

STAYBRIDGE SUITES COLUMBUS AIRPORT

2890 AIRPORT DRIVE | COLUMBUS, OH 43219



Affiliated Business Disclosure

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

For more information and to view our current listings, visit:

WWW.CBREDEALFLOW.COM

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. Some of the information may have been derived or generated by or with the assistance of artificial intelligence (“AI-generated content”). CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information, including any AI-generated content, contained herein. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

TABLE OF CONTENTS

01

Executive Summary

02

Property Description

03

Area Overview

04

Lodging Market Overview

05

Financial Performance

PLEASE CONTACT:



MICHAEL SHIREY

Senior Vice President
+1 614 430 5059
michael.shirey@cbre.com



ERIC BELFRAGE

Senior Vice President
+1 614 430 5048
eric.belfrage@cbre.com



LAUREL KELLER

Senior Vice President
+1 614 430 5001
laurel.keller@cbre.com

Executive Summary



EXECUTIVE SUMMARY

CBRE Hotels is pleased to offer, on an exclusive basis, the opportunity to acquire the 87 all-suite Staybridge Suites Columbus Airport. The hotel is conveniently located one mile from John Glenn International Airport, five miles from Easton Town Center -Columbus's premier shopping destination - and six miles from downtown Columbus. The hotel offers complimentary shuttle service to both Easton and the airport. Guestrooms are a mix of studios, one-bedroom and two-bedrooms. Guestrooms feature a fully-equipped kitchen, a full-sized fridge, dishwasher, coffee maker, utensils and cookware. Rooms also feature complimentary Wi-Fi, flat screen TV and work desk. Area attractions include the Columbus Zoo, COSI, National Veterans Museum, Columbus Museum of Art, The Ohio State University, Greater Columbus Convention Center and North Market. This hotel is less than 19 miles to the new Intel Campus being built in New Albany, OH.

INVESTMENT HIGHLIGHTS

- The Staybridge finished 2025 with \$2.3 million in room revenue and \$2.4 million in total revenue.
- This IHG branded three-story interior corridor property sits proximate to John Glenn International Airport. Passenger travel was over 9 million passengers in 2025. There is a \$2 billion terminal expansion underway with construction expected to be completed in 2029. <https://cmhnext.com/>
- The hotel metrics indicate an occupancy rate of 66.6% at an ADR of \$109. The year-end 2025 occupancy of 67.5% at an ADR of \$108. RevPAR will increase following completion of the PIP.
- Major development continues to transform the central area of Columbus. In addition to the ongoing \$2 billion John Glenn International Airport expansion, significant projects include a multi-billion dollar expansion of the Ohio State University Wexner Medical Center, highlighted by the new 1.9 million-square-foot University Hospital nearing completion for an early 2026 opening the addition of. Nationwide Children’s Hospital is undertaking a substantial \$1.27 billion expansion, on a new 14-story acute care patient tower. The Easton Town Center is also evolving with the addition of new upscale dining and retail in 2025, further developing its “Urban District” as a vibrant mixed-use destination. About \$10 billion in new development is underway within a five-mile radius of the airport. Intel is opening a new campus less than 20 miles from the site in New Albany, OH. The site is a \$28 billion dollar planned investment and is set to bring over 3K new jobs to the region. <https://www.jobsohio.com/industries/growth-spotlights/intel-in-ohio>
- Columbus metro population is in excess of 2.4 million people. With a progressive young population due to the presence of The Ohio State University, population growth is expected to continue, reaching three million by 2050.



Property Overview

PROPERTY OVERVIEW

The all-suite hotel is exceptionally situated providing convenient access from I-670 and I-270. Its location is one mile from the John Glenn International Airport, which served over nine million passengers in 2025. The property is also ideally located near Easton Town Center, which provides popular amenities for both leisure and business travelers.

ADDRESS	2890 Airport Dr, Columbus, OH 43219
YEAR BUILT	2001
LAST RENOVATED	2016
NUMBER OF ROOMS	87
PARKING	Surface lot
PARCEL NUMBER	010-247886-00
LAND SIZE	2.145 acres
FOOD & BEVERAGE	Complimentary breakfast, nearby restaurants
MEETING SPACE	120 sq. ft. boardroom
AMENITIES	Indoor heated pool, fitness center, business center, basketball courts, guest laundry, shuttle to Easton and John Glenn International Airport





GUESTROOMS

Guestrooms are either studios, one-bedroom or two bedrooms. Guestrooms feature a fully-equipped kitchen with a full-sized fridge, dishwasher, coffee maker, utensils and cookware. Rooms also feature complimentary Wi-Fi, flat screen TV and work desk.

FOOD & BEVERAGE

The hotel offers complimentary breakfast and rooms feature a full kitchen for guests to cook their own meals. Easton Town Center offers multiple dining options including Mastro's, Texas de Brazil, Ted's Montana Grill and Mitchell's Ocean Club. Easton is also undergoing a large expansion which has attracted new dining options such as Forbidden Root Brewery, True Food Kitchen, and a unique dining experience can be found at the Rooftop Restaurant and Wine & Barista Bar at RH Columbus, The Gallery at Easton Town Center.

