Rooms	\$15,664	1.13%	\$13,336	1.26%	\$15,181	1.24%	\$22,103	1.71%	\$27,438	2.12%	\$30,305	2.32%	\$28,465	2.05%
Wages	\$348,052	25.18%	\$273,519	25.84%	\$261,014	21.24%	\$298,898	23.11%	\$314,919	24.38%	\$299,391	22.88%	\$305,379	22.00%
Food & Beverage	\$38,706	2.80%	\$17,553	1.66%	\$22,773	1.85%	\$37,518	2.90%	\$43,733	3.39%	\$44,503	3.40%	\$41,802	3.01%
Other Operated Departments	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
Total Departmental Expenses	\$402,422	29.12%	\$304,408	28.76%	\$298,967	24.33%	\$358,520	27.72%	\$386,090	29.89%	\$374,199	28.60%	\$375,646	27.06%
Departmental Profit	\$979,726	70.88%	\$753,949	71.24%	\$929,813	75.67%	\$934,904	72.28%	\$905,441	70.11%	\$934,211	71.40%	\$1,012,754	72.94%
Undistributed Expenses														
Admin & General	\$134,349	9.72%	\$123,966	11.71%	\$263,943	21.48%	\$123,378	9.54%	\$97,366	7.54%	\$91,790	7.02%	\$91,304	6.58%
Sales & Marketing	\$9,702	0.70%	\$5,915	0.56%	\$11,678	0.95%	\$13,199	1.02%	\$7,042	0.55%	\$21,210	1.62%	\$21,636	1.56%
Franchise Fees	\$197,121	14.36%	\$170,188	16.19%	\$200,393	16.39%	\$219,147	17.04%	\$192,510	14.94%	\$222,513	17.11%	\$205,611	14.89%
Property Op. & Maintenance	\$29,666	2.15%	\$29,754	2.81%	\$64,944	5.29%	\$77,835	6.02%	\$24,321	1.88%	\$25,720	1.97%	\$23,380	1.68%
Utilities	\$84,909	6.14%	\$88,405	8.35%	\$96,091	7.82%	\$108,093	8.36%	\$97,178	7.52%	\$103,258	7.89%	\$102,726	7.40%
Total Undistributed Expenses	\$455,746	33.07%	\$418,228	39.63%	\$637,049	51.92%	\$541,652	41.97%	\$418,417	32.43%	\$464,491	35.60%	\$444,657	32.11%
Gross Operating Profit	\$523,980	37.81%	\$335,721	31.61%	\$292,764	23.74%	\$393,252	30.31%	\$487,025	37.68%	\$469,720	35.80%	\$568,097	40.83%
Management Fee	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
Income Before Fixed Expenses	\$523,980	37.81%	\$335,721	31.61%	\$292,764	23.74%	\$393,252	30.31%	\$487,025	37.68%	\$469,720	35.80%	\$568,097	40.83%
Fixed Expenses														
Property Taxes	\$59,769	4.32%	\$58,855	5.56%	\$58,563	4.77%	\$59,811	4.62%	\$56,833	4.40%	\$57,368	4.38%	\$57,368	4.13%
Land Lease	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
Insurance	\$13,455	0.97%	\$16,165	1.53%	\$18,050	1.47%	\$16,942	1.31%	\$19,374	1.50%	\$19,374	1.48%	\$26,038	1.88%
Total Fixed Expenses	\$73,224	5.30%	\$75,020	7.09%	\$76,613	6.23%	\$76,753	5.93%	\$76,207	5.90%	\$76,742	5.87%	\$83,406	6.01%
EBITDA	\$450,756	32.51%	\$260,701	24.52%	\$216,151	17.51%	\$316,499	24.37%	\$410,818	31.78%	\$392,978	29.93%	\$484,691	34.83%
Reserve For Replacement	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%	\$0	0.00%
Net Operating Income	\$450,756	32.61%	\$260,701	24.63%	\$216,151	17.59%	\$316,499	24.47%	\$410,818	31.81%	\$392,978	30.03%	\$484,691	34.91%
									COVID					
									Latest Tax Year Optics					
											Best Case Scenario PIP Impact			

Comfort Suites Perrysburg - Toledo South

27450 HELEN DR PERRYSBURG OH 43551

Actual T-12 Profit & Loss

Dept. Description	T-12	Adjustments	Adj. Amount	% of GR	Comments
Revenues					
Room Revenue	\$1,300,751.47		\$1,300,751.47	99.41%	
Meeting Room Revenue	\$850.00		\$850.00	0.06%	
Other Revenue	\$6,808.70		\$6,808.70	0.52%	
GROSS REVENUE	\$1,308,410.17	\$0.00	\$1,308,410.17	100%	
EXPENSE					
	T-12	Adjustments	Adj. Amount	% of GR	Comments
Visa/MC/Discover	\$34,383.84		\$34,383.84	2.63%	
Amex	\$2,627.25		\$2,627.25	0.20%	
Gateway Fees	\$2,092.18		\$2,092.18	0.16%	
Commissions & Rebates	\$25,943.82		\$25,943.82	1.98%	
Bank Service Charges	\$1,003.08		\$1,003.08	0.08%	
Bad Debt	\$934.71		\$934.71	0.07%	
Business Licenses and Permits	\$159.00		\$159.00	0.01%	
Dues and Subscriptions	\$766.15		\$766.15	0.06%	
Licenses and Permits	\$3,938.16		\$3,938.16	0.30%	
Equipment Rental	\$468.07		\$468.07	0.04%	
Insurance Expense	\$19,373.50		\$19,373.50	1.48%	
Interest Expense - EIDL	\$8,772.00	(\$8,772.00)			
Interest Expense - SSC MBS	\$122,548.02	(\$122,548.02)			
Guest Room Supplies	\$5,283.58		\$5,283.58	0.40%	
CS Logo Supplies	\$3,860.69		\$3,860.69	0.30%	
Linen & Terry	\$5,504.41		\$5,504.41	0.42%	
Chemicals	\$12,949.38		\$12,949.38	0.99%	
Distressed Items	\$15.97		\$15.97	0.00%	
Other Housekeeping Supplies	\$2,173.53		\$2,173.53	0.17%	
In Room Coffee	\$1,179.00		\$1,179.00	0.09%	
Landscaping and Groundskeeping	\$3,839.37		\$3,839.37	0.29%	
Travel	\$673.33		\$673.33	0.05%	
Meals	\$359.37		\$359.37	0.03%	
Entertainment	\$359.24		\$359.24	0.03%	
Office Supplies	\$1,677.60		\$1,677.60	0.13%	
Maintenance Supplies	\$7,422.00		\$7,422.00	0.57%	
Micro/Fridge, ACs & TVs	\$1,537.37		\$1,537.37	0.12%	
Food Items	\$38,167.02		\$38,167.02	2.92%	
Paper Goods	\$5,437.58		\$5,437.58	0.42%	
Refreshments	\$538.91		\$538.91	0.04%	
Brand Supplies	\$1,713.86		\$1,713.86	0.13%	
Postage and Delivery	\$389.88		\$389.88	0.03%	
Franchise Fees	\$222,512.75		\$222,512.75	17.01%	
T/A Commissions	\$6,638.30		\$6,638.30	0.51%	
Accountant Fees	\$1,800.00		\$1,800.00	0.14%	
Repairs and Maintenance	\$5,630.01		\$5,630.01	0.43%	
Elevator Maintenance	\$4,335.33		\$4,335.33	0.33%	
Fire Alarm Maintenance	\$50.00		\$50.00	0.00%	
Pest Control Service	\$939.45		\$939.45	0.07%	
Property Tax	\$56,633.28		\$56,633.28	4.33%	
CAT Tax	\$735.00		\$735.00	0.06%	
Gas	\$7,077.52		\$7,077.52	0.54%	
Electricity	\$39,326.11		\$39,326.11	3.01%	
Water & Sewer	\$56,854.53		\$56,854.53	4.35%	
Digital Services	\$15,036.16		\$15,036.16	1.15%	
WiFi Monitoring	\$848.66		\$848.66	0.06%	
Waste Services	\$3,036.00		\$3,036.00	0.23%	
Marketing Expense	\$4,070.00		\$4,070.00	0.31%	
Payroll Expense	\$212,467.94		\$212,467.94	16.24%	
Front Office	\$9,544.19		\$9,544.19	0.73%	
Housekeeping	\$86,923.40		\$86,923.40	6.64%	
Temp Help	\$938.84		\$938.84	0.07%	
Total other income	(\$7,408.65)		(\$7,408.65)	-0.57%	
snack shop expense	\$2,671.68		\$2,671.68	0.20%	
TOTAL EXPENSES	\$1,046,752.37	(\$131,320.02)	\$915,432.35	69.97%	\$0
NET OPERATING INCOME	\$261,657.80	\$0.00	\$392,977.82	30.03%	\$0



