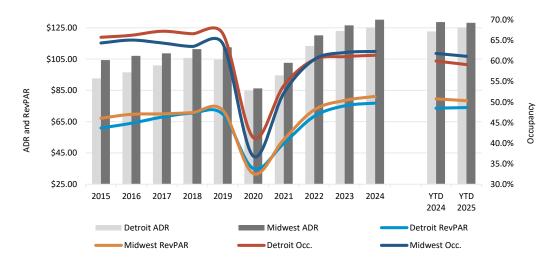
2Q 2025 HOTEL MARKET REPORT

Detroit Hotel Market

Market Operating Performance

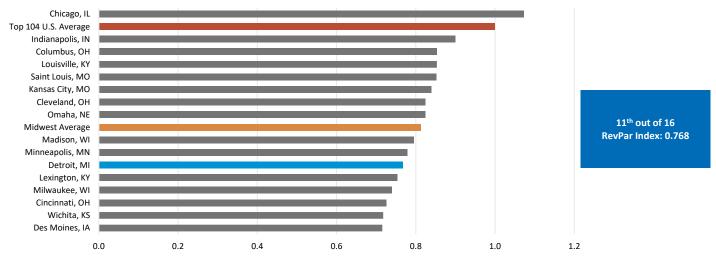
Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



YTD % Change	
Detroit RevPAR	0.6%
Midwest RevPAR	-1.5%
Top 104 U.S. Markets RevPAR	-0.2%

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.

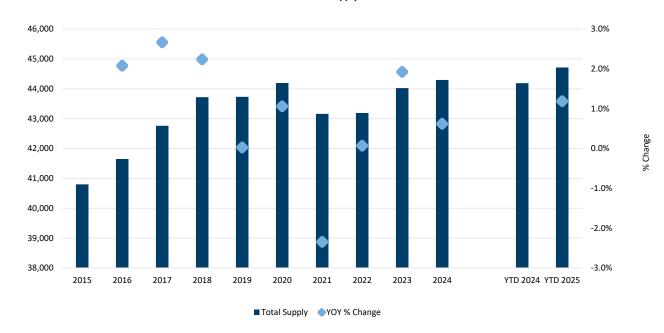
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2Q 2025 HOTEL MARKET REPORT

Market Supply Overview

Available Rooms Historical Supply Trends



Data Source: Kalibri Labs

Available Rooms

Detroit Market Supply Update	City Room Count		Date	Developer
roperty	City	ROOM COUNT	Date	Developer
rid Hotel Warren	Warren	95	Feb 2022	-
irfield Inn & Suites	Rochester Hills	108	May 2022	Gateway Proeprties
tyFlats Hotel Port Huron, Ascend Hotel Collection	Port Huron	18	Jun 2022	Charterhouse Innovations
wnePlace Suites Chesterfield	Chesterfield	102	Jun 2022	Namou Hotel Group
indlewood Suites	Sterling Heights	108	Jul 2022	-
esidence Inn Detroit Sterling Heights	Clinton Township	128	Aug 2022	Asmar Holdings, LLC
ampton Inn & Suites by Hilton	Howell	101	Aug 2022	-
u by Hilton	Chesterfield	105	Feb 2023	Namou Hotel Group
oliday Inn & Suites Detroit North Troy	Troy	138	Feb 2023	Amerilodge Group
oodspring Suites Wixom-Novi	Wixom	122	Apr 2023	Concord Hospitality Enterprises
mbria Hotel Detroit Downtown	Detroit	158	May 2023	Baldwin Development / Koucar Management
ampton Inn	Southfield	112	Jun 2023	MHS Group
u by Hilton	Novi	100	Jun 2023	Great Lakes Hospitality
ook Tower ROOST Apartment Hotel	Detroit	118	Jun 2023	Bedrock Detroit LLC
oodSpring Suites	Sterling Heights	122	Jul 2023	Concord Hospitality Enterprises
odfrey Hotel, a Curio Collection by Hilton Hotel	Detroit	227	Aug 2023	Hunter Pasteur Homes
ed Roof Inn Southfield	Southfield	47	Sep 2023	-
omeTowne Studios Auburn Hills	Auburn Hills	65	Jan 2024	Namou Hotel Group
ual-Brand Fairfield Inn & Suites	Taylor	50	Feb 2024	-
oy Inn	Troy	73	Mar 2024	-
stograph Hotel at the David Whitney Building (conversion from Aloft)	Detroit	160	Mar 2024	Roxbury Group
		122	Mar 2024	

