




HVS

DENVER

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 [@HVS_Consulting](https://twitter.com/HVS_Consulting)

THE NUMBERS SAY IT ALL

NETWORK | BENEFIT | RELY

ESTABLISHED
1980

35+

OFFICES
WORLDWIDE



500+


PROFESSIONALS

8+ CONFERENCES
& EVENTS

4,500+

ASSIGNMENTS
EACH YEAR
GLOBALLY

35 CELEBRATING
YEARS



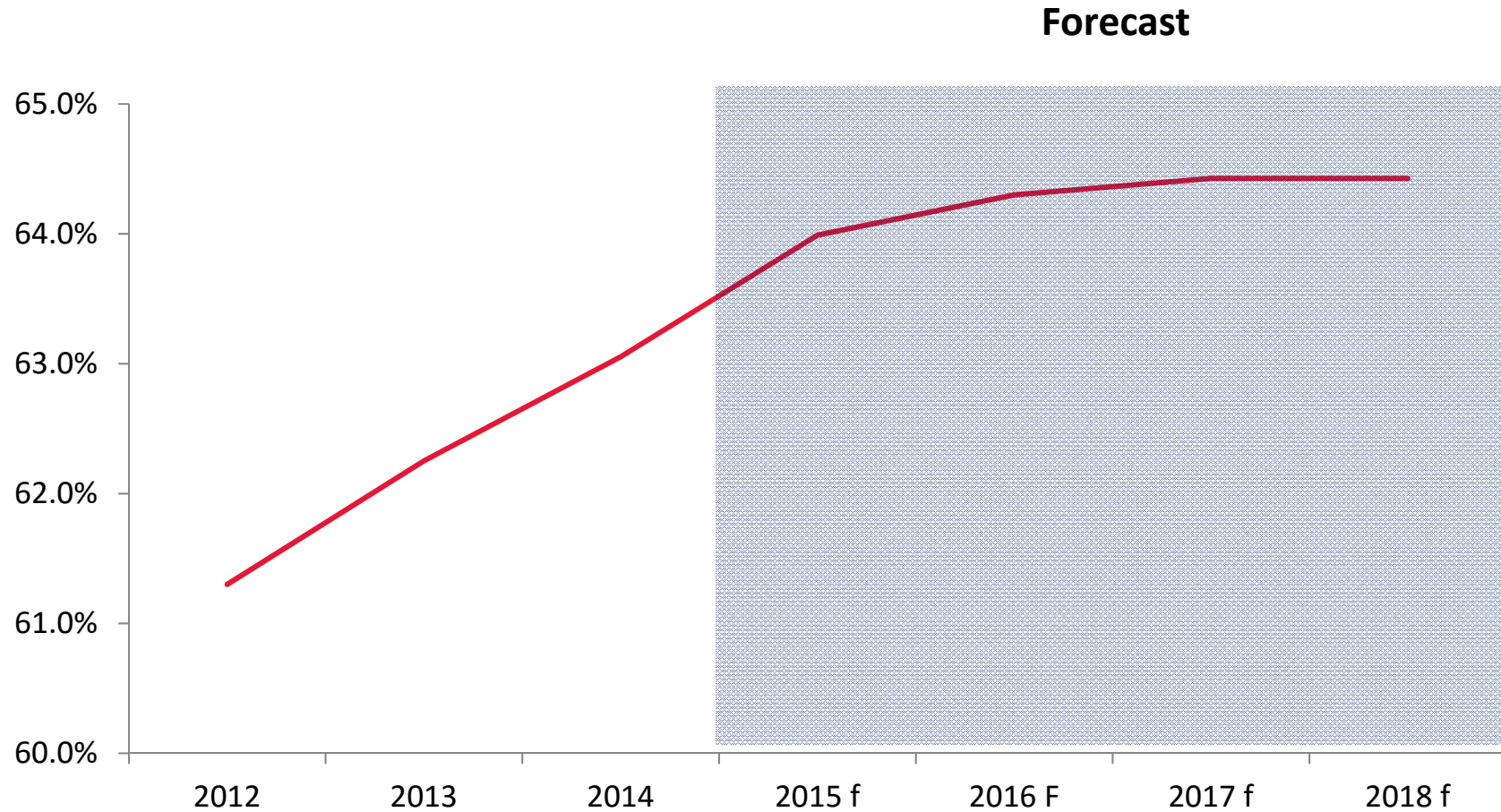
**SUPERIOR RESULTS THROUGH
UNRIVALED HOSPITALITY
INTELLIGENCE. *EVERYWHERE***

HVS

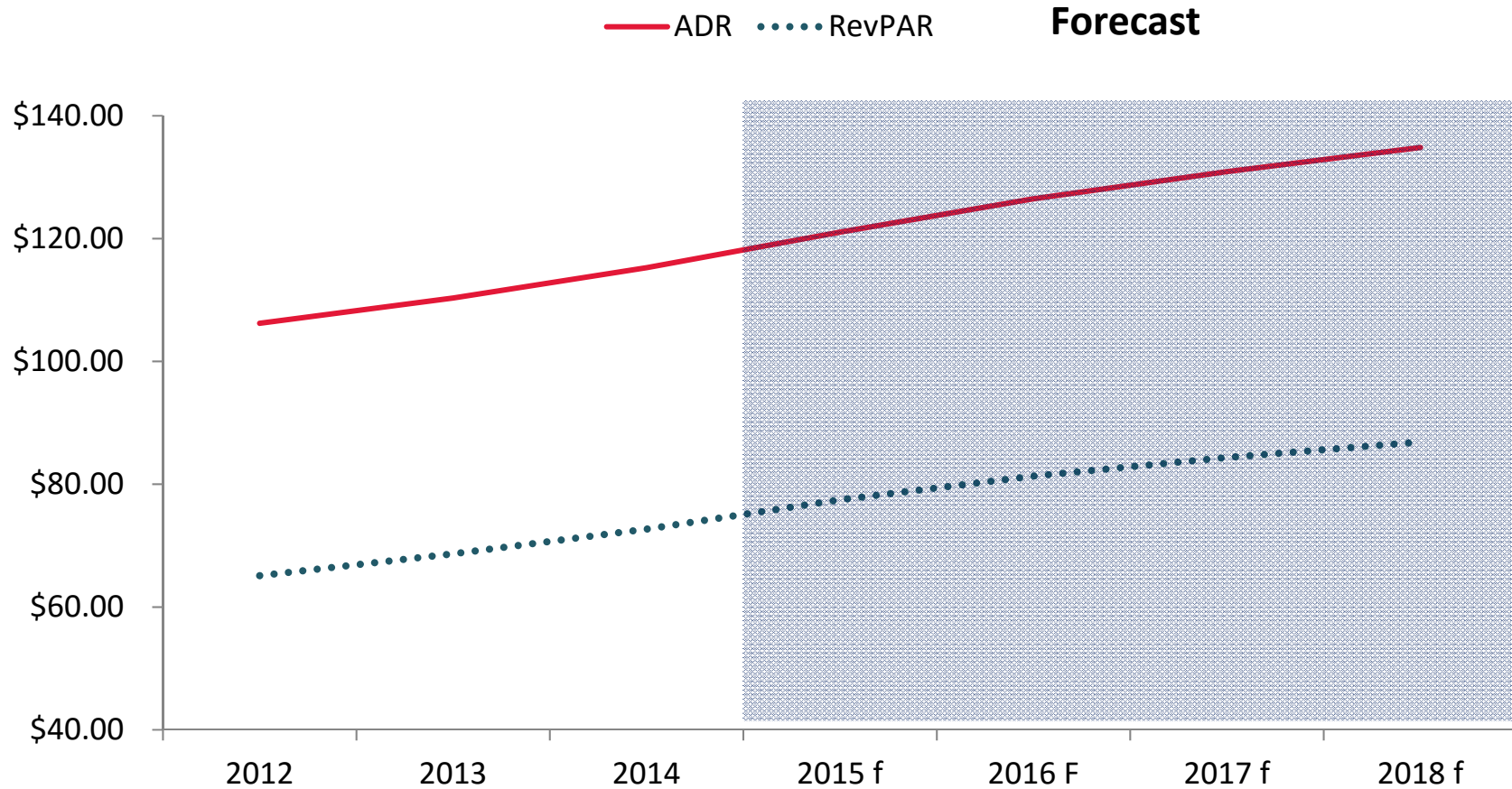