Comfort Suites Perrysburg - Toledo South

27450 HELEN DR PERRYSBURG OH 43551

Actual 2023 Profit & Loss

Dept. Description	2023	Adjustments	Adj. Amount	% of GR	Comments
Revenues					
Room Revenue	\$1,288,883.81		\$1,288,883.81	99.79%	
Meeting Room Revenue	\$226.00		\$226.00	0.02%	
Other Revenue	\$2,421.75		\$2,421.75	0.19%	
GROSS REVENUE	\$1,291,531.56	\$0.00	\$1,291,531.56	100%	
EXPENSE					
Total Merchant Account Fees	\$37,186.24		\$37,186.24	2.88%	
Commissions & Rebates	\$23,722.09		\$23,722.09	1.84%	
Bank Service Charges	\$4,963.69		\$4,963.69	0.38%	
Bad Debt	\$3,755.90		\$3,755.90	0.29%	
Business Licenses and Permits	\$418.04		\$418.04	0.03%	
Dues and subscriptions	\$490.63		\$490.63	0.04%	
Licenses and Permits	\$3,242.54		\$3,242.54	0.25%	
Equipment Rental	\$451.17		\$451.17	0.03%	
Insurance Expense	\$19,373.50		\$19,373.50	1.50%	
Interest Expense	\$134,515.49	(\$134,515.49)			
Housekeeping Expense	\$27,437.99		\$27,437.99	2.12%	
Landscaping and Groundskeeping	\$1,199.72		\$1,199.72	0.09%	
Travel and Entertainment	\$4,312.19		\$4,312.19	0.33%	
Office Supplies	\$2,637.26		\$2,637.26	0.20%	
Maintenance Supplies	\$7,842.24		\$7,842.24	0.61%	
Breakfast Supplies	\$43,566.17		\$43,566.17	3.37%	
Refreshments	\$166.86		\$166.86	0.01%	
Brand Supplies	\$1,186.50		\$1,186.50	0.09%	
Postage and Delivery	\$165.84		\$165.84	0.01%	
Accountant & Legal	\$3,715.04		\$3,715.04	0.29%	
Repairs and Maintenance	\$8,176.51		\$8,176.51	0.63%	
Elevator Maintenance	\$2,530.18		\$2,530.18	0.20%	
Pest Control Service	\$939.45		\$939.45	0.07%	
Taxes	\$56,833.28		\$56,833.28	4.40%	
Uniforms	\$303.15		\$303.15	0.02%	
Newspaper	\$565.80		\$565.80	0.04%	
Utilities	\$97,178.25		\$97,178.25	7.52%	
Digital Services	\$13,564.63		\$13,564.63	1.05%	
WIFI Monitoring	\$848.66		\$848.66	0.07%	
Waste Services	\$3,633.00		\$3,633.00	0.28%	
Marketing Expense	\$5,855.00		\$5,855.00	0.45%	
Payroll Expense	\$213,334.17		\$213,334.17	16.52%	
Contract Labor	\$101,585.00		\$101,585.00	7.87%	
Temp Help	\$120.00		\$120.00	0.01%	
Other Income	(\$6,704.65)		(\$6,704.65)	-0.52%	
Other Expenses	\$3,607.89		\$3,607.89	0.28%	
Other	(\$0.10)		(\$0.10)	-0.00%	
Admin & Mgmt	\$109,000.00	(\$109,000.00)			Internal Entity
Franchise Fees	\$192,509.64		\$192,509.64	14.91%	
TOTAL EXPENSES	\$1,124,228.96	(\$243,515.49)	\$880,713.47	68.19%	\$0
NET OPERATING INCOME	\$167,302.60	\$0.00	\$410,818.09	31.81%	\$0

Comfort Suites Perrysburg - Toledo South

27450 HELEN DR PERRYSBURG OH 43551

Actual 2022 Profit & Loss

Dept. Description	2022	Adjustments	Adj. Amount	% of GR	Comments
Revenues					
Room Revenue	\$1,286,128.53		\$1,286,128.53	99.44%	
Meeting Room Revenue	\$2,300.00		\$2,300.00	0.18%	
Other Revenue	\$4,995.30		\$4,995.30	0.39%	
GROSS REVENUE	\$1,293,423.83	\$0.00	\$1,293,423.83	100%	
EXPENSE					
Total Merchant Account Fees	\$39,111.70		\$39,111.70	3.02%	
Commissions & Rebates	\$28,827.41		\$28,827.41	2.23%	
Bank Service Charges	\$4,992.51		\$4,992.51	0.39%	
Bad Debt	\$4,837.19		\$4,837.19	0.37%	
Dues and Subscriptions	\$1,387.70		\$1,387.70	0.11%	
Licenses and Permits	\$3,311.88		\$3,311.88	0.26%	
Equipment Rental	\$434.24		\$434.24	0.03%	
Insurance Expense	\$16,942.13		\$16,942.13	1.31%	
Interest Expense	\$130,256.50	(\$130,256.50)			
Guest Room Supplies	\$6,382.89		\$6,382.89	0.49%	
CS Logo Supplies	\$3,265.65	(\$3,265.65)			capex
Linen & Terry	\$10,799.04		\$10,799.04	0.83%	
Chemicals	\$10,608.49		\$10,608.49	0.82%	
Distressed Items	\$45.59		\$45.59	0.00%	
Other Housekeeping Supplies	\$1,966.44		\$1,966.44	0.15%	
In Room Coffee	\$2,417.75		\$2,417.75	0.19%	
Landscaping and Groundskeeping	\$4,147.57		\$4,147.57	0.32%	
Travel and Entertainment	\$2,144.05		\$2,144.05	0.17%	
Miscellaneous Expense	\$731.00		\$731.00	0.06%	
Office Supplies	\$4,509.56		\$4,509.56	0.35%	
Maintenance Supplies	\$8,527.82		\$8,527.82	0.66%	
Micro/Fridge, Acs & Tvs	\$5,284.07	(\$5,284.07)			Capex
Breakfast Supplies	\$37,408.62		\$37,408.62	2.89%	
Refreshments	\$109.75		\$109.75	0.01%	
Brand Supplies	\$2,214.29		\$2,214.29	0.17%	
Postage and Delivery	\$109.43		\$109.43	0.01%	
Accounting & legal Fees	\$11,890.00		\$11,890.00	0.92%	
Repairs and Maintenance	\$45,857.86		\$45,857.86	3.55%	
Elevator Maintenance	\$4,472.78		\$4,472.78	0.35%	
Pest Control Service	\$977.05		\$977.05	0.08%	
Taxes	\$59,810.80		\$59,810.80	4.62%	
Uniforms	\$536.99		\$536.99	0.04%	
Newspaper	\$1,255.80		\$1,255.80	0.10%	
Utilities	\$108,093.15		\$108,093.15	8.36%	
Digital Services	\$15,755.24		\$15,755.24	1.22%	
WIFI Monitoring	\$2,686.15		\$2,686.15	0.21%	
Biz Center Service	\$2,000.00		\$2,000.00	0.15%	
Waste Services	\$3,243.00		\$3,243.00	0.25%	
Marketing Expense	\$10,985.00		\$10,985.00	0.85%	
Payroll Expense	\$217,357.16		\$217,357.16	16.80%	
Contract Labor	\$81,540.93		\$81,540.93	6.30%	
Temp Help	\$102.99		\$102.99	0.01%	
Other Income	(\$5,312.75)		(\$5,312.75)	-0.41%	
Other Expenses	\$4,558.37		\$4,558.37	0.35%	
Admin & Mgmt	\$30,000.00	(\$30,000.00)			Internal Entity
Franchise Fees	\$219,146.80		\$219,146.80	16.94%	
TOTAL EXPENSES	\$1,145,730.59	(\$168,806.22)	\$976,924.37	75.53%	\$0
NET OPERATING INCOME	\$147,693.24	\$0.00	\$316,499.46	24.47%	\$0

Comfort Suites Perrysburg - Toledo South

27450 HELEN DR PERRYSBURG OH 43551

Actual 2021 Profit & Loss

Dept. Description	2021	Adjustments	Adj. Amount	% of GR	Comments
Revenues					
Room Revenue	\$1,222,721.23		\$1,222,721.23	99.51%	
Meeting Room Revenue	\$815.00		\$815.00	0.07%	
Other Revenue	\$5,244.00		\$5,244.00	0.43%	
GROSS REVENUE	\$1,228,780.23	\$0.00	\$1,228,780.23	100%	
EXPENSE					
Total Merchant Account Fees	\$38,283.85		\$38,283.85	3.12%	
Commissions & Rebates	\$25,769.74		\$25,769.74	2.10%	
Bank Service Charges	\$4,960.14		\$4,960.14	0.40%	
Bad Debt	\$4,714.23		\$4,714.23	0.38%	
Depreciation Expense	\$65,493.00	\$65,493.00	\$130,986.00	10.66%	
Amortization Expense	\$28,251.00	(\$28,251.00)			
Dues and Subscriptions	\$217.68		\$217.68	0.02%	
Licenses and Permits	\$1,140.25		\$1,140.25	0.09%	
Insurance Expense	\$18,049.50		\$18,049.50	1.47%	
Interest Expense	\$134,549.08	(\$134,549.08)			
Guest Room Supplies	\$4,437.29		\$4,437.29	0.36%	
CS Logo Supplies	\$3,642.19		\$3,642.19	0.30%	
Linen & Terry	\$7,748.45		\$7,748.45	0.63%	
Chemicals	\$11,363.74		\$11,363.74	0.92%	
Distressed Items	\$47.87		\$47.87	0.00%	
Other Housekeeping Supplies	\$1,344.56		\$1,344.56	0.11%	
In Room Coffee	\$1,650.40		\$1,650.40	0.13%	
Landscaping and Groundskeeping	\$6,211.96		\$6,211.96	0.51%	
Travel and Entertainment	\$3,214.88		\$3,214.88	0.26%	
Office Supplies	\$3,106.28		\$3,106.28	0.25%	
Maintenance Supplies	\$18,070.20		\$18,070.20	1.47%	
Breakfast Supplies	\$22,596.85		\$22,596.85	1.84%	
Refreshments	\$175.66		\$175.66	0.01%	
Brand Supplies	\$1,972.59		\$1,972.59	0.16%	
Postage and Delivery	\$58.59		\$58.59	0.00%	
Accounting and Legal Fees	\$1,900.00		\$1,900.00	0.15%	
Repairs and Maintenance	\$30,585.79		\$30,585.79	2.49%	
Elevator Maintenance	\$4,067.58		\$4,067.58	0.33%	
Fire Alarm Maintenance	\$2,349.63		\$2,349.63	0.19%	
Pest Control Services	\$1,128.85		\$1,128.85	0.09%	
Taxes	\$58,563.42		\$58,563.42	4.77%	
Uniforms	\$40.22		\$40.22	0.00%	
Newspaper	\$1,081.00		\$1,081.00	0.09%	
Utilities	\$96,091.33		\$96,091.33	7.82%	
Digital Services	\$13,120.16		\$13,120.16	1.07%	
WIFI Monitoring	\$318.00		\$318.00	0.03%	
Biz Center Service	\$2,804.49		\$2,804.49	0.23%	
Waste Services	\$2,530.00		\$2,530.00	0.21%	
Marketing Expense	\$9,705.42		\$9,705.42	0.79%	
Payroll Expense	\$195,257.76		\$195,257.76	15.89%	
Contract Labor	\$65,756.21		\$65,756.21	5.35%	
Temp Help	\$25.62		\$25.62	0.00%	
Other Income	(\$15,592.07)		(\$15,592.07)	-1.27%	
Other Expenses	\$2,740.23		\$2,740.23	0.22%	
Admin & Mgmt	\$30,000.00		\$30,000.00	2.44%	
Franchise Fees	\$200,392.91		\$200,392.91	16.31%	
TOTAL EXPENSES	\$1,109,936.53	(\$97,307.08)	\$1,012,629.45	82.41%	\$0
NET OPERATING INCOME	\$118,843.70	\$0.00	\$216,150.78	17.59%	\$0

