



Monthly STAR Report : Red Roof Inn Reading

For the Month of: April 2026

Currency: U.S. Dollar / Competitive Set Data Excludes Subject Property

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

Red Roof Inn Reading2545 N 5th Street HwyReading, PA 196052854United StatesPhone: 6109294741Currency USD - U.S. Dollar

STR ID: 486ChainID: RRI1327Operator:Owner: 2545 Real Estate Holding Corp.

For the Month of: April 2026Date Created: May 19, 2026Monthly Competitive Set Data Excludes Subject Property

April 2026

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	67.1	61.1	109.8	69.88	73.89	94.6	46.86	45.11	103.9
Year To Date	57.9	55.3	104.6	67.67	70.04	96.6	39.16	38.75	101.1
Running 3 Month	62.9	58.2	108.1	68.12	71.43	95.4	42.86	41.59	103.0
Running 12 Month	66.2	59.7	110.9	71.79	75.17	95.5	47.55	44.87	106.0

April 2026 vs. 2025 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	-7.7	-8.8	1.2	-9.2	-7.0	-2.4	-16.2	-15.1	-1.3
Year To Date	-1.8	-11.2	10.5	-4.0	-2.1	-1.9	-5.8	-13.1	8.5
Running 3 Month	-4.3	-9.9	6.2	-4.9	-1.6	-3.3	-9.0	-11.4	2.7
Running 12 Month	2.3	-7.5	10.5	-2.2	-0.3	-1.9	0.0	-7.7	8.4

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

Currency USD - U.S. Dollar

Red Roof Inn Reading 2545 N 5th Street Hwy Reading, PA 196052854 United States Phone: 6109294741

STR ID: 486 ChainID: RRI1327 Operator: Owner: 2545 Real Estate Holding Corp.

For the Month of: April 2026 Date Created: May 19, 2026 Monthly Competitive Set Data Excludes Subject Property

Red Roof Inn Reading
Market: Allentown & Reading - PA USA
MarketClass: Economy
Submarket: Reading
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
67.1	-7.7	57.9	-1.8	62.9	-4.3	66.2	2.3
63.4	2.1	57.7	4.9	60.5	4.9	62.4	1.5
59.5	-1.4	56.5	3.5	58.6	4.3	59.2	0.7
62.2	3.7	54.8	6.8	58.0	7.8	59.7	3.9
58.8	-0.2	53.0	-0.1	55.9	1.0	57.7	-0.6
61.1	-8.8	55.3	-11.2	58.2	-9.9	59.7	-7.5

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
0.6	1.0	1.1	1.8
-2.0	-2.5	-2.4	-3.7
3.7	3.4	3.7	1.1
-6.7	-6.7	-6.7	-2.2
0.0	0.0	0.0	0.0

Red Roof Inn Reading
Market: Allentown & Reading - PA USA
MarketClass: Economy
Submarket: Reading
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
69.88	-9.2	67.67	-4.0	68.12	-4.9	71.79	-2.2
112.23	0.5	108.44	0.6	109.78	0.8	115.35	-0.3
70.72	-5.2	67.84	-4.3	68.66	-4.2	72.99	-1.6
113.33	-1.8	113.66	1.7	114.38	2.2	116.30	0.5
73.93	-5.6	70.43	-2.7	71.31	-2.7	74.98	0.2
73.89	-7.0	70.04	-2.1	71.43	-1.6	75.17	-0.3

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-7.7	-1.8	-4.3	2.3
2.7	6.0	6.0	3.4
-3.3	0.9	1.8	-3.0
7.6	10.4	11.8	5.1
-6.9	-6.8	-5.8	-2.8
-8.8	-11.2	-9.9	-7.5

Red Roof Inn Reading
Market: Allentown & Reading - PA USA
MarketClass: Economy
Submarket: Reading
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
46.86	-16.2	39.16	-5.8	42.86	-9.0	47.55	0.0
71.10	2.6	62.60	5.5	66.41	5.8	71.94	1.2
42.11	-6.4	38.30	-1.0	40.27	0.0	43.19	-0.8
70.53	1.8	62.31	8.6	66.38	10.2	69.45	4.5
43.44	-5.8	37.35	-2.8	39.83	-1.7	43.27	-0.4
45.11	-15.1	38.75	-13.1	41.59	-11.4	44.87	-7.7

