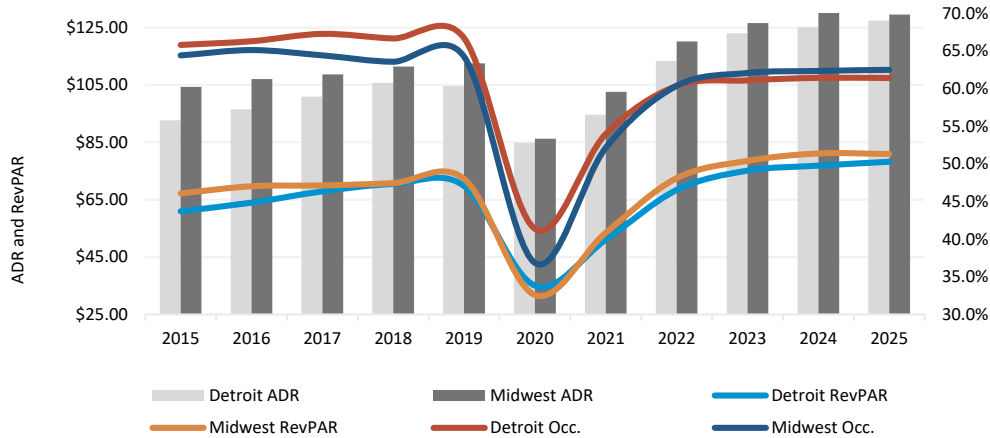


Detroit Hotel Market

Market Operating Performance

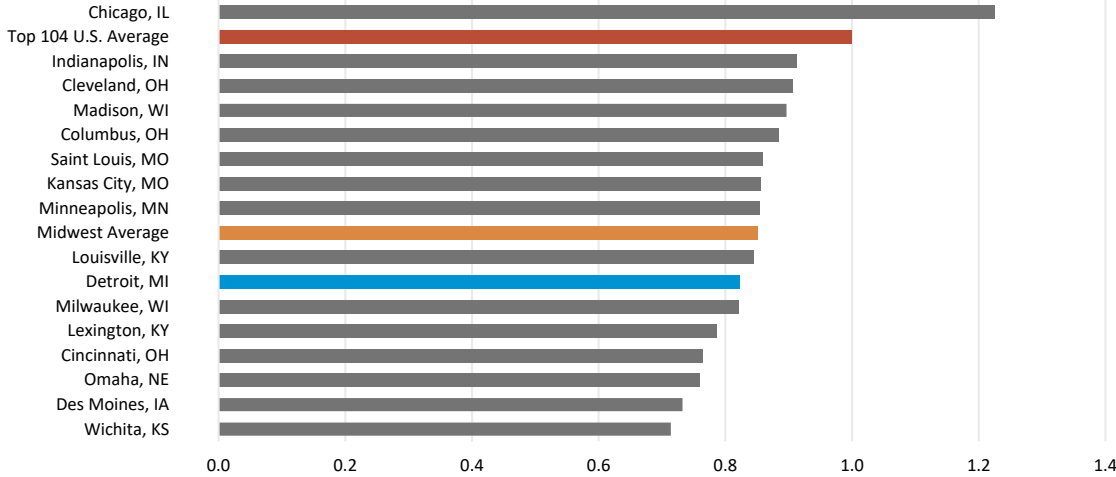
Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



YTD % Change	
Detroit RevPAR	0.8%
Midwest RevPAR	-0.7%
Top 104 U.S. Markets RevPAR	-1.2%

