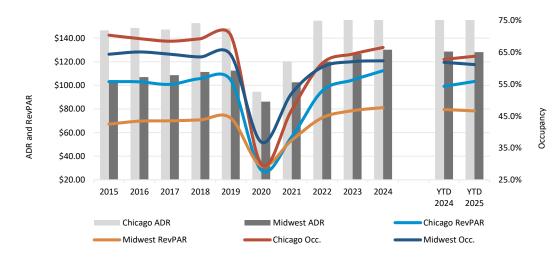
Chicago Hotel Market

Market Operating Performance

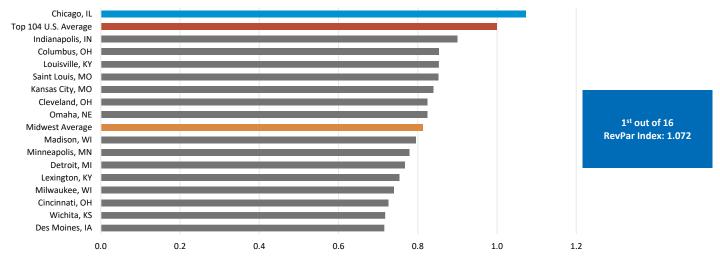
Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



YTD % Change	
Chicago RevPAR	4.2%
Midwest RevPAR	-1.48%
Top 104 U.S. Markets RevPAR	-0.22%

Data Source: Kalibri Labs

RevPAR Performance Index



Data Source: Kalibri Labs

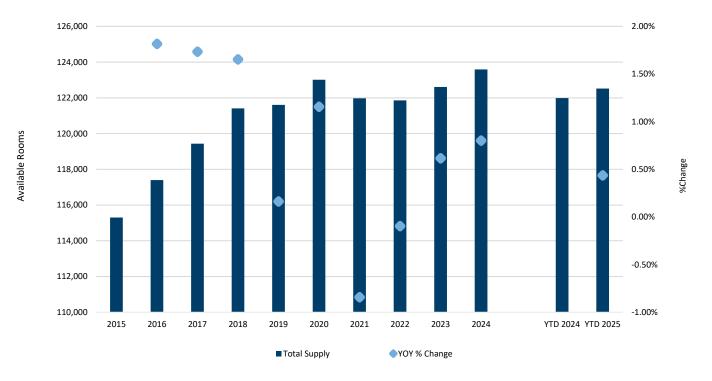
The RevPAR Performance Index compares each Midwest market's year-to-date RevPAR to the U.S. Top 104 markets' year-to-date RevPAR. The baseline of 1.0 represents the average year-to-date RevPAR of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates year-to-date RevPAR above the top 104 markets' average, and a market with an index below 1.0 indicates year-to-date RevPAR below the top 104 markets' average.

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Market Supply Overview

Available Rooms Historical Supply Trends



Data Source: Kalibri Labs

Chicago Market Supply Update				
Property	City	Room Count	Date	Developer
Level Chicago – Fulton Market	Chicago	57	Mar 2023	Onni Group
St. Regis Chicago	Chicago	192	May 2023	Magellan Development Group
WoodSpring Suites Libertyville	Libertyville	122	May 2023	Holladay Properties
Candlewood Suites Joliet Southwest	Joliet	85	Jun 2023	Hospitality Guru Group
Red Roof Inn Chicago-N Aurora/ Naperville	North Aurora	65	Jun 2023	
Hampton Inn Chicago Orland Park	Orland Park	158	Aug 2023	Hawkeye Hotels, Inc.
Hampton Inn & Suites Downers Grove Chicago	Downers Grove	106	Aug 2023	
Home2 Suites Bolingbrook Chicago	Bolingbrook	91	Sep 2023	Govinda Hospitality LLC
The Neighborhood Hotel Little Italy	Chicago	35	Oct 2023	
The Burnham Sonder	Chicago	51	Oct 2023	-
WoodSpring Suites Downers Grove	Downers Grove	122	Dec 2023	Holladay Properties
Chez Hotel	Arlington Heights	62	Feb 2024	Ivy Boutique Hotel
Holiday Inn Express Schaumburg	Schaumburg	87	Apr 2024	EquityRoots
Homewood Suites by Hilton Downers Grove Chicago	Downers Grove	148	Apr 2024	
The Gem Museum Suites	Evanston	71	May 2024	Wilmette Real Estate & Management Co.
Holiday Inn Express & Suites Elgin Chicago Northwest	Elgin	100	May 2024	Scannell Properties
Holiday Inn Express & Suites Chicago - Oak Forest	Oak Forest	90	May 2024	-
RIU Plaza Hotel	Chicago	390	Jul 2024	RIU Hotels & Resorts
Hampton Inn Medical District	Chicago	135	Oct 2024	East Lake Management & Development Corp.
Sonder Onterie	Chicago	101	Dec 2024	Group Fox