STRUCTURAL OVERVIEW

Foundation: Concrete foundation with wood construction

Exterior Walls: Stone and stucco

Roof: Pitched shingled

Windows: Double pane

Elevators: One passenger elevator

Interior Floors: Three

HVAC: Guestrooms: PTAC units, with vertical PTACS in 1- and 2-bedroom suites Common Areas: Central air system

Fire Protection: Sprinklered

Laundry Facilities: Housekeeping and guest laundry

RECENT CAPITAL IMPROVEMENTS

2025: \$35,000 - lobby paint and carpet.

2021: \$56,756 – lobby repairs, shower valves, HVAC units, guest room PTAC replacements

2020: \$59,490 – pool dehumidification replacement, pool circulation pump, guest room TV, guest room microwaves

2019: \$135,625 – fire panel replacement, voicemail system, guest room sleeper sofas, guest room TVs

2018: \$199,803 - carpet, pad, wall vinyl and install, 61-guest room TVs

2017: \$99,052 - guest room door locks, 22 TVs for guest rooms, fitness center equipment



Area Overview

AREA OVERVIEW

COLUMBUS MSA

Columbus, Ohio, is set to continue its strong growth trajectory into 2026, establishing itself as a dynamic metropolitan area recognized for its high quality of life and robust job market, driven by significant population increases and substantial corporate investments. With its city proper population projected to reach 933,263 and the broader metro area expanding to 1,764,000, Columbus consistently outpaces national averages in growth and is noted for its livability, ranking #7 among U.S. metro areas by RentCafe, offering accessible real estate and family-friendly environments. The city's "quietly elite" and diversified job market is forecasted to grow by 0.7% in 2026, surpassing the national average, fueled by monumental investments from technology giants like Intel (\$28 billion for two chip plants), Amazon (\$10 billion expansion for AWS, totaling over \$23 billion), and Google (\$1.7 billion additional investment in data centers), collectively reinforcing Columbus's status as a burgeoning technology and innovation hub.