Comfort Suites Perrysburg - Toledo South

27450 HELEN DR PERRYBURG OH 43551

Actual 2020 Profit & Loss

Dept. Description	2020	Adjustments	Adj. Amount	% of GR	Comments
Revenues					
Room Revenue	\$1,050,957.38		\$1,050,957.38	99.30%	
Meeting Room Revenue	\$1,010.00		\$1,010.00	0.10%	
Other Revenue	\$6,390.00		\$6,390.00	0.60%	
GROSS REVENUE	\$1,058,357.38	\$0.00	\$1,058,357.38	100%	
EXPENSE					
Total Merchant Account Fees	\$26,365.60		\$26,365.60	2.49%	
Commissions & Rebates	\$12,731.99		\$12,731.99	1.20%	
Bank Service Charges	\$5,242.82		\$5,242.82	0.50%	
Bad Debt	\$7,579.42		\$7,579.42	0.72%	
Depreciation Expense	\$93,261.00	(\$93,261.00)			
Amortization Expense	\$28,249.00	(\$28,249.00)			
Dues and Subscriptions	\$18.17		\$18.17	0.00%	
Licenses and Permits	\$1,199.82		\$1,199.82	0.11%	
Insurance Expense	\$16,165.16		\$16,165.16	1.53%	
Interest Expense	\$139,010.27	(\$139,010.27)			
Guest Room Supplies	\$3,241.16		\$3,241.16	0.31%	
CS Logo Supplies	\$3,013.85		\$3,013.85	0.28%	
Linen & Terry	\$5,795.24		\$5,795.24	0.55%	
Chemicals	\$9,831.80		\$9,831.80	0.93%	
Distressed Items	\$17.24		\$17.24	0.00%	
Other Housekeeping Supplies	\$1,271.45		\$1,271.45	0.12%	
In Room Coffee	\$970.16		\$970.16	0.09%	
Landscaping and Groundskeeping	\$4,822.30		\$4,822.30	0.46%	
Travel and Entertainment	\$2,726.26		\$2,726.26	0.26%	
Office Supplies	\$2,989.26		\$2,989.26	0.28%	
Maintenance Supplies	\$6,362.41		\$6,362.41	0.60%	
Breakfast Supplies	\$2,401.31		\$2,401.31	0.23%	
Food Items	\$13,217.63		\$13,217.63	1.25%	
Paper Goods	\$1,600.82		\$1,600.82	0.15%	
Refreshments	\$333.23		\$333.23	0.03%	
PPE Supplies	\$1,524.83		\$1,524.83	0.14%	
Brand Supplies	\$1,939.85		\$1,939.85	0.18%	
Postage and Delivery	\$48.30		\$48.30	0.00%	
Accountant and Legal Fees	\$2,047.68		\$2,047.68	0.19%	
Repairs and Maintenance	\$6,670.16		\$6,670.16	0.63%	
Elevator Maintenance	\$2,735.39		\$2,735.39	0.26%	
Fire Alarm Maintenance	\$1,843.63		\$1,843.63	0.17%	
Pest Control Services	\$1,091.40		\$1,091.40	0.10%	
Taxes	\$58,855.22		\$58,855.22	5.56%	
Uniforms	\$772.40		\$772.40	0.07%	
Newspaper	\$1,375.40		\$1,375.40	0.13%	
Utilities	\$88,405.22		\$88,405.22	8.35%	
Digital Services	\$17,485.39		\$17,485.39	1.65%	
WIFI Monitoring	\$318.00		\$318.00	0.03%	
Biz Center Service	\$425.93		\$425.93	0.04%	
Waste Services	\$3,402.50		\$3,402.50	0.32%	
Marketing Expense	\$3,975.00		\$3,975.00	0.38%	
Payroll Expense	\$191,181.94		\$191,181.94	18.06%	
Contract Labor	\$82,337.00		\$82,337.00	7.78%	
Housekeeping	\$2,058.00		\$2,058.00	0.19%	
Maintenance	\$2,826.01		\$2,826.01	0.27%	
Other Income	(\$469.14)		(\$469.14)	-0.04%	
Other Income	(\$7,073.53)		(\$7,073.53)	-0.67%	
Other Expenses	\$5,794.47		\$5,794.47	0.55%	
Admin Mgmt	\$30,000.00		\$30,000.00	2.83%	
Franchise Fees	\$170,188.22		\$170,188.22	16.08%	
TOTAL EXPENSES	\$1,058,176.64	(\$260,520.27)	\$797,656.37	75.37%	\$0
NET OPERATING INCOME	\$180.74	\$0.00	\$260,701.01	24.63%	\$0

Comfort Suites Perrysburg - Toledo South

27450 HELEN DR PERRYSBURG OH 43551

Actual 2019 Profit & Loss

Dept. Description	2019	Adjustments	Adj. Amount	% of GR	Comments
Revenues					
Room Revenue	\$1,372,441.79		\$1,372,441.79	99.30%	
Meeting Room Revenue	\$5,675.00		\$5,675.00	0.41%	
Other Revenue	\$4,031.26		\$4,031.26	0.29%	
GROSS REVENUE	\$1,382,148.05	\$0.00	\$1,382,148.05	100%	
EXPENSE					
Total Merchant Account Fees	\$40,078.84		\$40,078.84	2.90%	
Commissions & Rebates	\$9,682.51		\$9,682.51	0.70%	
Bank Service Charges	\$5,417.48		\$5,417.48	0.39%	
Bad Debt	\$2,392.11		\$2,392.11	0.17%	
Business Licenses and Permits	\$50.00		\$50.00	0.00%	
Automobile Leasing Expense	\$4,632.00		\$4,632.00	0.34%	
Depreciation Expense	\$132,183.00	(\$132,183.00)			
Amortization Expense	\$28,251.00	(\$28,251.00)			
Dues and Subscriptions	\$45.00		\$45.00	0.00%	
Licenses and Permits	\$1,089.09		\$1,089.09	0.08%	
Insurance Expense	\$13,455.00		\$13,455.00	0.97%	
Interest Expense	\$142,496.91	(\$142,496.91)			
Guest Room Supplies	\$5,875.19		\$5,875.19	0.43%	
CS Logo Supplies	\$3,599.35		\$3,599.35	0.26%	
Linen & Terry	\$6,943.86		\$6,943.86	0.50%	
Chemicals	\$10,809.35		\$10,809.35	0.78%	
Distressed Items	\$70.15		\$70.15	0.01%	
Other Housekeeping Supplies	\$2,845.38		\$2,845.38	0.21%	
Landscaping and Groundskeeping	\$8,188.18		\$8,188.18	0.59%	
Travel and Entertainment	\$1,871.17		\$1,871.17	0.14%	
Office Supplies	\$1,473.66		\$1,473.66	0.11%	
Maintenance Supplies	\$6,621.52		\$6,621.52	0.48%	
Breakfast Supplies	\$37,977.58		\$37,977.58	2.75%	
Refreshments	\$728.52		\$728.52	0.05%	
Brand Supplies	\$1,679.00		\$1,679.00	0.12%	
Postage and Delivery	\$90.80		\$90.80	0.01%	
Professional Fees	\$1,800.00		\$1,800.00	0.13%	
Repairs and Maintenance	\$4,494.43		\$4,494.43	0.33%	
Elevator Maintenance	\$3,495.30		\$3,495.30	0.25%	
Fire Alarm Maintenance	\$3,892.98		\$3,892.98	0.28%	
Pest Control Services	\$759.70		\$759.70	0.05%	
Taxes	\$59,769.06		\$59,769.06	4.32%	
Uniforms	\$144.41		\$144.41	0.01%	
Newspaper	\$1,862.70		\$1,862.70	0.13%	
Utilities	\$84,908.56		\$84,908.56	6.14%	
Digital Services	\$19,837.06		\$19,837.06	1.44%	
WIFI Monitoring	\$4,118.00		\$4,118.00	0.30%	
Biz Center Service	\$1,123.93		\$1,123.93	0.08%	
Waste Services	\$2,213.75		\$2,213.75	0.16%	
Marketing Expense	\$8,023.00		\$8,023.00	0.58%	
Payroll Expense	\$261,605.61		\$261,605.61	18.93%	
Contract Labor	\$86,446.00		\$86,446.00	6.25%	
Temp Help	\$1,150.00		\$1,150.00	0.08%	
Training Costs	\$608.96		\$608.96	0.04%	
Other Income	(\$9,566.41)		(\$9,566.41)	-0.69%	
Other Expenses	\$6,468.47		\$6,468.47	0.47%	
Admin & Mgmt	\$25,500.00		\$25,500.00	1.84%	
Franchise Fees	\$197,120.77		\$197,120.77	14.26%	
TOTAL EXPENSES	\$1,234,322.93	(\$302,930.91)	\$931,392.02	67.39%	\$0
NET OPERATING INCOME	\$147,825.12	\$0.00	\$450,756.03	32.61%	\$0





section 3
STR REPORT

STR # 54446 / Created November 15, 2024

Monthly STAR Report : Comfort Suites Perrysburg Toledo South

For the Month of: October 2024

Currency: US Dollar / Competitive Set Data Excludes Subject Property



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STR REPORT

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

Comfort Suites Perrysburg Toledo South 27450 Helen Dr Perrysburg, OH 43551 Phone: (567) 336-0043

STR # 54446 ChainID: OH298 MgtCo: None Owner: None

For the Month of: October 2024 Date Created: November 15, 2024 Monthly Competitive Set Data Excludes Subject Property

October 2024									
	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	77.8	52.8	147.2	82.19	98.73	83.2	63.93	52.17	122.5
Year To Date	80.9	57.9	139.8	87.18	103.00	84.6	70.57	59.62	118.4
Running 3 Month	80.7	56.9	141.8	84.38	102.94	82.0	68.08	58.58	116.2
Running 12 Month	79.9	55.5	143.9	85.28	101.26	84.2	68.12	56.22	121.2

