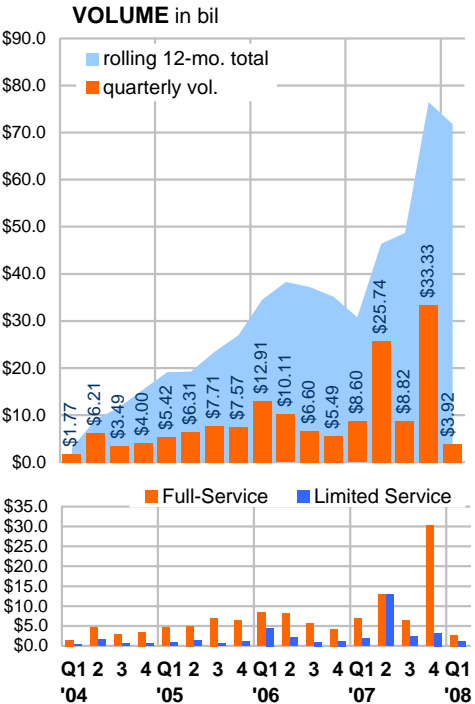
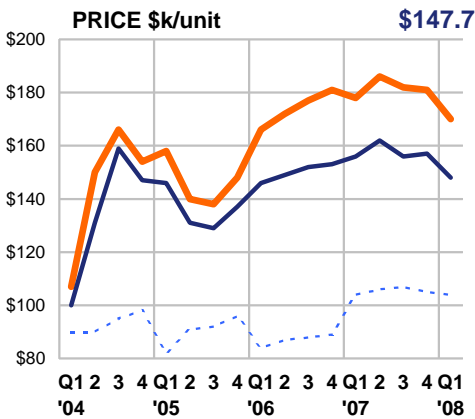
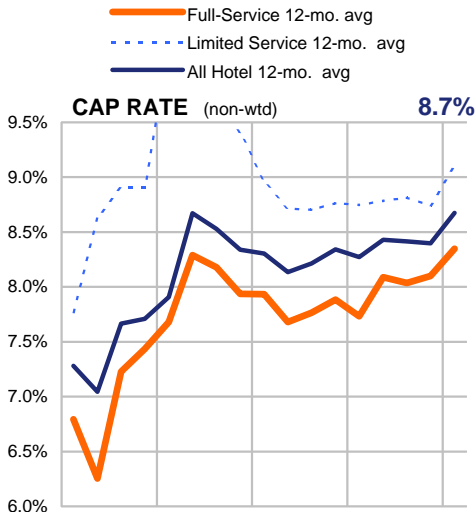


