



BY CHOICE HOTELS



Fairmont, WV

96 Keys

Quality Inn Fairmont

96 Keys – Fairmont, WV

EXECUTIVE SUMMARY

OPPORTUNITY: This 96 keys, two stories, fully renovated interior corridor asset with an elevator is well located in active Fairmont, WV market. It is located off Interstate 79. The property is a few miles from:

- **Valley Falls State Park**
- **Fairmont State Park**
- **WVU Coliseum**
- **West Virginia University**
- **Meadowbrook Mall**

The Quality Inn is progressing very nicely in 2025 after a change in the revenue management strategy by MTEL Consultants. YTD June 2025 the revenue is up by app. \$ 70,000. At this rate the property room revenues are poised to reach \$1,050,000.... similar revenues as in 2023. At this revenue level the Net – Net to an owner operator after mortgage is estimated at \$180,000 and providing app 18 % ROI (Return on Investment)

The Quality Inn shows well and well maintained. It enjoys a 3.6 / 5 rating on Choice website and 3 STAR rating on Trip Advisor.

The property is priced at \$ 3.2 Million, consistent with the prevailing room revenue multiplier of app. 3X. The list price is well below replacement cost for a two-story interior corridor hotel asset with an elevator.

There is also a fully equipped Owner's living quarter on the property.

The property is run absentee owner. A new owner operator can increase the revenues, reduce operating inefficiencies for better Net Operating Income.

PROPERTY PERFORMANCE: The Fairmont market is stable in absence of Fracking activities. Based on our market intelligence, the oil and gas drilling activities have been increasing in the area.

Based on the Smith Travel Research (STR), the following tables describe the Property performance within its competitive set.

Table 1 - Property & Competitive Set Historical Performance			
	Property	Competitive Set w/o Property	Market with Property
Occupancies			
2022	45.94	49.84	49.36
2023	51.17	56.26	55.51
2024	50.82	56.37	55.55
YTD May 2025	54.56	54.86	56.35
T 12 May 2025	54.81	58.49	57.38
T 12 May 2024	51.66	57.33	55.92
ADR			
2022	54.25	61.79	60.22
2023	58.85	65.96	64.35
2024	53.75	66.88	63.88
YTD May 2025	48.64	62.43	59.05
T 12 May 2025	52.24	65.85	62.60
T 12 May 2024	57.64	66.80	64.71
RevPAR			
2022	25.29	31.08	30.02
2023	30.36	37.36	35.93
2024	27.41	37.86	35.63
YTD May 2025	26.75	34.41	33.49
T 12 May 2025	28.94	38.81	36.23
T 12 May 2024	29.91	38.38	36.28

Table 2 Property & Competitive Set Trends			
	Property	Competitive Set w/o Property	Market with Property
Avg. Room Demand/Month			
2022	1,343	4,998	6,341
2023	1,495	5,055	6,550
2024	1,490	5,084	6,575
YTD May 2025	1,578	4,986	6,564
T 12 May 2025	1,755	5,605	7,360
T 12 May 2024	1,973	6,224	8,197
Trend 2023 vs. 2022	11.30	1.16	3.30
Trend 2024 vs. 2023	-0.31	0.57	0.37
Trend 2024 vs. 2022	10.96	1.73	3.69
Trend T 12 May - 2025 vs. 2024	-11.06	-9.94	-10.21
Avg. ADR			
2022	54.25	61.79	60.22
2023	58.85	65.96	64.35
2024	53.75	66.88	63.88
YTD May 2025	48.64	62.43	59.05
T 12 May 2025	52.12	65.66	62.47
T 12 May 2024	58.34	66.96	65.02
Trend 2023 vs. 2022	8.49	6.75	6.86
Trend 2024 vs. 2023	-8.67	1.39	-0.73
Trend 2024 vs. 2022	-0.92	8.23	6.08
Trend T 12 May - 2025 vs. 2024	-10.67	-1.95	-3.93
Avg. RevPAR			
2022	25.29	31.08	30.02
2023	30.36	37.36	35.93
2024	27.41	37.86	35.63
YTD May 2025	26.75	34.41	33.49
T 12 May 2025	28.18	38.09	35.96
T 12 May 2024	30.08	38.22	36.57
Trend 2023 vs. 2022	20.05	20.20	19.69
Trend 2024 vs. 2023	-9.72	1.36	-0.82
Trend 2024 vs. 2022	8.38	21.83	18.71
Trend T 12 May - 2025 vs. 2024	-6.31	-0.36	-1.65

Table 3 Property Penetration within Competitive Set			
Property	Occ. Index	ADR Index	RevPAR Index
2022	90.89	87.75	79.79
2023	90.43	89.19	80.64
2024	89.84	80.22	71.77
YTD May 2025	101.81	77.87	78.93
T 12 May 2025	94.76	79.12	74.68
T 12 May 2024	89.12	86.24	76.73

From the above table it is apparent that the property is making a nice progress in 2025 after a revised revenue management strategy by MTEL Consultants. With an owner operator on site or an experienced management company, an upside potential exist for the property to improve RevPAR by optimizing the Occupancy and ADR.

LOCATION: The property address is 1185 Airport Road, Fairmont, West Virginia, 26554. All major amenities are within a short distance. wide selection of eating, shopping establishments and other amenities are within walking distance of the property.

The property is served with public sewer, water, and gas.

GUEST AMENITIES: 96 spacious rooms and suites with the amenities such as Free in room coffee, Free Deluxe Continental Breakfast, Free Newspaper, Free Local calls, Phones with voice mail and data port, Microwave and mini-Refrigerators, Cable TV, Free Hi-Speed Internet, Hair Dryer, Iron, and Ironing Board etc. Business Center, Fitness Room, Outdoor Swimming Pool, Guest Laundry etc. are additional guest amenities offered.

NEARBY COMPETING HOTELS: The following is a list of competing hotels:

Competitive Set	
Hotel	Rooms
Quality Inn Fairmont	96
Clarion Inn Fairmont	51
Red Roof Inn Fairmont	108
Days Inn Fairmont	48
Super 8 Fairmont	54
Fairfield Inn & Suites Fairmont	84

No known new construction planned in the immediate market.

AGE AND CONDITION: Built with in 1986 and major overhaul in 2017 - 2018. We do not expect any major PIP for new Purchaser.

FIXED COSTS: Real Estate taxes app. \$36,000; Insurance app. \$23,000.

FINANCIALS:

