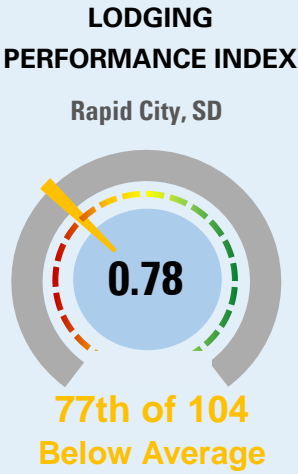
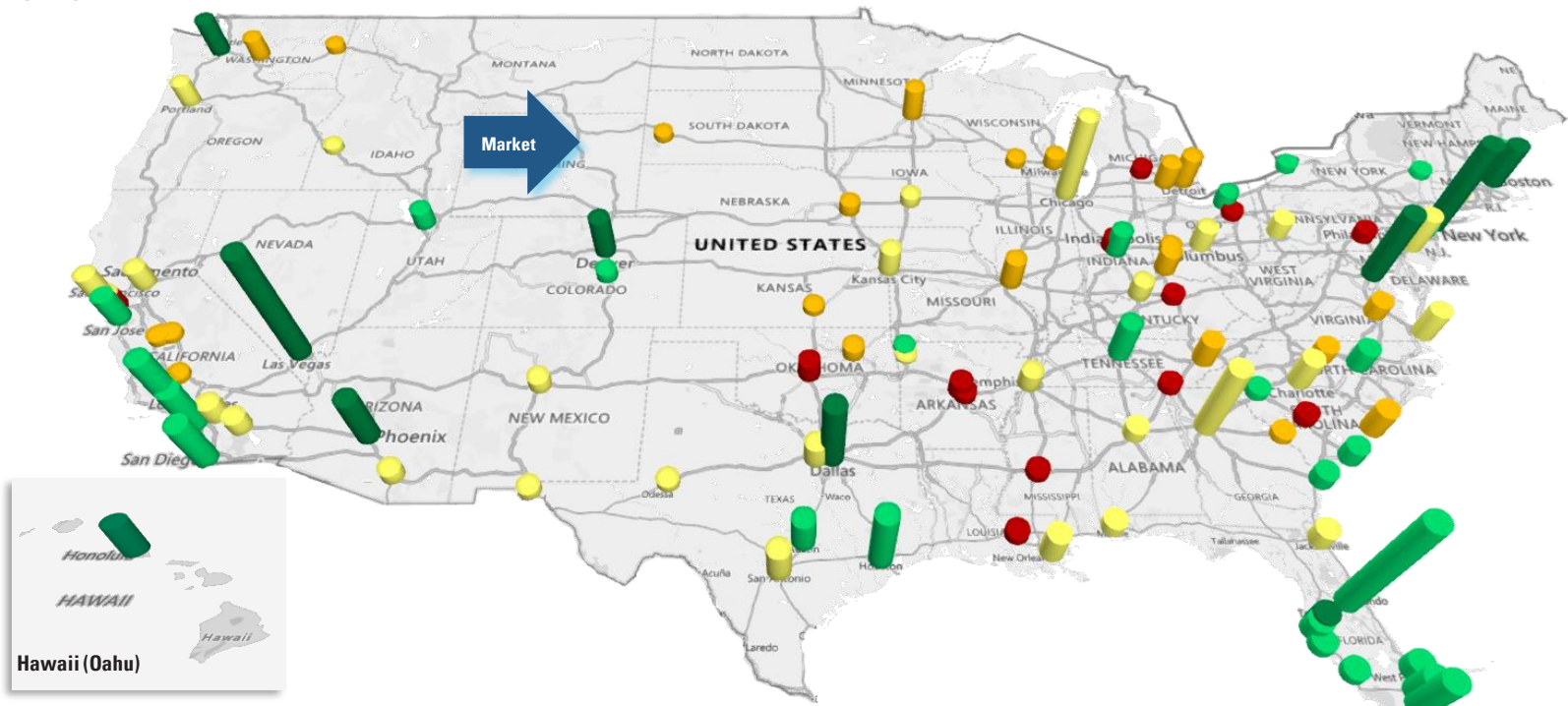


