

HISTORICAL PROFIT & LOSS STATEMENTS

HOME2 SUITES BY HILTON HOUSTON IAH AIRPORT BELTWAY 8

	2023		2024		TTM Feb 2025	
Rooms	92		92		92	
Available Rooms	33,580		33,672		33,580	
Rooms Sold	27,783		28,291		28,438	
Occupancy	82.7%		84.0%		84.7%	
ADR	\$90.53		\$103.97		\$106.22	
RevPAR	\$74.91		\$87.35		\$89.96	
Revenue/Room	\$29,336		\$33,129		\$33,806	
Income						
Room Revenue	\$2,515,314	93.2%	\$2,941,336	96.5%	\$3,020,732	97.1%
Other Income	\$183,610	6.8%	\$106,565	3.5%	\$89,402	2.9%
Total Revenue	\$2,698,923	100.0%	\$3,047,901	100.0%	\$3,110,134	100.0%
Departmental Expenses						
Rooms	\$695,108	25.8%	\$682,808	22.4%	\$686,393	22.1%
Other Operated Depts & Rentals	\$20,525	0.8%	\$15,694	0.5%	\$15,530	0.5%
Total Departmental Expenses	\$715,633	26.5%	\$698,502	22.9%	\$701,923	22.6%
Gross Operating Income	\$1,983,291	73.5%	\$2,349,399	77.1%	\$2,408,211	77.4%
Undistributed Operating Expenses						
Administration & General	\$329,711	12.2%	\$270,843	8.9%	\$234,900	7.6%
Information Technology	\$66,567	2.5%	\$56,021	1.8%	\$50,357	1.6%
Marketing	\$267,723	9.9%	\$282,576	9.3%	\$306,033	9.8%
Utility Costs	\$164,368	6.1%	\$134,856	4.4%	\$141,909	4.6%
Property Operations & Maintenance	\$112,605	4.2%	\$144,436	4.7%	\$107,691	3.5%
Total Undistributed Operating Expenses	\$940,974	34.9%	\$888,733	29.2%	\$840,890	27.0%
Gross Operating Profit	\$1,042,316	38.6%	\$1,460,666	47.9%	\$1,567,321	50.4%
Management Fee	\$80,968	3.0%	\$91,437	3.0%	\$93,304	3.0%
Income Before Fixed Charges	\$961,348	35.6%	\$1,369,229	44.9%	\$1,474,017	47.4%
Fixed Expenses						
Property Taxes	\$154,000	5.7%	\$154,000	5.1%	\$154,000	5.0%
Insurance	\$87,219	3.2%	\$81,511	2.7%	\$97,987	3.2%
Total Fixed Charges	\$241,220	8.9%	\$235,511	7.7%	\$251,987	8.1%
Total Expenses	\$1,978,795	73.3%	\$1,914,183	62.8%	\$1,888,104	60.7%
EBITDA	\$720,129	26.7%	\$1,133,718	37.2%	\$1,222,030	39.3%
Capital Replacement Reserve	\$107,957	4.0%	\$121,916	4.0%	\$124,405	4.0%
EBITDA Less Replacement Reserve	\$612,172	22.7%	\$1,011,802	33.2%	\$1,097,625	35.3%