Hotels

Q1 '08



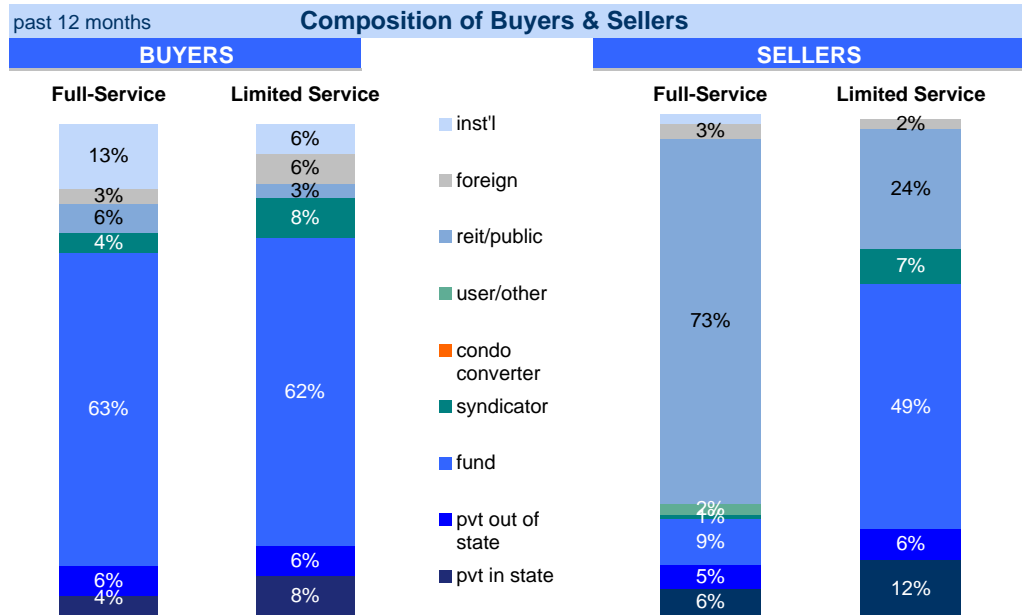
past 12 months	Full-Service		Limited Service		all Hotel	
		chn <sup>g</sup> *		chn <sup>g</sup> *		chn <sup>g</sup> *
<b>volume (\$ mil)</b>	<b>\$52,196</b>	<b>111%</b>	<b>\$19,611</b>	<b>225%</b>	<b>\$71,807</b>	<b>133%</b>
properties sold	754	28%	1,555	212%	2,309	112%
<b>avg \$/unit</b>	<b>\$169,603</b>	<b>-5%</b>	<b>\$103,956</b>	<b>0%</b>	<b>\$147,657</b>	<b>-5%</b>
top quartile	\$203,860	4%	\$128,280	0%	\$161,459	4%
<b>median \$/unit</b>	<b>\$118,641</b>	<b>4%</b>	<b>\$89,320</b>	<b>0%</b>	<b>\$101,667</b>	<b>3%</b>
bottom quartile	\$75,000	25%	\$63,655	-1%	\$68,345	9%
<b>wtd avg cap rate</b>	<b>7.9%</b>	<b>123</b>	<b>9.0%</b>	<b>43</b>	<b>8.1%</b>	<b>104</b>
top quartile	7.0%	25	8.0%	6	7.5%	2
<b>median \$/unit</b>	<b>8.4%</b>	<b>49</b>	<b>9.0%</b>	<b>26</b>	<b>8.6%</b>	<b>3</b>
bottom quartile	9.5%	49	10.4%	87	9.8%	49
<b>mtg interest†</b>	<b>6.26%</b>		<b>6.20%</b>		<b>6.21%</b>	
	71% ltv/1.5x dscr		70% ltv/1.6x dscr		70% ltv/1.6x dscr	
<b>% ask achieved</b>	<b>94%</b>		<b>99%</b>		<b>99%</b>	
<b>% chng offerings</b>	<b>13%</b>		<b>-46%</b>		<b>-16%</b>	

\*percent or bps change vs. prior 12 mos.

†for 5-10yr fixed rate conduit mortgages

Hotels by Region*									
region	\$mil	#	max	\$k/unit	min	max	cap rate	min	
West	\$12,992.0	409	\$1,854,839	<b>\$181,952</b>	\$25,478	13.2%	<b>8.7%</b>	2.0%	
Southeast	\$12,470.3	605	\$750,000	<b>\$109,485</b>	\$7,239	12.1%	<b>8.3%</b>	2.9%	
Southwest	\$8,807.4	365	\$625,000	<b>\$134,275</b>	\$29,703	13.4%	<b>9.2%</b>	4.0%	
Northeast	\$7,491.7	207	\$2,700,000	<b>\$233,787</b>	\$30,387	9.8%	<b>7.5%</b>	4.5%	
Midwest	\$6,312.7	344	\$420,426	<b>\$91,312</b>	\$19,173	12.9%	<b>9.7%</b>	6.7%	
Mid-Atlantic	\$5,293.6	217	\$880,829	<b>\$161,823</b>	\$28,571	10.6%	<b>8.1%</b>	4.7%	
<b>Hotels Total</b>	<b>\$53,367.8</b>	<b>2147</b>	<b>\$2,700,000</b>	<b>\$161,018</b>	<b>\$7,239</b>	<b>13.4%</b>	<b>8.5%</b>	<b>2.0%</b>	

\*not including all portfolio properties



figures rounded; may not sum to 100%

Based on independent reports of properties and portfolios \$5 million and greater. Data believed to be accurate but not guaranteed.

© Real Capital Analytics, Inc. 2008. For more current deals, cap rates and property details visit <http://www.rcanalytics.com>.