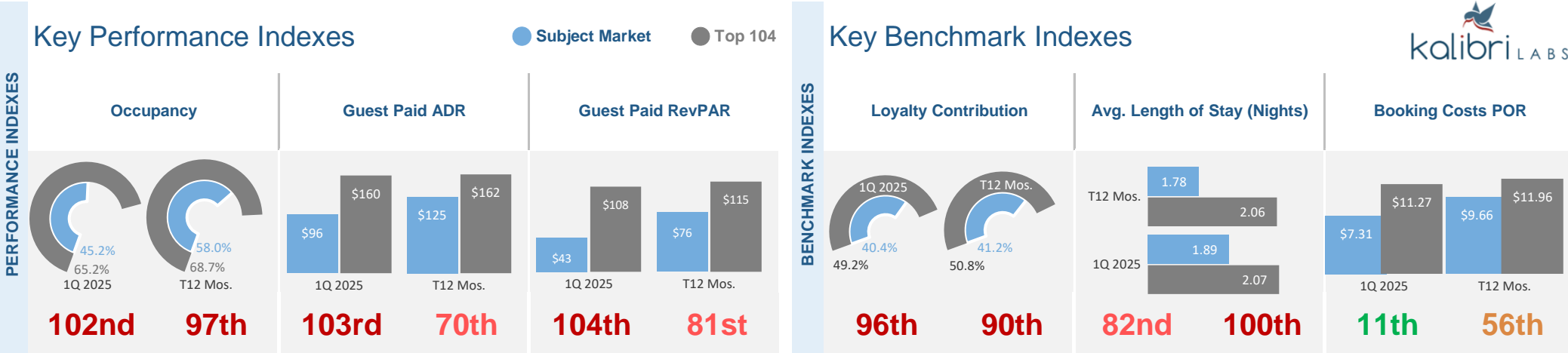
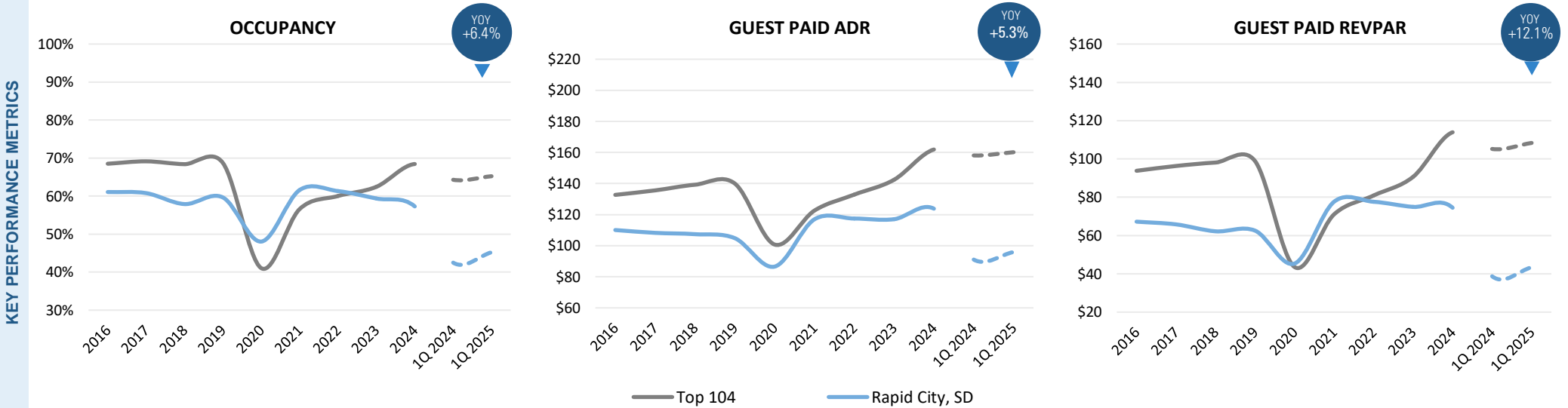
1Q 2025 RAPID CITY, SD