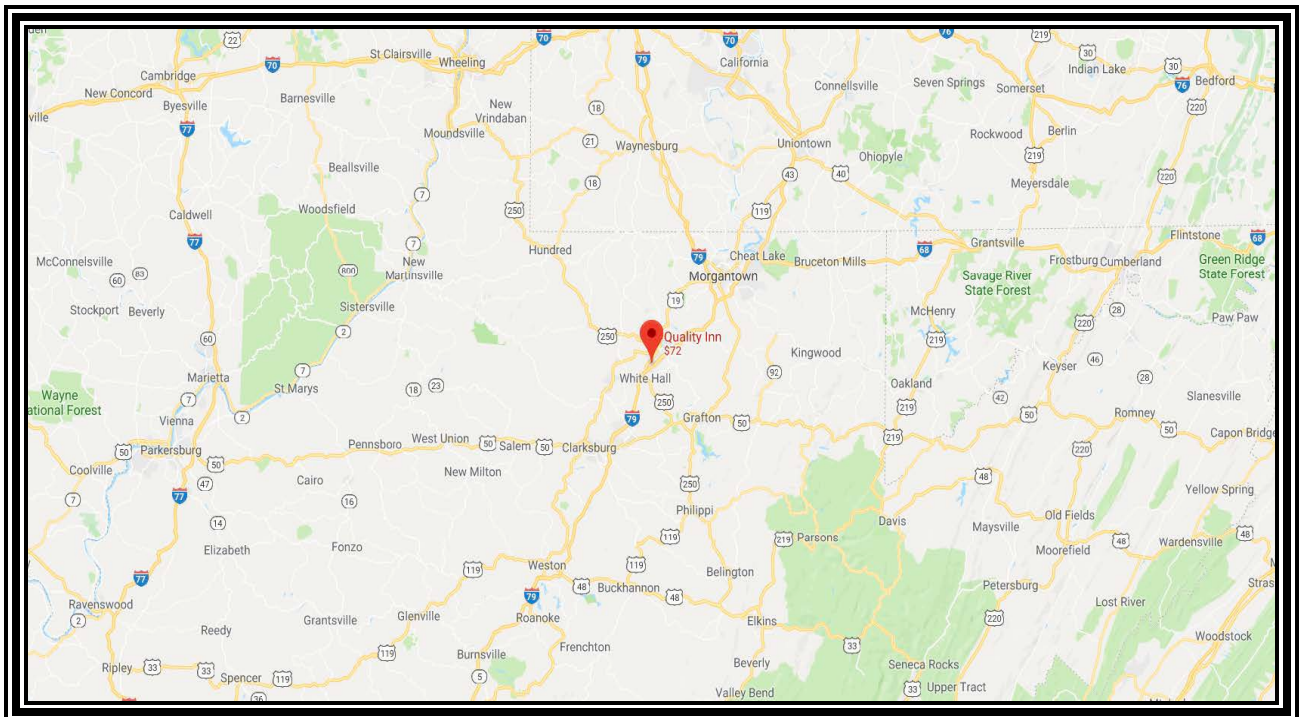
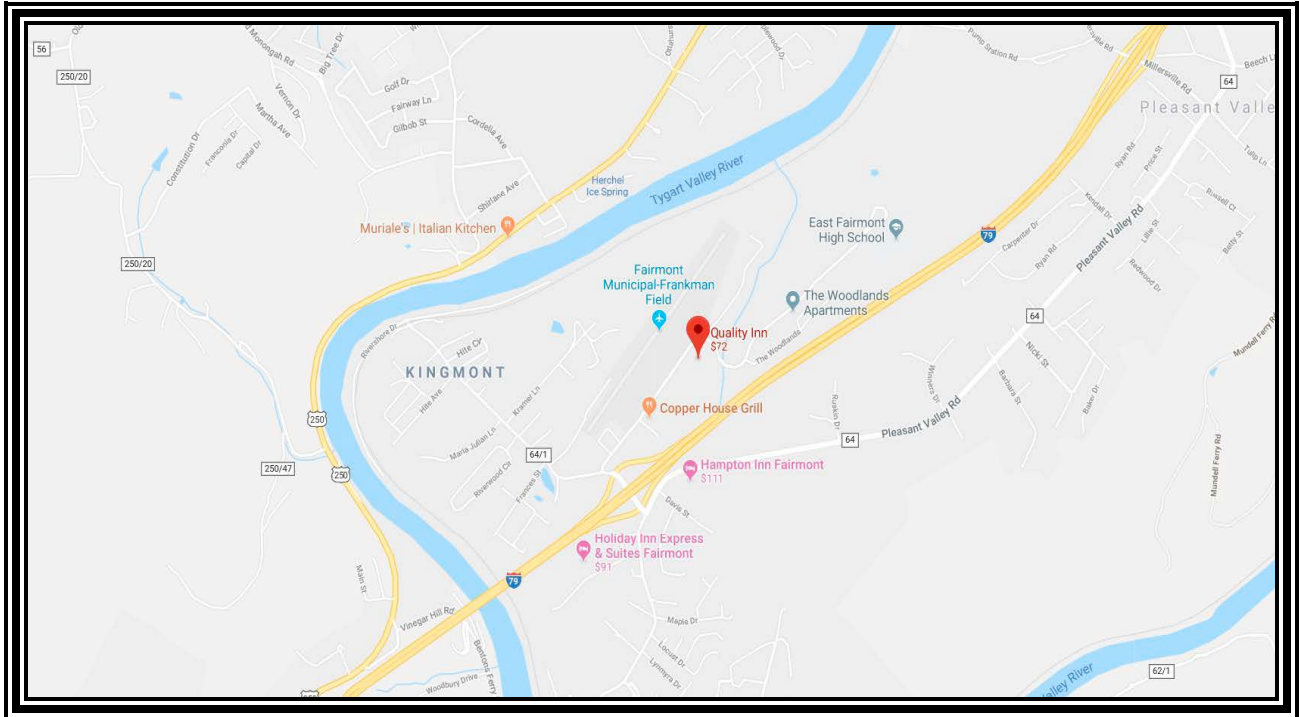
Quality Inn, Fairmont, WV				
96 Keys, 2 Stories, Interior Corridors with Elevator				
	T 12 May 2025	2024	2023	2022
Gross Revenues	991,439	945,655	1,032,014	940,205
ADR	53.60	53.65	59.34	55.25
% Occupancies	52.04	48.71	49.31	43.95
RevPAR	27.89	26.13	29.26	24.28
Cash Available for Debt (Adjusted)	213,789	221,762	297,148	151,062