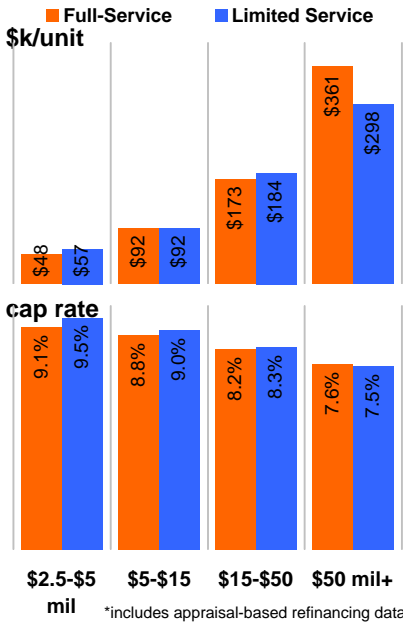
**Hotels**

**Q1 '08**

**pricing & cap rate averages\***

past 12 mos

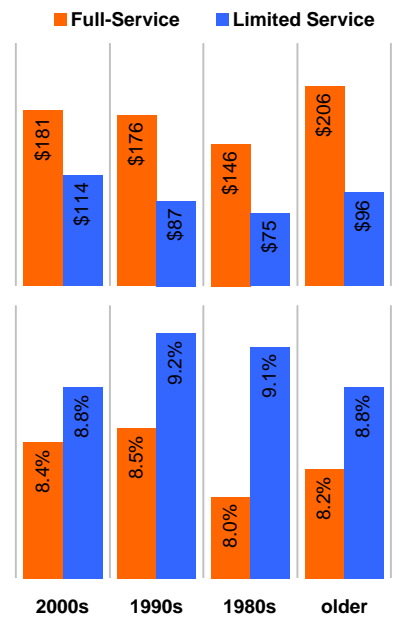
**by size**



**by size & age**

	2000s	1990s	1980s	older	total
\$2.5-\$5 mil	\$100	\$59	\$36	\$43	\$48
	10.0%	10.5%	6.3%	9.4%	9.1%
\$5-\$15	\$103	\$81	\$58	\$100	\$92
	8.8%	9.0%	8.5%	8.9%	8.8%
\$15-\$50	\$165	\$156	\$134	\$208	\$173
	8.5%	8.6%	8.3%	8.0%	8.2%
\$50 mil+	\$292	\$435	\$281	\$424	\$361
	8.0%	7.6%	7.5%	7.4%	7.6%
<b>Full-Service</b>	<b>\$181</b>	<b>\$176</b>	<b>\$146</b>	<b>\$206</b>	<b>\$183</b>
	<b>8.4%</b>	<b>8.5%</b>	<b>8.0%</b>	<b>8.2%</b>	<b>8.4%</b>
\$2.5-\$5 mil	\$67	\$56	\$45	\$65	\$57
	9.1%	10.2%	9.4%	9.0%	9.5%
\$5-\$15	\$105	\$91	\$70	\$104	\$92
	8.9%	9.0%	9.2%	9.1%	9.0%
\$15-\$50	\$178	\$169	\$165	\$243	\$184
	8.2%	8.9%	8.3%	7.7%	8.3%
\$50 mil+	\$305	\$335	\$288	\$293	\$298
	7.3%	8.2%	7.2%	7.7%	7.5%
<b>Limited Service</b>	<b>\$114</b>	<b>\$87</b>	<b>\$75</b>	<b>\$96</b>	<b>\$92</b>
	<b>8.8%</b>	<b>9.2%</b>	<b>9.1%</b>	<b>8.8%</b>	<b>9.3%</b>

**by year built**



**top 15 hotel markets by volume**

past 12 mos

	volume (\$bil)	\$k/unit	cap rate
Manhattan	\$3.23	\$383	6.7%
Hawaii	\$2.95	\$589	
Phoenix	\$2.34	\$88	8.2%
Chicago	\$2.27	\$127	7.0%
Orlando	\$1.86	\$85	8.6%
Atlanta	\$1.78	\$114	7.6%
Dallas	\$1.71	\$118	9.9%
Boston	\$1.59	\$136	7.1%
Los Angeles	\$1.55	\$173	8.2%
Houston	\$1.26	\$186	8.6%
Inland Empire	\$1.20	\$141	10.3%
No NJ	\$1.20	\$121	7.5%
DC VA burbs	\$1.19	\$183	7.5%
San Francisco	\$1.19	\$190	11.1%
East Bay	\$1.13	\$121	7.5%