KEY COLUMBUS STATISTICS

53 MILLION VISITORS ANNUALLY

8.2 BILLION IN TOURIST SPENDING

28,000 AC OF PUBLIC PARKS & REC AREAS

14TH LARGEST U.S. CITY

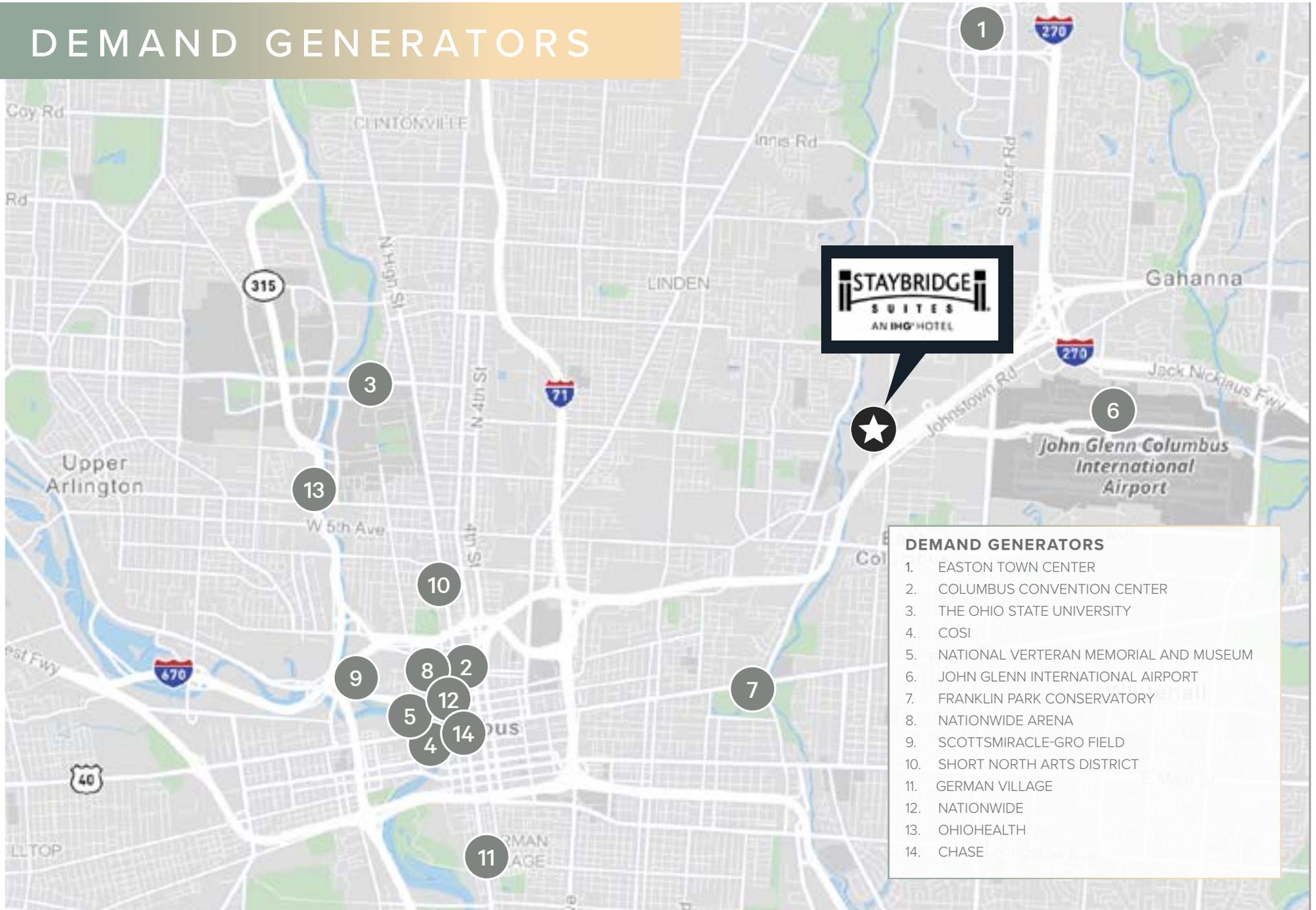
2.7 MILLION RESIDENTS

15 COLLEGES & UNIVERSITIES

2 INTERNATIONAL AIRPORTS



DEMAND GENERATORS



ECONOMY

Columbus is also home to major businesses across multiple industries including automotive, logistics, data center, manufacturing, retail and ecommerce, and finance and insurance. Notable investments in the Columbus region include Intel's \$28 billion facility, Google's \$2.3 billion data center expansion, and Amazon's nearly \$20 billion expansion of its data center footprint. JPMorgan Chase & Co.'s return-to-office policy, which mandated most of its over 18,000 Central Ohio employees to return to the office five days a week starting in March 2025, is anticipated to have a notable impact on the Columbus, Ohio economy.

COLUMBUS TOP EMPLOYERS

FIRM	EMPLOYEES
The Ohio State University	47,000
OhioHealth	24,662
State of Ohio	21,000
JP Morgan Chase & Co	20,000
Nationwide Insurance	16,000
Kroger Co.	12,018
United States Government	10,800
Amazon	9,200
Cardinal Health	8,660
Huntington Bank	5,741

CITY DEMAND GENERATORS

- Easton Town Center
- The Ohio State University
- Cosi
- National Veterans Memorial & Museum
- John Glenn International Airport
- Columbus Convention Center
- Columbus Zoo & Aquarium
- Franklin Park
- Conservatory
- Nationwide Arena
- ScottsMiracle-Gro Field
- Short North Arts District
- German Village
- BrewDog USA Headquarters
- Ohio Health
- JP Morgan Chase
- Honda
- Cardinal Health
- Chase Bank



AIRPORT SUBMARKET

John Glenn International Airport serviced around 9 million passengers in 2025 and an increase of 0.5% over 2024. This represents a 7.0% increase over 2023, continuing a multi-year upward trend in passenger traffic.

The John Glenn Columbus International Airport (CMH) is undergoing a significant transformation with the construction of a new terminal, a \$2 billion investment that broke ground in early 2025 and is projected to open in early 2029. This new facility will span 1 million square feet and will feature 36 gates, including two dedicated for international arrivals with customs facilities, marking a 25% increase over the current terminal's gate count. Designed to meet the region's growing demands, the terminal will enhance passenger capacity by 51%, aiming to accommodate over 13 million passengers annually. The project emphasizes a more efficient and comfortable travel experience, incorporating a centralized passenger security checkpoint and larger gate waiting areas.

Recent supply in the area includes a Home2 Suites by Hilton and Tru by Hilton that both opened in late 2024.

Airport Passenger Statistics

- 2025 - 9,014,264
- 2024 - 8,965,614
- 2023 - 8,375,611
- 2022 - 7,455,031
- 2021 - 5,822,322
- 2020 - 3,269,127



DOWNTOWN COLUMBUS

Columbus, Ohio, continues to solidify its status as a dynamic and rapidly growing metropolitan hub as it moves from 2025 and looks towards 2026. The city's population reached 933,263 in 2024 and is projected to maintain strong growth, reinforcing its position as the 14th largest city in the nation and Ohio's most populous. The Columbus metropolitan area is also expected to continue its expansion, nearing 2.3 million residents by the end of 2025. This sustained growth underpins Columbus's recognition as a top-tier city for quality of life, economic opportunity, and innovation, with recent accolades including a top 10 spot in Condé Nast Traveler's "Best Big Cities in the U.S." and a #10 ranking on Forbes Home's "Best Cities to Move to in 2024."