An aerial night photograph of a city, likely San Francisco, showing the Golden Gate Bridge and surrounding urban areas illuminated by city lights. A semi-transparent red banner is overlaid across the middle of the image, containing white text.

NATIONAL HISTORICAL & FORECAST MARKET PERFORMANCE

Nation's Occupancy Expected to Stabilize in the Next Three Years



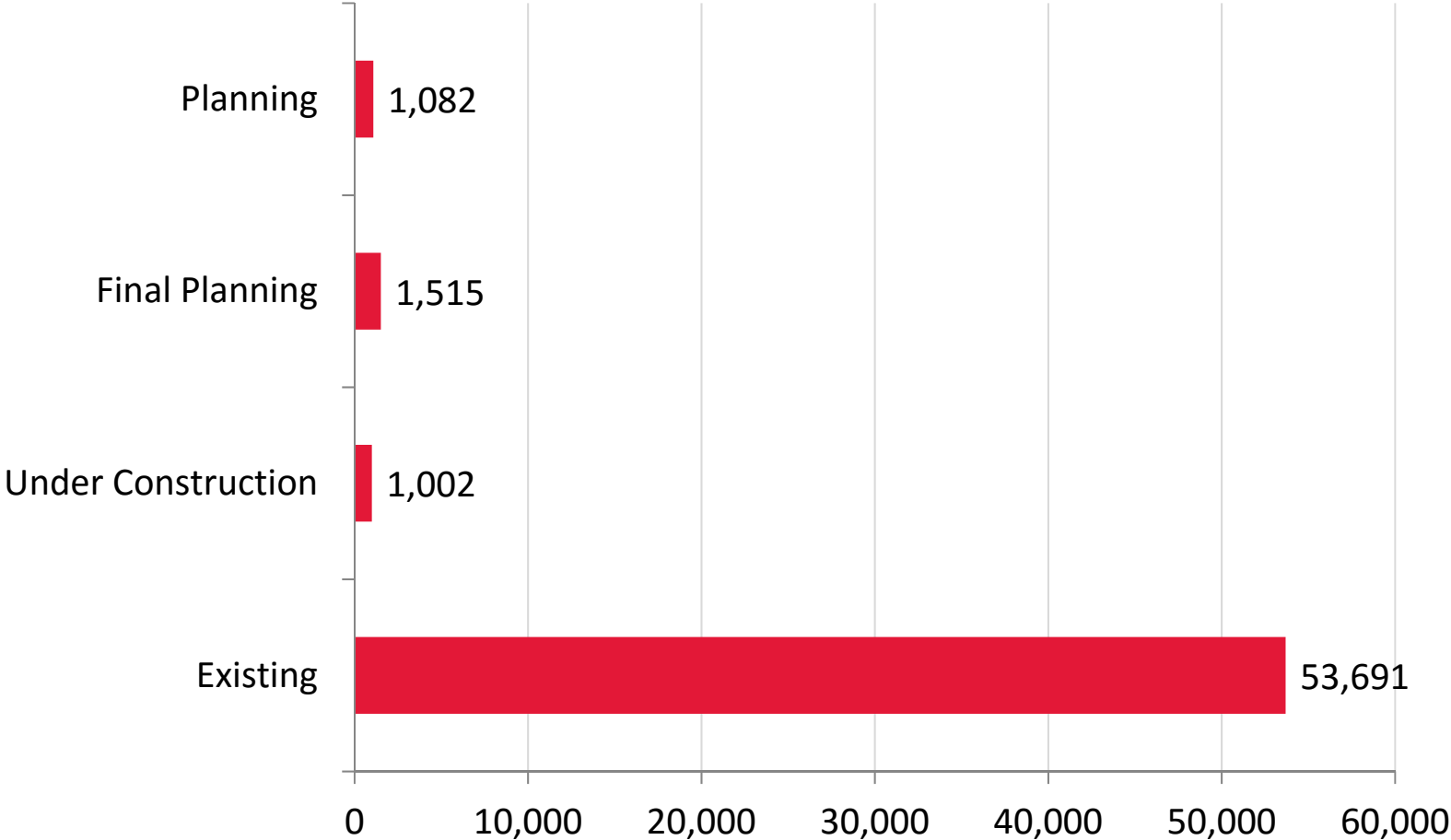
Nation's ADR & RevPAR Expected to Increase in the Next Two Years