October 2024 vs. 2023 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	2.7	-2.0	4.8	-6.0	-3.5	-2.6	-3.4	-5.4	2.1
Year To Date	6.7	1.5	5.1	-4.2	3.9	-7.8	2.3	5.5	-3.1
Running 3 Month	1.6	-4.1	5.9	-8.8	0.5	-9.2	-7.3	-3.6	-3.9
Running 12 Month	7.0	0.7	6.2	-4.5	3.5	-7.7	2.2	4.3	-2.0

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STR REPORT

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

Comfort Suites Perrysburg Toledo South 27450 Helen Dr Perrysburg, OH 43551 Phone: (567) 336-0043

STR # 54446 ChainID: OH298 MgtCo: None Owner: None

For the Month of: October 2024 Date Created: November 15, 2024 Monthly Competitive Set Data Excludes Subject Property

	Occupancy (%)								Supply			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Comfort Suites Perrysburg Toledo South	77.8	2.7	80.9	6.7	80.7	1.6	79.9	7.0	0.0	0.7	1.1	0.5
Market: Ohio Area	58.2	0.9	56.6	-1.0	60.5	0.0	54.6	-1.6	0.0	-0.2	-0.1	-0.2
Market Class: Upper Midscale Class	67.2	-0.4	64.1	-1.7	69.1	-0.5	61.9	-2.2	0.9	1.5	1.1	1.6
Submarket: Toledo, OH	55.4	-6.0	58.9	-0.2	59.1	-4.3	57.1	-0.6	1.9	-0.7	0.7	-0.8
Submarket Scale: Midscale Chains	58.5	-6.7	62.5	0.2	62.6	-3.5	60.7	-0.4	0.0	0.0	0.0	0.1
Competitive Set: Competitors	52.8	-2.0	57.9	1.5	56.9	-4.1	55.5	0.7	0.0	0.0	0.0	0.0

	Average Daily Rate								Demand			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Comfort Suites Perrysburg Toledo South	82.19	-6.0	87.18	-4.2	84.38	-8.8	85.28	-4.5	2.7	7.4	2.7	7.6
Market: Ohio Area	111.02	1.7	115.72	3.3	117.05	3.0	113.69	3.3	0.9	-1.2	-0.1	-1.7
Market Class: Upper Midscale Class	123.01	2.1	123.99	2.8	126.74	2.1	121.86	2.8	0.5	-0.2	0.6	-0.6
Submarket: Toledo, OH	102.55	3.2	103.79	4.0	105.61	3.6	102.07	3.6	-4.2	-0.9	-3.6	-1.4
Submarket Scale: Midscale Chains	101.81	2.5	101.87	2.9	103.28	1.6	100.14	2.6	-6.7	0.2	-3.5	-0.3
Competitive Set: Competitors	98.73	-3.5	103.00	3.9	102.94	0.5	101.26	3.5	-2.0	1.5	-4.1	0.7

	RevPAR								Revenue			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Comfort Suites Perrysburg Toledo South	63.93	-3.4	70.57	2.3	68.08	-7.3	68.12	2.2	-3.4	2.9	-6.3	2.8
Market: Ohio Area	64.58	2.6	65.45	2.3	70.83	3.0	62.12	1.7	2.7	2.1	2.9	1.5
Market Class: Upper Midscale Class	82.72	1.7	79.49	1.0	87.61	1.6	75.39	0.6	2.6	2.6	2.7	2.2
Submarket: Toledo, OH	56.83	-3.0	61.09	3.8	62.37	-0.8	58.23	3.0	-1.2	3.0	-0.1	2.2
Submarket Scale: Midscale Chains	59.56	-4.3	63.69	3.1	64.61	-2.0	60.74	2.1	-4.3	3.1	-2.0	2.3
Competitive Set: Competitors	52.17	-5.4	59.62	5.5	58.58	-3.6	56.22	4.3	-5.4	5.5	-3.6	4.3

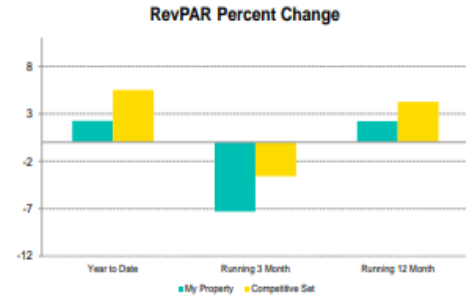
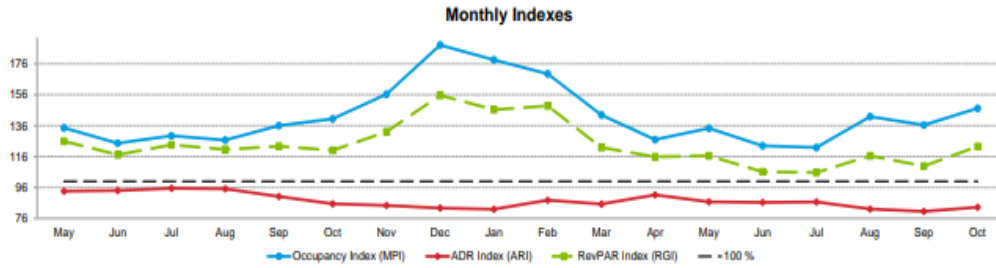
	Census/Sample - Properties & Rooms				
	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Ohio Area	746	51612	477	39663	76.8
Market Class: Upper Midscale Class	201	16607	193	15894	95.7
Submarket: Toledo, OH	95	8339	73	7212	86.5
Submarket Scale: Midscale Chains	44	3993	43	3909	97.9
Competitive Set: Competitors	5	585	5	585	100.0

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Tab 4 - Competitive Set Report

Comfort Suites Perrysburg Toledo South 27400 Helen Dr Perrysburg, OH 43051 Phone: (567) 336-0043
 STR # 54446 ChanID: OH098 MgtCo: None Owner: None
 For the Month of: October 2024 Date Created: November 15, 2024 Monthly Competitive Set Data Excludes Subject Property



Occupancy (%)	2023												2024												Year To Date			Running 3 Month			Running 12 Month		
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	2022	2023	2024	2022	2023	2024	2022	2023	2024						
My Property	76.5	84.8	85.3	82.9	79.7	75.7	77.0	72.1	71.0	84.8	85.8	86.4	79.8	82.3	76.7	87.1	77.0	77.8	73.0	84.8	80.9	79.7	79.4	80.7	70.4	74.7	79.9						
Competitive Set	56.9	68.1	65.9	65.4	58.6	53.9	49.3	38.3	39.8	50.0	60.8	68.1	59.4	67.0	63.0	61.4	56.5	52.8	59.3	57.0	57.9	62.0	59.3	56.9	55.8	55.1	55.5						
Index (MPI)	134.6	124.7	129.5	126.7	136.0	140.4	156.3	188.1	178.5	169.5	142.8	127.0	134.3	122.9	121.9	141.9	136.4	147.2	123.1	133.0	139.8	128.6	133.8	141.8	126.2	135.5	143.9						
Rank	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	2 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	2 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6						
% Chg																																	
My Property	-10.7	7.2	7.4	3.0	-2.8	-1.2	2.9	14.6	-0.7	10.9	43.5	32.2	4.3	-3.0	-10.1	5.1	-3.4	2.7	0.0	3.9	6.7	6.6	-0.3	1.6	-0.4	6.1	7.0						
Competitive Set	-20.2	-8.1	-1.5	-1.2	-3.7	-8.2	-5.2	-3.1	-4.8	5.8	7.9	22.9	4.5	-1.6	-4.5	-6.2	-3.7	-2.0	13.7	-3.9	1.5	10.6	-4.3	-4.1	14.4	-1.1	0.7						
Index (MPI)	11.9	16.7	9.0	4.3	1.0	7.6	8.6	18.2	4.3	4.9	33.0	7.6	-0.2	-1.4	-5.9	12.0	0.3	4.8	-12.1	8.1	5.1	-3.6	4.1	5.9	-13.0	7.3	6.2						
Rank	3 of 6	2 of 6	3 of 6	2 of 6	3 of 6	2 of 6	3 of 6	2 of 6	2 of 6	2 of 6	1 of 6	2 of 6	4 of 6	4 of 6	5 of 6	2 of 6	4 of 6	3 of 6	5 of 6	3 of 6	2 of 6	3 of 6	2 of 6	3 of 6	5 of 6	3 of 6	1 of 6						
ADR																																	
My Property	91.24	97.32	98.85	99.91	89.75	87.41	77.01	72.90	72.91	80.22	81.40	99.08	90.09	97.73	95.89	88.62	81.71	82.19	95.48	90.98	87.18	99.32	92.49	84.38	93.49	89.26	85.28						
Competitive Set	97.49	103.52	103.54	104.97	99.48	102.32	91.18	88.14	88.97	91.38	95.42	108.57	103.85	113.13	110.59	107.90	101.43	98.73	97.64	99.12	103.00	101.06	102.39	102.94	96.47	97.83	101.26						
Index (ARI)	93.6	94.0	95.5	95.2	90.2	85.4	84.5	82.7	81.9	87.8	85.3	91.3	86.8	86.4	86.7	82.1	80.6	83.2	97.8	91.8	84.6	98.3	90.3	82.0	96.9	91.2	84.2						
Rank	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6						
% Chg																																	
My Property	-3.4	-9.0	-3.4	-5.1	-12.9	-2.1	-4.7	-7.3	1.3	-5.5	-6.3	2.7	-1.3	0.4	-3.0	-11.3	-9.0	-6.0	5.0	-4.7	-4.2	2.5	-6.9	-8.8	4.8	-4.5	-4.5						
Competitive Set	0.5	-1.8	0.6	0.0	-1.2	5.5	0.4	-0.5	-0.3	-1.7	2.8	10.3	6.5	9.3	6.8	2.8	2.0	-3.5	6.0	1.5	3.9	-1.0	1.3	0.5	7.1	1.4	3.5						
Index (ARI)	-3.9	-7.3	-3.9	-5.0	-11.9	-7.1	-5.1	-8.9	1.6	-3.9	-10.8	-6.9	-7.3	-8.1	-9.2	-13.7	-10.7	-2.6	-1.0	-6.1	-7.8	3.5	-8.1	-9.2	-2.1	-5.9	-7.7						
Rank	3 of 6	6 of 6	5 of 6	4 of 6	6 of 6	5 of 6	6 of 6	6 of 6	3 of 6	5 of 6	5 of 6	5 of 6	5 of 6	5 of 6	5 of 6	6 of 6	6 of 6	5 of 6	3 of 6	4 of 6	5 of 6	1 of 6	6 of 6	6 of 6	3 of 6	4 of 6	5 of 6						
RevPAR																																	
My Property	69.81	82.57	84.35	82.82	71.57	66.19	59.34	52.58	51.78	68.01	70.65	85.62	71.89	80.46	73.59	77.19	62.95	63.93	68.70	68.01	70.57	79.13	73.44	68.08	65.79	66.64	68.12						
Competitive Set	55.42	70.46	68.25	68.69	58.32	55.16	44.94	33.79	35.40	45.70	57.98	73.89	61.69	75.76	69.64	66.24	57.28	52.17	57.92	56.51	59.62	62.63	60.75	58.58	53.79	53.92	56.22						
Index (RGI)	126.0	117.2	123.6	120.6	122.7	120.0	132.0	155.6	146.3	148.8	121.9	115.9	116.5	106.2	105.7	116.5	109.9	122.5	120.3	122.1	118.4	126.3	120.9	116.2	122.3	123.6	121.2						
Rank	3 of 6	4 of 6	3 of 6	4 of 6	3 of 6	3 of 6	2 of 6	1 of 6	2 of 6	1 of 6	3 of 6	3 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	3 of 6	3 of 6	4 of 6	4 of 6	2 of 6	3 of 6	4 of 6	3 of 6	4 of 6	3 of 6						
% Chg																																	
My Property	-13.8	-2.4	3.8	-2.2	-15.3	-3.2	-1.9	6.2	0.6	4.9	31.5	35.8	3.0	-2.6	-12.8	-6.8	-12.0	-3.4	4.9	-1.0	2.3	9.3	-7.2	-7.3	4.4	1.3	2.2						
Competitive Set	-19.8	-9.8	-0.9	-1.3	-4.9	-3.2	-4.8	-3.5	-5.1	4.0	10.9	35.6	11.3	7.5	2.0	-3.6	-1.8	-5.4	20.5	-2.4	5.5	9.5	-3.0	-3.6	22.6	0.2	4.3						
Index (RGI)	7.5	8.2	4.8	-0.9	-11.0	-0.1	3.1	10.1	6.0	0.8	18.6	0.1	-7.5	-9.4	-14.5	-3.3	-10.5	2.1	-12.9	1.5	-3.1	-0.2	-4.3	-3.9	-14.8	1.0	-2.0						
Rank	3 of 6	3 of 6	3 of 6	3 of 6	5 of 6	2 of 6	3 of 6	3 of 6	3 of 6	4 of 6	2 of 6	3 of 6	4 of 6	4 of 6	6 of 6	4 of 6	6 of 6	3 of 6	6 of 6	3 of 6	5 of 6	3 of 6	4 of 6	6 of 6	6 of 6	3 of 6	4 of 6						