Data Source: Kalibri Labs

RevPAR Performance Index



10th out of 16
RevPar Index: 0.823

Data Source: Kalibri Labs

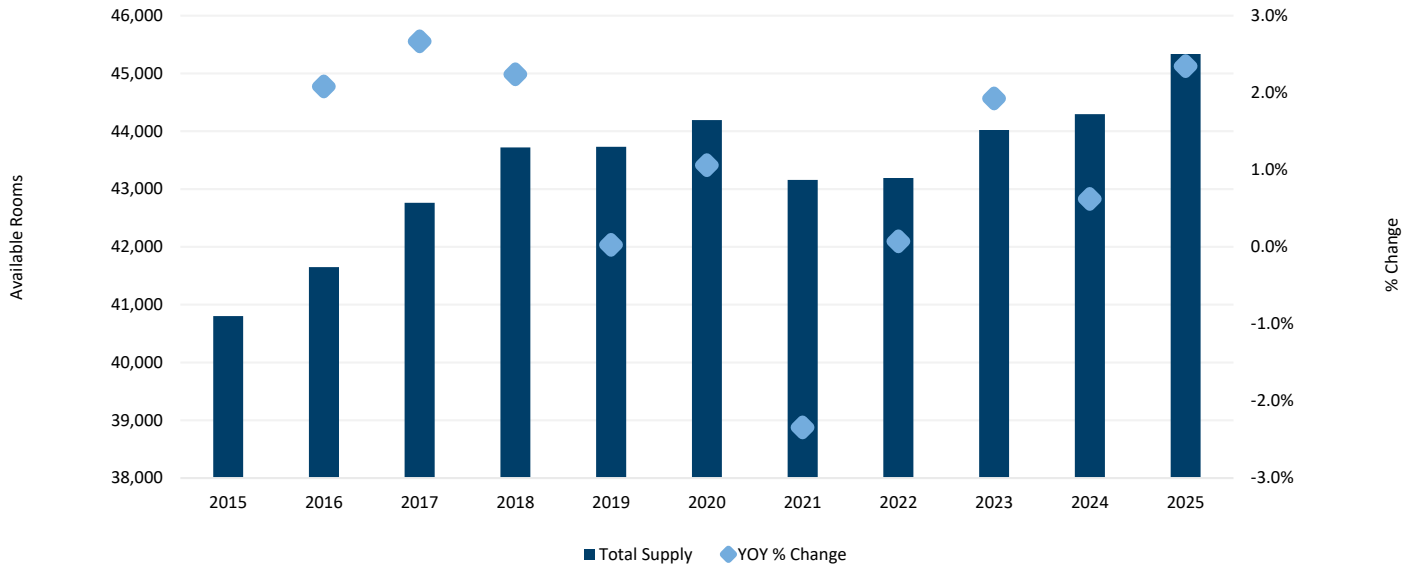
The RevPAR Performance Index compares each Midwest market's year-to-date RevPAR to the U.S. Top 104 markets' year-to-date RevPAR. The baseline of 1.0 represents the average year-to-date RevPAR of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates year-to-date RevPAR above 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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4Q 2025 HOTEL MARKET REPORT

Market Supply Overview

Available Rooms Historical Supply Trends



Data Source: Kalibri Labs

Detroit Market Supply Update

Property	City	Room Count	Date	Developer
HomeTowne Studios Auburn Hills	Auburn Hills	65	Jan 2024	Namou Hotel Group
Dual-Brand Fairfield Inn & Suites	Taylor	50	Feb 2024	-
Troy Inn	Troy	73	Mar 2024	-
Autograph Hotel at the David Whitney Building (conversion from Aloft)	Detroit	160	Mar 2024	Roxbury Group
Sonder Gabriel Richard Apartment Hotel	Detroit	122	Mar 2024	Sonder
Staybridge Suites	Southfield	112	Apr 2024	MHS Group
Dual-Brand TownePlace Suites	Taylor	50	May 2024	-
AC Hotel Detroit at the Bonstelle	Detroit	153	Jan 2025	Roxbury Group
SpringHill Suites Detroit Sterling Heights	Sterling Heights	93	Jul 2025	Hunter Hospitality Consulting (HHC)
Dual-Brand Even Hotel (conversion from Drury Hotel)	Troy	63	Oct 2025	Bacall Companies
Dual-Brand Hotel Indigo (conversion from Drury Hotel)	Troy	154	Oct 2025	Bacall Companies
Hyatt House Royal Oak/Birmingham	Royal Oak	128	Nov 2025	Pederson Development Company
Staybridge Suites Royal Oak North	Royal Oak	117	Q1 2026	-
SpringHill Suites Detroit Troy	Troy	100	Q2 2026	Stellar Hospitality
Fairfield Inn & Suites	Sterling Heights	96	Q2 2026	Hunter Hospitality Consulting (HHC)
Merchants Building Hotel	Detroit	135	Q2 2026	-
Avid Hotel Romulus	Romulus	120	Q2 2026	Bharat Patel
Home2 Suites	Chesterfield	100	Q2 2026	Asmar Holdings, LLC
NoMad Detroit (Michigan Central Station)	Detroit	100	Q1 2027	Ford Motor Co.
Detroit Edition Hudson Hotel	Detroit	210	Q1 2027	Bedrock Detroit LLC
JW Marriott (former Joe Louis Arena - Water Square)	Detroit	600	Q2 2027	Sterling Group
Tempo by Hilton Detroit Midtown	Detroit	78	Proposed	Namou Hotel Group
Holiday inn Detroit Southgate	Southgate	120	Proposed	Stellar Hospitality
Park Avenue Hotel	Detroit	175	Proposed	Roxbury Group/Walters Group
TownePlace Suites	Troy	80	Proposed	Bacall Companies
Tribute Hotel (conversion from St. Clair Inn)	Saint Clair	85	Proposed	Dreamscape Hospitality