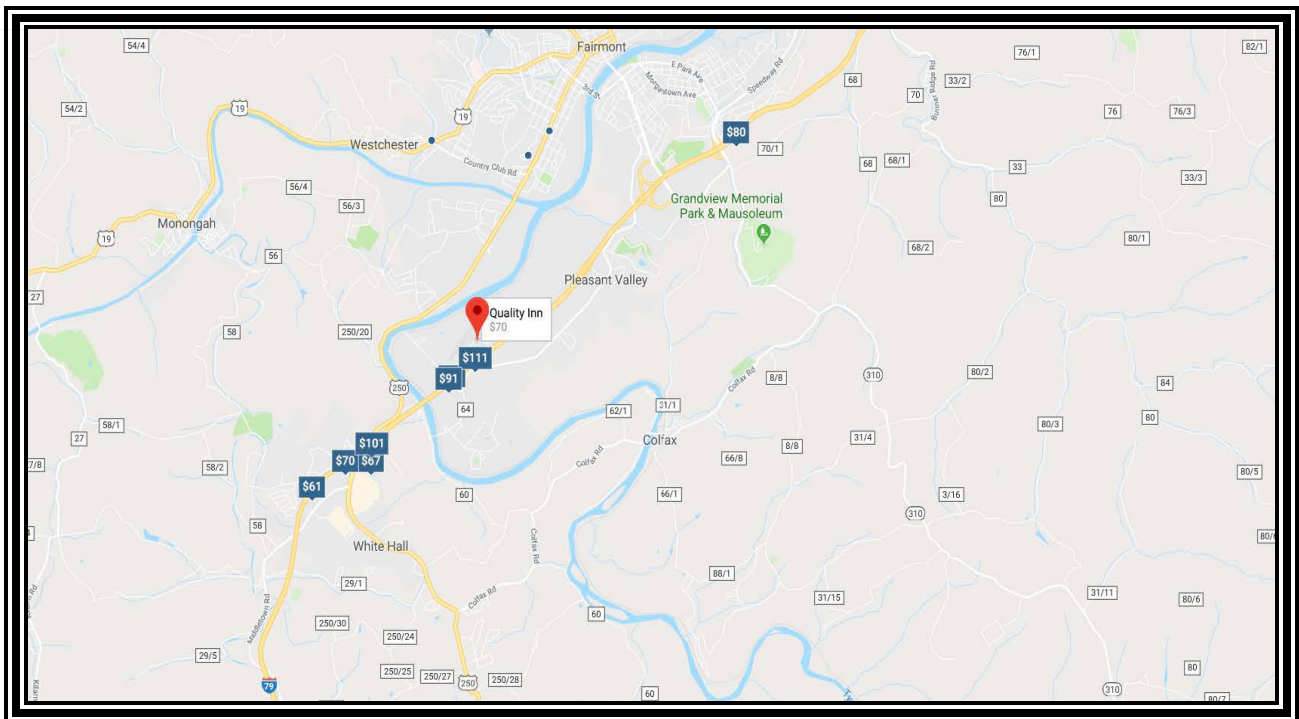
ASKING PRICE: **\$3,200,000**

GRRM: **3.22X**

COST per KEY: **\$ 33,300 Well Below Replacement Value**

LOCATION

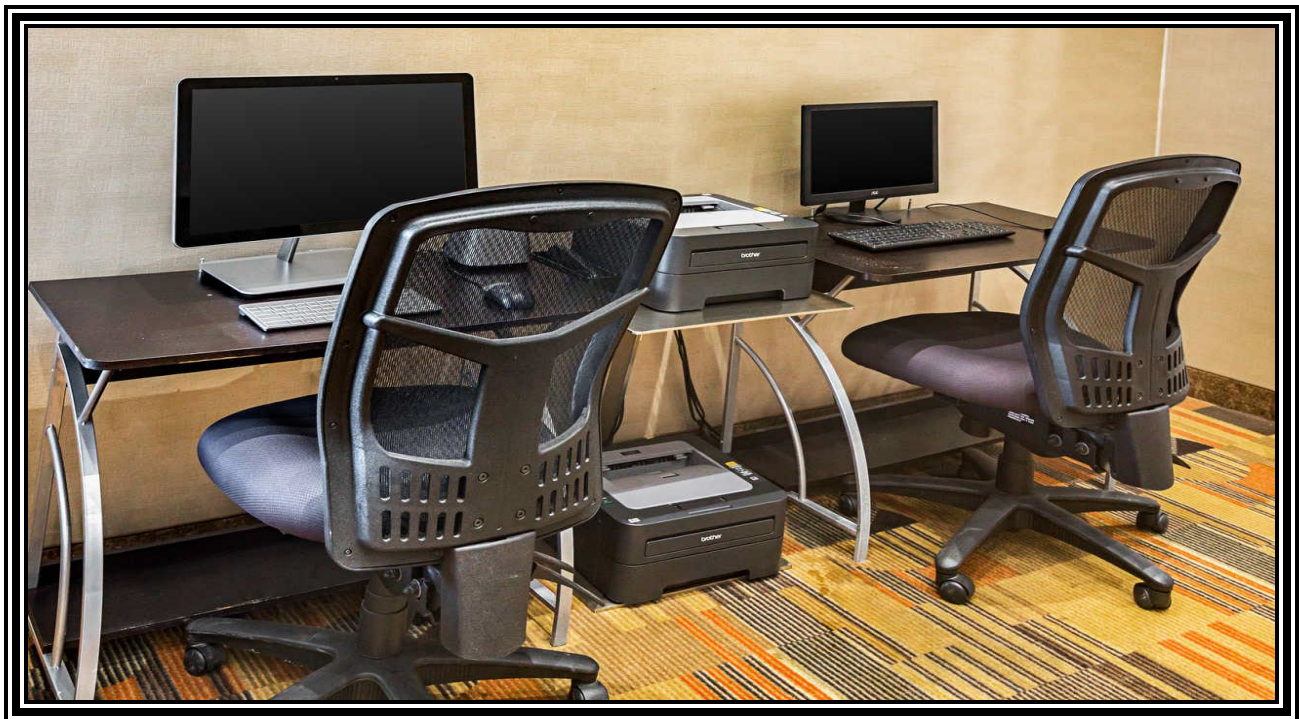
















**Quality Inn Fairmont
Fairmont, WV
Profit and Loss Statement
2022 – 2024 and T 12 YTD May 2025**

DESCRIPTION	2023	%	2022	%	2021	%	2020	%	2019	%	2018	%
	Per P & L		Per P & L		Per P & L		Per P & L		Per P & L		Per P & L	
Advertising & Misc. Exp.												
Advertising - Newspaper & Magazines	11,387		12,244		6,596		10,758		9,172		17,236	
Auto Expense					1,328		2,859		3,535		7,810	
Bank and Credit Card Charges	33,566		23,983		17,104		18,210		24,010		25,746	
CC Chargebacks							758		318			
Breakfast Supplies	42,115		37,006		17,734		14,712		41,566		42,204	
Cable T.V.							11,834		23,261		20,038	
Casual Labor	1,559				10,842		2,108		1,787		17,237	
Consulting	8,700						4,100				3,936	
Donations	251				1,251		1,251		1,751		1,275	
Dues & Subscriptions	1,102		549		626		1,065		845			
Employee Training					139							
Franchise Royalties Fees	162,534		98,532		106,111		43,046		123,387		186,557	
Guest Refund	467										5,119	
Management Fees	7,000											
Accounting & Payroll Processing			9,904		9,654		9,484		2,246		5,524	
Postage & Freight	171		202		172		195		485		727	
Professional and Legal Fees	15,076								968			
Rent - Storage and Parking	3,600		4,160		5,760		2,020					
Misc. Other Oper. Expen.	3,373				1,250				227		3,825	
Office Supplies	8,295		3,176		1,109		1,996		2,489		4,660	
Travel & Entertainment			661						347		183	
Travel Agent Commissions	19,267		15,938		12,967		6,530		22,017		25,002	
Taxes, Permits & Licenses	600		1,156		1,384		880		4,133		7,271	
Security	2,652		6,626									
Total Adv. & Misc.Exp.	321,716	31.17	214,136	22.78	194,028	29.35	131,806	20.60	262,545	25.84	374,349	26.36
TOTAL OPERATING EXPENSES	807,651	78.26	674,728	71.76	571,754	86.49	518,067	81.0	732,255	72.07	890,515	62.70
	2023		2022		2021		2020		2019		2018	
	Per P & L	%	Per P & L	%	Per P & L	%	Per P & L	%	Per P & L	%	Per P & L	%
Fixed Costs												
Real Estate Taxes			38,663		17,727		20,876				54,713	
Personal Property Taxes			24,200				125		3,200		4,151	
Property / Liability Insurance - WC Ins	47,817		18,265		23,081		21,652		24,966		24,951	
EPL Insurance					645				7,373		271	
Auto Insurance							1,881				2,987	
Health Insurance									7,500		2,725	
Umbrella Insurance					3,786		1,715		2,691			
Workers Comp Insurance			4,350		1,926							
WV Non Resident Taxes					15,000							
Mortgage Interest	117,424		122,249		136,407		21,461		131,013		132,769	
Depreciation	74,664		74,656		74,659		74,667		60,000		74,990	
Amortization	1,248		1,250		1,250		1,250		7,200		2,522	
Total Fixed Costs	241,152	23.37	283,632	30.17	274,480	41.52	143,627	22.45	243,943	24.01	300,079	21.13
TOTAL OPER. EXPENSES & FIXED COSTS	1,048,804	101.6	958,360	101.9	846,234	128.0	661,694	103.4	976,198	96.08	1,190,593	83.82
Net Operating Income (NOI)	-16,790	-1.63	-18,155	-1.93	-185,144	-28.01	-21,873	-3.42	39,796	3.92	229,759	16.18
FINACIAL ANALYSIS												
ADD BACKS												
Non Recurring ERTC Grant	0		-87,516		0		0		0		0	
VOID Old Check	0		0		0		1,500		10,099		0	
Excessive Payroll	64,107		88,650		89,087		98,628		91,762		12,070	
Casual Labor	1,559		0		10,842		2,108		1,787		17,237	
Consulting	8,700		0		0		4,100		0		3,936	
Donations	251		0		1,251		1,251		1,751		1,275	
Management Fees	7,000											
Professional and Legal Fees	15,076		0		0		0		968		0	
EPL Insurance	0		0		645		0		7,373		271	
Health Insurance	0		0		0		0		7,500		2,725	
Property / Liability Insurance - WC Ins - Paid for 2 Years	23,908											
Mortgage Interest	117,424		122,249		136,407		21,461		131,013		132,769	
Depreciation	74,664		74,656		74,659		74,667		60,000		74,990	
Amortization	1,248		1,250		1,250		1,250		7,200		2,522	
TOTAL ADD BACKS	313,938		199,289		314,141		204,965		319,452		247,794	
CASH AVAILABLE FOR DEBT	297,148	28.79	181,134	19.27	128,997	19.51	183,092	28.62	359,248	35.36	477,553	33.62

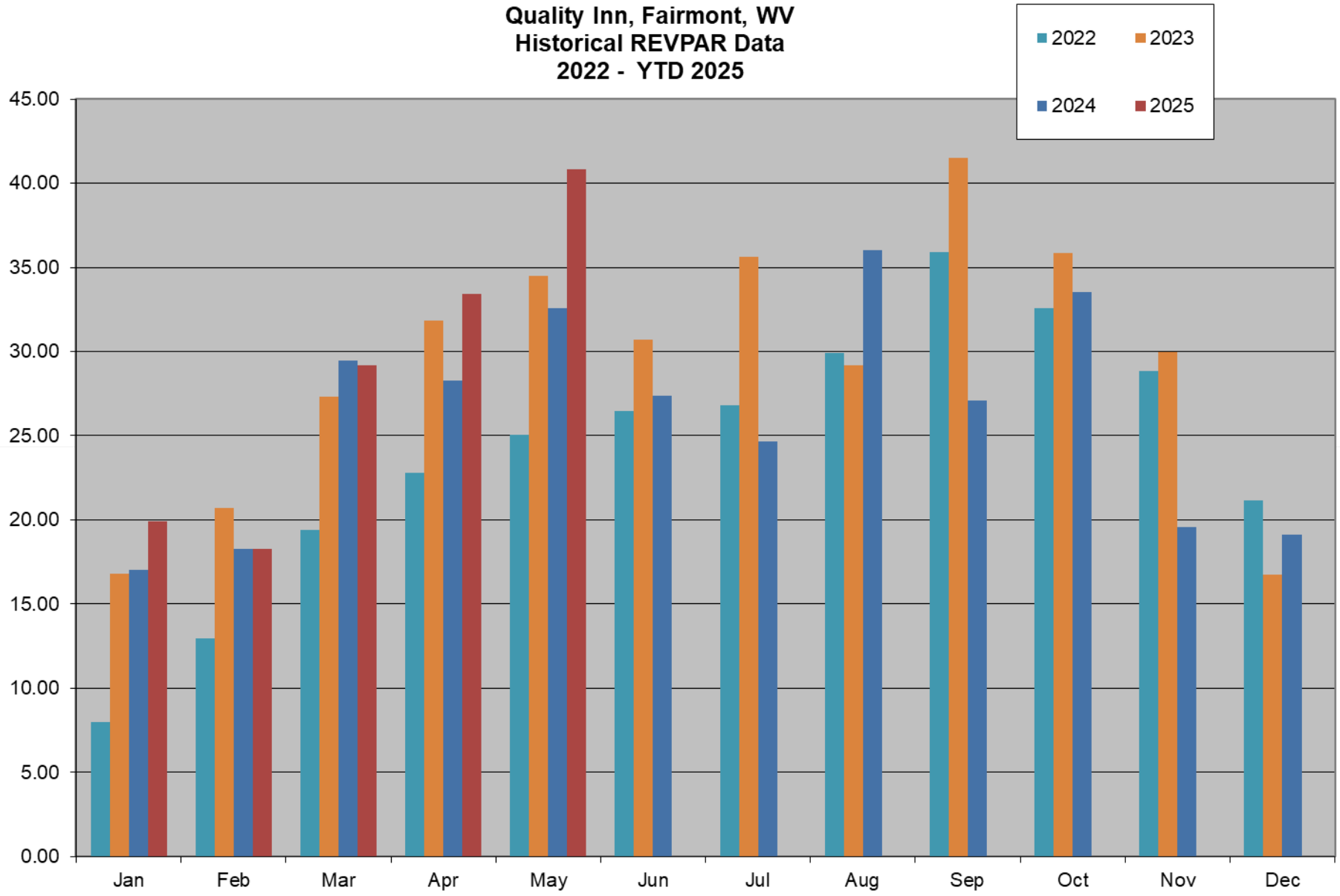
**Quality Inn Fairmont
Fairmont, WV
Profit and Loss Statement
2022 – 2024 and T 12 YTD May 2025**