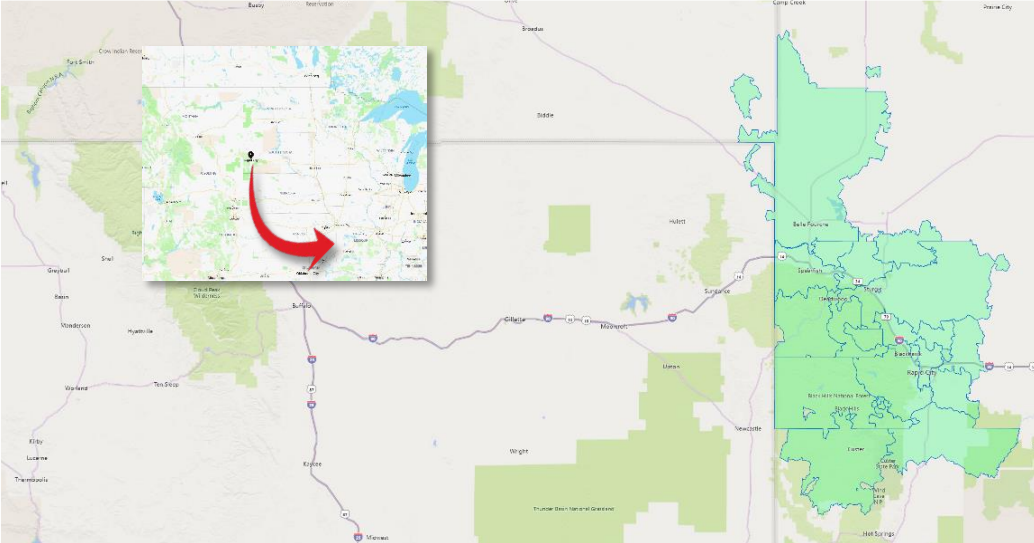
Lodging Performance Index Snapshot



Ranking of overall '1Q 2025 LPI' performance (0.78) against all 104 surveyed markets.



Location



Quick Facts

Key Performance Metrics

YEAR ENDING	Guest Paid			COPE		Booking Cost	ADR COPE	Loyalty	Avg Length of	Supply	Performance
	Occ %	ADR	RevPAR	ADR	RevPAR	POR	%	%	Stay Nights	Rooms	Index (LPI)
2016	61.1%	\$110.08	\$67.23	\$101.87	\$62.22	\$8.21	92.5%	39.8%	1.71	10,100	0.74
2017	60.8%	\$108.26	\$65.81	\$99.72	\$60.62	\$8.55	92.1%	42.7%	1.73	10,190	0.54
2018	57.9%	\$107.41	\$62.19	\$98.69	\$57.15	\$8.71	91.9%	46.6%	1.72	10,210	0.34
2019	59.7%	\$104.86	\$62.55	\$96.44	\$57.53	\$8.42	92.0%	52.1%	1.71	9,560	0.58
2020	48.0%	\$86.54	\$45.35	\$79.69	\$38.29	\$6.85	92.1%	33.9%	1.75	9,830	1.21
2021	61.6%	\$116.97	\$77.64	\$107.90	\$66.47	\$9.06	92.3%	34.9%	1.77	10,170	1.26
2022	61.3%	\$117.48	\$77.63	\$108.32	\$66.42	\$9.16	92.2%	34.7%	1.78	10,190	0.75
2023	59.4%	\$117.05	\$74.94	\$107.95	\$64.09	\$9.10	92.2%	33.9%	1.77	10,200	0.69
2024	57.3%	\$123.83	\$74.50	\$114.19	\$65.42	\$9.64	92.2%	40.6%	1.75	9,920	0.79
CAGR: 2016 thru 2024	-0.8%	1.5%	1.3%	1.4%	0.6%	2.0%	0.0%	0.3%	0.3%	-0.2%	0.9%
1Q 2024	42.5%	\$91.06	\$38.70	\$83.82	\$35.62	\$7.24	92.0%	38.2%	1.77	10,020	0.79
1Q 2025	45.2%	\$95.91	\$43.37	\$88.60	\$40.07	\$7.31	92.4%	40.4%	1.89	9,550	0.78