NATIONAL NEW SUPPLY

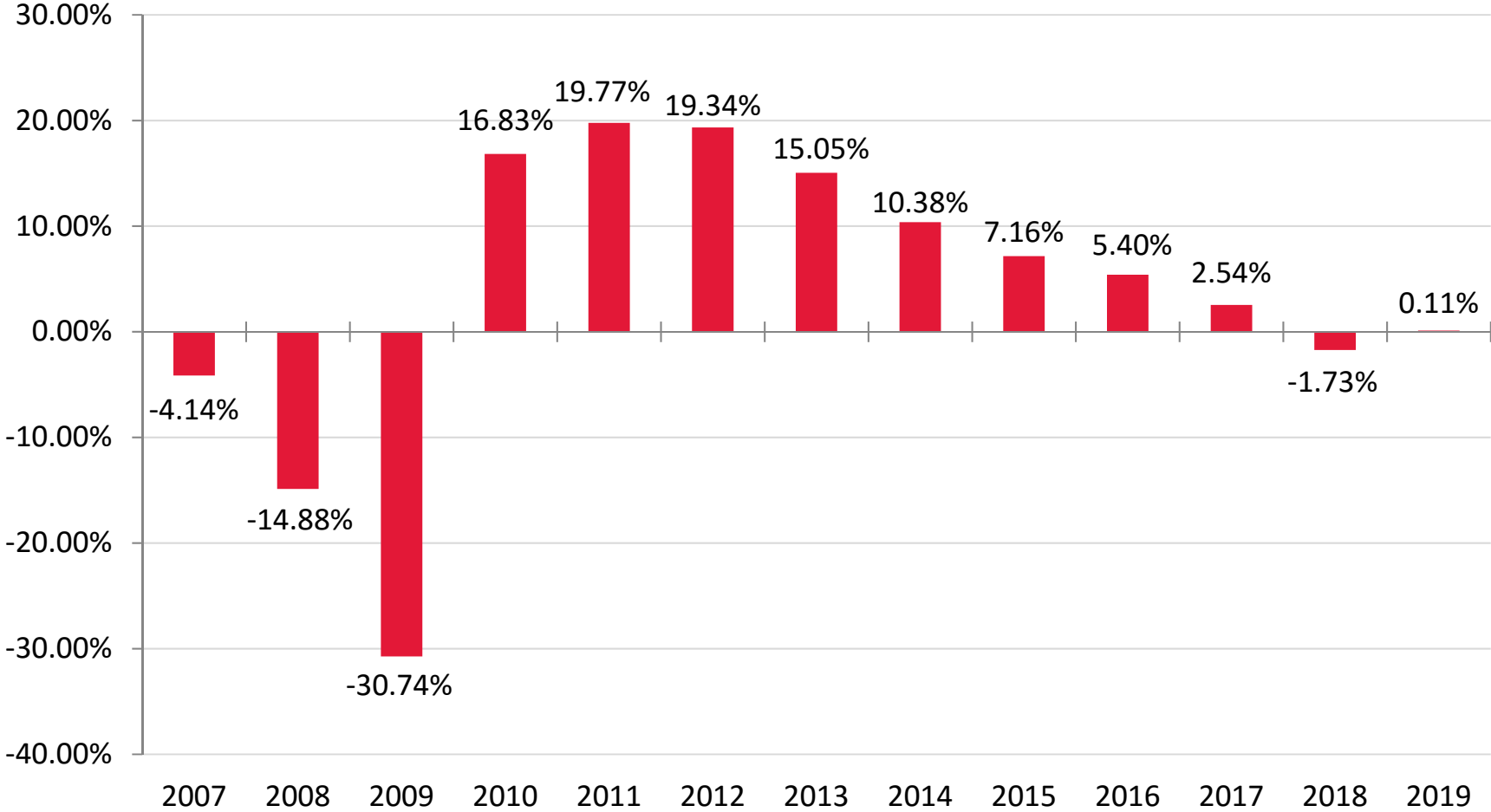
As of September 2015, Over 3,500 Hotels Were in Different Stages of Development in the U.S.