Data Source: Newmark Valuation & Advisory



operty	City	Room Count	Date	Developer
	-		A 2025	<u> </u>
ind Creek Hotel & Casino	East Hazel Crest	255	Apr 2025	Wind Creek Hospitality
oliday Inn Express Peotone	Peotone	72	May 2025	Bolingbrook Motel Inc.
u by Hilton Joliet Plainfield	Joliet	98	Jun 2025	Raymond Management Company
ownePlace Suites Romeoville (1280 Windham Pkwy)	Romeoville	110	Q4 2025	Windson Hospitality Group
ringHill Suites Dual-branded Hotel (4500 W Touhy Ave)	Lincolnwood	76	Q4 2025	Tucker Development Corporation
esidence Inn Dual-branded Hotel (4500 W Touhy Ave)	Lincolnwood	76	Q4 2025	Tucker Development Corporation
esidence Inn Tinley Park (9599 S. 94th Ave.)	Tinley Park	118	Q4 2025	NexGen Hotels
oliday Inn Express West Oak Park (1140 Lake St.)	Oak Park	68	Q2 2026	Hemani Hotels
ollywood Casino Hotel Aurora	Aurora	220	Q2 2026	Penn National Gaming
wnePlace Suites Dual-branded Hotel (902 N Peace Rd)	Dekalb	61	Q2 2026	Karis Development, LLC
irfield Inn & Suites Dual-branded Hotel (902 N Peace Rd)	Dekalb	60	Q2 2026	Karis Development, LLC
mpton Inn (11030 S Doty Ave.)	Chicago	101	Q2 2026	Pullman Hotel Group
e Neighborhood Hotel West Loop (801 W Madison St.)	Chicago	76	Q3 2026	ECG Madison LLC
bblestone Hotel	Woodstock	60	Q3 2026	JCap Real Estate
omewood Suites Hotel & Conference Center (4930 Oakton St.)	Skokie	140	TBD	E&M Strategic Development
ratt Studios	Yorkville	TBD	Proposed	Shah Hospitality 6
u Romeoville	Romeoville	98	Proposed	Normantown Hotel, LLC
ourtyard Chicago Tinley Park (9599 S. 94th Ave.)	Tinley Park	125	Proposed	NexGen Hotels
u Tinley Park Chicago (18303 La Grange Rd)	Tinley Park	122	Proposed	Superhost Enterprise Inc.
yndham Garden Franklin Park (2900 Mannheim Rd.)	Franklin Park	110	Proposed	Mobile Land Inc.
oxton Lakeshore East (193 N. Columbus Dr.)	Chicago	240	Proposed	Magellan Development Group
e Duke of Wells Boutique Hotel (1528 N. Wells St.)	Chicago	203	Proposed	Condor Partners
udson Motor Redevelopment (2222 S. Michigan Ave.)	Chicago	154	Proposed	Caamano Investment Management
illy's Casino Hotel (777 W Chicago Ave.)	Chicago	501	Proposed	Bally's Corporation
arriott Tribute Hotel (424 S. Wabash)	Chicago	340	Proposed	DAC Developments
lton Market Hotel (1020 W. Lake St.)	Chicago	143	Proposed	Cogswell Realty/Erol Stapleton
nerican Place Phase I	Waukegan	20	Proposed	Full House Resorts, Inc.
ift Fulton Market (910 W Lake St.)	Chicago	140	Proposed	Fulton Street Comopanies
irfield Inn & Suites Crystal Lake (900 Cog Cir.)	Crystal Lake	88	Proposed	Aatish Hospitality
mbria Chicago (120 E. 24th St.)	Chicago	159	Proposed	-
wthorne Suites Glenview	Glenview	65	Proposed	-
e 78 Phase I	Chicago	50-100	Proposed	The Related Companies
esidence Inn Waukegan (400 Lakehurst Rd)	Waukegan	100	Proposed	-
omfort Suites Bedford Park	Bedford Park	110	Proposed	-
nion Station Hotel (210 S. Canal St.)	Chicago	400	Proposed	Riverside Investment & Development
ome2 Suites Joliet I-80	Joliet	90	Proposed	-
alsted Pointe Hotel (904 N. Halsted St.)	Chicago	300	Proposed	Onni Group
oadway Hotel (3440 N Broadway)	Chicago	167	Proposed	Rebel Hospitality, LLC
35 Orleans Street Hotel Conversion	Chicago	114	Proposed	Bedderman Lodging
Il Works Hotel	Hoffman Estates	200	Proposed	Somerset Development LLC
eridan Crossing Hotel	North Chicago	101-150	Proposed	Structured Development, LLC
e Boulevard Hotel	Plainfield	50-100	Proposed	Edon Construction Co Inc
withorne Race Course Development	Stickney	TBD	Proposed	Wilmette Real Estate & Management Co.
irk Plaza Hotel	Mokena	108	Proposed	-
5 S. Wabash Hotel	Chicago	405	Proposed	Interform Holdings Inc.
	_			
onzeville Lakefront Hotel (2929 S Ellis Ave)	Chicago	200-300	Proposed	Farpoint Development
vid Hotel Elk Grove Technology Park (25 Innovation Dr.)	Elk Grove Village Chicago Area	85 TBD	Proposed Proposed	EquityRoots Creative Magnet Entertainment Development, LLC

Data Source: Newmark Valuation & Advisory



Chicago Market Supply Update				
Property	City	Room Count	Date	Developer
River Oaks Roaring Rivers Water Park & Hotel (96 River Oaks Center Dr.)	Calumet City	208	Proposed	Jackson Nuckolls Group
Pacifica of Chicago (465 W Cermak Rd)	Chicago	TBD	Proposed	Windfall Group
Voodlawn Central Hotel	Chicago	154	Proposed	Transwestern Real Estate Services
ru (1440 W Higgins Rd.)	Park Ridge	112	Proposed	MDSA Poperties LLC
Home2 Suites Lockport	Lockport	89	Proposed	Janko Group
ndaz Chicago	Chicago	341	Proposed	The Porritt Group



ABOUT HOSPITALITY, GAMING & LEISURE

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Our Hospitality, Gaming & Leisure platform has experience in valuation assignments and market analysis for properties including:

Hotels and Resorts
Gaming Facilities
Stadiums, Sports
& Entertainment
Facilities

Conference, Expo & Convention Centers

Golf Courses

Marinas

Ski and Village Resorts

Water Parks, Amusement Parks & Attractions

Data Source: Newmark Valuation & Advisory

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