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HOTELS & RESORTS

Lombard Public Facilities Corporation

2nd Quarter 2015 Report



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2ndt Quarter 2015 Report Index

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ITEM #1

2nd Quarter 2015 Consolidated Income Statement



LFPC Consolidated Income Statement
Year to Date, Six Month Period ended 6/30/15

	Actual	Actual	Actual	Budget	Budget	Budget	Variance
	Hotel	Restaurants	Total	Hotel	Restaurants	Total	
Revenue	12,095,298	2,738,005	14,833,303	12,499,462	2,910,351	15,409,813	(576,510)
Expenses							
Rooms/F&B/Restaurant Payroll	5,004,015	1,858,402	6,862,417	5,032,135	2,001,224	7,033,359	(170,942)
Direct Operating		164,656	164,656		174,714	174,714	(10,058)
Administrative & IT	1,141,791	293,222	1,435,013	1,057,974	297,163	1,355,137	79,876
Marketing	1,221,269	71,659	1,292,928	1,234,348	99,750	1,334,098	(41,170)
Repairs and Maintenance	752,983	59,659	812,642	740,205	68,882	809,087	3,555
Utilities	435,713	64,559	500,272	495,961	65,825	561,786	(61,514)
Hotel Mgt. Fees/Exec salaries	932,886		932,886	932,886		932,886	-
Other	158,052	(17,439)	140,613	159,986	(27,227)	132,759	7,854
							-
Total Expenses	9,646,709	2,494,718	12,141,427	9,653,495	2,680,331	12,333,826	(192,399)
Operating Profit (Loss)	2,448,589	243,287	2,691,876	2,845,967	230,020	3,075,987	(384,111)

Notes

- 1 Includes consolidation of restaurant and hotel revenues and expenses only. LPFC related expenses such as debt service, financial advisor expenses, LPFC legal expenses and trustee expenses are not included here. Amounts are unaudited.
- 2 The LPFC had an operating profit of \$2.69 million for the six month period ended 6/30/15, which fell short of the budgeted amount by \$384K. The hotel contributed \$384K to the negative variance with the restaurants contributing a positive variance of \$13K.
- 3 See additional reports for more detailed information and analysis.
- 4 Above amounts may contain immaterial rounding differences.

LFPC Consolidated Income Statement
2nd Quarter, Three Month Period ended 6/30/15

Actual vs. Budget	Actual 2Q-15	Actual 2Q-15	Actual 2Q-15	Budget	Budget	Budget	Variance
	Hotel	Restaurants	Total	Hotel	Restaurants	Total	
Revenue	6,932,335	1,447,283	8,379,618	7,134,606	1,561,201	8,695,807	(316,189)
Expenses							
Rooms/F&B/Restaurant Payroll	2,732,949	955,186	3,688,135	2,752,651	1,048,822	3,801,473	(113,338)
Direct Operating		84,226	84,226		95,072	95,072	(10,846)
Administrative	764,254	149,278	913,532	660,413	155,096	815,509	98,023
Marketing	598,875	37,903	636,778	660,387	57,374	717,761	(80,983)
Repairs and Maintenance	384,593	33,341	417,934	374,288	36,043	410,331	7,603
Utilities	217,613	30,716	248,329	235,432	29,304	264,736	(16,407)
Hotel Mgt. Fees/Exec salaries	466,443		466,443	466,443		466,443	-
Other & Info and Telecom	(111,568)	(8,229)	(119,797)	(35,687)	(17,330)	(53,017)	(66,780)
							-
Total Expenses	5,053,159	1,282,421	6,335,580	5,113,927	1,404,382	6,518,309	(182,729)
Operating Profit (Loss)	1,879,176	164,862	2,044,038	2,020,679	156,819	2,177,498	(133,460)

Actual vs. Prior Year	Actual 2Q-15	Actual 2Q-15	Actual 2Q-15	2Q-14	2Q-14	2Q-14	Variance
	Hotel	Restaurants	Total	Hotel	Restaurants	Total	
Revenue	6,932,335	1,447,283	8,379,618	6,672,187	1,541,291	8,213,478	166,140
Expenses							
Rooms/F&B/Restaurant Payroll	2,732,949	955,186	3,688,135	2,724,435	1,011,782	3,736,217	(48,082)
Direct Operating		84,226	84,226		78,624	78,624	5,602
Administrative & IT	764,254	149,278	913,532	498,122	156,882	655,004	258,528
Marketing	598,875	37,903	636,778	563,522	41,472	604,994	31,784
Repairs and Maintenance	384,593	33,341	417,934	370,494	34,014	404,508	13,426
Utilities	217,613	30,716	248,329	213,357	35,990	249,347	(1,018)
Hotel Mgt. Fees/Exec salaries	466,443		466,443	461,191		461,191	5,252
Other	(111,568)	(8,229)	(119,797)	79,273	(6,607)	72,666	(192,463)
							-
Total Expenses	5,053,159	1,282,421	6,335,580	4,910,394	1,352,157	6,262,551	73,029
Operating Profit (Loss)	1,879,176	164,862	2,044,038	1,761,793	189,134	1,950,927	93,111