**NATIONAL HOTEL VALUE
EXPECTATIONS**

Values Expected to Dip Slightly as a Result of the Increase in New Supply

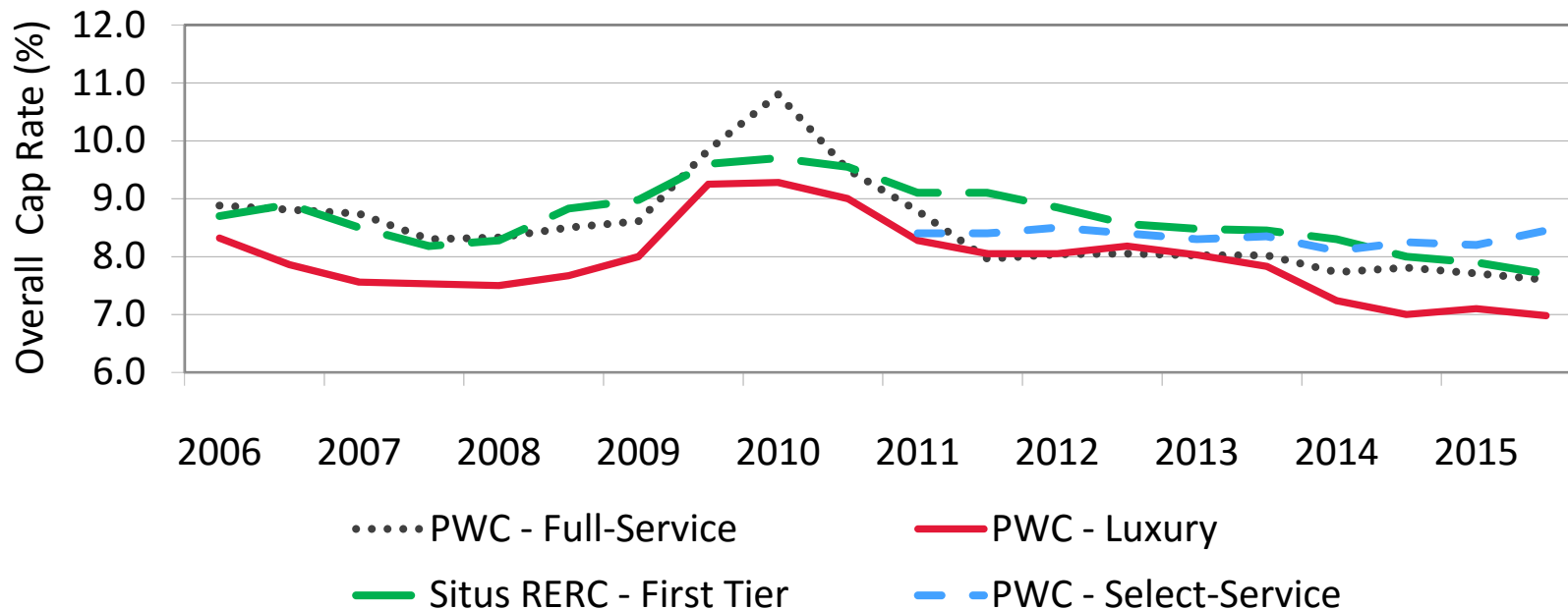


NATIONAL OVERALL CAP RATES



Full-Service, First-Class, and Luxury Overall Cap Rates

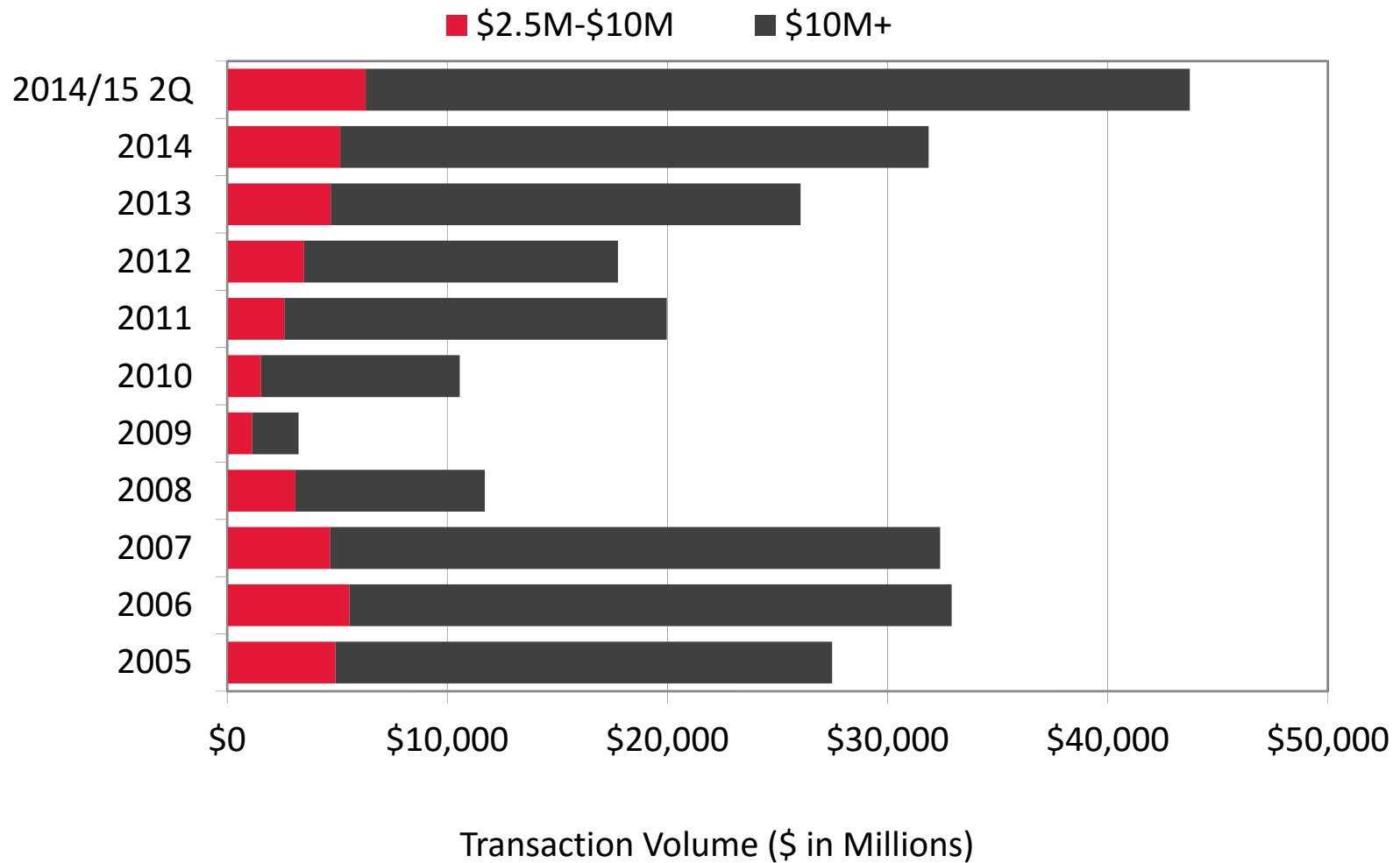
Source	Equity Yield Rate <i>Average</i>	Discount Rate <i>Average</i>	Terminal Rate <i>Average</i>	Overall Rate <i>Average</i>
HVS/Hotel Sales	12.4% - 22%	8.1% - 13.2%	NR	2.4% - 11.9%
Full-Service & Luxury Hotels	18.1%	10.5%		6.7%