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Tab 5 - Response Report

Comfort Suites Perrysburg Toledo South 27450 Helen Dr Perrysburg, OH 43551 Phone: (567) 336-0043
 STR # 54446 ChainID: OH298 MgtCo: None Owner: None
 For the Month of: October 2024 Date Created: November 15, 2024

This Year

Oct 3rd - Rosh Hashanah
 Oct 12th - Yom Kippur
 Oct 14th - Columbus Day
 Oct 31st - Halloween

Last Year

Oct 9th - Columbus Day
 Oct 31st - Halloween

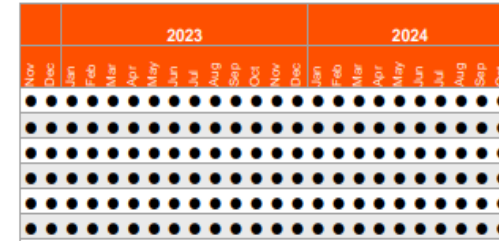
October 2024 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

October 2023 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
54446	Comfort Suites Perrysburg Toledo South	Perrysburg, OH	43551	(567) 336-0043	53	200604
397	Quality Inn Perrysburg	Perrysburg, OH	43551	(567) 201-4634	136	197406
3305	Baymont Inn & Suites Perrysburg	Perrysburg, OH	43551	(419) 874-9181	98	198106
34342	Courtyard Toledo Rossford Perrysburg	Rossford, OH	43460	(419) 872-5636	121	199709
57409	Hampton by Hilton Inn & Suites Toledo-Perrysburg	Rossford, OH	43460	(419) 662-8800	98	200804
69156	Holiday Inn & Suites Toledo Southwest - Perrysburg	Perrysburg, OH	43551-3369	(567) 331-8900	132	202002
					638	



Data received:

- = Monthly Only
- = Monthly & Daily

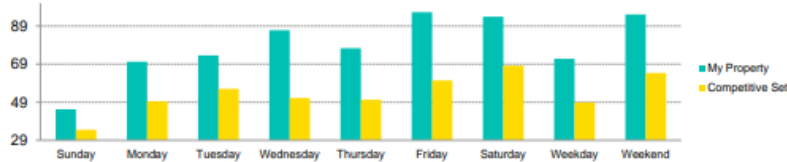
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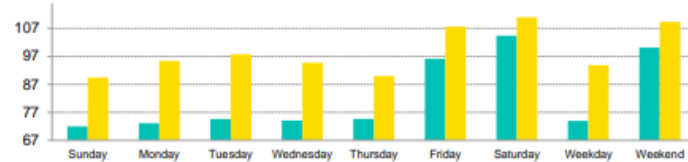
Tab 6 - Day of Week and Weekday/Weekend Report

Comfort Suites Perrysburg Toledo South 27450 Helen Dr Perrysburg, OH 43551 Phone: (567) 336-0043
 STR # 54446 ChainID: OH298 MgtCo: None Owner: None
 For the Month of: October 2024 Date Created: November 15, 2024 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