Significant investment across key sectors is propelling Columbus's economic expansion into 2026. The region is a burgeoning center for advanced manufacturing and technology, highlighted by Intel's ongoing \$28 billion semiconductor facility, which, while anticipating production closer to 2030-2031, continues to drive substantial upstream economic activity. Further strengthening its tech footprint, Google is investing an additional \$2.3 billion in its central Ohio data centers, and Amazon Web Services is expanding its regional data center infrastructure by nearly \$20 billion. In the automotive sector, the Honda/LG EV battery plant is on track to begin production in late 2025. These large-scale projects, alongside a \$1 billion manufacturing facility near Rickenbacker Airport and Microsoft's recent land acquisition, are creating thousands of jobs and cementing Columbus's role as a national leader in high-tech and manufacturing.

Major infrastructure and real estate developments are also transforming the city's landscape. A new \$2 billion terminal at John Glenn Columbus International Airport commenced building in 2025, promising modern amenities and increased capacity by its anticipated 2029 completion. Downtown, the 32-story mixed-use Merchant Building, featuring a hotel, residential units, and an expanded North Market, is scheduled for completion in 2026. The Ohio State University continues its substantial capital investments, exceeding \$1.87 billion through Fiscal Year 2029, with plans to expand its Wexner Medical Center and hire an additional 1,700 employees by the end of 2026. Simultaneously, Nationwide Children's Hospital is progressing with its \$1.27 billion expansion, including a new 850,000 square-foot acute care tower set to open in 2028, demonstrating a strong commitment to healthcare innovation and regional job creation.

The return-to-office mandates, notably JPMorgan Chase & Co.'s policy for its over 18,000 Central Ohio employees to be in the office five days a week starting in March 2025, are poised to significantly impact the local economy. This influx of daily in-person workers is expected to revitalize downtown business districts, boosting consumer spending at local restaurants, retailers, and service providers. While such policies aim to foster collaboration and strengthen company culture, they also carry implications for employee commuting and local services. Overall, these corporate decisions are contributing to the vibrancy and economic activity of Columbus's urban core, supporting local businesses and enhancing the city's dynamic commercial environment as it moves into 2026.



EASTON

Easton Town Center, a premier dining and shopping destination in the Midwest with convenient access via two full interchanges to and from I-270, continues to thrive and expand significantly in 2026. The shopping center now attracts over 30 million visitors annually. It encompasses approximately 1.7 to 1.8 million square feet of retail and mixed-use space, maintaining a high occupancy rate of 99%.

Easton boasts over 250 best-in-class shopping, dining, and entertainment options. Recent additions and expansions in 2024 and 2025 have further enhanced its luxury and diverse offerings. These include an expanded Louis Vuitton store, now the largest in Ohio, along with new first-in-Ohio brands such as David Yurman, Golden Goose, BOSS, and Breitling. Other new and expanded retail tenants feature CHANEL Fragrance and Beauty Boutique, Bluemercury, Tecovas, Gorjana, Faherty, Altar'd State, Princess Polly, and an expanded Diamond Cellar adding luxury brands like Rolex and Patek Philippemore. Culinary experiences have also grown with new restaurants like Mastro's (steakhouse), Bar Italia, and Napa Kitchen & Barmore. Upcoming additions include SKIMS, Portland Leather, and Windsor.

The area is also home to Easton Gateway, a 650,000-square-foot extension featuring tenants like Whole Foods, Costco, Dick's Sporting Goods, and J. Alexander's. Recent additions to Easton Gateway include Sí Señor, SITKA Gear, SuitShop, Carhartt, and Bareburger. Easton is currently undergoing another large, multi-year expansion, known as the "Urban District," exceeding \$500 million in development. This project introduces luxury residential and boutique hospitality into its core, anchored by RH Gallery. Surrounding retail continues to include Easton Market, a 900,000-square-foot extension west of Easton Town Center, home to Lowe's, Target, TJ Maxx, and DSW, and Easton Square, featuring tenants like Walmart, Best Buy, and Sam's Club.

The Easton area maintains a strong office market. The submarket absorbed 137,238 square feet in Q4 2025, marking it the second-highest absorption in Columbus. While specific workforce numbers for 2025 were not explicitly available, the broader Easton development was reported to house over 30,000 employees daily.



THE OHIO STATE UNIVERSITY

The Ohio State University (OSU) continues to be a top-tier institution with notable achievements and ongoing developments heading into 2026. The Ohio State University is highly recognized in various rankings. EduRank placed OSU 18th in the United States and 23rd globally, scoring in the top 100 across 223 research topics. The U.S. News & World Report's 2025 "Best Colleges" rankings positioned Ohio State at 41st among National Universities and 15th among public universities.

In 2025 total enrollment at The Ohio State University reached 67,255 students. The projected average attendance for Ohio State football games in 2025 is estimated to be around 104,105.