Data provided by: kalibri LABS

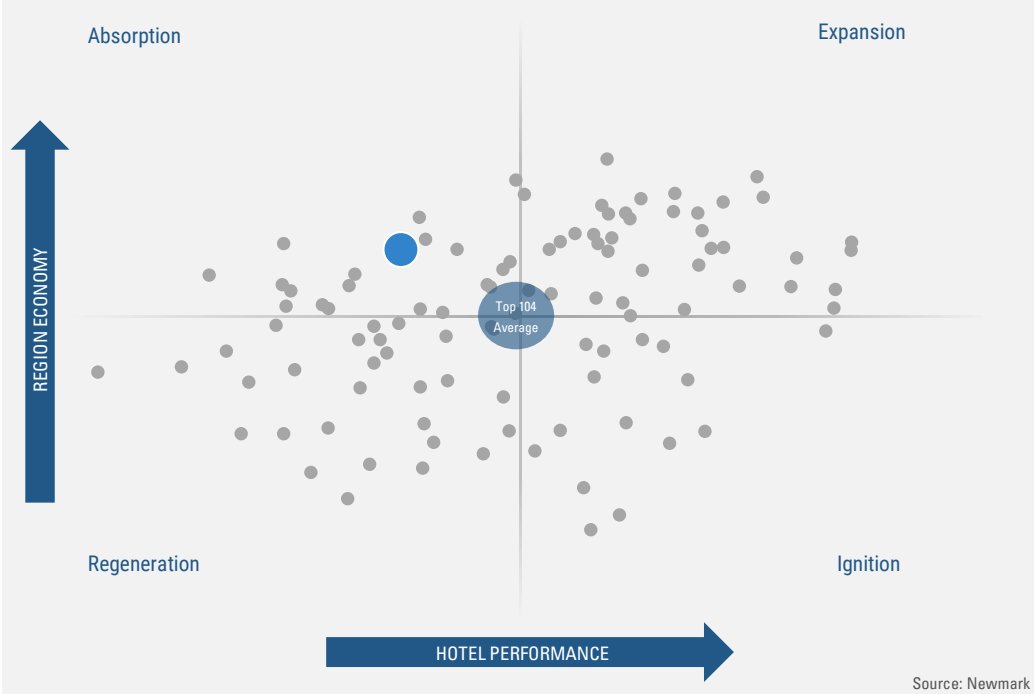
Notable Metrics

HIGHEST	Feeder Group Size	Feeder Group Earnings per sold room	Latest-Quarter Booking Costs POR
	5th Strong Rapid City, SD required a small feeder group size (27.05 Persons)	8th Strong The market posted strong feeder group earnings per sold room (\$1,322,749)	11th Above Average The market also enjoyed low latest—quarter booking costs POR (\$7.31)
LOWEST	Latest-Quarter COPE RevPAR	Latest-Quarter Guest Paid RevPAR	Latest-Quarter COPE ADR
	Last Soft This market has been hampered by weak latest—quarter COPE RevPAR (\$40.07)	Last Soft The market posted weak latest—quarter Guest Paid RevPAR (\$43.37)	103rd Soft Rapid City, SD also exhibited weak latest—quarter COPE ADR (\$88.60)

Notable Trends

STRONGEST	Short-Term Historical Guest Paid RevPAR Growth	Short-Term Historical COPE RevPAR Growth	T12-Month Rooms Supply Growth
	2nd Very Strong Rapid City, SD has benefited from strong short—term historical Guest Paid RevPAR growth (8.2%)	2nd Very Strong The market exhibited strong short—term historical COPE RevPAR growth (8.2%)	2nd Very Strong The market also exhibited low rooms supply growth over the last 12 months (—4.7%)
WEAKEST	Short-Term Historical Booking Costs POR Growth	Long-Term Historical Booking Costs POR Growth	Long-Term Historical Supply Growth
	97th Soft The market has been impeded by high short—term historical growth in booking costs (4.9%)	92nd Soft We note this area exhibited high long—term historical booking costs POR growth (4.3%)	86th Below Average Rapid City, SD also has been burdened by high long—term historical supply growth (2.2%)

Market Performance Stage



Rapid City, SD: Absorption Stage

The Rapid City, SD market is currently in the 'Absorption' stage of the performance cycle. In this stage, hotels are underperforming but in an economy with resilience and confidence the economy will shed any lingering pandemic impacts, presenting upside for CRE. Barriers to entry are high and the market hosts little or no new supply, allowing for the existing stock of rooms to be absorbed. Example markets in this stage include Fort Worth, TX; Minneapolis, MN; and Portland, OR.

Other Stages:

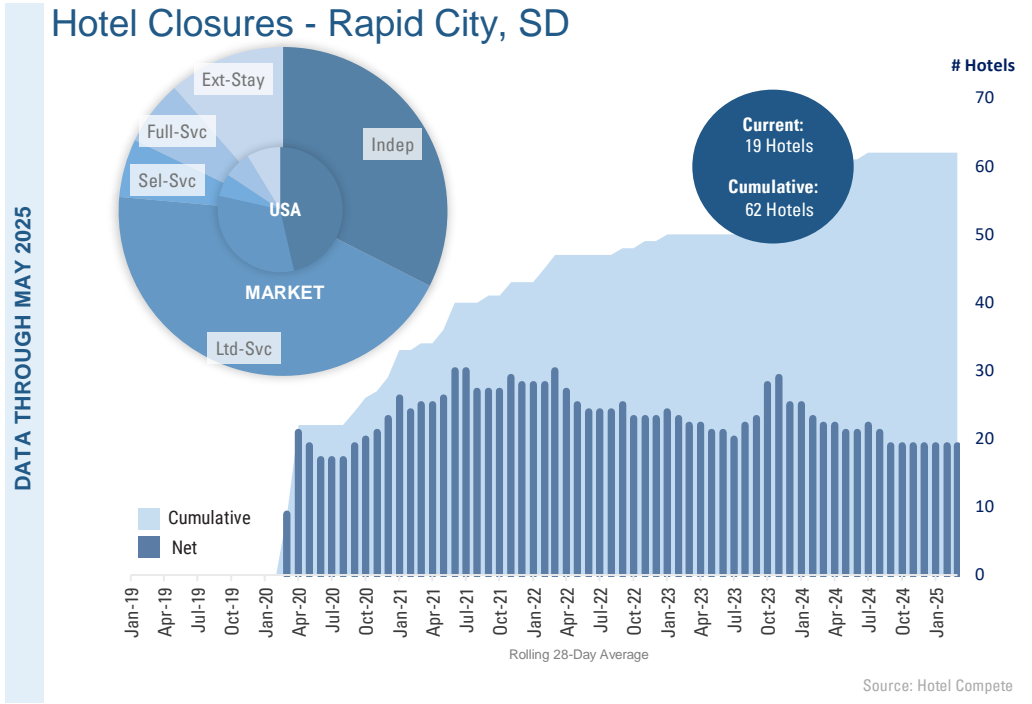
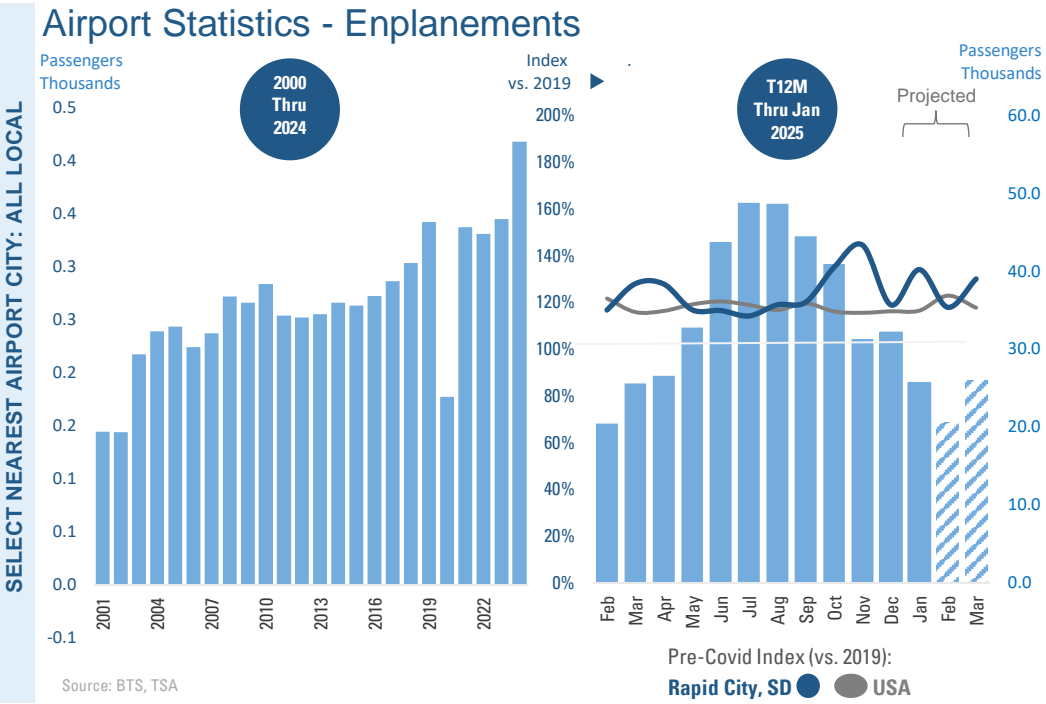
Regeneration	In the 'Regeneration' stage, hotels and the underlying economy are underperforming. The highest and best uses of hotel assets are still being challenged by lingering pandemic impacts, oversupply, weak economic indicators, and/or poor corporate contribution. Hotel investors look for opportunities to either exit or regenerate demand. Example markets in this stage include Cincinnati, OH; Detroit, MI; and Knoxville, TN.
Ignition	In the 'Ignition' stage, hotels typically perform adequately for operators to enjoy positive returns, with confidence the economy will remain fully recovered from the pandemic. While the regional economy continues to recover, strong hotel performance locally is igniting expansion in certain key sectors. Example markets in this stage include Baltimore, MD; Chicago, IL; and Miami, FL.
Expansion	In the 'Expansion' stage, hotels perform adequately, contributing to a resilient economy that has fully exited from the pandemic environment. Displacement demand is high, new hotel supply is feasible (despite barriers normally being high), and the overall economy is expanding. Example markets in this stage include Anaheim, CA; Atlanta, GA; and Austin, TX.

