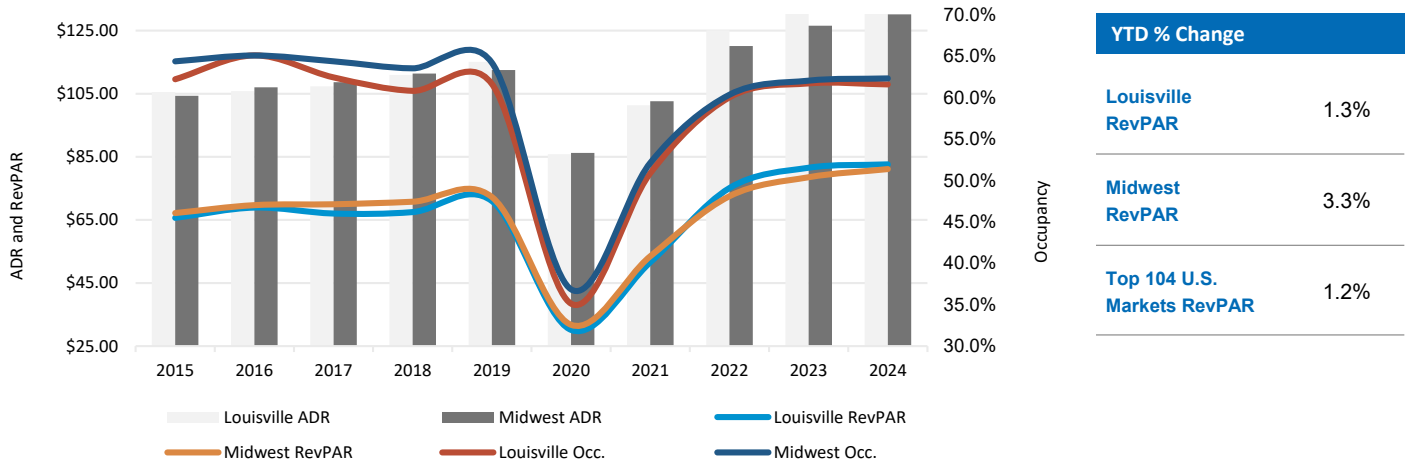


# Louisville Hotel Market

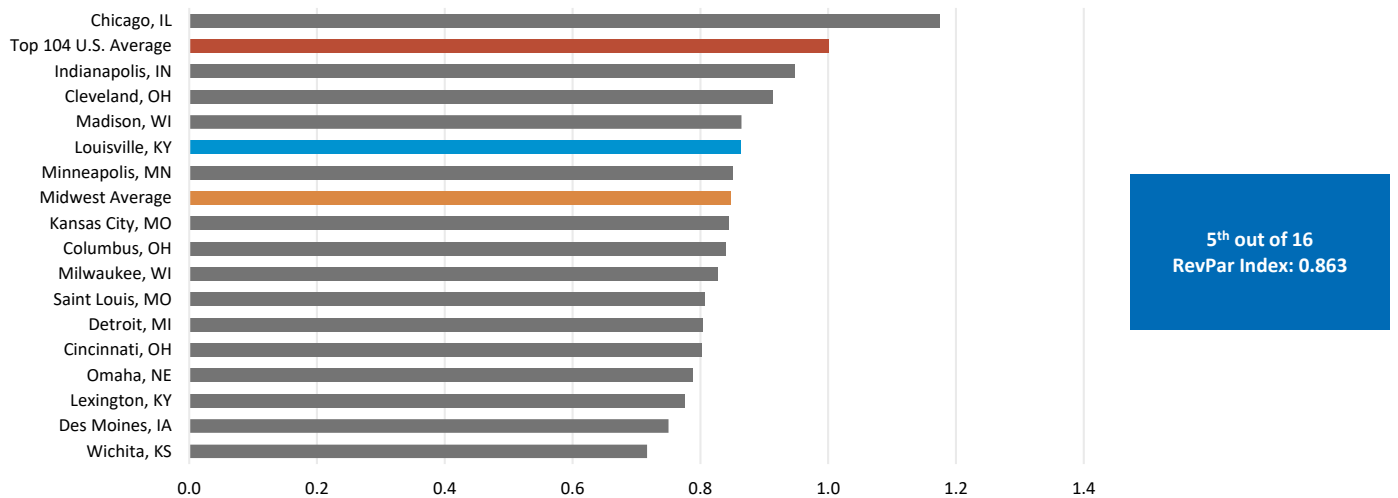
## Market Operating Performance

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



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.