**leading market players**

past 12 mos

top buyers	top sellers	top brokers	top lenders
Blackstone	Hilton Hotels Corp	UBS	Morgan Stanley
Lightstone Group	Blackstone	Banc of America Securities LLC	Wachovia Bank
Polar Trust	CNL Hotels & Resorts	Bear Stearns	Lehman Brothers
Chetrit Group	Equity Inns Inc	Citigroup	Goldman Sachs
Arbor Realty Trust	Highland Hospitality	Eastdil Secured	CBRE Realty Finance
Morgan Stanley	Apple REIT	CBRE	Bear Stearns
CalSTRS	Innkeepers USA Trust	Wachovia	RBS Greenwich Capital
Goldman Sachs	Rockpoint Group	Merrill Lynch	Eurohypo AG
Inland Real Estate	RLJ Development	JF Capital Advisors	Anglo Irish
Ashford Hospitality Trust	Highgate Holdings	Lehman Brothers	UBS Real Estate

Based on independent reports of properties and portfolios \$5 million and greater unless otherwise noted. Data believed to be accurate but not guaranteed. **Cap rates:** unleveraged initial yield from sales as well as refinancings. **Top/Bottom quartile:** the level exceeded by the 25% highest/lowest quality assets. **Investment composition:** Inst'l: pension funds, insurance cos & banks; User/Other: corporations, governmental and non-profit; Syndicator: Tenancy-in-Common and Private REITs; Fund: privately sponsored comingled opportunity/equity funds. **Regions:** total does not include properties or portfolios that cannot be allocated to a single market or region.