A photograph of two men in dark suits shaking hands. The background is a blurred modern building with blue-tinted windows. A red horizontal bar with a fine grid pattern is overlaid across the center of the image, containing the text 'NATIONAL TRANSACTIONS' in white, bold, uppercase letters.

NATIONAL TRANSACTIONS

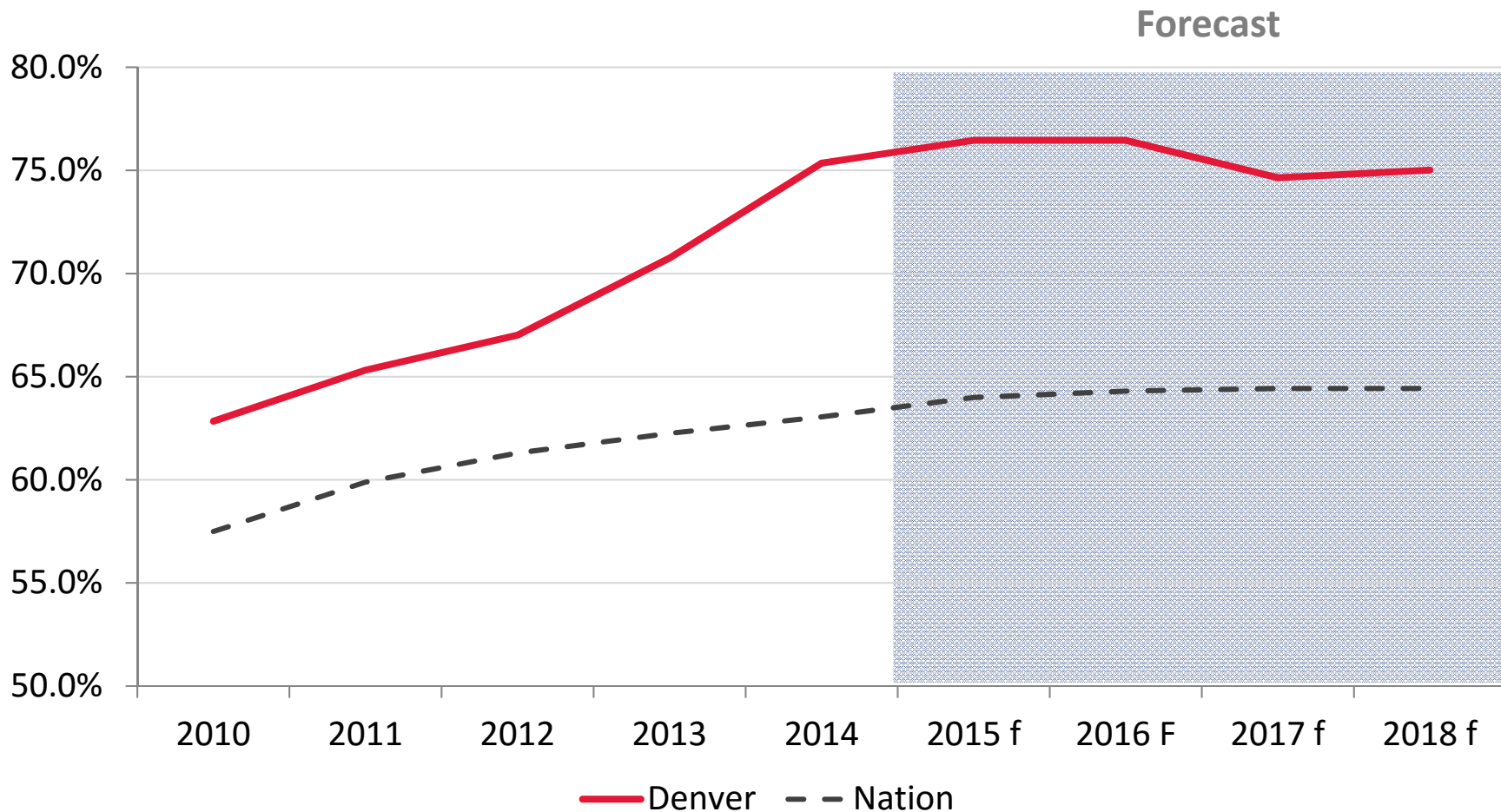
U.S. Hotel Transaction Volume by Year (Sales Above \$2.5M)