Industry Observations

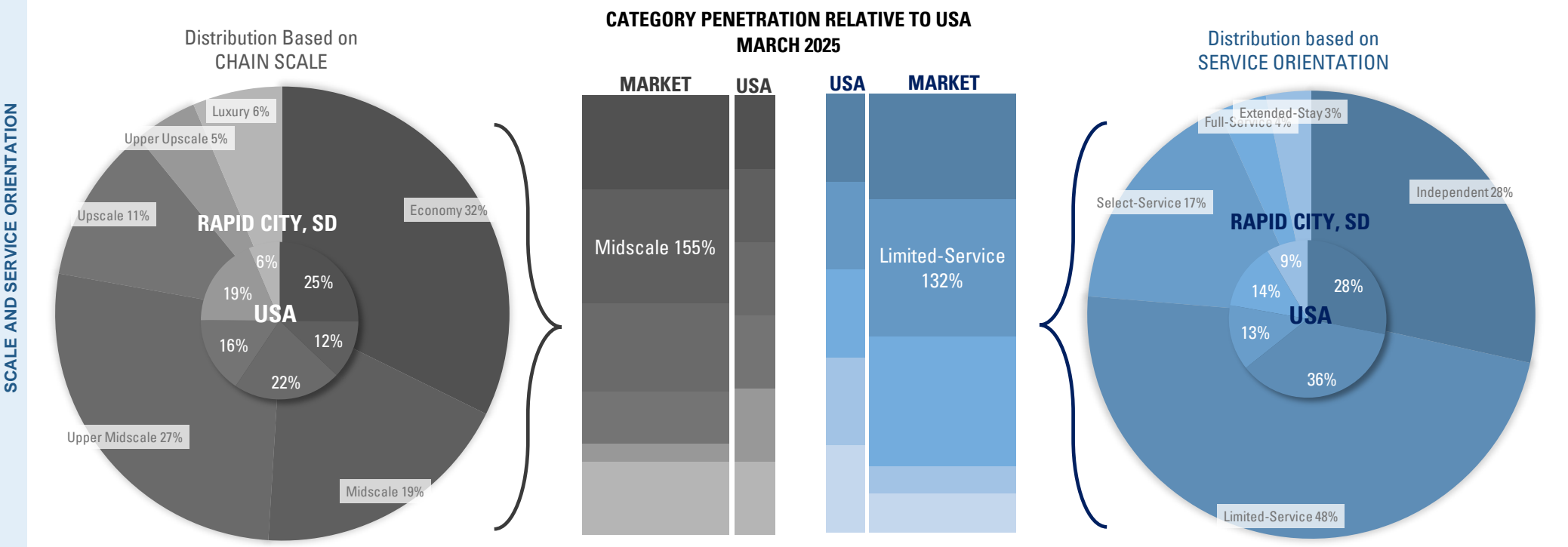
MOODY'S ANALYTICS	Business Cycle:	Expansion	Moody's Rating
	Employment Growth (2 yr):	0.8%	
	Risk Exposure (402 US markets):	24th Percentile: Below Average	Aa1 Investment Grade
	Key Industry Notes:	Low cost of doing business Stable military employers Eminent tourist attractions Remote location Lack of growth drivers	

TOP 10 BRANDS	Best Western (512)	Super 8 (8)
	Super 8 (451)	Quality Inn (5)
	Holiday Inn (448)	Holiday Inn Exp. (5)
	Holiday Inn Exp. (429)	Hampton Inn (5)
	Hampton Inn (417)	Days Inn (5)
	Baymont (393)	Comfort Inn (5)
	Comfort Inn (384)	Best Western (4)
	Quality Inn (311)	Baymont (4)
	Travelodge (301)	Travelodge (3)
	Days Inn (281)	Holiday Inn (3)