U.S. News & World Report's 2025-2026 "Best Hospitals" list ranked Ohio State Wexner Medical Center as the No. 1 adult hospital in Columbus and second in Ohio. The Ohio State University Wexner Medical Center is nearing completion on its new inpatient tower, a 1.9-million-square-foot, 26-story facility scheduled to open in early 2026. The total project cost for the new University Hospital is \$1.9 billion.

HOSPITALS AND HEALTHCARE

OhioHealth, one of the area's largest health care providers, has approximately 35,000 associates, physicians, and volunteers as of May 2025. OhioHealth has a network of 16 hospitals and over 200 care sites, including primary and specialty care practices, surgery centers, urgent care locations, and emergency departments. The provider offers health services across 50 Ohio counties. Mount Carmel Health System, the area's second-largest system, has over 8,200 employees, 2,041 physicians, and 407 volunteers for 2025. Mount Carmel operates five hospitals, free-standing emergency centers, outpatient facilities, surgery centers, urgent care centers, primary care and specialty care practices, as well as community outreach sites, with Mount Carmel Dublin opening in April 2025. The James Cancer Hospital and Solove Research Institute at The Ohio State University is nationally recognized for cancer care, ranking 35th in the nation for 2025-2026. Ohio State University is renowned for its comprehensive healthcare services, with Wexner Medical Center ranked No. 1 in Columbus and No. 2 in Ohio for 2025-2026.



TOURISM AND LEISURE DEMAND GENERATORS



Sports and Entertainment

Columbus, Ohio, is a dynamic center for sports and entertainment, featuring major league teams and a powerhouse collegiate program. The NHL's Columbus Blue Jackets play at Nationwide Arena, while MLS's Columbus Crew compete at the \$314 million ScottsMiracle-Gro Field, anchoring the Astor Park mixed-use development. The city also hosts the minor league Columbus Clippers (Cleveland Guardians affiliate) at Huntington Park, and the Ohio State Buckeyes football team draws over 100,000 fans to Ohio Stadium. Beyond sports, Columbus offers diverse entertainment, including shopping at Easton Town Center and Polaris Fashion Place, numerous breweries and distilleries, extensive metro parks, and a thriving arts scene, notably in the Short North Arts District.

Food and Art

Columbus, Ohio, continues to be a dynamic culinary destination with a diverse range of upscale and casual dining options. Established favorites include Cameron Mitchell's Butcher & Rose, M at Miranova, and The Pearl, alongside popular casual spots like Brassica, Wario's Beef and Pork, and the iconic Thurman Cafe. North Market Downtown remains a vibrant food hall. The city also boasts a thriving craft beverage industry, home to breweries and distilleries such as Brewdog, North High Brewing, and High Bank Distillery, while its arts scene flourishes in areas like the Short North Arts District and Franklinton.

The Columbus food scene is also experiencing significant growth with numerous new establishments

MSA OFFICE MARKET

The Columbus office market is experiencing ongoing demand growth, marked by declining vacancy rates and increasing net absorption in Q4 2025. The overall market vacancy rate saw a decrease of 70 basis-points, settling at 20.4%, which represents the lowest market vacancy recorded since 2022. Net absorption continued its upward trend, reaching 367,348 square feet in Q4 2025.

Development continues across the Columbus area. The Grandview Crossing project in Grandview Heights, spanning 55 acres, is still under construction and expected to feature 248,800 square feet of office space, 108,000 square feet of retail, and 1,000 apartment units, with some residential spaces having opened as early as Spring 2022. The Arena District remains a hub of activity, having expanded to over 200 acres with a mix of office, residential, restaurant, and entertainment options. It currently boasts 2.1 million square feet of commercial space and 1,200 residences.

Vacancy rates for the overall market stood at 20.4% in Q4 2025. Leasing velocity continues to be a notable factor, with positive net absorption reaching 367,348 square feet in Q4 2025. Significant leasing activities over 10,000 square feet in Q4 2025 totaled 336,796 square feet across 11 leases, with Class A leasing making up 254,612 square feet across 9 leases.

TRANSPORTATION AND ACCESSIBILITY

Columbus is easily accessible through multiple modes of transportation. Columbus is home to two major airports, John Glenn International Airport and Rickenbacker International airport. The area is also home to two major rail providers, CSX and Norfolk Southern. Central Ohio Transit Authority (COTA) also provides bus rides throughout the city.

Lodging Market Overview

LODGING MARKET OVERVIEW

The Staybridge Suites Columbus Airport currently maintains a set comprised of eight properties all located in Columbus, Ohio. In total, the competitive set consists of 804 guestrooms, which includes the subject hotel's 87 guestrooms.