Notes

- 1 Includes consolidation of restaurant and hotel revenues and expenses only. LPFC related expenses such as debt service, LPFC financial advisor expenses, LPFC legal expenses and trustee expenses are not included here. Amounts are unaudited.
- 2 The LPFC fell short of its 2nd quarter budgeted revenue by approximately \$316K. The hotel had a negative revenue variance of \$202K and the restaurant had a negative revenue variance of \$114K. The hotel's negative variance was attributed to weaker than expected transient demand.
- 3 The LPFC had lower than budgeted second quarter expenses, a variance in the amount of \$182K, somewhat offsetting the impact of the revenue deficiency
- 4 The LPFC had an operating profit of \$2.04 million for the second quarter, which was lower than the budgeted operating profit of \$2.18 million. Of the approximate \$133K negative operating profit variance, the restaurants contributed a positive \$8K to the profit variance with the hotel contributing a negative \$142K.
- 5 Operating profit was up \$93K compared to the second quarter of 2014.
- 6 For 2015, the hotel has created a new expense category for IT expenses, which we have consolidated with Administrative expenses. Individual line items may not be 100% comparable due to this reclassification.
- 7 See additional reports for more detailed information and analysis.
- 8 Above amounts may contain immaterial rounding differences.

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ITEM #2

June 2015 Scorecard Summary



WESTIN LOMBARD SCORECARD SUMMARY-June 2015

1

PERFORMANCE RELATIVE TO THE COMPETITIVE SET

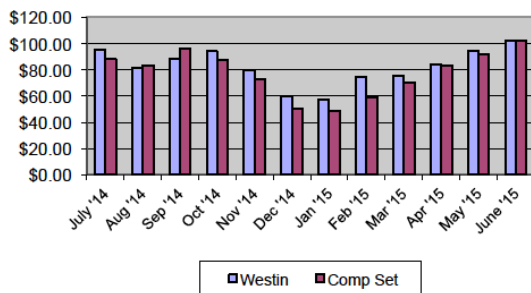
The following table summarizes the Hotel's revenue per available room ("RevPAR") performance, relative to the competitive set, for the trailing 12 month period.

RevPAR Performance Comparison to Competitive Set as of June 2015

	Westin	Comp Set	Yield Index	RevPar Rank
July '14	\$95.70	\$88.05	108.70%	3 of 7
Aug '14	\$81.86	\$83.49	98.10%	5 of 8
Sep '14	\$88.42	\$96.08	92.00%	6 of 8
Oct '14	\$94.00	\$87.61	107.30%	4 of 8
Nov '14	\$79.88	\$72.61	110.00%	4 of 8
Dec '14	\$59.91	\$50.11	119.60%	3 of 8
Jan '15	\$57.68	\$48.90	117.90%	3 of 8
Feb '15	\$74.18	\$59.26	125.20%	2 of 8
Mar '15	\$75.56	\$70.39	107.30%	5 of 8
Apr '15	\$83.85	\$83.32	100.60%	4 of 8
May '15	\$94.12	\$92.14	102.20%	6 of 9
June '15	\$102.05	\$102.15	99.90%	5 of 9
Previous 12 Mos.	\$82.27	\$77.84	107.40%	4 of 9

Source: Smith Travel Research

Westin Lombard RevPAR Performance Compared to the Competitive Set



Indicator Explanation: RevPAR is calculated by multiplying the occupancy percentage times the average room rate. RevPAR helps management to identify the optimal mix of occupancy percentage and average rate. The RevPAR yield index measures the performance of an individual hotel against its competitive set. A yield index of 100 percent means a hotel is operating at the average of the competitive set. "RevPar Rank" represents the rank of the Hotel in terms of RevPar compared to its Competitive Set.

RevPAR yield index was 99.9% for the month of June comprised of 103% occupancy and 97% rate index. Rate fell short of budget due to earning \$22 less from the transient market. There were 15 days where occupancy was above 95% creating a high amount of displacement by the Cathay airline crew business which used 1,527 rooms for the month. Despite the low RevPar Index, hotel occupancy of 79.8% was strong and exceeded the budget.

2

FUTURE GROUP BOOKINGS

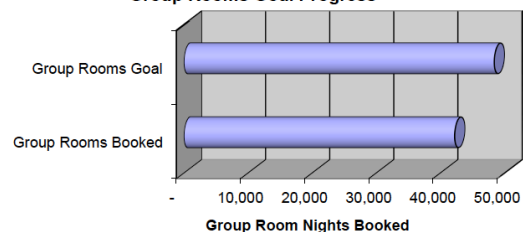
The following table summarizes future group business booked during the past months.

2015 Group Business Booked Jun-15

	Definite Room Nights
Jan '15	1,916
Feb '15	3,966
Mar '15	4,395
Apr '15	3,678
May '15	4,335
Jun '15	4,775
July '15	4,775
Aug '15	4,206
Sep '15	3,169
Oct '15	2,396
Nov '15	3,871
Dec '15	756
Total 2015 Group Rooms Booked	42,238
2015 Group Business Goal	48,413
To Be Booked to Meet Goal	6,175
Same Time Last Year	44,354

Source: Westin Lombard PACE Report

2015 Group Rooms Goal Progress



Indicator Explanation: For the 2015 budget, the Hotel has set a goal of booking 48,413 Group Rooms. This goal is important because it represents 42% of the total rooms that the Hotel hopes to sell during the year. When the Hotel has a sufficient amount of future room bookings, the Hotel is able to more aggressively price its remaining inventory resulting in a higher RevPAR. Thus, the Hotel has stronger "pricing power".