DESCRIPTION	YTD May 2025 Per P & L	%	CPOR	T12 May 2025 Per P & L	%	CPOR	2024 Per P & L	%	CPOR	2023 Per P & L	%	CPOR	2022 Per P & L	%	CPOR
Advertising & Misc. Exp.															
Advertising - Newspaper & Magazines	3,204	0.77	0.40	3,719	0.38	0.20	5,519	0.58	0.32	11,387	1.10	0.66	12,244	1.30	0.80
Auto Expense															
Bank and Credit Card Charges	10,311	2.47	1.28	28,940	2.92	1.58	28,643	3.03	1.67	33,566	3.25	1.94	23,983	2.55	1.56
CC Chargebacks	270	0.06	0.03	270	0.03	0.01									
Breakfast Supplies	14,522	3.48	1.80	44,350	4.47	2.43	41,097	4.35	2.40	42,115	4.08	2.44	37,006	3.94	2.40
Cable T.V.															
Casual Labor				7,000	0.71	0.38	8,282	0.88	0.48	1,559	0.15	0.09			
Consulting				4,350	0.44	0.24	4,350	0.46	0.25	8,700	0.84	0.50			
Donations										251	0.02	0.01			
Dues & Subscriptions	266	0.06	0.03	693	0.07	0.04	609	0.06	0.04	1,102	0.11	0.06	549	0.06	0.04
Employee Training															
Franchise Royalties Fees	61,868	14.85	7.67	149,460	15.08	8.17	138,113	14.61	8.07	162,534	15.75	9.41	98,532	10.48	6.40
Guest Refund							467	0.05	0.03	467	0.05	0.03			
Management Fees	8,000	1.92	0.99	11,000	1.11	0.60	9,000	0.95	0.53	7,000	0.68	0.41			
Accounting & Payroll Processing	3,200	0.77	0.40	4,350	0.44	0.24	6,842	0.72	0.40				9,904	1.05	0.64
Postage & Freight	131	0.03	0.02	171	0.02	0.01	110	0.01	0.01	171	0.02	0.01	202	0.02	0.01
Professional and Legal Fees				4,519	0.46	0.25	1,909	0.20	0.11	15,076	1.46	0.87			
Rent - Storage and Parking	324	0.08	0.04	3,924	0.40	0.21	3,600	0.38	0.21	3,600	0.35	0.21	4,160	0.44	0.27
Misc. Other Oper. Expen.	341	0.08	0.04	341	0.03	0.02	507	0.05	0.03	3,373	0.33	0.20			
Office Supplies	5,714	1.37	0.71	8,432	0.85	0.46	12,144	1.28	0.71	8,295	0.80	0.48	3,176	0.34	0.21
Travel & Entertainment	1,099	0.26	0.14	3,315	0.33	0.18	2,454	0.26	0.14				661	0.07	0.04
Travel Agent Commissions	8,128	1.95	1.01	27,986	2.82	1.53	26,184	2.77	1.53	19,267	1.87	1.12	15,938	1.70	1.03
Taxes, Permits & Licenses	25	0.01	0.00	986	0.10	0.05	1,486	0.16	0.09	600	0.06	0.03	1,156	0.12	0.08
Security	1,268	0.30	0.16	6,216	0.63	0.34	7,164	0.76	0.42	2,652	0.26	0.15	6,626	0.70	0.43
Total Adv. & Misc. Exp.	118,671	28.48	14.72	310,021	31.27	16.95	298,480	31.56	17.44	321,716	31.17	18.62	214,136	22.78	13.90
TOTAL OPERATING EXPENSES	326,176	78.27	40.45	786,877	79.37	43.03	768,680	81.29	44.92	807,651	78.26	46.74	674,728	71.76	43.81
Fixed Costs															
Real Estate Taxes	200	0.05	0.02	25,250	2.55	1.38	25,050	2.65	1.46				38,663	4.11	2.51
Personal Property Taxes				1,624	0.16	0.09	1,624	0.17	0.09				24,200	2.57	1.57
Property / Liability Insurance - WC Ins	25,993	6.24	3.22	51,416	5.19	2.81	25,423	2.69	1.49	47,817	4.63	2.77	18,265	1.94	1.19
EPL Insurance				899	0.09	0.05	899	0.10	0.05						
Auto Insurance				290	0.03	0.02	290	0.03	0.02						
Health Insurance															
Umbrella Insurance				1,735	0.17	0.09	1,735	0.18	0.10						
Workers Comp Insurance													4,350	0.46	0.28
WV Non Resident Taxes															
Mortgage Interest	45,413	10.90	5.63	110,566	11.15	6.05	112,701	11.92	6.59	117,424	11.38	6.80	122,249	13.00	7.94
Depreciation	31,260	7.50	3.88	84,062	8.48	4.60	90,517	9.57	5.29	74,664	7.23	4.32	74,656	7.94	4.85
Amortization	520	0.12	0.06	1,250	0.13	0.07	1,250	0.13	0.07	1,248	0.12	0.07	1,250	0.13	0.08
Total Fixed Costs	103,385	24.81	12.82	277,092	27.95	15.15	259,490	27.44	15.16	241,152	23.37	13.96	283,632	30.17	18.42
TOTAL OPER. EXPENSES & FIXED COSTS	429,561	103.08	53.27	1,063,969	107.32	58.19	1,028,170	108.73	60.08	1,048,804	101.6	60.70	958,360	101.9	62.23
Net Operating Income (NOI)	-12,852	-3.08	-1.59	-72,530	-7.32	-3.97	-82,515	-8.73	-4.82	-16,790	-1.63	-0.97	-18,155	-1.93	-1.18
FINANCIAL ANALYSIS															
ADD BACKS															
Non Recurring ERTC Grant				0			0			0			-87,516		
VOID Old Check				0			0			0			0		
Excessive Payroll				62,672			75,368			115,708			107,454		
Casual Labor				7,000			8,282			1,559			0		
Consulting				4,350			4,350			8,700			0		
Donations				0			0			251			0		
Management Fees				11,000			9,000			7,000			0		
Professional and Legal Fees				4,519			1,909			15,076			0		
EPL Insurance				899			899			0			0		
Health Insurance				0			0			0			0		
Property / Liability Insurance - WC Ins - Paid for 2 Years										23,908					
Mortgage Interest				110,566			112,701			117,424			122,249		
Depreciation				84,062			90,517			74,664			74,656		
Amortization				1,250			1,250			1,248			1,250		
TOTAL ADD BACKS				286,318			304,277			365,539			218,093		

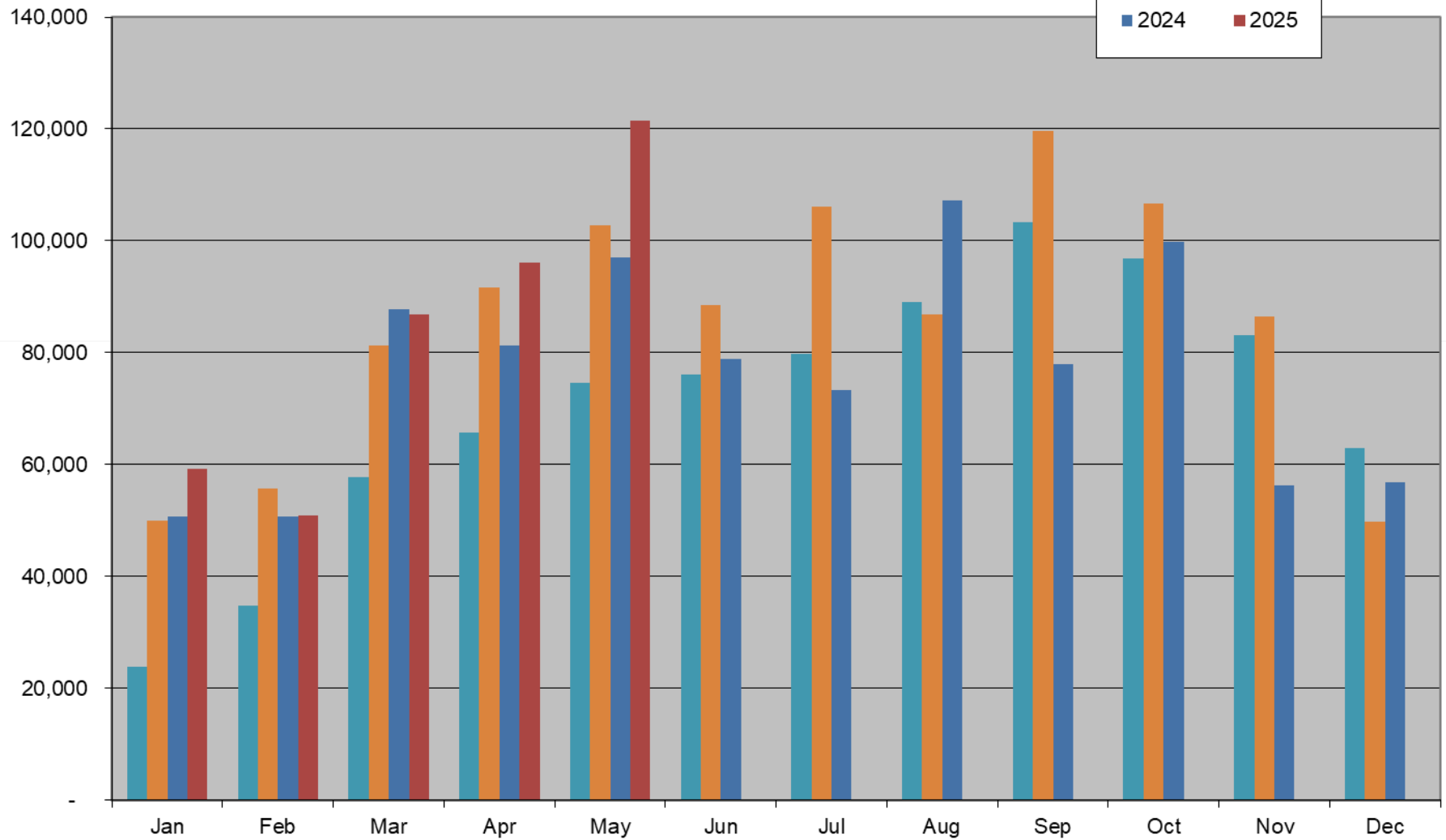
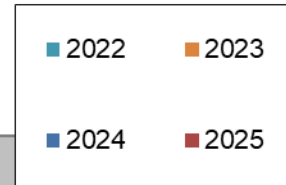
Quality Inn Fairmont Fairmont, WV Historical Data 2016 – 2023