Day of Week	Time Period	Occupancy (%)			Average Daily Rate			RevPAR											
		My Property	% Chg	Competitive Set	Index (MPI)	% Chg	My Property	% Chg	Competitive Set	Index (RGI)	% Chg								
Sunday	Current Month	45.3	-15.5	34.5	5.8	131.3	-20.2	71.95	-8.5	89.41	-1.3	80.5	-7.3	32.58	-22.6	30.84	4.5	105.7	-26.0
	Year To Date	60.1	7.4	39.2	10.7	153.4	-3.0	80.72	-1.6	97.61	8.3	82.7	-9.1	48.53	5.7	38.25	19.9	126.9	-11.8
	Running 3 Month	58.1	4.4	36.7	-0.9	158.1	5.3	73.55	-10.0	94.05	1.0	78.2	-10.9	42.70	-6.0	34.53	0.2	123.7	-6.1
	Running 12 Month	60.1	10.8	37.4	8.1	160.5	2.6	79.23	-1.8	96.48	7.8	82.1	-8.9	47.61	8.9	36.13	16.5	131.8	-6.5
Monday	Current Month	70.3	5.2	49.5	-4.1	142.0	9.8	73.11	-7.2	95.35	-1.7	76.7	-5.6	51.38	-2.3	47.18	-5.7	108.9	3.6
	Year To Date	77.3	9.0	54.8	9.5	141.1	-0.4	79.48	-1.4	101.60	6.6	78.2	-7.6	61.42	7.5	55.64	16.8	110.4	-8.0
	Running 3 Month	75.6	7.1	53.3	2.4	141.9	4.6	75.65	-4.7	101.46	4.2	74.6	-8.5	57.21	2.1	54.07	6.6	105.8	-4.3
	Running 12 Month	75.6	7.8	53.0	7.3	142.5	0.4	78.24	-2.4	99.97	5.9	78.3	-7.8	59.13	5.2	53.03	13.7	111.5	-7.5
Tuesday	Current Month	73.6	-11.0	56.0	1.0	131.4	-11.8	74.55	-6.8	97.75	-0.7	76.3	-6.2	54.86	-17.0	54.74	0.3	100.2	-17.3
	Year To Date	81.2	0.6	60.6	5.4	134.1	-4.6	78.80	-4.2	103.63	6.7	76.0	-10.2	64.00	-3.6	62.77	12.5	102.0	-14.4
	Running 3 Month	79.7	-4.8	62.0	4.4	128.4	-8.8	76.01	-7.5	105.29	5.2	72.2	-12.1	60.56	-11.9	65.32	9.8	92.7	-19.8
	Running 12 Month	81.0	0.2	58.6	3.3	138.3	-3.0	77.76	-4.6	101.93	6.0	76.3	-10.0	63.01	-4.5	59.70	9.5	105.5	-12.7
Wednesday	Current Month	86.8	18.7	51.2	-7.8	169.6	28.8	74.09	-8.8	94.71	-2.7	78.2	-6.3	64.30	8.3	48.47	-10.3	132.7	20.7
	Year To Date	85.0	12.5	59.9	2.8	141.9	9.4	78.64	-6.3	101.28	4.3	77.6	-10.1	66.84	5.4	60.66	7.2	110.2	-1.6
	Running 3 Month	85.3	7.5	59.6	-1.3	143.1	9.0	75.56	-10.7	102.14	2.4	74.0	-12.8	64.49	-4.0	60.89	1.0	105.9	-5.0
	Running 12 Month	83.0	10.6	57.8	1.3	143.6	9.3	77.38	-5.9	99.62	4.0	77.7	-9.5	64.21	4.1	57.56	5.3	111.6	-1.2
Thursday	Current Month	77.4	0.6	50.3	-3.6	153.8	4.4	74.59	-8.5	89.94	-5.1	82.9	-3.6	57.70	-8.0	45.23	-8.5	127.6	0.6
	Year To Date	81.2	6.9	58.5	-0.7	138.7	7.7	79.64	-6.4	97.22	4.1	81.9	-10.0	64.65	0.1	56.92	3.3	113.6	-3.1
	Running 3 Month	80.7	0.0	56.0	-6.3	144.1	6.8	77.79	-11.3	96.39	0.3	80.7	-11.6	62.80	-11.3	54.00	-6.1	116.3	-5.5
	Running 12 Month	80.0	8.2	56.4	-0.4	141.8	8.6	78.39	-6.2	95.91	3.7	81.7	-9.6	62.68	1.5	54.08	3.3	115.9	-1.7
Friday	Current Month	96.2	4.6	60.5	-4.7	159.1	9.8	96.08	-5.6	107.59	-4.5	89.3	-1.2	92.45	-1.3	65.06	-9.0	142.1	8.4
	Year To Date	89.5	5.9	63.6	-6.2	140.7	13.0	101.88	-4.1	106.97	1.7	95.2	-5.7	91.15	1.6	68.04	-4.7	134.0	6.5
	Running 3 Month	91.0	-1.7	61.8	-12.4	147.2	12.2	100.11	-8.1	106.86	-1.9	93.7	-6.3	91.10	-9.7	66.07	-14.0	137.9	5.1
	Running 12 Month	88.2	7.2	60.7	-4.8	145.4	12.5	98.47	-4.6	104.71	1.1	94.0	-5.6	86.82	2.2	63.51	-3.7	136.7	6.2
Saturday	Current Month	93.9	3.1	68.2	-5.5	137.6	9.1	104.36	-1.2	110.94	-5.7	94.1	4.7	97.96	1.9	75.67	-10.9	129.5	14.3
	Year To Date	92.4	5.3	68.6	-4.5	134.7	10.3	106.09	-3.5	109.53	0.9	96.9	-4.4	97.99	1.6	75.10	-3.7	130.5	5.5
	Running 3 Month	94.3	2.2	68.9	-9.3	136.9	12.7	103.98	-7.8	109.60	-3.3	94.9	-4.7	98.09	-5.8	75.51	-12.3	129.9	7.4
	Running 12 Month	91.3	6.1	64.7	-4.4	141.2	11.0	102.51	-4.2	107.53	0.7	95.3	-4.8	93.59	1.6	69.52	-3.8	134.6	5.6
Weekday/Weekend	Current Month	71.8	2.2	48.8	-0.5	147.0	2.7	73.91	-7.6	93.86	-2.3	78.7	-5.5	53.05	-5.6	45.84	-2.8	115.7	-2.9
	Year To Date	77.0	7.3	54.7	5.2	140.9	2.0	79.37	-4.2	100.48	5.8	79.0	-9.4	61.14	2.8	54.92	11.3	111.3	-7.6
	Running 3 Month	76.0	2.4	53.6	-0.5	141.8	2.9	75.87	-9.0	100.36	2.7	75.6	-11.4	57.63	-6.8	53.77	2.2	107.2	-8.8
	Running 12 Month	76.0	7.2	52.7	3.5	144.2	3.6	78.14	-4.4	98.95	5.3	79.0	-9.1	59.36	2.5	52.13	8.9	113.9	-5.9
Weekend (Fri-Sat)	Current Month	95.0	3.9	64.3	-5.1	147.7	9.5	100.17	-3.4	109.37	-5.1	91.6	1.8	95.21	0.3	70.36	-10.0	135.3	11.5
	Year To Date	90.9	5.6	66.1	-5.4	137.6	11.6	104.02	-3.8	108.30	1.3	96.0	-5.0	94.57	1.6	71.57	-4.2	132.1	6.0
	Running 3 Month	92.7	0.2	65.4	-10.8	141.8	12.4	102.08	-7.9	108.30	-2.6	94.3	-5.5	94.60	-7.7	70.79	-13.1	133.6	6.2
	Running 12 Month	89.7	6.6	62.7	-4.6	143.2	11.7	100.52	-4.4	106.16	0.9	94.7	-5.2	90.20	1.9	66.52	-3.8	135.6	5.9
Total	Current Month	77.8	2.7	52.8	-2.0	147.2	4.8	82.19	-6.0	98.73	-3.5	83.2	-2.6	63.93	-3.4	52.17	-5.4	122.5	2.1
	Year To Date	80.9	6.7	57.9	1.5	139.8	5.1	87.18	-4.2	103.00	3.9	84.6	-7.8	70.57	2.3	59.62	5.5	118.4	-3.1
	Running 3 Month	80.7	1.6	56.9	-4.1	141.8	5.9	84.38	-8.8	102.94	0.5	82.0	-9.2	68.08	-7.3	58.58	-3.6	116.2	-3.9
	Running 12 Month	79.9	7.0	55.5	0.7	143.9	6.2	85.28	-4.5	101.26	3.5	84.2	-7.7	68.12	2.2	56.22	4.3	121.2	-2.0

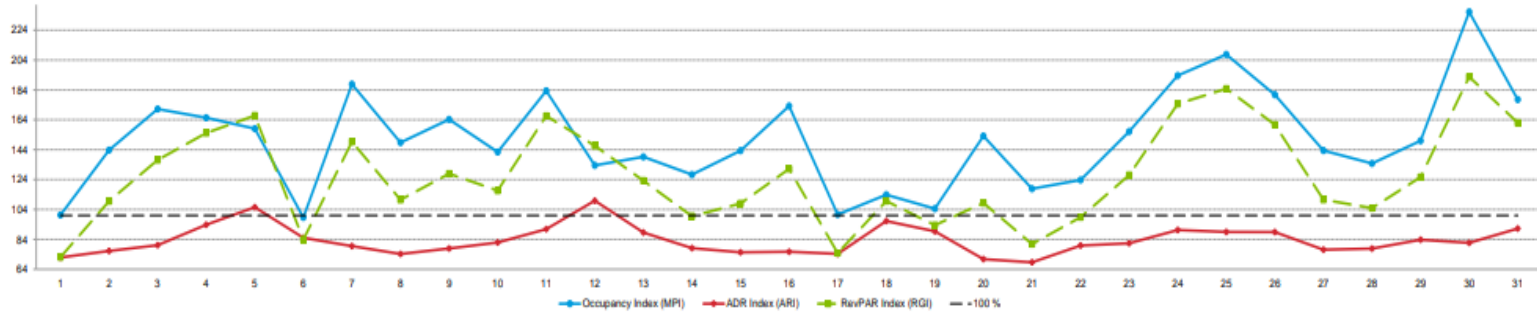
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STR REPORT

Tab 7 - Daily Data for the Month

Comfort Suites Perysburg Toledo South 27450 Helen Dr Perysburg, OH 43051 Phone: (567) 336-0543
 STR # 54446 ChainID: CH098 MgtCo: None Owner: None
 For the Month of: October 2024 Date Created: November 15, 2024 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of October



	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
Occupancy (%)	October																														
My Property	66.0	88.7	88.7	92.5	98.1	39.6	92.5	81.1	94.3	83.0	98.1	90.6	52.8	62.3	75.5	81.1	56.6	98.1	98.1	45.3	56.6	71.7	83.0	88.7	96.2	88.7	43.4	69.8	73.6	86.8	89.8
Competitive Set	65.8	61.7	51.8	55.9	62.1	40.2	49.2	54.5	57.4	58.3	53.5	67.9	37.9	48.9	52.6	46.8	56.2	86.2	93.8	29.6	48.0	57.9	53.2	45.8	46.3	48.1	30.3	51.8	48.1	36.8	36.3
Index (MPI)	100.3	143.7	171.2	165.4	158.1	98.6	187.8	148.8	154.3	142.4	183.4	133.5	139.2	127.4	140.3	173.2	100.6	113.9	104.5	153.1	117.8	123.7	156.2	193.6	207.7	180.8	140.4	134.8	150.0	236.2	177.6
% Chg																															
My Property	-5.4	67.9	-6.0	-2.0	2.0	-44.7	48.5	-2.3	51.5	7.3	2.0	-7.7	16.7	-10.8	-30.0	-14.0	-8.1	-1.9	0.0	-22.6	-23.1	-24.0	0.0	20.5	24.4	23.7	4.5	-17.8	2.6	21.1	5.7
Competitive Set	11.0	4.3	-11.4	-22.3	-22.4	2.6	-14.8	-11.6	-1.5	17.6	-8.7	-10.4	18.7	-10.1	-12.7	-13.6	7.5	14.5	10.2	4.2	7.7	11.5	5.4	-5.3	-3.6	2.5	2.9	13.1	11.7	-30.4	-17.3
Index (MPI)	-14.7	60.9	6.1	26.2	31.5	-46.1	74.3	10.6	53.8	-8.7	11.7	3.0	-1.7	-0.8	-8.3	-6.5	-15.4	-14.3	-8.3	-25.7	-28.6	-31.8	-5.1	27.3	29.0	20.7	1.6	-27.3	-8.1	74.0	27.8

	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
ADR	October																														
My Property	75.00	71.47	74.69	82.13	103.62	73.60	77.49	71.57	75.86	74.01	83.69	102.57	76.47	76.80	73.33	73.20	69.96	125.85	125.07	65.25	63.98	76.77	75.23	78.54	82.15	84.11	71.95	71.75	76.53	74.77	73.92
Competitive Set	104.40	93.76	93.25	98.23	98.21	86.55	87.47	96.42	97.15	90.37	92.13	93.33	86.34	88.29	87.35	86.70	94.13	130.76	139.90	92.31	92.05	96.16	92.50	87.05	92.35	94.01	93.39	92.21	91.35	91.60	81.01
Index (ARI)	71.8	76.2	80.1	83.8	105.5	85.0	79.5	74.2	77.9	81.9	90.8	109.9	88.6	78.1	75.3	75.7	74.3	96.2	89.4	70.8	68.6	79.8	81.3	90.2	89.0	88.9	77.0	77.8	83.8	81.6	91.2
% Chg																															
My Property	-11.2	-15.0	-11.9	-7.7	4.1	-4.9	2.7	-7.8	0.5	-4.4	-11.7	-1.6	-2.3	-6.7	-11.4	-15.2	-17.7	11.2	9.5	-16.8	-19.2	1.5	-3.7	-0.4	-16.5	-19.2	-10.1	-8.6	-4.7	0.4	6.4
Competitive Set	7.5	-0.7	1.0	-12.5	-17.1	-6.2	-3.1	2.4	2.2	-3.5	-11.9	-15.0	-8.4	-1.5	-10.0	-4.1	-3.1	0.0	5.2	6.2	-5.6	-3.4	-6.7	-9.4	-1.9	-6.1	1.0	1.8	0.5	-2.5	-19.4
Index (ARI)	-17.4	-14.4	-12.8	5.5	25.6	1.4	6.0	-10.0	-1.6	-0.9	0.3	15.8	6.7	-5.3	-1.6	-11.5	-15.1	11.2	4.1	-21.7	-14.5	5.1	3.2	10.0	-15.0	-14.0	-11.0	-11.2	-5.3	3.0	18.7