To date, the 2015 Group Rooms booked number is 42,238. This pace is behind the pace of Group Rooms booked in the previous year of 44,354. However, this year's Group Room goal is lower than the prior year. Hotel management believes that they will achieve the 2015 goal.

WESTIN LOMBARD SCORECARD SUMMARY-June 2015

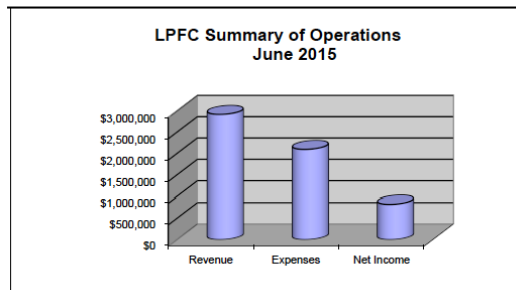
3

MONTHLY FINANCIAL RESULTS

The following table summarizes financial results for June 2015.

Summary of Operations Jun-15		
	Actual	Variance to Budget
Revenue	\$2,915,885	-\$131,586
Expenses	\$2,094,399	-\$126,437
Net Income	\$821,486	-\$5,149

Source: Westin/HCHM Financial Stmts.



Indicator Explanation: The LPFC Summary of Operations displays the total revenue and total expenses of the Westin Lombard Yorktown Center, Harry Carays Restaurant and Banquets and Holy Mackerel Restaurant.

Notable operational results for the month of June include the following:

- ✓ June combined LPFC operations was lower than the budgeted net income by \$5,149 resulting in total net income of \$821,486. June 2015's net income represented a \$144,159 increase from June 2014 net income.
- ✓ Hotel NOI exceeded the budget by 3% and contributed 94% of the net income for June with the remainder of 6% coming from the Restaurants.
- ✓ Hotel occupancy was 79.8%. RevPar was \$102.05 representing a negative \$2.54 variance to RevPar budget, and a positive \$6.53 RevPar variance to prior year.
- ✓ Cathay Airlines had 1,527 rooms for the month, an average of 52 rooms per night.
- ✓ Hotel food and beverage revenue of \$849,754 fell short of the budget by \$30,671 due to weaker per cap Group Room spending.
- ✓ The Restaurants recorded net income of \$45,494 for the month, a negative variance of \$24,806 to budget.

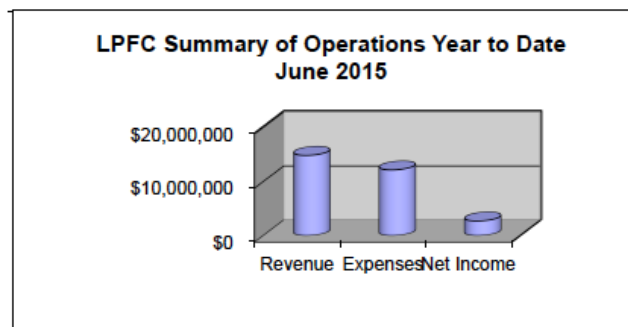
4

YEAR-TO-DATE FINANCIAL RESULTS

The following table summarizes LPFC year to date financial results.

Summary of Operations Year-to-Date Through June 2015		
	Actual	Variance to Budget
Revenue	\$14,833,302	-\$576,509
Expenses	\$12,141,425	-\$192,397
Net Income	\$2,691,877	-\$384,112

Source: Westin/HCHM Financial Stmts.



Indicator Explanation: Year-to-date financial performance offers a clearer picture of operating results for the LPFC than does a single month of operations.

- ✓ YTD net income is below the budget by \$384,112 or 12%.
- ✓ Hotel management believes it will recapture some of the year to date budget variance in the second half of the year.

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ITEM #3

Smith Travel RevPar Reports, June 2015



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Westin Lombard Yorktown Center Monthly STAR Report

For the Month of: June 2015

STR #: 54430

Date Created: July 17, 2015

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Tab 2 - Monthly Performance at a Glance - My Property vs. Competitive Set

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

June 2015

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	79.8	77.3	103.2	127.87	132.15	96.8	102.05	102.15	99.9
Year To Date	70.0	59.6	117.3	116.07	127.91	90.7	81.23	76.29	106.5
Running 3 Month	75.8	70.8	107.0	123.21	130.69	94.3	93.35	92.53	100.9
Running 12 Month	71.5	61.3	116.7	115.05	127.25	90.4	82.27	77.94	105.6

June 2015 vs. 2014 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	8.3	4.3	3.8	-1.3	5.5	-6.5	6.8	10.1	-3.0
Year To Date	2.3	3.7	-1.3	-1.3	6.7	-7.5	1.0	10.7	-8.7
Running 3 Month	3.2	5.2	-1.9	1.1	6.5	-5.1	4.3	12.0	-6.9
Running 12 Month	2.7	-0.4	3.2	-2.6	6.8	-8.7	0.1	6.3	-5.8

STR, Inc.