	2 0 2 4 %							2 0 2 3 %							2 0 2 2 %						
	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.
Jan	2976	896	56.58	30.11	17.03	50,692	50,692	2976	892	56.11	29.97	16.82	50,052	50,052	2976	479	49.75	16.10	8.01	23,832	23,832
Feb								2688	1036	53.78	38.54	20.73	55,714	105,766	2688	736	47.33	27.38	12.96	34,835	58,667
Mar								2976	1531	53.15	51.44	27.34	81,372	187,138	2976	1159	49.84	38.94	19.41	57,761	116,428
Apr								2880	1600	57.29	55.56	31.83	91,670	278,807	2880	1230	53.40	42.71	22.81	65,683	182,111
May								2976	1571	65.36	52.79	34.50	102,685	381,492	2976	1295	57.59	43.51	25.06	74,575	256,686
Jun								2880	1490	59.39	51.74	30.73	88,498	469,990	2880	1376	55.37	47.78	26.45	76,189	332,875
Jul								2976	1861	57.02	62.53	35.66	106,113	576,103	2976	1441	55.34	48.42	26.80	79,743	412,617
Aug								2976	1482	58.56	49.80	29.16	86,783	662,887	2976	1568	56.82	52.69	29.94	89,098	501,715
Sep								2880	1831	65.33	63.58	41.53	119,613	782,500	2880	1804	57.32	62.64	35.91	103,413	605,128
Oct								2976	1718	62.12	57.73	35.86	106,714	889,213	2976	1676	57.82	56.32	32.57	96,915	702,043
Nov								2880	1340	64.47	46.53	30.00	86,396	975,610	2880	1446	57.48	50.21	28.86	83,115	785,158
Dec								2976	927	53.67	31.15	16.72	49,750	1,025,360	2976	1190	52.93	39.99	21.16	62,987	848,144
TOTAL								35040	17,279	59.34	49.31	29.26	1,025,360		35040	15,400	55.07	43.95	24.21	848,144	
	2 0 2 1 %							2 0 2 0 %							2 0 1 9 %						
	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.
Jan	2976	456	51.39	15.32	7.87	23,435	23,435	2976	1207	49.73	40.56	20.17	60,026	60,026	2976	945	58.89	31.75	18.70	55,654	55,654
Feb	2688	390	51.21	14.51	7.43	19,973	43,408	2784	1320	49.84	47.41	23.63	65,795	125,821	2688	825	56.88	30.69	17.46	46,926	102,580
Mar	2976	624	50.87	20.97	10.67	31,740	75,148	2976	1296	50.46	43.55	21.98	65,402	191,224	2976	1587	56.28	53.33	30.01	89,323	191,903
Apr	2880	800	51.36	27.78	14.27	41,087	116,234	2880	865	50.21	30.03	15.08	43,430	234,653	2880	1553	54.67	53.92	29.48	84,907	276,809
May	2976	857	55.87	28.80	16.09	47,881	164,115	2976	885	49.61	29.74	14.75	43,903	278,557	2976	1473	62.31	49.50	30.84	91,779	368,589
Jun	2880	1249	50.58	43.37	21.94	63,175	227,290	2880	992	48.95	34.44	16.86	48,559	327,116	2880	1778	56.99	61.74	35.18	101,324	469,913
Jul	2976	1498	50.59	50.34	25.47	75,789	303,079	2976	1009	49.75	33.90	16.87	50,199	377,315	2976	1824	59.47	61.29	36.45	108,480	578,393
Aug	2976	1457	51.13	48.96	25.03	74,501	377,580	2976	1393	47.44	46.81	22.21	66,089	443,405	2976	1844	59.01	61.96	36.57	108,821	687,215
Sep	2880	1287	58.20	44.69	26.01	74,903	452,483	2880	1086	49.28	37.71	18.58	53,518	496,923	2880	1475	57.90	51.22	29.65	85,396	772,610
Oct	2976	1464	58.18	49.19	28.62	85,171	537,654	2976	1,139	49.67	38.27	19.01	56,578	553,501	2976	1805	62.14	60.65	37.69	112,154	884,764
Nov	2880	1164	61.73	40.42	24.95	71,855	609,509	2880	769	49.83	26.70	13.30	38,317	591,819	2880	1209	58.64	41.98	24.62	70,897	955,662
Dec	2976	805	52.35	27.05	14.16	42,144	651,653	2976	634	49.33	21.30	10.51	31,278	623,097	2976	868	50.31	29.17	14.67	43,670	999,332
TOTAL	35040	12,051	54.07	34.39	18.60	651,653		35136	12,595	49.47	35.85	17.73	623,097		35040	17,186	58.15	49.05	28.52	999,332	
	2 0 1 8 %							2 0 1 7 %							2 0 1 6 %						
	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.	Rms. Avbl	Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.		Rms Sold	ADR	OCC	RevPAR	RM REV	YTD REV.
Jan	2976	940	53.21	31.60	16.81	50,036	50,036	2976	777	51.07	26.10	13.33	39,668	39,668	2976	732	61.82	24.60	15.21	45,258	45,258
Feb	2688	813	53.00	30.25	16.03	43,090	93,126	2688	801	49.47	29.80	14.74	39,627	79,295	2688	785	58.33	29.21	17.04	45,794	91,052
Mar	2976	1396	52.84	46.91	24.79	73,763	166,889	2976	1321	51.27	44.40	22.76	67,745	147,040	2976	1193	57.21	40.10	22.94	68,273	159,325
Apr	2880	1626	54.03	56.46	30.50	87,845	254,735	2880	1405	51.39	48.80	25.08	72,226	219,265	2880	965	57.99	33.50	19.43	55,949	215,274
May	2976	1869	58.77	62.80	36.91	109,833	364,568	2976	2146	55.08	72.10	39.71	118,185	337,450	2976	1360	58.26	45.70	26.62	79,235	294,510
Jun	2880	2285	58.09	79.34	46.09	132,730	497,298	2880	1400	54.25	48.60	26.37	75,933	413,383	2880	1670	55.26	58.00	32.05	92,306	386,816
Jul	2976	2732	61.83	91.80	56.76	168,906	666,204	2976	1890	54.74	63.50	34.76	103,445	516,828	2976	1875	55.61	63.00	35.03	104,262	491,078
Aug	2976	2658	68.79	89.31	61.44	182,851	849,055	2976	2155	56.47	72.40	40.88	121,672	638,500	2976	1690	55.93	56.80	31.77	94,542	585,620
Sep	2880	2404	75.00	83.47	62.60	180,301	1,029,355	2880	1973	59.59	68.50	40.82	117,559	756,059	2880	1472	60.10	51.10	30.71	88,448	674,068
Oct	2976	2535	75.20	85.18	64.06	190,642	1,219,997	2976	1783	62.06	59.90	37.17	110,630	866,689	2976	1503	59.43	50.50	30.01	89,316	763,384
Nov	2880	1600	74.39	55.56	41.33	119,032	1,339,029	2880	1354	57.79	47.00	27.16	78,225	944,913	2880	1313	58.22	45.60	26.55	76,459	839,844
Dec	2976	925	62.47	31.08	19.42	57,781	1,396,810	2976	961	52.70	32.30	17.02	50,658	995,571	2976	1056	52.09	35.50	18.49	55,032	894,876
TOTAL	35040	21,783	64.12	62.17	39.86	1,396,810		35040	17,965	55.42	51.27	28.41	995,571		35040	15,615	57.31	44.56	25.54	894,876	