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-16.2	-5.8	-9.0	0.0
3.2	6.6	6.9	3.0
-8.3	-3.5	-2.5	-4.5
5.6	12.3	14.3	5.6
-12.1	-9.4	-8.3	-2.6
-15.1	-13.1	-11.4	-7.7

Market: Allentown & Reading - PA USA
MarketClass: Economy
Submarket: Reading
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
123	10495	92	9464	90	
45	2521	22	1653	66	
48	3160	29	2644	84	
12	597	9	520	87	
5	263	5	263	100	

Tab 10 - Segmentation at a Glance - My Property vs. Competitive Set - Brand Comp Set

Red Roof Inn Reading 2545 N 5th Street Hwy Reading, PA 196052854 United States Phone: 6109294741

Currency USD - U.S. Dollar

STR ID: 486 ChainID: RRI1327 Operator: Owner: 2545 Real Estate Holding Corp.

For the Month of: April 2026 Date Created: May 19, 2026 Monthly Competitive Set Data Excludes Subject Property

April 2026

	Transient		Group		Contract		Total	
		% Chg		% Chg		% Chg		% Chg
Occupancy (%)	My Property		My Property		My Property		My Property	67.1 -7.7
	Comp set		Comp set		Comp set		Comp set	61.1 -8.8
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	109.8 1.2
ADR	My Property		My Property		My Property		My Property	69.88 -9.2
	Comp set		Comp set		Comp set		Comp set	73.89 -7.0
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	94.6 -2.4
RevPAR	My Property		My Property		My Property		My Property	46.86 -16.2
	Comp set		Comp set		Comp set		Comp set	45.11 -15.1
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	103.9 -1.3

Year To Date

	Transient		Group		Contract		Total	
		% Chg		% Chg		% Chg		% Chg
Occupancy (%)	My Property		My Property		My Property		My Property	57.9 -1.8
	Comp set		Comp set		Comp set		Comp set	55.3 -11.2
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	104.6 10.5
ADR	My Property		My Property		My Property		My Property	67.67 -4.0
	Comp set		Comp set		Comp set		Comp set	70.04 -2.1
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	96.6 -1.9
RevPAR	My Property		My Property		My Property		My Property	39.16 -5.8
	Comp set		Comp set		Comp set		Comp set	38.75 -13.1
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	101.1 8.5

Tab 22 - Response Report - Brand Comp Set

Currency USD - U.S. Dollar

Red Roof Inn Reading 2545 N 5th Street Hwy Reading, PA 196052854 United States Phone: 6109294741
STR ID: 486 ChainID: RRI1327 Operator: Owner: 2545 Real Estate Holding Corp.
For the Month of: April 2026 Date Created: May 19, 2026 Monthly Competitive Set Data Excludes Subject Property

April 2026 (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		

April 2025 (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			

Monthly Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
486	Red Roof Inn Reading	Reading,PA	196052854	6109294741	76	196402
25930	Days Inn by Wyndham Reading Wyomissing	Reading,PA	19610	6103741500	101	198706
48044	Motel 6 Shartlesville, PA	Shartlesville,PA	195547018	6104881578	52	197206
27657	Econo Lodge Douglassville Pottstown	Douglassville,PA	195189537	6103853016	36	199005
16266	SureStay Plus by Best Western Reading North	Reading,PA	19605	6103710500	60	199008
0	Composite Property	,	0		14	101
					339	

2024												2025												2026			
May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr				
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Data received: ○ = Monthly Only ● = Monthly & Daily

Segmentation Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
486	Red Roof Inn Reading	Reading,PA	196052854	6109294741	76	196402
25930	Days Inn by Wyndham Reading Wyomissing	Reading,PA	19610	6103741500	101	198706
48044	Motel 6 Shartlesville, PA	Shartlesville,PA	195547018	6104881578	52	197206
27657	Econo Lodge Douglassville Pottstown	Douglassville,PA	195189537	6103853016	36	199005
16266	SureStay Plus by Best Western Reading North	Reading,PA	19605	6103710500	60	199008
0	Composite Property	,	0		14	101
					339	

2024								2025												2026																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Data received: s = Segmentation (Transient, Group, Contract) Only
r = Additional Revenue Only
B = Both Segmentation & Additional Revenue