HOTEL	STAYBRIDGE SUITES	SPRINGHILL SUITES	SONESTA SIMPLY SUITES	COUNTRY INN & SUITES
Address	2890 Airport Dr	655 Taylor Rd	590 Taylor Rd	2900 Airport Dr
City, State	Columbus, OH	Columbus, OH	Columbus, OH	Columbus, OH
Opening	2001	1999	1999	2001
Number of Rooms	87	80	122	83
RESTAURANT/LOUNGE				
	Complimentary Breakfast	Complimentary Breakfast	Candlewood Cupboard	Order-in Room Service
MEETING SPACE				
Total Meeting Space	120 sq. ft.	-	-	250 sq. ft.
AMENITIES				
Swimming Pool	Indoor	Indoor	-	Indoor
Fitness Room	✓	✓	✓	✓
Business Center	✓	✓	✓	✓
Complimentary Shuttle	✓	✓	-	✓

LODGING MARKET OVERVIEW CONTINUED

The Staybridge Suites Columbus Airport currently maintains a set comprised of eight properties all located in Columbus, Ohio. In total, the competitive set consists of 804 guestrooms, which includes the subject hotel's 87 guestrooms.

HOTEL	COURTYARD BY MARRIOTT	HOMEWOOD SUITES BY HILTON	BEST WESTERN	HOLIDAY INN EXPRESS
Address	2901 Airport Dr	2880 Airport Dr	1450 Airpointe Dr	3030 Plaza Properties Blvd
City, State	Columbus, OH	Columbus, OH	Columbus, OH	Columbus, OH
Opening	1997	2001	2006	2009
Number of Rooms	150	85	87	110
RESTAURANT/LOUNGE				
	Bistro	Complimentary Breakfast	Complimentary Breakfast	Complimentary Breakfast
MEETING SPACE				
Total Meeting Space	1,266 sq. ft.	1 Meeting Room	Meeting Space Available	Meeting Space Available
AMENITIES				
Swimming Pool	Indoor	Indoor	Indoor	Indoor
Fitness Room	✓	✓	✓	✓
Business Center	✓	✓	✓	✓
Complimentary Shuttle	✓	✓	✓	✓

COMPETITIVE SET



PENETRATION SUMMARY

	2022	2023	2024	2025	T-12 Dec 2025
Occupancy					
Staybridge Suites Columbus - Airport	71%	60%	68%	67%	67%
% Change		(17%)	14%	(1%)	-
Competitive Set	63%	60%	65%	63%	63%
% Change		(5%)	9%	(4%)	-
Index	114%	100%	105%	108%	108%

ADR					
Staybridge Suites Columbus - Airport	\$99	\$113	\$110	\$108	\$108
% Change		14%	-2%	-1%	0%
Competitive Set	\$92	\$98	\$100	\$99	\$99
% Change		6%	2%	0%	0%
Index	108%	115%	110%	109%	109%

RevPAR					
Staybridge Suites Columbus - Airport	\$71	\$67	\$75	\$73	\$73
% Change		(5%)	12%	(2%)	-
Competitive Set	\$58	\$59	\$65	\$62	\$62
% Change		1%	11%	(4%)	-
Index	122%	115%	115%	118%	118%

Competitive Set	Open Date	Rooms
Staybridge Suites Columbus-Airport	Mar 2001	87
SpringHill Suites Columbus Airport Gahanna	Oct 1999	80
Sonesta Simply Suites Columbus Airport Gahanna	May 1999	122
Country Inn & Suites By Radisson, Columbus Airport, OH	Jan 2001	83
Courtyard Columbus Airport	Oct 1997	150
Homewood Suites by Hilton Columbus/Airport	Apr 2001	85
Total		804

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2026	2027	2028	2029	2030	2031

68%	72%	74%	74%	74%	74%
0%	7%	3%	-	-	-
64%	66%	68%	68%	68%	68%
2%	3%	2%	-	-	-
105%	109%	110%	110%	110%	110%

\$112	\$120	\$125	\$129	\$133	\$137
3%	7%	5%	3%	3%	3%
\$102	\$105	\$110	\$113	\$116	\$120
3%	3%	4%	3%	3%	3%
109%	113%	114%	114%	114%	114%

\$75	\$86	\$93	\$96	\$99	\$101
3%	14%	8%	3%	3%	3%
\$66	\$70	\$74	\$76	\$79	\$81
5%	6%	6%	3%	3%	3%
115%	124%	125%	125%	125%	125%