	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th
RevPAR	October																														
My Property	49.53	63.38	66.23	85.18	101.67	29.16	71.64	58.06	71.38	61.44	82.11	92.89	40.40	47.82	55.34	59.39	39.60	123.48	122.71	29.55	35.90	55.04	62.46	69.05	79.05	74.59	31.23	50.09	56.31	64.90	51.61
Competitive Set	68.71	57.86	48.30	54.91	60.94	34.77	47.99	52.58	55.80	52.68	49.29	63.34	32.76	48.05	51.25	45.29	52.94	112.05	131.29	27.27	44.51	55.72	49.18	39.88	42.78	46.42	28.26	47.76	44.82	33.66	31.85
Index (RGI)	72.1	109.5	137.1	155.1	166.8	83.9	149.3	110.4	127.2	116.6	196.6	146.7	123.3	99.5	108.0	131.1	74.8	108.6	93.5	108.4	80.9	98.8	127.0	174.7	184.8	160.7	110.5	104.9	126.7	182.8	162.0
% Chg																															
My Property	-16.0	42.7	-17.2	-0.5	6.2	-47.5	52.4	-9.9	52.3	2.6	-9.9	-8.1	14.0	-16.8	-29.1	-27.0	-25.2	8.1	9.5	-35.6	-37.9	-22.9	-3.7	20.1	3.8	-0.1	-6.0	-25.7	-2.3	21.5	12.4
Competitive Set	19.2	3.6	-10.5	-32.1	-35.7	-3.7	-17.5	-9.5	0.7	13.5	-19.6	-23.8	8.7	-11.4	-21.4	-17.1	4.2	14.5	15.9	10.7	1.7	7.7	-1.7	-14.2	-5.3	-3.7	4.0	15.1	12.3	-32.2	-25.9
Index (RGI)	-29.5	37.7	-7.5	33.1	65.2	-45.4	81.7	-0.4	51.3	-9.6	12.0	19.3	4.8	-5.1	-9.8	-12.0	-28.2	-4.7	-5.6	-41.8	-38.9	-28.4	-2.1	38.2	9.7	3.8	-9.6	-35.4	-12.9	79.2	51.7

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section 4
COMPETITIVE
PROPERTIES

COMPETITIVE PROPERTIES



Comfort Suites Perryburg - Toledo South
(SUBJECT)

	HOTEL/MOTEL	ADDRESS	NUMBER OF ROOMS	OPEN DATE	MILES TO SUBJECT
1	Quality Inn Perryburg	10621 Fremont Pike, Perryburg, OH 43551	136	06/1974	0.4
2	Baymont Inn & Suites Perryburg	27441 Helen Dr, Perryburg, OH 43551	98	06/1981	0.2
3	Courtyard Toledo Rossford Perryburg	9789 Clark Dr, Rossford, OH 43460	121	09/1997	2.6
4	Hampton by Hilton Inn & Suites Toledo-Perryburg	9753 Clark Dr, Rossford, OH 43460	98	04/2008	2.5
5	Holiday Inn & Suites Toledo Southwest – Perryburg	27355 Carronade Dr, Perryburg, OH 43551	132	02/2020	0.6

1



Quality Inn Perrysburg
10621 Fremont Pike,
Perrysburg, OH 43551

Year Built: 1970

4



Hampton by Hilton Inn & Suites Toledo-Perrysburg
9753 Clark Dr,
Rossford, OH 43460

Year Built: 2008

2



Baymont Inn & Suites Perrysburg
27441 Helen Dr,
Perrysburg, OH 43551

Year Built: 1981

5



Holiday Inn & Suites Toledo Southwest - Perrysburg
27355 Carronade Dr,
Perrysburg, OH 43551

Year Built: 2020

3



Courtyard Toledo Rossford Perrysburg
9789 Clark Dr,
Rossford, OH 43460

Year Built: 1997



section 5
MARKET OVERVIEW

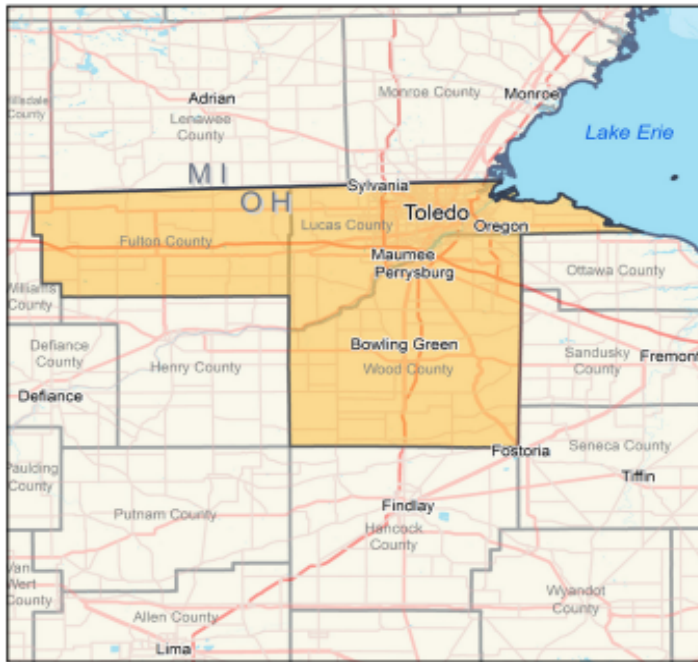


TOLEDO OHIO

POPULATION
266,301

TOLEDO

Located at the western end of Lake Erie and bordering southern Michigan, Toledo is an hour south of Detroit and two hours west of Cleveland. The metro is composed of Lucas, Wood and Fulton counties. Three key interstate highways run through Toledo — Interstate 75, the Ohio Turnpike and Interstate 475 — benefiting the local economy and providing a tailwind for logistics-related employment. The market has historically been known for its glass making and auto manufacturing. Today, these industries still comprise a large portion of the economy, alongside health care, education and port activity.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



PORT ACTIVITY

The Port of Toledo houses two, 20-ton cranes, with the facility handling nearly 11.7 million tons of cargo in 2022 — the highest total since 2007.



LOWER COST-OF-LIVING

Toledo's home prices are below larger Ohio metros, allowing nearly 64 percent of households to own a home, on par with the national rate.



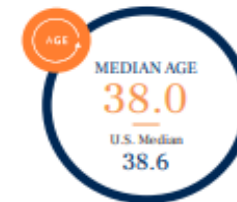
HIGHER EDUCATION

The University of Toledo and Bowling Green State University assist in providing skilled labor to the local economy.

ECONOMY

- Universities and hospital systems drive Toledo's employment growth. ProMedica, the University of Toledo, Mercy Health and Bowling Green State University are the metro's largest employers.
- The metro remains a hub for auto-related production. General Motors runs Toledo Transmission, a 2 million-square-foot plant. A Fiat Chrysler plant assembles Jeep Wranglers and Gladiators. Auto parts manufacturer Dana Incorporated has a large facility in the area as well.
- In addition to general cargo, the Port of Toledo ships iron ore, coal, limestone, grain and liquid bulk across the Great Lakes.
- Other employment segments that provide a host of jobs include transportation and retail sales.

DEMOGRAPHICS



TOLEDO, OHIO

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	7,949	33,243	87,397
2022 Estimate			
Total Population	7,645	32,725	86,636
2010 Census			
Total Population	6,747	30,893	83,797
2000 Census			
Total Population	5,894	31,255	82,228
Daytime Population			
2022 Estimate	7,281	34,855	97,660
HOUSEHOLDS			
2027 Projection			
Total Households	3,414	14,281	37,604
2022 Estimate			
Total Households	3,248	13,957	37,032
Average (Mean) Household Size	2.2	2.4	2.3
2010 Census			
Total Households	2,879	13,210	35,795
2000 Census			
Total Households	2,311	12,674	34,161
HOUSING UNITS			
Occupied Units			
2027 Projection	3,616	15,149	40,846
2022 Estimate	3,440	14,794	40,119

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	8.1%	8.4%	5.9%
\$150,000-\$199,999	11.0%	9.6%	7.0%
\$100,000-\$149,999	21.0%	19.9%	17.9%
\$75,000-\$99,999	14.9%	15.3%	14.5%
\$50,000-\$74,999	18.6%	19.6%	19.3%
\$35,000-\$49,999	7.9%	8.8%	11.3%
\$25,000-\$34,999	7.8%	7.5%	8.7%
\$15,000-\$24,999	5.7%	5.9%	7.9%
Under \$15,000	5.1%	5.0%	7.5%
Average Household Income	\$109,409	\$108,731	\$92,576
Median Household Income	\$82,463	\$79,566	\$68,481
Per Capita Income	\$46,852	\$46,465	\$39,673
POPULATION PROFILE			
Population 25+ by Educational Level			
2022 Estimate Population Age 25+	5,714	23,696	61,740
Elementary (0-8)	0.6%	1.2%	1.5%
Some High School (9-11)	2.6%	3.3%	4.1%
High School Graduate (12)	20.2%	22.0%	24.9%
Some College (13-15)	19.1%	19.0%	20.8%
Associate Degree Only	14.2%	13.2%	11.8%
Bachelor's Degree Only	26.6%	25.3%	23.2%
Graduate Degree	16.6%	16.0%	13.8%

TOLEDO, OHIO



POPULATION

In 2022, the population in your selected geography is 86,636. The population has changed by 5.4 percent since 2000. It is estimated that the population in your area will be 87,397 five years from now, which represents a change of 0.9 percent from the current year. The current population is 48.5 percent male and 51.5 percent female. The median age of the population in your area is 40.3, compared with the U.S. average, which is 38.6. The population density in your area is 1,101 people per square mile.