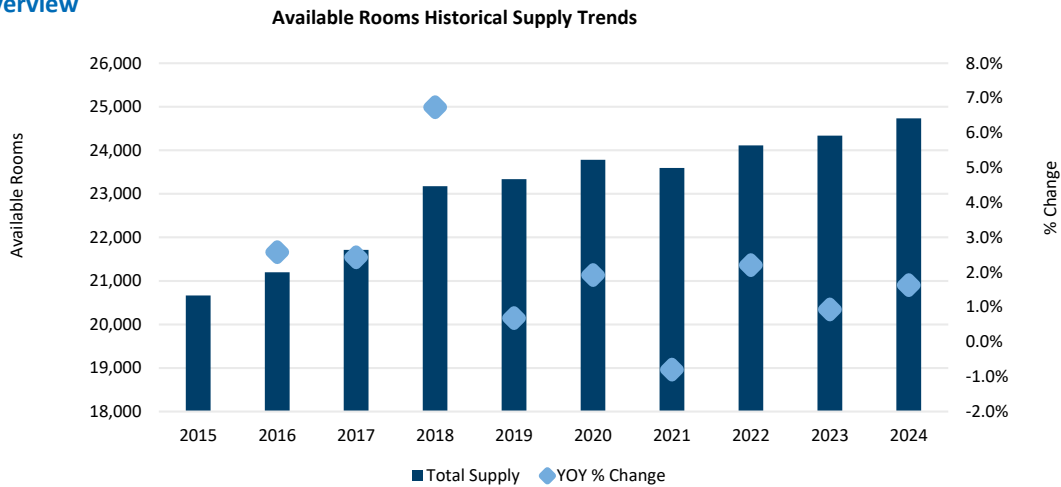
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## 4Q 2024 HOTEL MARKET REPORT

### Market Supply Overview



Data Source: Kalibri Labs

### Louisville Market Supply Update

Property	City	Room Count	Date	Developer
Hancock House Micro-Boutique Hotel	Louisville, KY	16	Feb 2020	Weyland Ventures
Motel 6 Airport/Fair Expo (conversion from Fern Valley Hotel)	Louisville, KY	81	Feb 2020	-
Mint House (three properties)	Louisville, KY	51	Apr 2020	Mint House MG
Fairfield Inn & Suites Jeffersonville	Jeffersonville, IN	85	Sep 2020	Jeffersonville Hotel One Partners
Hyatt House	Louisville, KY	127	Oct 2020	Dunn Hospitality Group
Residence Inn by Marriott Old Henry	Louisville, KY	120	Dec 2020	Tafel Motor Company
La Quinta Del Sol Louisville East	Louisville, KY	94	Dec 2020	Sachi LLC
Staybridge Suites	Louisville, KY	99	Mar 2021	Crittenden Drive LLC
The Grady Louisville Downtown	Louisville, KY	51	May 2021	Vision Hospitality Group Inc.
Holiday Inn Downtown Louisville	Louisville, KY	91	May 2021	Shiv Krupa Motel Inc.
Homewood Suites by Hilton Louisville Airport	Louisville, KY	134	May 2021	Peachtree Hotel Group LLC
Fairfield Inn & Suites by Marriott	Sheperdsville, KY	92	Sep 2021	LTS Hospitality Management
The Bellwether	Louisville, KY	21	Oct 2021	Utopia Ventures
TownePlace Suites by Marriott Downtown Louisville	Louisville, KY	120	Nov 2021	Athena Hospitality Group
Cambria Hotel Louisville Downtown - Whiskey Row	Louisville, KY	128	Dec 2021	O'Reilly Hospitality Management
Hilton Garden Inn Jeffersonville	Jeffersonville, IN	114	May 2022	General Hotels Corporation
Homewood Suites Louisville Airport	Louisville, KY	134	May 2022	-
Hotel Genevieve	Louisville, KY	122	May 2023	Mountain Shore Properties
Churchill Downs Hotel & Gaming Facility	Louisville, KY	123	Jun 2023	Churchill Downs Inc.
The Myriad Hotel	Louisville, KY	65	Sep 2023	Weyland Ventures
Tempo by Hilton Louisville NuLu	Louisville, KY	130	Apr 2024	Weyland Ventures & First Hospitality Group
Hampton Inn & Suites Louisville at Oxmoor	Louisville, KY	105	Q1 2025	Musselman Hotels
The Wondrous World of the Duke	Louisville, KY	17	Q2 2025	Life House Hotels MG
Hotel Bourre Bonne Louisville, Curio Collection by Hilton	Louisville, KY	168	Q2 2025	Campisano Capital/TruVine Companies
Louisville Slugger Field Hotel	Louisville, KY	170	Proposed	Diamond Baseball Holdings/Machete Group
Elsby Hotel, Tapestry Collection by Hilton	New Albany, IN	82	Proposed	The Sprigler Company
Hotel Anomalie	Louisville, KY	191	Proposed	Aparium Hotel Group
Bakery Square Hotel	Louisville, KY	11	Proposed	Baker Square Suites, LLC
Hyatt Studios Louisville Airport	Louisville, KY	100	Proposed	Dream Team Hospitality LLC
Shoppes at Loan Oak Hotel	Louisville, KY	110	Proposed	Greer Companies
Starks Building Mixed-Use Development	Louisville, KY	200	Proposed	Underhill Associates
Seelbach Hilton Louisville New Tower Expansion	Louisville, KY	56	Proposed	Rockbridge Capital

