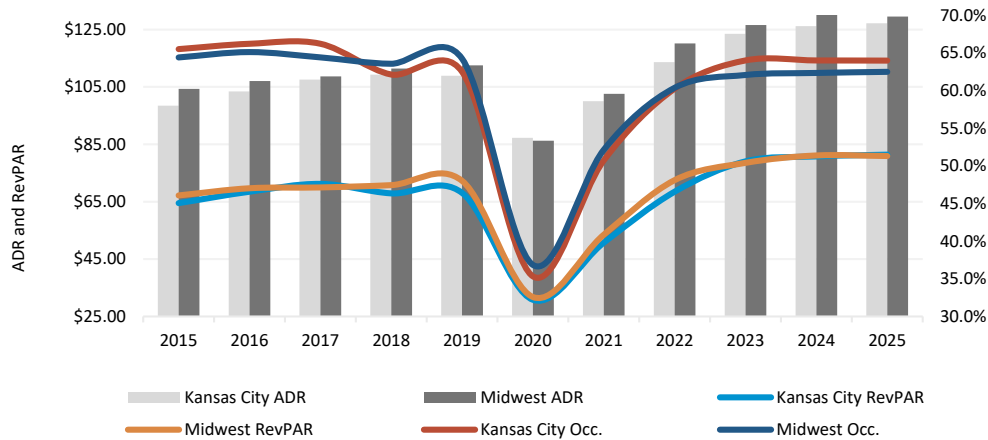


# Kansas City Hotel Market

## Market Operating Performance

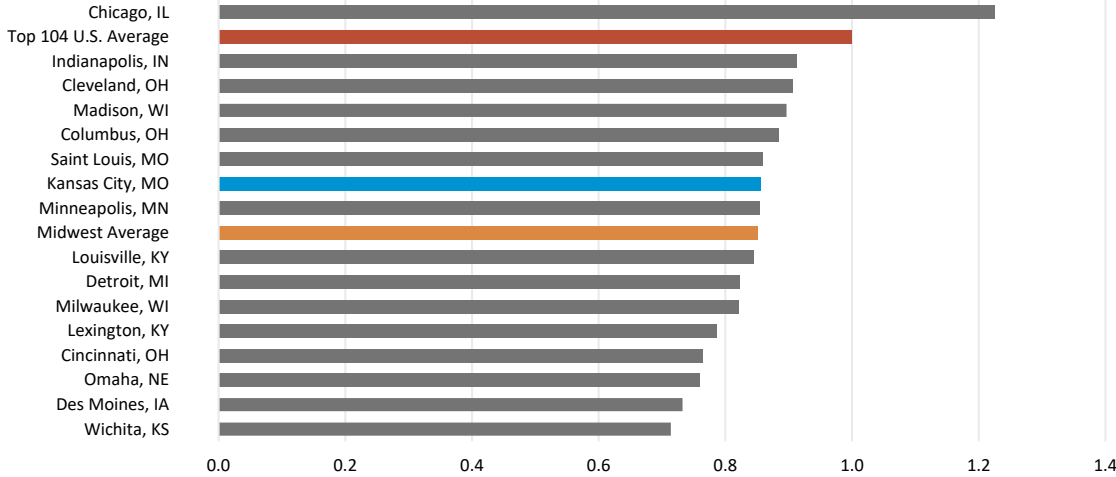
Midwest Market includes 16 major cities in Illinois, Indiana, Iowa, Kansas, Kentucky, Michigan, Minnesota, Missouri, Nebraska, Ohio, and Wisconsin.



YTD % Change	
Kansas City RevPAR	0.4%
Midwest RevPAR	-0.7%
Top 104 U.S. Markets RevPAR	-1.2%

Data Source: Kalibri Labs

## RevPAR Performance Index



**7<sup>th</sup> out of 16**  
RevPar Index: 0.857

Data Source: Kalibri Labs

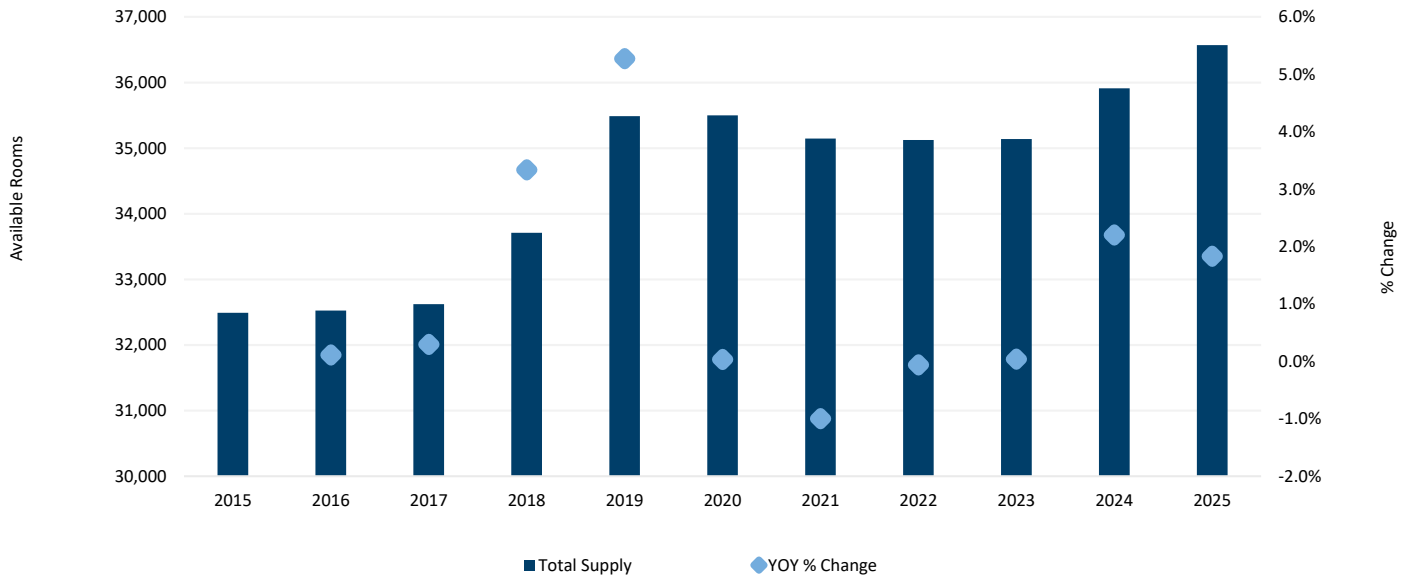
The RevPAR Performance Index compares each Midwest market's year-to-date RevPAR to the U.S. Top 104 markets' year-to-date RevPAR. The baseline of 1.0 represents the average year-to-date RevPAR of the top 104 U.S. hotel markets. A market with an average index above 1.0 indicates year-to-date RevPAR above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