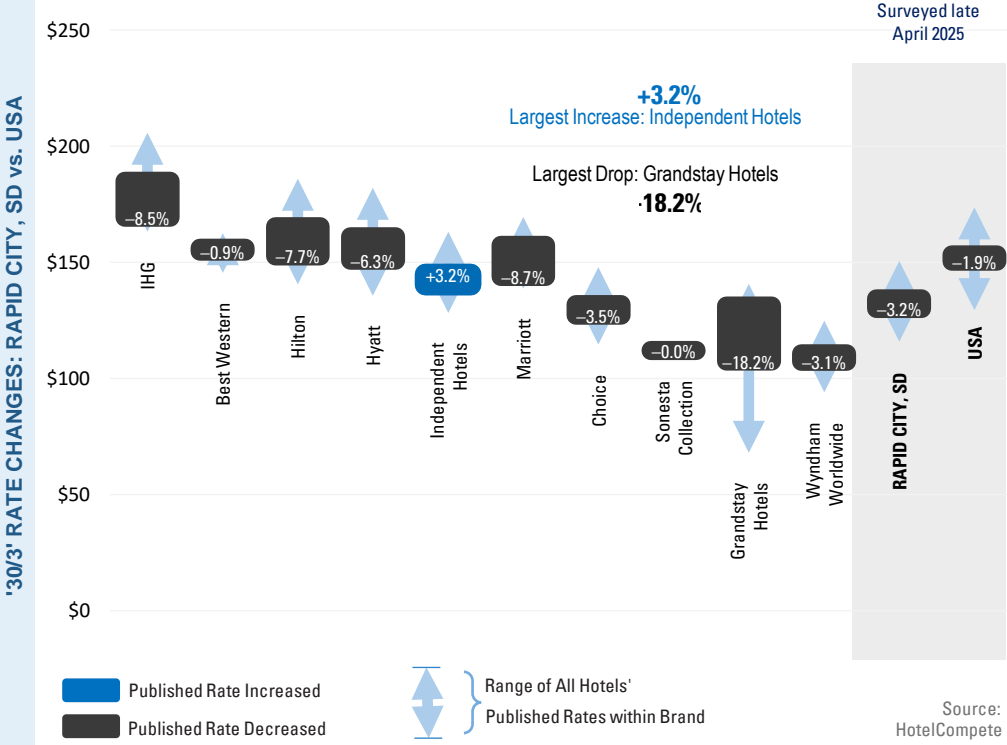
Source: Newmark



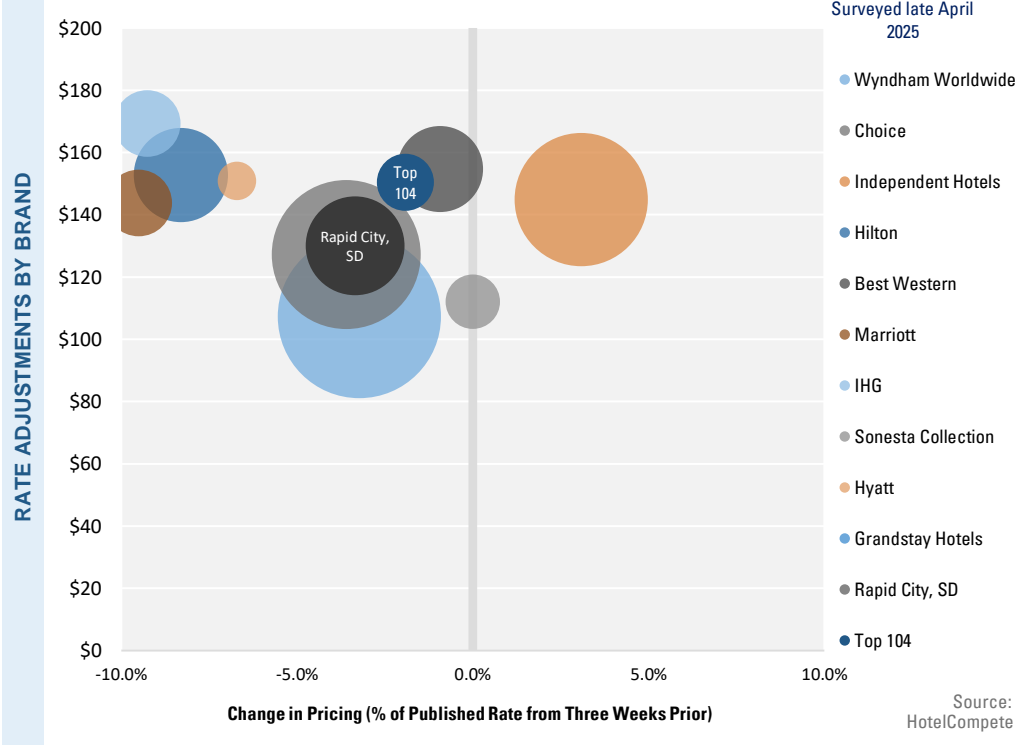
Scale and Service Distribution: Rapid City, SD