Incoming Supply	Planned Open	Status	Rooms
Total			0

Financial Performance

FINANCIAL SUMMARY

HISTORICAL PROFIT & LOSS STATEMENT

	2023				2024				2025			
	\$	%	POR	PAR	\$	%	POR	PAR	\$	%	POR	PAR
Rooms	87				87				87			
Days in Period	365				366				365			
Available Rooms	31,755				31,842				31,755			
Rooms Sold	18,912				21,711				21,441			
Occupancy	59.6%				68.2%				67.5%			
ADR	\$113				\$112				\$108			
RevPAR	\$67				\$76				\$73			
RevPAR % Change	--				13.9%				-4.1%			
Operating Revenue												
Rooms	\$2,128,106	96.7%	\$112.53	\$24,461	\$2,430,912	98.7%	\$111.97	\$27,942	\$2,323,721	96.8%	\$108.38	\$26,709
Other Operated Departments	\$73,176	3.3%	\$3.87	\$841	\$32,012	1.3%	\$1.47	\$368	\$77,621	3.2%	\$3.62	\$892
Miscellaneous Income	-	-	-	-	-	-	-	-	-	-	-	-
Total Operating Revenue	\$2,201,282	100.0%	\$116.40	\$25,302	\$2,462,924	100.0%	\$113.44	\$28,309	\$2,401,342	100.0%	\$112.00	\$27,602
Departmental Expenses												
Rooms	\$758,320	35.6%	\$40.10	\$8,716	\$779,158	32.1%	\$35.89	\$8,956	\$739,611	31.8%	\$34.50	\$8,501
Other Operated Departments	\$4,742	6.5%	\$2.25	\$55	\$10,223	31.9%	\$4.47	\$118	\$10,931	14.1%	\$5.51	\$126
Total Departmental Expenses	\$763,062	34.7%	\$40.35	\$8,771	\$789,381	32.1%	\$36.36	\$9,073	\$750,542	31.3%	\$35.00	\$8,627
Total Departmental Profit	\$1,438,220	65.3%	\$76.05	\$16,531	\$1,673,543	67.9%	\$77.08	\$19,236	\$1,650,800	68.7%	\$76.99	\$18,975
Undistributed Operating Expenses												
Administrative and General	\$219,314	10.0%	\$11.60	\$2,521	\$226,909	9.2%	\$10.45	\$2,608	\$187,153	7.8%	\$8.73	\$2,151
Information and Telecommunications Systems	\$37,907	1.7%	\$2.00	\$436	\$44,997	1.8%	\$2.07	\$517	\$46,731	1.9%	\$2.18	\$537
Sales and Marketing	\$186,801	8.5%	\$9.88	\$2,147	\$151,604	6.2%	\$6.98	\$1,743	\$197,144	8.2%	\$9.19	\$2,266
Franchise Fees	\$106,405	4.8%	\$5.63	\$1,223	\$121,546	4.9%	\$5.60	\$1,397	\$116,186	4.8%	\$5.42	\$1,335
Property Operations and Maintenance	\$87,105	4.0%	\$4.61	\$1,001	\$116,619	4.7%	\$5.37	\$1,340	\$110,422	4.6%	\$5.15	\$1,269
Utilities	\$139,293	6.3%	\$7.37	\$1,601	\$152,887	6.2%	\$7.04	\$1,757	\$179,198	7.5%	\$8.36	\$2,060
Total Undistributed Operating Expenses	\$776,825	35.3%	\$41.08	\$8,929	\$814,562	33.1%	\$37.52	\$9,363	\$836,834	34.8%	\$39.03	\$9,619
Gross Operating Profit	\$661,395	30.0%	\$34.97	\$7,602	\$858,981	34.9%	\$39.56	\$9,873	\$813,966	33.9%	\$37.96	\$9,356
Total Management Fees	\$66,038	3.0%	\$3.49	\$759	\$73,888	3.0%	\$3.40	\$849	\$72,040	3.0%	\$3.36	\$828
Income Before Non-Op. Income & Exp.	\$595,357	27.0%	\$31.48	\$6,843	\$785,093	31.9%	\$36.16	\$9,024	\$741,926	30.9%	\$34.60	\$8,528
Non-Operating Income and Expenses												
Property and Other Taxes	\$147,776	6.7%	\$7.81	\$1,699	\$153,537	6.2%	\$7.07	\$1,765	\$157,439	6.6%	\$7.34	\$1,810
Insurance	\$38,903	1.8%	\$2.06	\$447	\$40,320	1.6%	\$1.86	\$463	\$40,320	1.7%	\$1.88	\$463
Total Non-Operating Income and Expenses	\$186,679	8.5%	\$9.87	\$2,146	\$193,857	7.9%	\$8.93	\$2,228	\$197,759	8.2%	\$9.22	\$2,273
EBITDA	\$408,678	18.6%	\$21.61	\$4,697	\$591,236	24.0%	\$27.23	\$6,796	\$544,167	22.7%	\$25.38	\$6,255
Replacement Reserve	\$88,051	4.0%	\$4.66	\$1,012	\$98,517	4.0%	\$4.54	\$1,132	\$96,054	4.0%	\$4.48	\$1,104
Net Operating Income	\$320,626	14.6%	\$16.95	\$3,685	\$492,719	20.0%	\$22.69	\$5,663	\$448,113	18.7%	\$20.90	\$5,151