HOUSEHOLDS

There are currently 37,032 households in your selected geography. The number of households has changed by 8.4 percent since 2000. It is estimated that the number of households in your area will be 37,604 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2022, the median household income for your selected geography is \$68,481, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 43.0 percent since 2000. It is estimated that the median household income in your area will be \$78,741 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$39,673, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$92,576, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 42,789 people in your selected area were employed. The 2000 Census revealed that 67.9 percent of employees are in white-collar occupations in this geography, and 32.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 18.8 minutes.



HOUSING

The median housing value in your area was \$182,423 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 24,217 owner-occupied housing units and 9,944 renter-occupied housing units in your area. The median rent at the time was \$455.



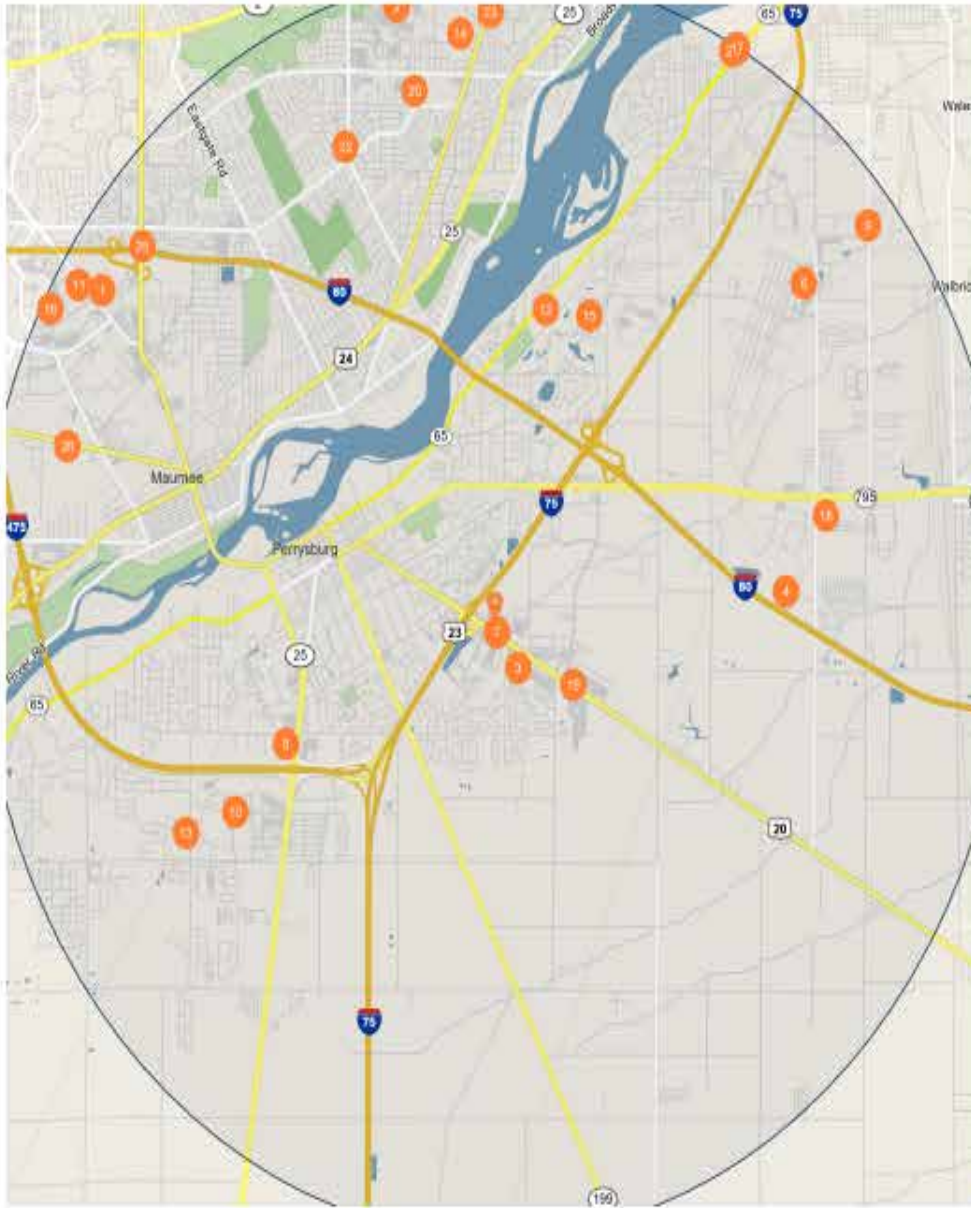
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 13.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 23.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 11.8 percent vs. 8.4 percent, respectively.

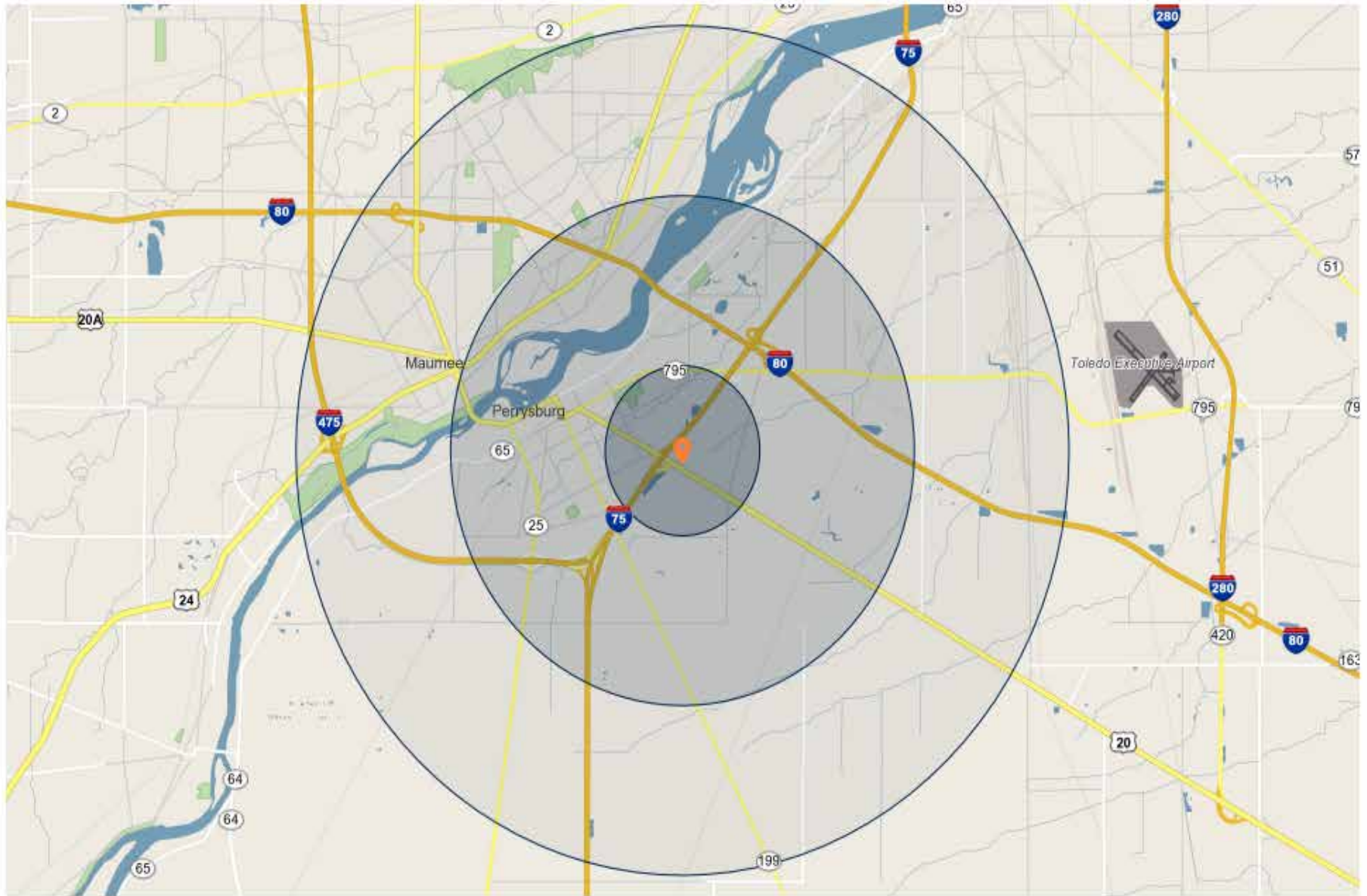
The area had fewer high-school graduates, 24.9 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.8 percent in the selected area compared with the 20.4 percent in the U.S.

TOLEDO, OHIO



Major Employers		Employees
1	United Parcel Service Inc-UPS	4,050
2	University of Toledo-University of Toledo Med Ctr	3,200
3	Kohls Corporation-Kohls	2,160
4	FCA US LLC-Toledo Machining Plant	1,440
5	Mercy Health-Bon Secure Mercy Health	1,000
6	Owens Community College	1,000
7	Bennett Enterprises Inc-Holiday Inn	910
8	Ford Motor Company-Ford	735
9	Great Lakes Window Inc	600
10	Owens-Illinois General Inc-O-1	550
11	Lott Industries Incorporated-Lott Industries	476
12	Hospice of Northwest Ohio	450
13	Perrysburg Board of Education-Perrysburg Bus Garage	389
14	American National Red Cross-American Nat Red Cross - Blood	389
15	Southern Graphic Systems LLC	374
16	Paramount Care Inc-Paramount Health Care	365
17	Pilkington North America Inc-Pilkington Libbey-Owens-Ford Co	360
18	Dayton Freight Lines Inc	355
19	Medical Mutual of Ohio	349
20	Walmart Inc-Walmart	342
21	Maumee Assembly & Stamping LLC	330
22	Great Lakes Restaurant of Ohio-Burger King	318
23	Develpmntal Dsbilities Ohio Dept-Northwest Ohio Dvlopmental Ctr	306
24	Industrial Power Systems Inc-I P S	300
25	Tvi Inc-Savers	290

TOLEDO, OHIO



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