Data Source: Newmark Valuation & Advisory

4Q 2025 HOTEL MARKET REPORT

Detroit Market Supply Update

Property	City	Room Count	Date	Developer
Element Hotel Troy	Troy	80	Proposed	Bacall Companies
Apartments by Marriott Bonvoy Detroit Downtown	Detroit	92	Proposed	-
Cambria Hotel	Novi	225	Proposed	-
Home2 Suites by Hilton	Novi	141	Proposed	Mid America Lodging Group
Six Mile Mixed-Use Hotel	Livonia	202	Proposed	Markus Management
Downtown Utica Mixed-Use Boutique Hotel	Utica	140	Proposed	Host Utica
Somerset West Hotel	Troy	250	Proposed	The Forbes Group
Phoenix Center Redevelopment	Pontiac	100	Proposed	Walbridge/Cinnaire/The Boji Group
Residence Inn Troy	Troy	116	Proposed	Namou Hotel Group
Hyatt House	Livonia	101	Proposed	Markus Management
Thompson Hotel	Detroit	216	Proposed	-
Residence Inn Sterling Heights South	Sterling Heights	119	Proposed	Namou Hotel Group
TownePlace Suites Novi	Novi	119	Proposed	Mid America Lodging Group
Home2 Suites Sterling Heights	Sterling Heights	107	Proposed	Namou Hotel Group
Staybridge Suites Warren	Warren	90	Proposed	United Custom Distribution
Troy Hotel	Troy	550	Proposed	Kojaian Management Corporation
Staybridge Suites Troy	Troy	120	Proposed	Amerilodge Group
Homewood Suites Southgate	Southgate	50-100	Proposed	Mid America Lodging Group
Five & Main Boutique Hotel	Commerce Township	50-100	Proposed	Robert B Aikens & Associates LLC
Staybridge Suites	Belleville	101-150	Proposed	Namou Hotel Group
Home2 Suites	Belleville	101-150	Proposed	Namou Hotel Group
Wayne Tower Hotel	Detroit	50-100	Proposed	Blackacre Management
Motown Sports Complex Hotels	Romulus	50-100	Proposed	Motown Sports Group Holdings, Inc.
2211 Woodward Avenue Hotel	Detroit	101-150	Proposed	The Related Companies
Dual-Brand Tru by Hilton	Romulus	50-100	Proposed	Cooper Hotels
Dual-Brand Home2 Suites	Romulus	50-100	Proposed	Cooper Hotels
LaMagna Lofts Hotel	Lapeer	50-100	Proposed	-
Home2 Suites by Hilton (conversion from Holiday Inn)	Livonia	50-100	Proposed	Group10 Management
Lake St. Clair Hotel and Conference Center	Macomb County	101-150	Proposed	Macomb County
Dual-Brand Midtown Extended-Stay Hotel	Detroit	50-100	Proposed	Namou Hotel Group
Dual-Brand Midtown Extended-Stay Hotel	Detroit	50-100	Proposed	Namou Hotel Group
Fox Office Building Hotel Conversion	Detroit	101-150	Proposed	Olympia Development of Michigan, LLC/Illitch Holdings
Huntington Place Attached Hotel	Detroit	300+	Proposed	Sterling Group
Sears Redevelopment Hotel	Lincoln Park	Unknown	Proposed	AF Jonna Development LLC

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Our Hospitality, Gaming & Leisure practice is focused exclusively on providing superior valuation and consulting services for a broad range of hotels, casinos and leisure properties. Our team takes a holistic, consultative approach that goes far beyond the physical asset, analyzing every aspect of a property's business and real estate operations to identify all areas of value for owners and investors.

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

Hotels and Resorts	Conference, Expo & Convention Centers	Ski and Village Resorts
Gaming Facilities	Golf Courses	Water Parks, Amusement Parks & Attractions
Stadiums, Sports & Entertainment Facilities	Marinas	

Data Source: Newmark Valuation & Advisory

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