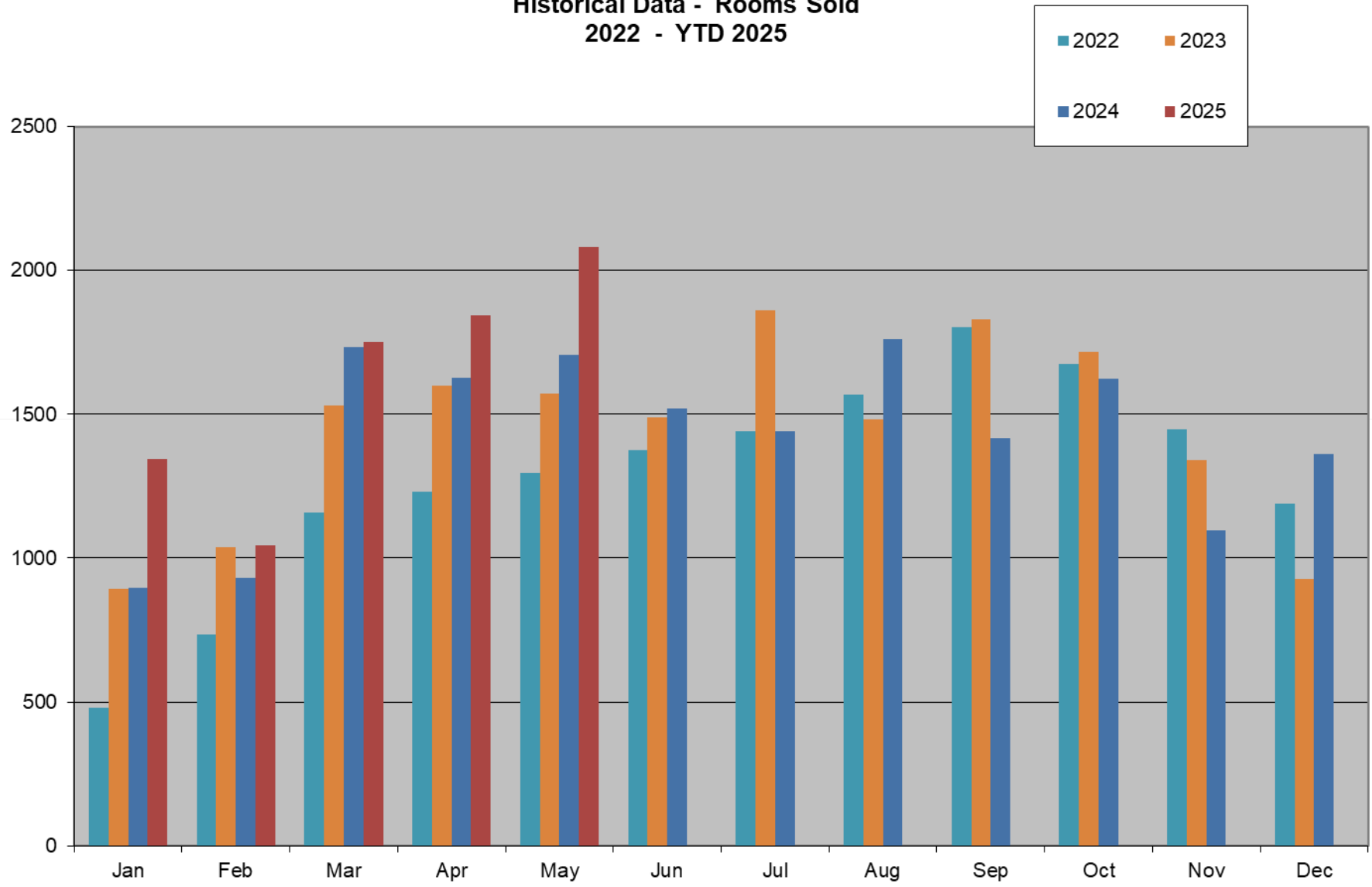
Quality Inn, Fairmont, WV
Historical REVPAR Data
2022 - YTD 2025



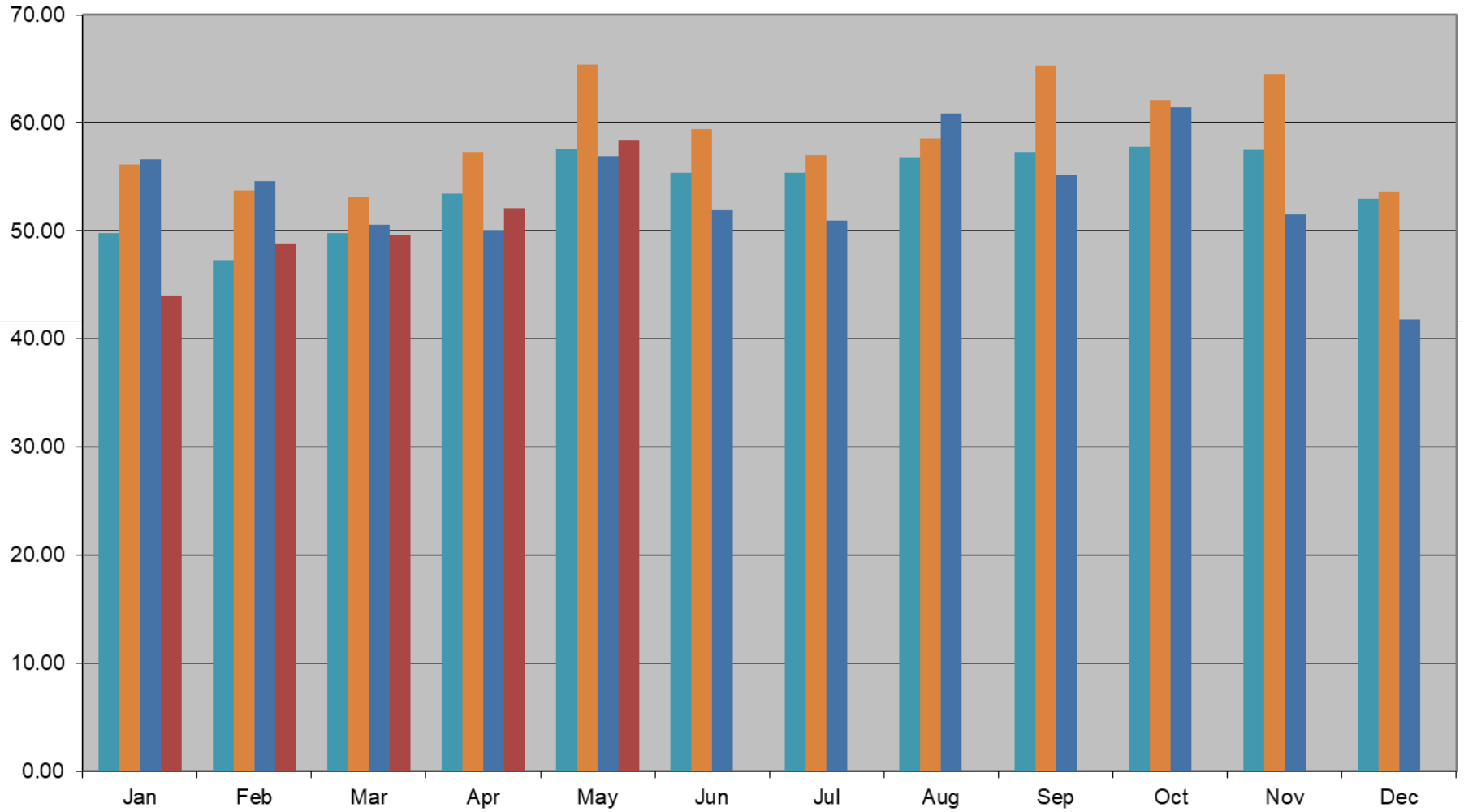
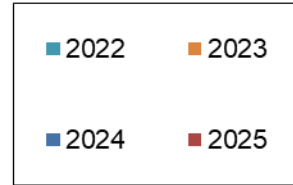
Quality Inn, Fairmont, WV
Historical Revenues Data
2022- YTD 2025