Data Source: Newmark Valuation & Advisory

## 4Q 2024 HOTEL MARKET REPORT

### Louisville Market Supply Update

Property	City	Room Count	Date	Developer
The Devonian	Louisville, KY	25	Proposed	-
Holiday Inn Express & Suites	Louisville, KY	93	Proposed	Rowan Center Properties LLC
StayAPT Suites	Louisville, KY	103	Proposed	Lee Hospitality/LD Lee Construction
6805 Beulah Church Hotel	Louisville, KY	96	Proposed	Hamburg Place/Madden Development
South Clarksville Luxury Hotel	Clarksville, IN	198	Proposed	Denton Floyd Real Estate Group
South 7th Street Hotel	Louisville, KY	48	Proposed	LDG Development Group/Sabak Wilson & Lingo Inc.
Jeffboat Redevelopment Hotel	Jeffersonville, IN	90	Proposed	-
Cherokee Road Hotel	Louisville, KY	20	Proposed	-
2810 Packerland Way Hotel	Louisville, KY	124	Proposed	Kimley-Horn & Associates
One Forty West Hotel	Louisville, KY	300	Proposed	Truvine Companies
Hyatt Hotel	Louisville, KY	101	Proposed	Land Design & Development, Inc.
Paristown Heights Hotel	Louisville, KY	110	Proposed	Hollenbach-Oakley/Paristown Arts & Entertainment District
Henry Clay Hotel	Louisville, KY	72	Proposed	Weyland Ventures
Jefferson Street Hotel Nulu	Louisville, KY	123	Proposed	Noveen Consultin
DDRO Motel (York 7 Hotel)	Louisville, KY	<50	Proposed	LDG Development Group/Sabak Wilson & Lingo Inc.
LivSmart Studios by Hilton	Louisville, KY	50-100	Proposed	General Hospitality Services, LLC
Kentucky Home Life Building Mixed-Use Development	Louisville, KY	50-100	Proposed	Newstram Commercial
Tunnel Hill Road Hotel	Georgetown, IN	50-100	Proposed	The Sprigler Company
The Grand Reserve Hotel	Sheperdsville, KY	50-100	Proposed	-
Kentucky Exposition Center Renovation and Additions	Louisville, KY	151-200	Proposed	-
Factory Pointe Hotel	Louisville, KY	101 - 150	Proposed	Vantage Developer



### ABOUT 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:*

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**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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