Tab 3 - STAR Summary - My Property vs. Comp Set and Industry Segments

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Westin Lombard Yorktown Center	79.8	8.3	70.0	2.3	75.8	3.2	71.5	2.7
Market: Chicago, IL	81.9	0.1	67.3	2.7	77.3	1.7	70.2	3.5
Market Class: Upper Upscale Class	83.3	-1.0	69.4	2.3	80.1	0.9	72.8	2.8
Tract: Chicago DuPage County, IL	80.9	2.6	63.6	2.6	74.0	2.5	65.7	3.1
Tract Scale: Upscale Chains	79.7	0.1	63.7	-2.0	74.0	-1.0	66.4	-0.9
Competitive Set: Competitors	77.3	4.3	59.6	3.7	70.8	5.2	61.3	-0.4

Westin Lombard Yorktown Center
Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

Average Daily Rate								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Westin Lombard Yorktown Center	127.87	-1.3	116.07	-1.3	123.21	1.1	115.05	-2.6
Market: Chicago, IL	160.11	5.8	137.89	8.4	154.78	9.2	139.61	7.3
Market Class: Upper Upscale Class	200.37	5.0	169.46	7.3	191.50	8.0	171.74	7.1
Tract: Chicago DuPage County, IL	103.71	6.2	97.60	5.2	101.38	6.7	97.10	4.7
Tract Scale: Upscale Chains	124.11	6.1	117.56	5.2	121.38	6.3	116.39	5.1
Competitive Set: Competitors	132.15	5.5	127.91	6.7	130.69	6.5	127.25	6.8

Westin Lombard Yorktown Center
Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

RevPAR								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Westin Lombard Yorktown Center	102.05	6.8	81.23	1.0	93.35	4.3	82.27	0.1
Market: Chicago, IL	131.19	5.8	92.85	11.2	119.70	11.0	97.95	11.1
Market Class: Upper Upscale Class	166.95	4.0	117.57	9.8	153.37	9.0	125.06	10.1
Tract: Chicago DuPage County, IL	83.86	9.0	62.09	8.0	75.02	9.4	63.84	8.0
Tract Scale: Upscale Chains	98.94	6.2	74.86	3.1	89.86	5.2	77.24	4.1
Competitive Set: Competitors	102.15	10.1	76.29	10.7	92.53	12.0	77.94	6.3

Westin Lombard Yorktown Center
Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

Census/Sample - Properties & Rooms						
Census		Sample		Sample %		
Properties	Rooms	Properties	Rooms	Rooms		
Market: Chicago, IL	734	110778	534	98266		88.7
Market Class: Upper Upscale Class	97	37161	90	35974		96.8
Tract: Chicago DuPage County, IL	102	15026	90	14243		94.8
Tract Scale: Upscale Chains	39	8140	39	8140		100.0
Competitive Set: Competitors	8	2133	8	2133		100.0

Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
1.6	1.0	1.3	0.9
2.3	1.3	1.9	1.1
1.4	1.5	1.5	1.6
7.3	7.4	7.4	4.7
11.3	10.1	11.3	9.5

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
8.3	2.3	3.2	2.7
1.7	3.7	2.9	4.4
1.3	3.7	2.8	3.9
4.0	4.2	4.1	4.7
7.5	5.2	6.2	3.8
16.1	14.2	17.0	9.1

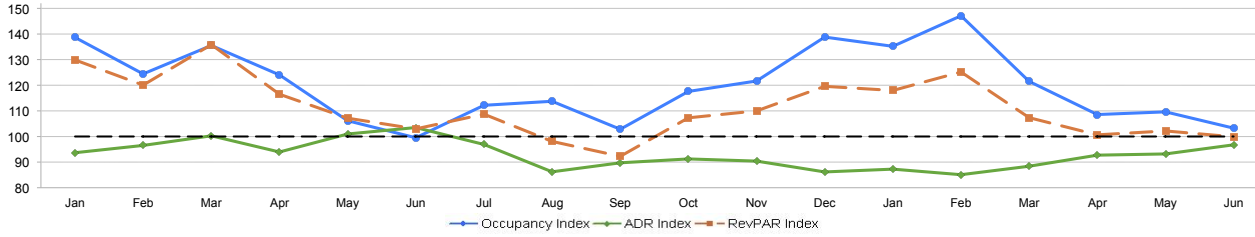
Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
6.8	1.0	4.3	0.1
7.5	12.4	12.4	12.1
6.5	11.3	11.1	11.3
10.5	9.7	11.0	9.7
14.0	10.7	12.9	9.0
22.5	21.9	24.6	16.4

Pipeline			
Market: Chicago, IL			
Under Construction		Planning	
Properties	Rooms	Properties	Rooms
21	3370	27	5637
See Help page for pipeline definitions.			