Notes

1. Per industry standards, a 3% management fee and 4% replacement reserve have been deducted.

FINANCIAL SUMMARY

FIVE YEAR FORECAST

	2026		2027		2028		2029		2030	
	\$	%	\$	%	\$	%	\$	%	\$	%
Rooms	87		87		87		87		87	
Days in Period	365		365		366		365		365	
Available Rooms	31,755		31,755		31,842		31,755		31,755	
Rooms Sold	21,438		22,853		23,558		23,493		23,493	
Occupancy	67.5%		72.0%		74.0%		74.0%		74.0%	
ADR	\$112		\$120		\$125		\$129		\$133	
RevPAR	\$75		\$86		\$93		\$96		\$99	
RevPAR % Change	3.1%		14.1%		7.9%		3.0%		3.0%	
Operating Revenue										
Other Operated Departments	\$79,940	3.2%	\$114,267	4.0%	\$121,322	3.9%	\$124,620	3.9%	\$128,359	3.9%
Total Operating Revenue	\$2,474,655	100.0%	\$2,845,726	100.0%	\$3,077,736	100.0%	\$3,161,407	100.0%	\$3,256,249	100.0%
Departmental Expenses										
Rooms	\$694,467	29.0%	\$751,151	27.5%	\$753,886	25.5%	\$774,381	25.5%	\$797,612	25.5%
Other Operated Departments	\$11,991	15.0%	\$17,140	15.0%	\$18,198	15.0%	\$18,693	15.0%	\$19,254	15.0%
Total Departmental Expenses	\$706,458	28.5%	\$768,291	27.0%	\$772,084	25.1%	\$793,074	25.1%	\$816,866	25.1%
Total Departmental Profit	\$1,768,196	71.5%	\$2,077,435	73.0%	\$2,305,652	74.9%	\$2,368,333	74.9%	\$2,439,383	74.9%
Undistributed Operating Expenses										
Administrative and General	\$192,867	7.8%	\$213,429	7.5%	\$230,830	7.5%	\$237,106	7.5%	\$244,219	7.5%
Information and Telecommunications Systems	\$48,158	1.9%	\$55,379	1.9%	\$59,894	1.9%	\$61,522	1.9%	\$63,368	1.9%
Sales and Marketing	\$173,226	7.0%	\$184,972	6.5%	\$200,053	6.5%	\$205,491	6.5%	\$211,656	6.5%
Franchise Fees	\$119,733	4.8%	\$137,687	4.8%	\$148,913	4.8%	\$152,961	4.8%	\$157,550	4.8%
Property Operations and Maintenance	\$113,793	4.6%	\$128,058	4.5%	\$138,498	4.5%	\$142,263	4.5%	\$146,531	4.5%
Utilities	\$173,226	7.0%	\$170,744	6.0%	\$184,664	6.0%	\$189,684	6.0%	\$195,375	6.0%
Total Undistributed Operating Expenses	\$821,002	33.2%	\$890,269	31.3%	\$962,852	31.3%	\$989,028	31.3%	\$1,018,699	31.3%
Gross Operating Profit	\$947,194	38.3%	\$1,187,166	41.7%	\$1,342,801	43.6%	\$1,379,306	43.6%	\$1,420,685	43.6%
Total Management Fees	\$74,240	3.0%	\$85,372	3.0%	\$92,332	3.0%	\$94,842	3.0%	\$97,687	3.0%
Income Before Non-Op. Income & Exp.	\$872,954	35.3%	\$1,101,794	38.7%	\$1,250,468	40.6%	\$1,284,463	40.6%	\$1,322,997	40.6%
Non-Operating Income and Expenses										
Property and Other Taxes	\$162,162	6.6%	\$167,027	5.9%	\$172,038	5.6%	\$177,199	5.6%	\$182,515	5.6%
Insurance	\$41,530	1.7%	\$42,775	1.5%	\$44,059	1.4%	\$45,381	1.4%	\$46,742	1.4%
Total Non-Operating Income and Expenses	\$203,692	8.2%	\$209,803	7.4%	\$216,097	7.0%	\$222,579	7.0%	\$229,257	7.0%
EBITDA	\$669,262	27.0%	\$891,992	31.3%	\$1,034,372	33.6%	\$1,061,884	33.6%	\$1,093,740	33.6%
Replacement Reserve	\$98,986	4.0%	\$113,829	4.0%	\$123,109	4.0%	\$126,456	4.0%	\$130,250	4.0%
Net Operating Income	\$570,276	23.0%	\$778,163	27.3%	\$911,262	29.6%	\$935,428	29.6%	\$963,490	29.6%

Notes

1. Per industry standards, a 3% management fee and 4% replacement reserve have been deducted.
2. Hotel is expected to undergo renovation in 2026

STAYBRIDGE SUITES COLUMBUS AIRPORT

For more information and to view our current listings, visit:

WWW.CBREDEALFLOW.COM

PLEASE CONTACT:



MICHAEL SHIREY

Senior Vice President
+1 614 430 5059
michael.shirey@cbre.com



ERIC BELFRAGE

Senior Vice President
+1 614 430 5048
eric.belfrage@cbre.com



LAUREL KELLER

Senior Vice President
+1 614 430 5001
laurel.keller@cbre.com

200 S CIVIC CENTER DR, 14TH FLOOR | COLUMBUS, OH 43215