### Kansas City Market Supply Update

Property	City	Room Count	Date	Developer
Fairfield Inn & Suites Kansas City @ The Legends	Kansas City, KS	88	Sep 2024	Leisure Hotels & Resorts
AC Hotel By Marriott Kansas City Downtown	Kansas City, MO	239	Oct 2024	Beechwood Pinnacle Management Group
Origin Kansas City Riverfront, a Wyndham Hotel	Kansas City, MO	118	Oct 2024	The Thrash Group
Atwell Suites	Kansas City, MO	104	Oct 2024	Wheatelt Inc
WoodSpring Suites Kansas City Airport	Kansas City, MO	122	Oct 2024	Genesis Companies
Tru by Hilton Kansas City Airport	Kansas City, MO	98	Dec 2024	KMG Hotels LLC
Margaritaville Hotel	Kansas City, KS	229	Jun 2025	Sporting Club Network
The Riff Hotel	Kansas City, MO	22	Q2 2026	
Dual-Brand Residence Inn	Lenexa, KS	128	Q2 2026	Midas Capital
Dual-Brand AC Hotel	Lenexa, KS	132	Q2 2026	Midas Capital
Hilton Garden Inn	Riverside, MO	134	Q2 2026	Marquee Development
TownePlace at Discovery Park	Kansas City, MO	123	Q2 2026	Intrinsic Development
Home2 Suites Lee's Summit	Kansas City, MO	107	Q2 2026	-
Holiday Inn Express & Suites Overland Park	Overland Park, KS	99	Q2 2026	Price Brothers
River Market Hotel	Kansas City, MO	51	Q2 2026	-
Tapestry Collection Hotel (conversion from Courtyard Kansas City Country Club Plaza)	Kansas City, MO	121	Q4 2026	The Liberty Group
AC Hotel - Sprint Campus Redevelopment	Overland Park, KS	126	Q4 2026	Occidental Management LLC
Homewood Suites by Hilton	Olathe, KS	116	Proposed	KMG Hotels
Shade Hotel at Prairiefire	Overland Park, KS	90	Proposed	Merrill Development Company
Stayright Studios	Kansas City, MO	126	Proposed	-
Aiden by Best Western	Kansas City, MO	84	Proposed	Oak KC LLC
Tribute Portfolio Hotel at Negro League Baseball Museum	Kansas City, MO	132	Proposed	Grayson Capital
Home2 Suites Olathe	Olathe, KS	114	Proposed	-
Overland Park Plaza Hotel	Overland Park, KS	160	Proposed	Black & Veatch Corporation
Southpointe Hotel	Kansas City, MO	114	Proposed	-

Data Source: Newmark Valuation & Advisory

## 4Q 2025 HOTEL MARKET REPORT

### Kansas City Market Supply Update

Property	City	Room Count	Date	Developer
1650 Broadway Hotel	Kansas City, MO	220	Proposed	Mashburn Development, LLC
SpringHill Suites (Casino KC)	Kansas City, MO	123	Proposed	True North Hotel Group
Shoppes at Deer Creek Woods Hotel	Overland Park, KS	90	Proposed	Pediatric Partners (KS)
Brookridge Country Club Hotels	Overland Park, KS	550	Proposed	Curtin Property Company
LivSmart Studios by Hilton	Kansas City, MO	109	Proposed	Marquee Hospitality LLC
Hampton Inn The Village at Three Trails	Kansas City, MO	170	Proposed	-
Stealth Hotel	Kansas City, MO	151-200	Proposed	KC Lodging Partners/Grayson Capital
Home2 Suites Kansas City	Kansas City, MO	50-100	Proposed	-
Brookside Road Hotel	Kansas City, MO	50-100	Proposed	Old Glory Development Co.
Wellness Center Hotel	Raytown, MO	101-150	Proposed	-
Cameron's Court Hotel Development	Leawood, KS	50-100	Proposed	Oddo Development
New Trails Mixed-Use Development Hotels	Gardner, KS	201-300	Proposed	GRATA Development
Seabiscuit Mixed-Use	Kansas City, MO	50-100	Proposed	Rouse Frets White Gross Gentile Rhodes, PC
TownePlace Hotel at Ten Ridge	Lenexa, KS	101-150	Proposed	West Star Development



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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**

**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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