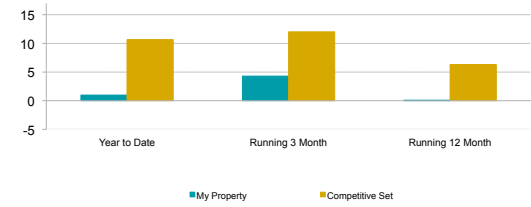
Tab 4 - Competitive Set Report

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	54.9	57.9	76.8	75.2	71.4	73.7	81.9	75.4	72.2	78.8	71.7	58.0	54.2	69.8	68.9	69.9	77.5	79.8
Competitive Set	39.6	46.5	56.6	60.6	67.3	74.1	73.0	66.3	70.2	67.0	58.9	41.8	40.1	47.4	56.8	64.4	70.7	77.3
Index (MPI)	138.6	124.4	135.5	124.0	106.1	99.5	112.2	113.8	102.8	117.6	121.7	138.8	135.2	147.1	121.5	108.6	109.6	103.2
Rank	2 of 7	4 of 7	2 of 7	2 of 7	4 of 7	5 of 7	2 of 7	3 of 8	4 of 8	1 of 8	1 of 8	2 of 8	2 of 8	1 of 8	2 of 8	2 of 8	3 of 9	3 of 9

Year To Date		
2013	2014	2015
65.1	68.4	70.0
62.5	57.5	59.6
104.1	118.9	117.3
4 of 7	3 of 7	1 of 9

Running 3 Month		
2013	2014	2015
71.8	73.4	75.8
72.3	67.3	70.8
99.4	109.0	107.0
4 of 7	4 of 7	3 of 9

Running 12 Month		
2013	2014	2015
66.7	69.6	71.5
63.6	61.5	61.3
104.9	113.1	116.7
3 of 7	2 of 7	2 of 9

ADR	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	110.00	113.43	113.55	113.89	122.45	129.59	116.89	108.54	122.47	119.36	111.47	103.29	106.35	106.30	109.60	119.94	121.42	127.87
Competitive Set	117.44	117.56	113.28	121.24	121.29	125.22	120.65	125.91	136.52	130.79	123.30	119.90	121.91	124.93	124.02	129.38	130.30	132.15
Index (ARI)	93.7	96.5	100.2	93.9	101.0	103.5	96.9	86.2	89.7	91.3	90.4	86.1	87.2	85.1	88.4	92.7	93.2	96.8
Rank	5 of 7	4 of 7	3 of 7	6 of 7	3 of 7	3 of 7	4 of 7	7 of 8	7 of 8	7 of 8	6 of 8	7 of 8	7 of 8	7 of 8	7 of 8	6 of 8	7 of 9	6 of 9

Year To Date		
2013	2014	2015
117.92	117.56	116.07
116.39	119.85	127.91
101.3	98.1	90.7
4 of 7	4 of 7	8 of 9

Running 3 Month		
2013	2014	2015
122.76	121.92	123.21
119.11	122.70	130.69
103.1	99.4	94.3
4 of 7	4 of 7	6 of 9

Running 12 Month		
2013	2014	2015
116.19	118.07	115.05
117.42	119.18	127.25
99.0	99.1	90.4
4 of 7	4 of 7	8 of 9

RevPAR	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	60.42	65.65	87.15	85.63	87.41	95.53	95.70	81.86	88.47	94.00	79.88	59.91	57.68	74.18	75.55	83.85	94.12	102.05
Competitive Set	46.53	54.69	64.15	73.50	81.57	92.77	88.05	83.49	95.90	87.61	72.61	50.11	48.90	59.26	70.39	83.32	92.14	102.15
Index (RGI)	129.9	120.0	135.9	116.5	107.2	103.0	108.7	98.1	92.3	107.3	110.0	119.6	117.9	125.2	107.3	100.6	102.2	99.9
Rank	3 of 7	3 of 7	3 of 7	3 of 7	4 of 7	5 of 7	3 of 7	5 of 8	6 of 8	4 of 8	4 of 8	4 of 8	3 of 8	2 of 8	5 of 8	4 of 8	6 of 9	5 of 9

Year To Date		
2013	2014	2015
76.78	80.43	81.23
72.77	68.95	76.29
105.5	116.7	105.5
3 of 7	3 of 7	4 of 9

Running 3 Month		
2013	2014	2015
88.19	89.50	93.35
86.07	82.60	92.53
102.5	108.4	100.9
4 of 7	4 of 7	5 of 9

Running 12 Month		
2013	2014	2015
77.49	82.19	82.27
74.66	73.32	77.94
103.8	112.1	105.6
3 of 7	3 of 7	4 of 9

% Chg	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	19.6	-12.3	22.2	-2.3	5.3	1.6	6.7	-13.0	-0.7	-3.7	5.1	5.3	-4.5	13.0	-13.3	-2.1	7.7	6.8
Competitive Set	-8.8	-9.7	-3.6	-10.7	-4.1	2.2	-0.7	-7.0	10.7	3.0	7.0	5.0	5.1	8.4	9.7	13.4	13.0	10.1
Index (RGI)	31.2	-2.9	26.7	9.4	9.9	-0.6	7.5	-6.4	-10.3	-6.5	-1.8	0.2	-9.2	4.3	-21.0	-13.6	-4.7	-3.0
Rank	2 of 7	5 of 7	1 of 7	5 of 7	2 of 7	5 of 7	5 of 7	5 of 7	6 of 7	6 of 7	3 of 7	3 of 7	5 of 7	2 of 7	7 of 7	5 of 7	3 of 7	4 of 7