**Hotels**

**Q1 '08**

**recent transactions by region**

	date	property name	city, st	submarket	year built	price	units	\$k/unit
mid-atlantic	Apr-08	Comfort Suites at Laurel Lakes	Laurel, MD	Prince Georges	1989	\$11,117,620	119	\$93
	Mar-08	Marriott Richmond	Richmond, VA	Richmond - CBD	1984	\$53,300,000	401	\$133
	Mar-08	Radisson	Norfolk, VA	Norfolk - CBD	1961	\$10,000,000	350	\$29
	Feb-08	AL Monzo's Palace Inn	Monroeville, PA	Allegheny	1973	\$19,000,000	278	\$68
	Feb-08	Sheraton Great Valley	Frazer, PA	Chester/Delaware	1990	\$48,925,000	198	\$247
	Feb-08	President Inn	Washington, DC	DC - NE	1963	\$6,250,000	146	\$43
	Jan-08	Sheraton	Harrisburg, PA	Harrisburg/Central PA	1980	\$36,000,000	348	\$103
	Jan-08	Holiday Inn Express	Springfield, VA	Fairfax	1975	\$19,500,000	194	\$101
midwest	Apr-08	Wingate Inn Minneapolis	Oakdale, MN	Minneapolis - Other	1999	\$5,050,000	83	\$61
	Mar-08	Country Inn & Suites by Carlson	Mount Prospect, IL	Chicago - Proper	1999	\$6,400,000	94	\$68
	Feb-08	Best Western Bandana Square	Saint Paul, MN	St Paul	1900	\$6,450,000	110	\$59
	Feb-08	Best Western	Des Moines, IA	All Others - Plains States	1974	\$5,800,000	144	\$40
	Feb-08	Adams Mark	Saint Louis, MO	St Louis - CBD	1984	\$71,000,000	910	\$78
	Feb-08	Adams Mark	Indianapolis, IN	Indianapolis - Proper	1971	\$77,000,000	406	\$190
	Feb-08	Wingate Inn	Prospect Heights, IL	Chicago - Proper	2001	\$6,000,000	108	\$56
	Jan-08	Comfort Inn	Madison, WI	All Others - MI,WI	1994	\$8,550,000	148	\$58
northeast	Mar-08	Times Square Comfort Inn	New York, NY	Midtown West	2005	\$25,034,000	78	\$321
	Mar-08	Wellesley Inn	Danbury, CT	Fairfield	1972	\$5,500,000	181	\$30
	Mar-08	Airport & Gate House Rd	Sanford, ME	All Others - New England	2008	\$9,180,000	71	\$129
	Mar-08	Hampton Inn and Suites	Westford, MA	Middlesex - Boston	2006	\$11,335,600	110	\$103
	Feb-08	Springhill Suites	West Warwick, RI	Providence - Other	1997	\$7,800,000	107	\$73
	Feb-08	Sheraton Mahwah	Mahwah, NJ	Bergen/Passaic	1988	\$60,825,000	228	\$267
	Feb-08	Hotel	New York, NY	Midtown West	2009	\$42,000,000	198	\$212
	Feb-08	Holiday Inn Express Galleria	Buffalo, NY	Buffalo	1963	\$5,600,000	117	\$48
southeast	Mar-08	Siesta Plaza Motel	Sarasota, FL	Sarasota/Bradenton	1972	\$6,760,600	36	\$188
	Mar-08	Holiday Inn Express	Sanford, FL	Seminole/Lake	1999	\$6,300,000	72	\$88
	Mar-08	Marriott Townplace Suites	Cary, NC	Raleigh	2000	\$7,380,500	98	\$75
	Mar-08	SpringHill Suites by Marriott	Sanford, FL	Seminole/Lake	2000	\$7,404,300	105	\$71
	Mar-08	Travelodge Inn & Suites Jacksonville Airport Inn	Jacksonville, FL	Duval/Nassau	1973	\$6,280,000	192	\$33
	Mar-08	Hotel Nash	Miami Beach, FL	Miami Beach	1935	\$12,500,000	54	\$231
	Feb-08	Hampton Inn Lake Buena Vista	Orlando, FL	Orlando - Proper	1998	\$14,100,000	147	\$96
	Feb-08	Park Grove Inn	Pigeon Forge, TN	Knoxville - Other	2001	\$6,500,000	106	\$61
southwest	Mar-08	Best Western Dobson Ranch Inn	Mesa, AZ	Mesa/Tempe/Chandler	1979	\$7,500,000	213	\$35
	Feb-08	Northwoods Comfort Suites	San Antonio, TX	San Antonio - Proper	2007	\$9,172,500	95	\$97
	Feb-08	Baymont Inn & Suites	Conroe, TX	Fort Bend/Waller	1998	\$5,000,000	91	\$55
	Feb-08	Holiday Inn	Temple, TX	All Others - OK,TX	2007	\$11,250,000	99	\$114
	Feb-08	Doral Tesoro Hotel & Golf Club	Fort Worth, TX	Ft Worth	2001	\$48,250,000	286	\$169
	Feb-08	Adams Mark	Denver, CO	Denver - CBD	1961	\$176,095,300	1,225	\$144
	Feb-08	AmericInn of Eagle	Eagle, CO	All Others - Southwest	1998	\$5,000,000	54	\$93
	Feb-08	Park Plaza	Phoenix, AZ	Phoenix - Proper	1987	\$8,000,000	166	\$48
west	Apr-08	Best Western	Caldwell, ID	All Others - Northwest	1998	\$6,050,000	69	\$88
	Apr-08	Howard Johnson	Encinitas, CA	San Diego - North	1986	\$9,350,000	101	\$93
	Apr-08	E-Z 8 Motel	Fairfield, CA	Solano County	-	\$5,980,000	101	\$59
	Mar-08	Best Western	Tumwater, WA	Pierce/Thurston/Kitsap	1992	\$8,499,719	90	\$94
	Mar-08	Sheraton Grand	Sacramento, CA	Sacramento - CBD	2001	\$130,000,000	503	\$258
	Mar-08	Quality Inn & Suites	Federal Way, WA	Seattle - Proper	2002	\$6,300,000	65	\$97
	Mar-08	Ameritel Inn	Olympia, WA	Pierce/Thurston/Kitsap	2000	\$15,400,000	125	\$123
	Feb-08	Super 8	Provo, UT	All Others - Northwest	1982	\$5,250,000	99	\$53