Data Source: Newmark Valuation & Advisory



2Q 2025 HOTEL MARKET REPORT

Property	City	Room Count	Date	Developer
taybridge Suites	Southfield	112	Apr 2024	MHS Group
ual-Brand TownePlace Suites	Taylor	50	May 2024	-
C Hotel Detroit at the Bonstelle	Detroit	153	Jan 2025	Roxbury Group
pringHill Suites Detroit Sterling Heights	Sterling Heights	93	Q3 2025	Hunter Hospitality Consulting (HHC)
pringHill Suites Detroit Troy	Troy	100	Q3 2025	Stellar Hospitality
taybridge Suites Royal Oak North	, Royal Oak	117	Q3 2025	· · ·
yatt House Royal Oak/Birmingham	Royal Oak	128	Q3 2025	Pederson Development Company
airfield Inn & Suites	Sterling Heights	96	Q1 2026	Hunter Hospitality Consulting (HHC)
erchants Building Hotel	Detroit	135	Q1 2026	- · · · · · · · · · · · · · · · · · · ·
ual-Brand Even Hotel (conversion from Drury Hotel)	Troy	63	Q1 2026	Bacall Companies
ual-Brand Hotel Indigo (conversion from Drury Hotel)	Troy	154	Q1 2026	Bacall Companies
oMad Detroit (Michigan Central Station)	Detroit	100	Q2 2026	Ford Motor Co.
etroit Edition Hudson Hotel	Detroit	210	Q1 2027	Bedrock Detroit LLC
V Marriott (former Joe Louis Arena - Water Square)	Detroit	600	Q1 2027	Sterling Group
partments by Marriott Bonvoy Detroit Downtown	Detroit	92	Proposed	-
ambria Hotel	Novi	235	Proposed	-
ttle Ceasars Hotel	Detroit	290	Proposed	The Related Companies
ome2 Suites by Hilton	Novi	141	Proposed	Mid America Lodging Group
x Mile Mixed-Use Hotel	Livonia	202	Proposed	Markus Management
owntown Utica Mixed-Use Boutique Hotel	Utica	140	Proposed	Host Utica
ikeside Mall Redevelopment Hotel	Sterling Heights	120	Proposed	Lionheart Capital
omerset West Hotel	Troy	250	Proposed	The Forbes Group
noenix Center Redevelopment	Pontiac	100	Proposed	Walbridge/Cinnaire/The Boji Group
ual-Brand LivSmart Studios by Hilton Hotel	Romulus	121	Proposed	Premier Hospitality
ual-Brand Residence Inn	Romulus	127	Proposed	Premier Hospitality
esidence Inn Troy	Troy	116	Proposed	Namou Hotel Group
yatt House	Livonia	101	Proposed	Markus Management
ve & Main Boutique Hotel	Commerce Township	50-100	Proposed	Robert B Aikens & Associates LLC
ome2 Suites	Chesterfield	50-100	Proposed	Asmar Holdings, LLC
aybridge Suites	Belleville	101-150	Proposed	Namou Hotel Group
ome2 Suites	Belleville	101-150	Proposed	Namou Hotel Group
ayne Tower Hotel	Detroit	50-100	Proposed	Blackacre Management
ne Mid Hotel	Detroit	101-150	Proposed	Rockford Construction
otown Sports Complex Hotels	Romulus	50-100	Proposed	Motown Sports Group Holdings, Inc.
211 Woodward Avenue Hotel	Detroit	101-150	Proposed	The Related Companies
ual-Brand Tru by Hilton	Romulus	50-100	Proposed	Cooper Hotels
ual-Brand Home2 Suites	Romulus	50-100	Proposed	Cooper Hotels
Magna Lofts Hotel	Lapeer	50-100	Proposed	-
pme2 Suites by Hilton (conversion from Holiday Inn)	Livonia	50-100	Proposed	Group10 Management
ke St. Clair Hotel and Conference Center	Macomb County	101-150	Proposed	Macomb County
ual-Brand Midtown Extended-Stay Hotel	Detroit	50-100	Proposed	Namou Hotel Group
ual-Brand Midtown Extended-Stay Hotel	Detroit	50-100	Proposed	Namou Hotel Group
ox Office Building Hotel Conversion	Detroit	101-150	Proposed	Olympia Development of Michigan, LLC/Illitch Holidin
untington Place Attached Hotel	Detroit	300+	Proposed	Sterling Group
ears Redevelopment Hotel	Lincoln Park	Unknown	Proposed	AF Jonna Development LLC

Data Source: Newmark Valuation & Advisory

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