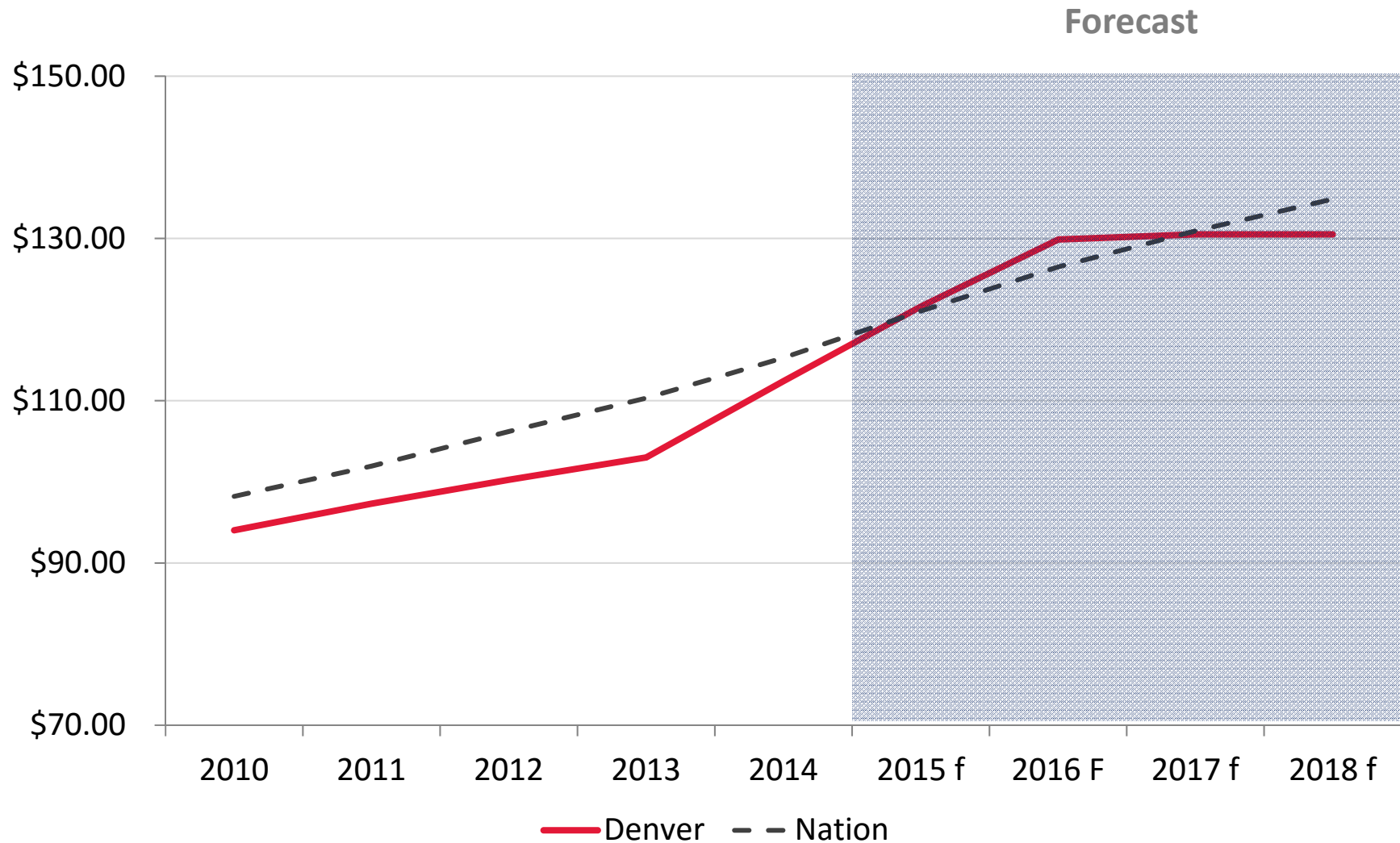
A night-time photograph of the Denver skyline. The sky is a deep blue. Several skyscrapers are visible, with their windows glowing. In the foreground, there are lower-rise buildings and a large, illuminated structure that looks like a water slide or a playground feature. A red semi-transparent banner with a white grid pattern is overlaid across the middle of the image, containing the text.

DENVER HISTORICAL & FORECAST MARKET PERFORMANCE

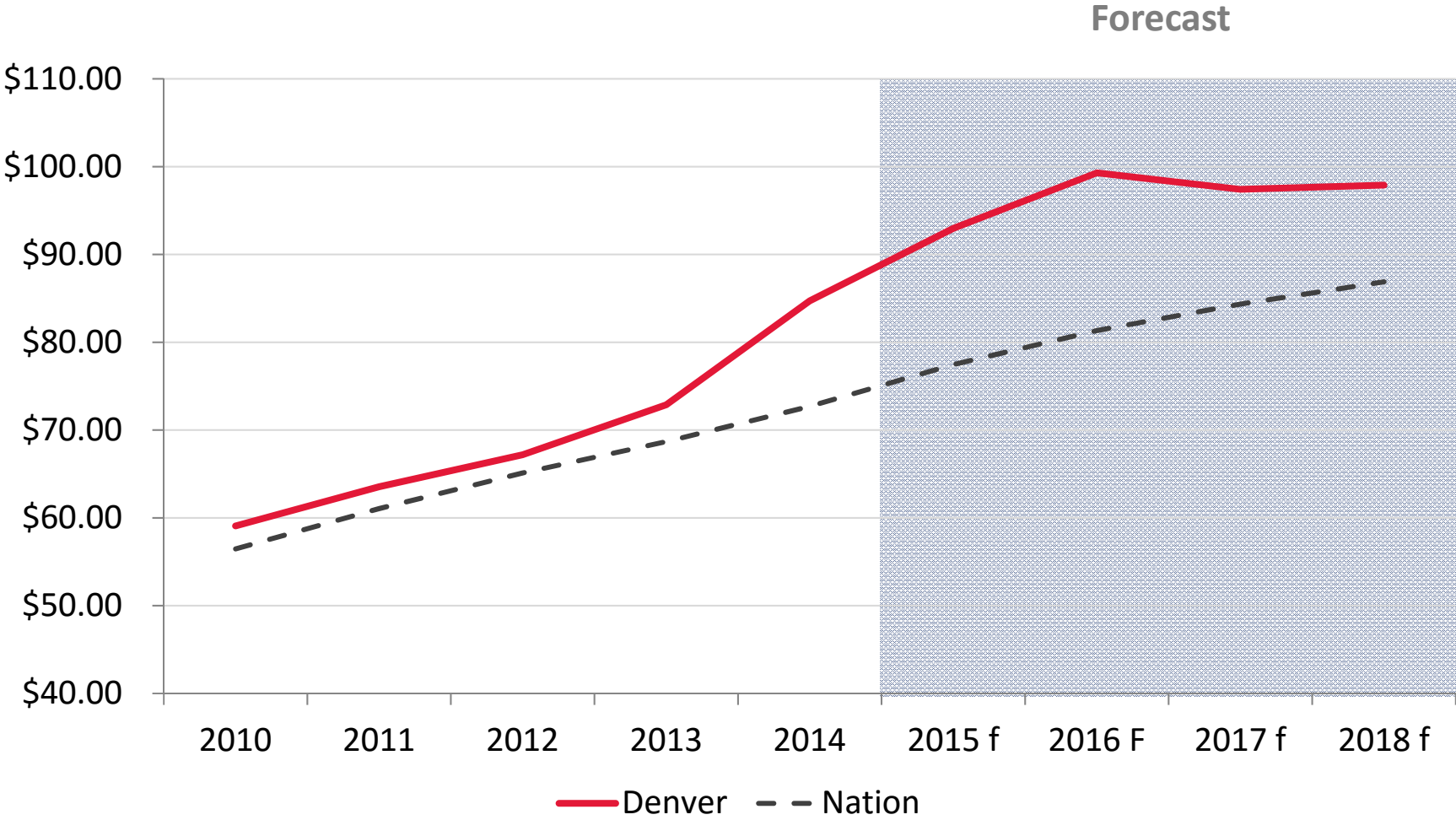
Denver Occupancy is Expected to Decline as New Hotels Open