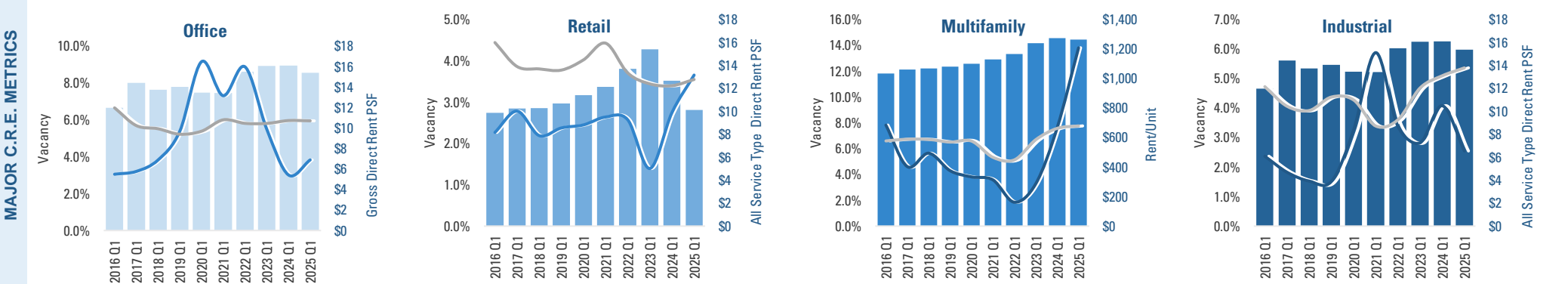
Published Rates: Top 10 Brands



Published Rates: Volatility



Major CRE Market Performance



Nsights Hotel Market Reports Coverage



Akron, OH	Dayton, OH	Louisville, KY	Portland, OR
Albany, NY	Denver, CO	Madison, WI	Raleigh, NC
Albuquerque, NM	Des Moines, IA	Memphis, TN	Rapid City, SD
Anaheim, CA	Detroit, MI	Miami, FL	Richmond, VA
Arkansas State Area, AR	El Paso, TX	Michigan North Area, MI	Sacramento, CA
Atlanta, GA	Fayetteville, AR	Michigan South Area, MI	Saint Louis, MO
Augusta, GA	Fort Lauderdale, FL	Milwaukee, WI	Saint Petersburg, FL
Austin, TX	Fort Myers, FL	Minneapolis, MN	Salt Lake City, UT
Bakersfield, CA	Fort Worth, TX	Mobile, AL	San Antonio, TX
Baltimore, MD	Fresno, CA	Myrtle Beach, SC	San Bernardino, CA
Baton Rouge, LA	Greensboro, NC	Nashville, TN	San Diego, CA
Bentonville, AR	Greenville, SC	New Brunswick, NJ	San Francisco, CA
Birmingham, AL	Harrisburg, PA	New Orleans, LA	San Joaquin Valley, CA
Boise City, ID	Hartford, CT	New York, NY	San Jose, CA
Boston, MA	Houston, TX	Newark, NJ	Sarasota, FL
Buffalo, NY	Indiana North Area, IN	Oahu Island, HI (Branded)	Savannah, GA
Charleston, SC	Indiana South Area, IN	Oakland, CA	Seattle, WA
Charlotte, NC	Indianapolis, IN	Odessa-Midland, TX	Spokane, WA
Chattanooga, TN	Jackson, MS	Oklahoma City, OK	Tampa, FL
Chicago, IL	Jacksonville, FL	Omaha, NE	Tucson, AZ
Cincinnati, OH	Kansas City, MO	Orlando, FL (Non-Disney)	Tulsa, OK
Cleveland, OH	Knoxville, TN	Palm Desert, CA	Virginia Beach, VA
Colorado Springs, CO	Las Vegas, NV (Non-Strip)	Philadelphia, PA	Washington State Area, WA
Columbia, SC	Lexington, KY	Phoenix, AZ	Washington, DC
Columbus, OH	Little Rock, AR	Pittsburgh, PA	West Palm Beach, FL
Dallas, TX	Los Angeles, CA	Portland, ME	Wichita, KS

*Customized market reports available upon request

Hospitality, Gaming & Leisure

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 and Convention Centers
Golf Courses
Marinas

Ski and Village Resorts
Water Parks, Amusement Parks and Attractions

Our core disciplines and expert subject areas include:

Economic Impact
We empower owners and operators to maximize economic incentives and advise government entities on the impact of incentives on a community or development.

Feasibility
We take feasibility studies to the next level, combining market knowledge with expert economic impact analysis and acumen in cash-on-cash, ROI and other metrics.

Financial Reporting
Our seamless approach to fulfilling clients’ financial reporting requirements means no outside assistance is needed.

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Our experts bring a strategic perspective and hands-on approach, exceeding the depth and scope of typical litigation services every time.

Portfolio Analytics
We bring industry averages and trends to bear on traditional analytics, ensuring comprehensive due diligence.

Property Tax
We understand every aspect of a property’s operations, allowing us to craft advanced tax strategies.

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CONTACT: MIDWEST MARKETS

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