Quality Inn, Fairmont, WV
Historical Data - Rooms Sold
2022 - YTD 2025



Quality Inn, Fairmont, WV
Historical ADR Data
2022 - YTD 2025

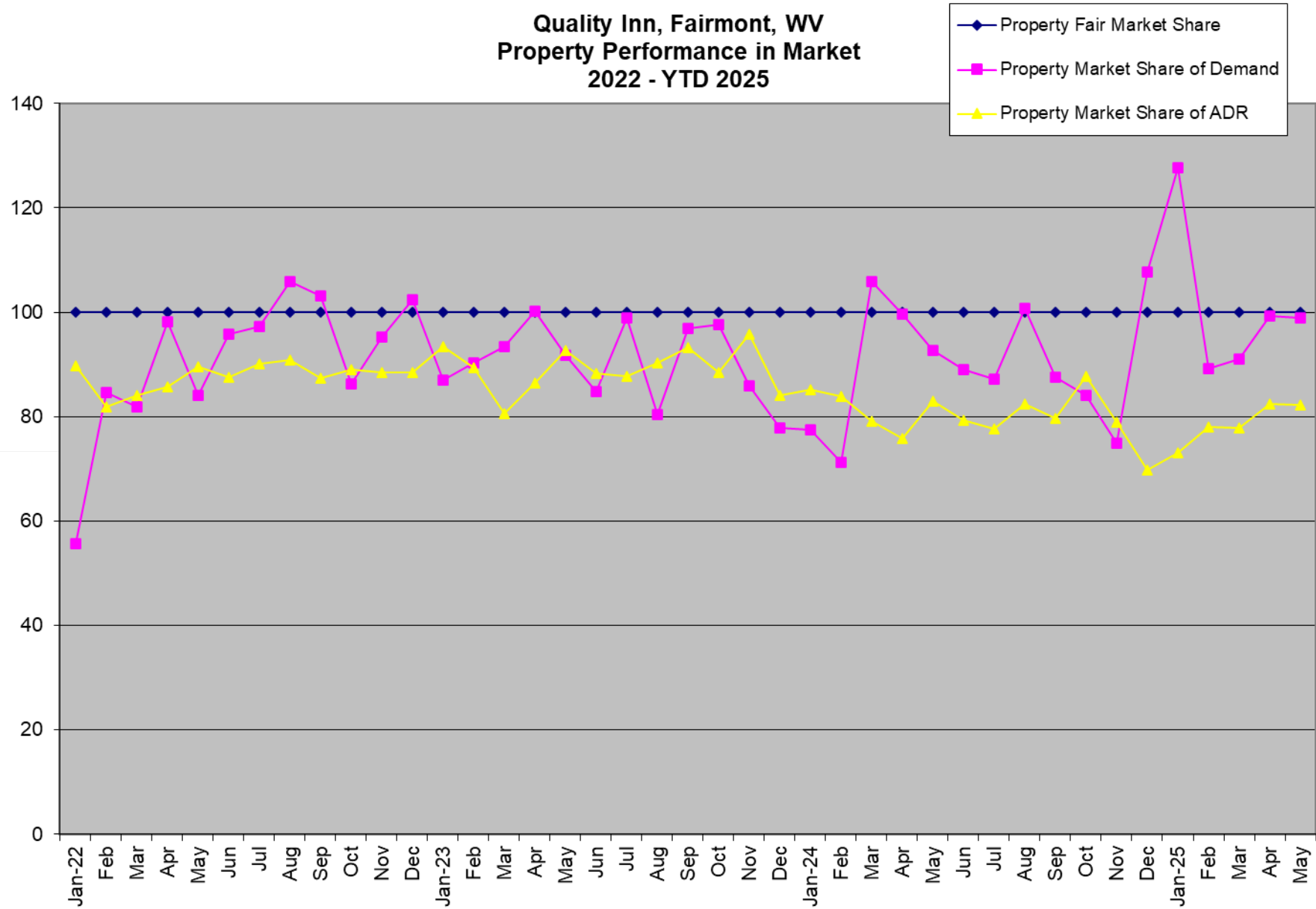


Quality Inn Fairmont, WV
Fairmont, WV
STR Report
2022 – YTD May 2025

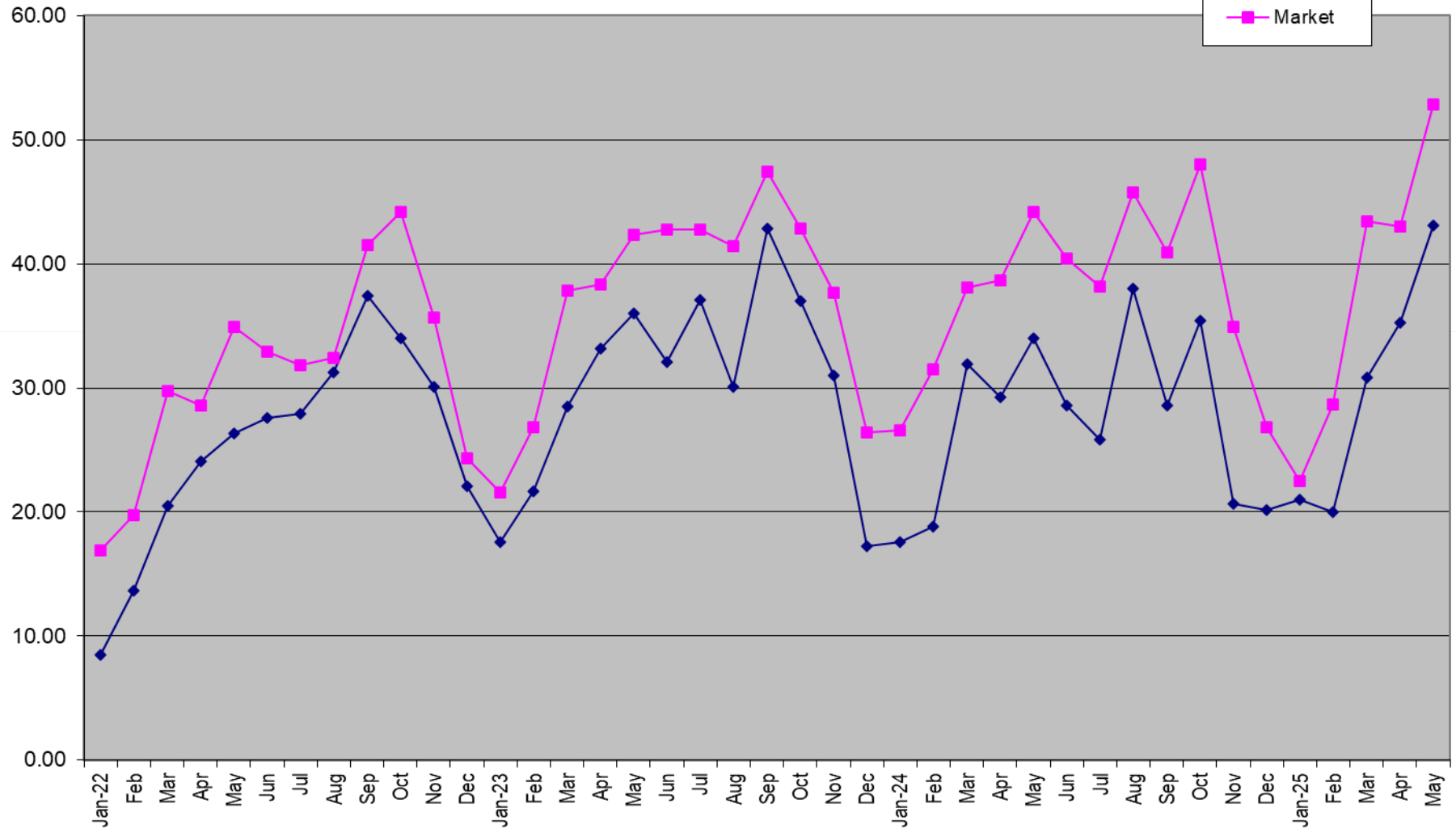
Month	OCCUPANCY				Avg. Daily Rate		REVPAR		Room Revenues		Property Performance		
	Property	Rooms	Comp Set	Rooms	Property	Comp Set	Property	Comp Set	Property	Comp Set	Demand	ADR	REVPAR
Jan-22	16.98	505	30.47	3,240	49.75	55.41	8.45	16.88	25,141	179,536	55.72	89.79	50.03
Feb	28.89	776	34.14	3,279	47.33	57.87	13.67	19.76	36,749	189,739	84.61	81.79	69.20
Mar	41.08	1,223	50.19	5,337	49.84	59.33	20.48	29.78	60,934	316,634	81.86	84.00	68.76
Apr	45.05	1,298	45.90	4,723	53.40	62.32	24.06	28.61	69,292	294,363	98.15	85.69	84.11
May	45.70	1,360	54.35	5,779	57.59	64.29	26.31	34.94	78,312	371,540	84.07	89.58	75.31
Jun	49.86	1,436	52.00	5,351	55.37	63.24	27.60	32.88	79,502	338,377	95.88	87.56	83.95
Jul	50.53	1,504	51.91	5,520	55.34	61.35	27.96	31.85	83,210	338,629	97.33	90.20	87.80
Aug	54.98	1,636	51.89	5,518	56.82	62.54	31.24	32.46	92,972	345,111	105.95	90.85	96.25
Sep	65.36	1,882	63.36	5,550	57.32	65.57	37.47	41.54	107,909	363,908	103.17	87.43	90.19
Oct	58.77	1,749	68.05	6,160	57.82	64.93	33.98	44.18	101,128	399,935	86.36	89.06	76.91
Nov	52.39	1,509	55.00	4,818	57.48	64.90	30.11	35.69	86,729	312,675	95.26	88.57	84.37
Dec	41.73	1,242	40.75	3,689	52.93	59.78	22.09	24.36	65,725	220,520	102.39	88.54	90.66
Jan-23	31.28	931	35.91	3,251	56.11	60.05	17.55	21.57	52,228	195,213	87.09	93.44	81.38
Feb	40.22	1,081	44.52	3,640	53.78	60.18	21.63	26.79	58,136	219,064	90.33	89.36	80.72
Mar	53.68	1,598	57.43	5,199	53.15	65.90	28.53	37.85	84,910	342,604	93.47	80.65	75.38
Apr	57.97	1,670	57.87	5,069	57.29	66.23	33.21	38.33	95,655	335,756	100.18	86.50	86.66
May	55.08	1,639	60.06	5,437	65.36	70.57	36.00	42.38	107,149	383,655	91.72	92.62	84.95
Jun	53.99	1,555	63.61	5,572	59.39	67.29	32.06	42.80	92,346	374,954	84.87	88.26	74.91
Jul	65.00	1,934	65.77	5,953	57.02	64.99	37.06	42.75	110,301	386,930	98.83	87.73	86.71
Aug	51.40	1,530	63.90	5,784	58.56	64.87	30.10	41.45	89,583	375,218	80.45	90.27	72.62
Sep	65.63	1,890	67.72	5,932	65.33	70.08	42.87	47.46	123,472	415,733	96.91	93.21	90.34
Oct	59.59	1,773	61.03	5,524	62.12	70.17	37.01	42.82	110,156	387,641	97.65	88.52	86.44
Nov	48.03	1,383	55.95	4,901	64.47	67.33	30.97	37.67	89,183	329,993	85.85	95.76	82.20
Dec	32.15	957	41.33	3,741	53.67	63.89	17.26	26.40	51,355	238,999	77.80	84.01	65.36
Jan-24	31.08	925	40.12	3,632	56.58	66.35	17.58	26.62	52,328	240,995	77.46	85.27	66.04
Feb	34.52	961	48.39	4,098	54.58	65.08	18.84	31.50	52,456	266,701	71.33	83.87	59.82
Mar	60.29	1,794	56.96	5,156	52.99	66.92	31.94	38.12	95,067	345,035	105.84	79.18	83.81
Apr	58.47	1,684	58.63	5,136	50.05	66.02	29.26	38.71	84,282	339,066	99.72	75.82	75.61
May	59.78	1,779	64.51	5,839	56.87	68.56	34.00	44.22	101,178	400,323	92.68	82.95	76.88
Jun	55.04	1,585	61.86	5,419	51.92	65.41	28.57	40.46	82,293	354,458	88.97	79.37	70.62
Jul	50.81	1,512	58.30	5,277	50.87	65.51	25.85	38.19	76,918	345,698	87.16	77.65	67.68
Aug	62.42	1,858	61.96	5,609	60.89	73.89	38.01	45.79	113,123	414,458	100.74	82.41	83.02
Sep	51.83	1,493	59.17	5,183	55.14	69.14	28.58	40.91	82,312	358,375	87.60	79.75	69.86
Oct	57.18	1,702	68.04	6,159	61.89	70.56	35.39	48.01	105,317	434,550	84.04	87.72	73.72
Nov	40.11	1,155	53.60	4,695	51.48	65.21	20.65	34.95	59,473	306,184	74.84	78.95	59.08
Dec	48.32	1,438	44.89	4,063	41.77	59.87	20.18	26.87	60,054	243,269	107.64	69.75	75.09
Jan-25	47.64	1,418	37.31	3,377	44.03	60.31	20.98	22.50	62,434	203,671	127.71	73.01	93.24
Feb	40.93	1,100	45.87	3,750	48.79	62.51	19.97	28.67	53,681	234,429	89.25	78.04	69.65
Mar	62.07	1,847	68.17	6,171	49.62	63.67	30.80	43.40	91,653	392,901	91.05	77.93	70.95
Apr	67.58	1,946	68.09	5,965	52.14	63.21	35.24	43.04	101,479	377,067	99.25	82.48	81.86
May	73.80	2,125	74.60	6,535	58.37	70.91	43.08	52.90	124,061	463,372	98.93	82.32	81.44