Denver ADR Expected to Stabilize After 2016



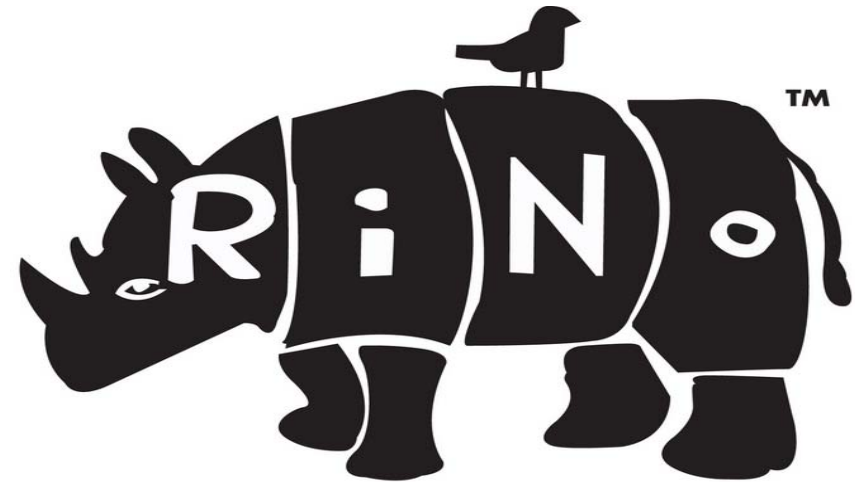
Denver RevPAR is Expected to Slightly Decline After 2016



A large-scale construction project is underway. A tall tower crane with a yellow and black boom is lifting a large, complex steel truss structure into place. The structure is suspended by cables. In the foreground, a yellow wheel loader is parked on a dirt area. To the right, a blue crane is visible. The background shows a multi-story building under construction with a concrete and brick facade. The sky is overcast with grey clouds. A red semi-transparent banner with a white grid pattern is overlaid across the middle of the image, containing the text 'DENVER NEW SUPPLY PIPELINE' in white, bold, sans-serif font.

DENVER NEW SUPPLY PIPELINE

Major Proposed Developments



RIVER NORTH ART DISTRICT



Key Site Elements

- 1 Water Resources Center and South Platte Riverfront
- 2 Stockyards/Event Pavilion
- 3 CSU Equine Sports Medicine Clinic
- 4 Equestrian Center
- 5 Livestock Center
- 6 NWC Transit Station
- 7 Shared Use/TOD Parking Structure
- 8 Livestock Exchange Building/Flex Space
- 9 Trade Show/Exhibition Hall
- 10 New Arena
- 11 CSU Center
- 12 Colorado Commons
- 13 Stadium Arena Market
- 14 Coliseum Redevelopment
- 15 Forney Transportation Museum