Year To Date		
2013	2014	2015
1.4	4.7	1.0
3.3	-5.3	10.7
-1.9	10.6	-8.7
5 of 7	4 of 7	5 of 7

Running 3 Month		
2013	2014	2015
3.3	1.5	4.3
8.5	-4.0	12.0
-4.8	5.7	-6.9
6 of 7	5 of 7	4 of 7

Running 12 Month		
2013	2014	2015
-0.4	6.1	0.1
4.2	-1.8	6.3
-4.4	8.0	-5.8
6 of 7	1 of 7	6 of 7

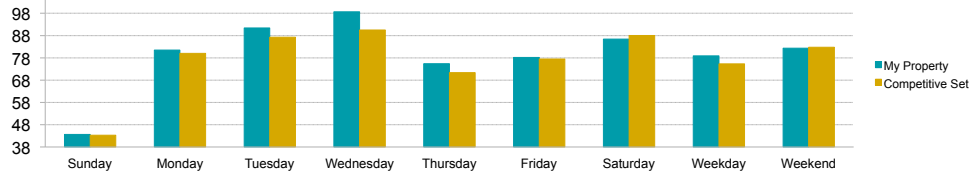
Tab 6 - Day of Week and Weekday/Weekend Report

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

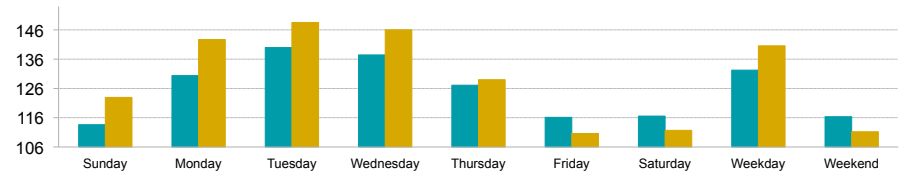
STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR

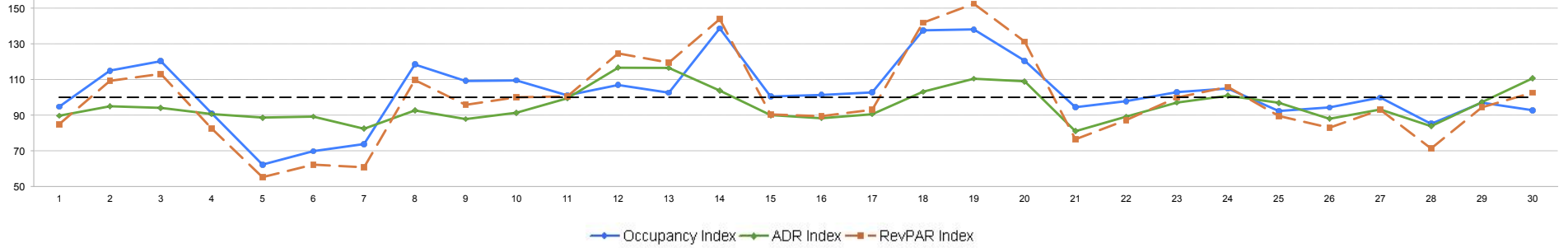


Day of Week	Time Period	Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
			% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	43.7	14.9	43.3	-1.1	100.9	16.2	113.61	4.8	122.91	4.2	92.4	0.6	49.59	20.5	53.19	3.0	93.2	16.9
	Year To Date	41.8	1.5	33.3	5.8	125.3	-4.1	105.62	1.6	119.82	4.6	88.2	-2.9	44.12	3.1	39.96	10.7	110.4	-6.8
	Running 3 Month	44.8	6.3	40.7	12.6	110.2	-5.6	114.66	7.7	121.18	3.7	94.6	-3.9	51.40	14.5	49.28	16.7	104.3	-1.9
	Running 12 Month	41.8	4.8	34.8	-1.6	120.0	6.5	104.49	-2.3	119.44	4.9	87.5	-6.9	43.67	2.4	41.61	3.2	105.0	-0.8
Monday	Current Month	81.5	7.5	80.0	7.7	101.9	-0.1	130.35	-5.2	142.66	7.7	91.4	-12.0	106.26	1.9	114.11	16.0	93.1	-12.1
	Year To Date	72.2	-2.0	61.7	9.5	116.9	-10.5	123.84	-1.3	139.39	6.7	88.8	-7.5	89.36	-3.3	86.01	16.9	103.9	-17.2
	Running 3 Month	78.1	3.1	73.8	10.3	105.9	-6.5	130.38	0.5	143.32	7.4	91.0	-6.4	101.87	3.6	105.73	18.4	96.4	-12.5
	Running 12 Month	72.7	1.1	62.4	2.5	116.4	-1.4	123.18	-2.6	138.46	7.3	89.0	-9.3	89.56	-1.5	86.46	10.0	103.6	-10.5
Tuesday	Current Month	91.4	-4.5	87.3	-3.0	104.8	-1.5	139.95	-0.5	148.54	6.0	94.2	-6.1	127.97	-4.9	129.63	2.8	98.7	-7.6
	Year To Date	82.8	-4.0	73.8	4.4	112.2	-8.1	128.15	0.2	143.40	6.9	89.4	-6.3	106.10	-3.9	105.80	11.7	100.3	-13.9
	Running 3 Month	89.8	0.7	85.7	7.1	104.7	-6.0	135.71	3.7	148.43	8.0	91.4	-3.9	121.81	4.5	127.21	15.7	95.8	-9.7
	Running 12 Month	83.9	-1.0	74.0	0.3	113.4	-1.2	126.90	-1.4	142.79	7.8	88.9	-8.5	106.47	-2.3	105.67	8.1	100.8	-9.6
Wednesday	Current Month	98.7	7.5	90.5	3.2	109.0	4.2	137.46	-1.7	146.03	5.0	94.1	-6.3	135.60	5.7	132.18	8.3	102.6	-2.4
	Year To Date	81.9	0.7	72.5	9.3	113.0	-7.9	127.37	0.7	141.80	7.5	89.8	-6.3	104.36	1.4	102.85	17.5	101.5	-13.7
	Running 3 Month	89.9	-1.7	81.9	4.2	109.8	-5.7	133.16	2.4	145.68	8.2	91.4	-5.4	119.76	0.6	119.28	12.8	100.4	-10.8
	Running 12 Month	82.3	1.7	72.5	2.8	113.5	-1.0	125.42	-1.6	140.46	7.5	89.3	-8.4	103.20	0.1	101.80	10.4	101.4	-9.4
Thursday	Current Month	75.4	8.8	71.4	-2.6	105.6	11.7	127.09	-3.1	128.98	0.7	98.5	-3.8	95.83	5.3	92.09	-2.0	104.1	7.5
	Year To Date	63.8	-3.9	52.6	-1.3	121.5	-2.7	114.30	-2.0	128.50	6.1	88.9	-7.6	72.97	-5.8	67.54	4.7	108.0	-10.1
	Running 3 Month	68.8	-5.2	63.7	0.0	108.0	-5.1	123.07	-0.1	129.21	5.0	95.2	-4.9	84.69	-5.3	82.34	5.0	102.9	-9.8
	Running 12 Month	67.9	0.0	56.0	-4.1	121.2	4.2	113.26	-2.7	127.00	5.7	89.2	-7.9	76.87	-2.7	71.13	1.4	108.1	-4.0
Friday	Current Month	78.2	-1.1	77.5	4.4	100.9	-5.3	116.12	-2.5	110.63	4.8	105.0	-6.9	90.81	-3.6	85.70	9.4	106.0	-11.8
	Year To Date	71.4	9.7	58.6	-2.6	122.0	12.7	102.83	-3.8	106.94	5.2	96.2	-8.5	73.46	5.5	62.62	2.4	117.3	3.0
	Running 3 Month	77.4	10.6	70.7	1.9	109.5	8.6	109.09	-4.0	108.80	4.3	100.3	-7.9	84.47	6.3	76.95	6.3	109.8	0.0
	Running 12 Month	72.7	3.7	60.7	-3.8	119.8	7.7	103.05	-3.8	107.41	5.3	95.9	-8.6	74.95	-0.3	65.20	1.3	115.0	-1.6
Saturday	Current Month	86.5	15.7	88.0	6.2	98.2	8.9	116.53	0.4	111.70	5.3	104.3	-4.6	100.74	16.2	98.31	11.8	102.5	3.9
	Year To Date	76.4	16.6	65.5	0.9	116.6	15.5	103.54	-1.2	107.26	5.5	96.5	-6.3	79.10	15.2	70.28	6.4	112.5	8.3
	Running 3 Month	81.5	12.1	79.1	3.5	102.9	8.3	109.80	1.3	109.84	4.9	100.0	-3.4	89.45	13.5	86.93	8.6	102.9	4.6
	Running 12 Month	79.0	10.1	68.0	-0.8	116.1	10.9	102.13	-2.6	107.55	5.6	95.0	-7.8	80.70	7.2	73.17	4.8	110.3	2.3
Weekday/ (Sun-Thu)	Current Month	78.9	8.7	75.3	3.9	104.7	4.6	132.24	-1.5	140.52	5.8	94.1	-6.8	104.33	7.1	105.84	9.9	98.6	-2.6
	Year To Date	68.4	-1.8	58.7	5.7	116.6	-7.1	121.67	-0.3	136.78	6.8	89.0	-6.6	83.22	-2.1	80.26	12.9	103.7	-13.2
	Running 3 Month	74.3	0.1	69.1	6.3	107.4	-5.8	129.09	2.3	139.94	7.0	92.2	-4.3	95.91	2.4	96.77	13.6	99.1	-9.9
	Running 12 Month	69.8	1.0	60.0	0.3	116.3	0.7	120.46	-2.1	135.69	7.1	88.8	-8.5	84.04	-1.1	81.43	7.4	103.2	-7.9
Weekend (Fri-Sat)	Current Month	82.3	7.1	82.7	5.4	99.5	1.6	116.34	-1.1	111.20	5.0	104.6	-5.8	95.78	5.9	92.00	10.7	104.1	-4.3
	Year To Date	73.9	13.1	62.0	-0.8	119.1	14.0	103.20	-2.5	107.11	5.3	96.3	-7.4	76.28	10.3	66.45	4.5	114.8	5.6
	Running 3 Month	79.4	11.4	74.9	2.8	106.0	8.4	109.45	-1.3	109.35	4.6	100.1	-5.7	86.96	9.9	81.94	7.5	106.1	2.2
	Running 12 Month	75.9	6.9	64.4	-2.2	117.9	9.3	102.57	-3.2	107.48	5.5	95.4	-8.2	77.82	3.4	69.19	3.1	112.5	0.3
Total	Current Month	79.8	8.3	77.3	4.3	103.2	3.8	127.87	-1.3	132.15	5.5	96.8	-6.5	102.05	6.8	102.15	10.1	99.9	-3.0
	Year To Date	70.0	2.3	59.6	3.7	117.3	-1.3	116.07	-1.3	127.91	6.7	90.7	-7.5	81.23	1.0	76.29	10.7	106.5	-8.7
	Running 3 Month	75.8	3.2	70.8	5.2	107.0	-1.9	123.21	1.1	130.69	6.5	94.3	-5.1	93.35	4.3	92.53	12.0	100.9	-6.9
	Running 12 Month	71.5	2.7	61.3	-0.4	116.7	3.2	115.05	-2.6	127.25	6.8	90.4	-8.7	82.27	0.1	77.94	6.3	105.6	-8.8