Competitive Set - 2022 - YTD 2025							
STR#	Name	City, State	Zip	Phone	Rooms	Open Date	
26157	Quality Inn Fairmont	Fairmont, WV	26554	3043671370	96	198610	Not Reporting
52937	Fairfield Inn & Suites Fairmont	Fairmont, WV	26554	3043679150	84	200409	
1232	Hilltop Inn & Studio 1 Extended Stay Hotel	Fairmont, WV	26554	3043665500	51	197309	
34167	Super 8 by Wyndham Fairmont	Fairmont, WV	26554	3048160081	55	199701	
6758	Red Roof Inn Fairmont	Fairmont, WV	26554	3043666800	108	198111	
29484	Days Inn by Wyndham Fairmont	Fairmont, WV	26554	3046525194	45	198306	
					439		

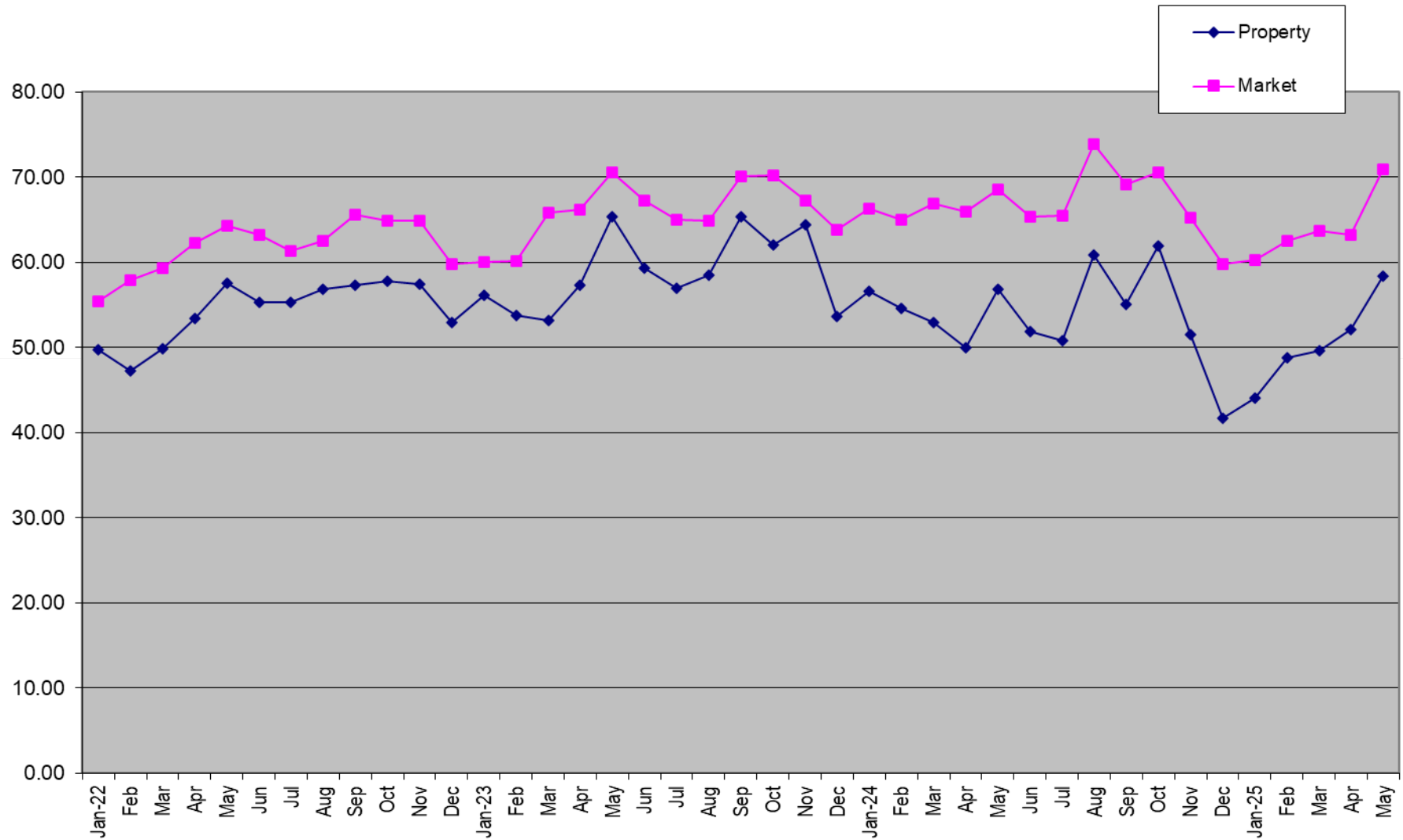
Quality Inn, Fairmont, WV Property Performance in Market 2022 - YTD 2025



Quality Inn, Fairmont, WV
 Historical REVPAR
 Property vs. Market
 2022 - YTD 2025



Quality Inn, Fairmont, WV
 Historical ADR
 Property vs. Market
 2022 - YTD 2025



Quality Inn, Fairmont, WV
 Historical Occupancies
 Property vs. Market
 2022 - YTD 2025