More than 5,600 Rooms are Currently in the Pipeline



2015

Millennium Magnolia Hotel Expansion

Westin Denver International Airport

Hyatt House Hotel Hyatt Place Hotel

Kimpton Hotel



2016

Hyatt Fitzsimons Village Hotel

Fairfield Inn & Suites

245 Columbine Hotel

Z Block Mixed Use Development

Hilton Home2 Suites

IHG Hotel Indigo Union Tower West

Starwood Westin Greenwood Village

Proposed Dry Creek Mixed Use

Corporate Center

Residence Inn by Marriott

Proposed TownePlace Suites by Marriott

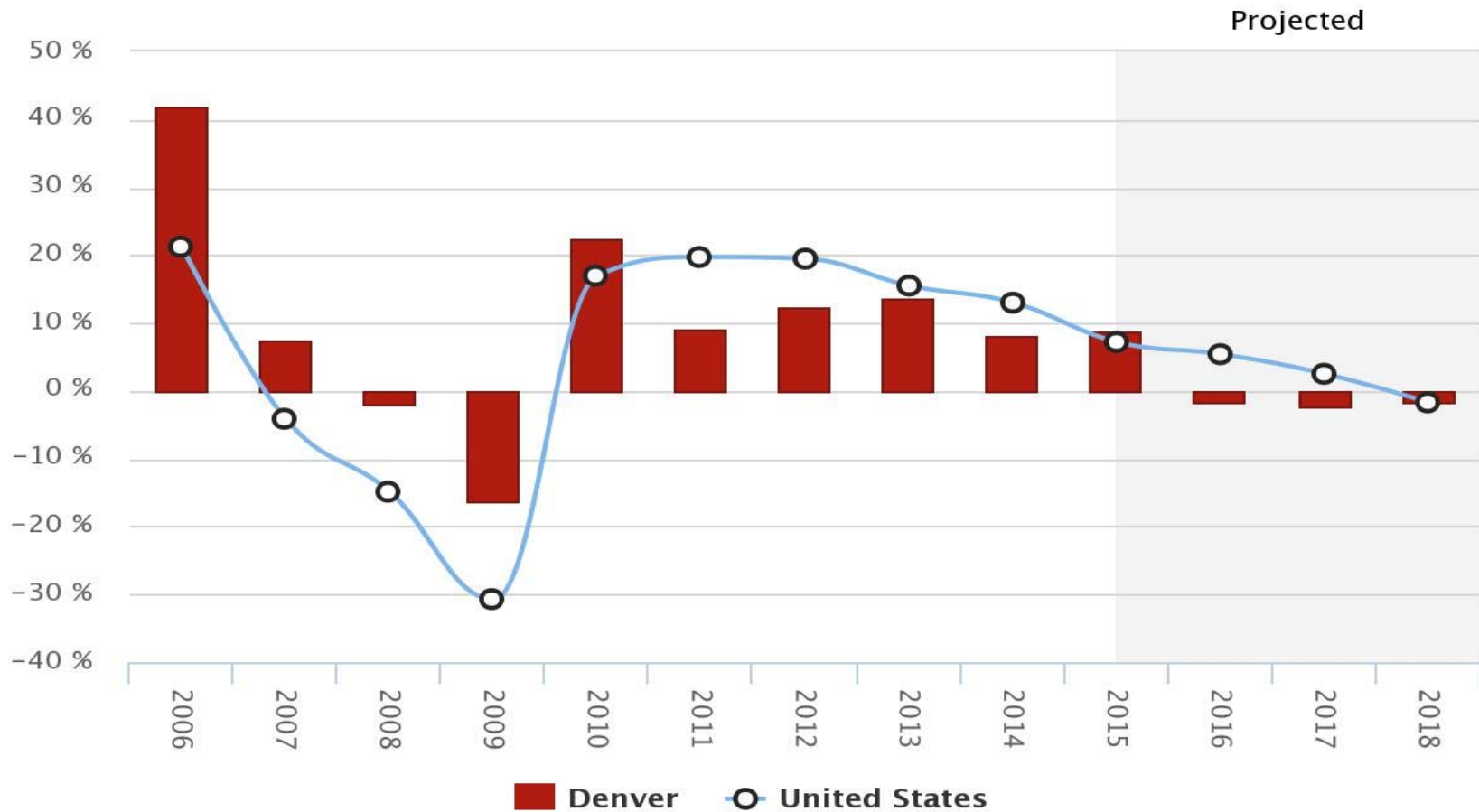
Lone Tree

Courtyard by Marriott Highlands Ranch



DENVER HOTEL VALUE EXPECTATION

HVI – Hotel Values Expected to Decline After 2016



Denver Transactions (Last 12 Months)

Property	Location	Sale Date	Price	Rooms	Price/Rm
Renaissance Denver Hotel	Denver, Colorado	Oct-15	\$44,000,000	399	\$110,276
Holiday Inn Denver East Stapleton	Denver, Colorado	Oct-15	18,100,000	298	60,738
Days Inn Greeley	Greeley, Colorado	Sep-15	3,850,000	54	71,296
Super 8 Longmont Twin Peaks	Longmont, Colorado	Jul-15	4,700,000	64	73,438
Element Denver Park Meadows	Lone Tree, Colorado	Jul-15	15,500,000	123	126,016
Sonesta ES Suites Colorado Springs	Colorado Springs, Colorado	Jul-15	5,937,500	96	61,849
DoubleTree by Hilton Denver Westminster	Westminster, Colorado	Jul-15	6,000,000	180	33,333
Affordable Inns Denver West Wheat Ridge	Wheat Ridge, Colorado	May-15	4,752,000	94	50,553
Crowne Plaza Denver	Denver, Colorado	May-15	77,250,000	364	212,225
Curtis DoubleTree Hotel	Denver, Colorado	May-15	86,009,500	336	255,981
Plaza Inn Colorado Springs	Colorado Springs, Colorado	May-15	5,400,000	120	45,000
Hampton Inn Denver International Airport	Denver, Colorado	Mar-15	18,900,000	122	154,918
Days Inn Denver West Golden	Golden, Colorado	Mar-15	7,300,000	155	47,097
Hampton Inn & Suites Denver Highlands Ranch	Highlands Ranch, Colorado	Feb-15	16,200,000	118	137,288
Comfort Inn Colorado Springs South	Colorado Springs, Colorado	Feb-15	4,462,500	111	40,203
Homewood Suites by Hilton Denver Littleton	Littleton, Colorado	Jan-15	11,000,000	84	130,952
Baymont Inn and Suites Denver International Airport	Denver, Colorado	Jan-15	9,350,000	128	73,047
TownePlace Suites by Marriott Denver Southeast	Denver, Colorado	Jan-15	13,082,000	113	115,770
TownePlace Suites by Marriott Denver West Federal Center Golden	Golden, Colorado	Jan-15	13,738,000	107	128,393
TownePlace Suites by Marriott Boulder Broomfield	Broomfield, Colorado	Jan-15	16,462,000	151	109,020
TownePlace Suites by Marriott Denver Downtown	Denver, Colorado	Jan-15	23,938,000	123	194,618
Sheraton Denver Tech Center	Greenwood Village, Colorado	Dec-14	32,375,000	262	123,569



ANY QUESTIONS?



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