Tab 7 - Daily Data for the Month

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of June



Occupancy (%)	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	77.6	99.2	99.0	58.8	43.0	58.8	33.0	96.8	99.8	97.4	74.2	98.0	98.4	75.2	94.6	99.0	99.2	98.0	98.4	32.8	79.8	99.2	99.0	70.6	73.8	90.2	33.6	58.8	60.0	
Competitive Set	82.0	86.3	82.3	64.6	69.1	84.2	44.7	81.8	91.5	89.0	73.4	91.7	95.9	54.2	94.2	97.7	96.5	71.3	71.0	81.7	34.7	81.6	96.4	94.4	76.5	78.2	90.3	39.5	60.6	64.7
Index (MPI)	94.7	115.0	120.3	91.1	62.3	69.8	73.8	118.4	109.1	109.5	101.1	106.9	102.6	138.6	100.4	101.3	102.8	137.5	138.1	120.5	94.4	97.8	102.9	104.9	92.3	94.3	99.8	85.1	97.0	92.7

% Chg	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	-4.7	15.3	30.6	6.1	-53.6	-21.6	5.8	12.3	0.0	-1.8	28.8	80.8	84.3	149.0	33.6	-0.8	1.4	48.9	26.6	17.4	-34.7	-13.1	-0.2	2.7	-29.4	-21.3	2.3	13.5	15.3	3.1
Competitive Set	9.1	8.7	8.5	-5.2	-5.2	-1.2	1.8	-5.1	-5.7	-5.2	-0.3	36.2	50.7	50.7	14.7	4.5	6.4	-13.9	-13.5	-11.9	-28.0	4.6	7.2	4.3	11.3	5.0	0.7	-3.8	21.2	26.6
Index (MPI)	-12.6	6.1	20.3	11.9	-51.0	-20.6	3.9	18.4	6.1	3.6	29.2	32.8	22.3	65.2	16.5	-5.0	-4.7	72.9	46.4	33.3	-9.2	-16.9	-6.9	-1.6	-36.6	-25.1	1.5	18.1	-4.9	-18.5

ADR	June																													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
My Property	128.27	139.35	137.16	120.23	94.44	95.73	100.28	130.74	132.47	127.60	125.47	133.29	137.14	131.83	139.48	142.40	140.39	135.81	124.00	121.46	101.71	127.33	145.94	144.47	122.39	95.47	102.22	97.50	121.83	139.38
Competitive Set	143.07	146.71	145.82	132.69	106.52	107.32	121.74	141.18	150.89	139.66	126.14	114.31	117.77	127.07	154.96	161.36	155.11	131.74	112.34	111.47	125.62	142.78	150.42	143.18	126.23	108.58	109.75	116.37	125.23	125.95
Index (ARI)	89.7	95.0	94.1	90.6	88.7	89.2	82.4	92.6	87.8	91.4	99.5	116.6	116.4	103.7	90.0	88.3	90.5	103.1	110.4	109.0	81.0	89.2	97.0	100.9	97.0	87.9	93.1	83.8	97.3	110.7

% Chg	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	-1.6	10.1	1.9	-1.2	-13.2	-16.7	-11.2	-9.8	-12.4	-15.6	-9.4	4.2	17.2	18.9	0.1	-2.0	-0.2	8.9	12.1	12.0	-8.5	-1.8	8.5	12.6	-9.1	-25.9	-15.9	9.6	-14.2	18.0
Competitive Set	7.3	8.9	7.3	9.0	1.6	2.2	0.2	-0.9	0.2	-4.3	-6.5	4.5	15.0	9.2	21.4	19.7	14.3	2.1	6.4	4.8	6.1	7.5	8.6	4.2	0.5	5.8	0.5	2.5	4.3	2.8
Index (ARI)	-8.3	1.1	-5.0	-9.3	-14.6	-18.5	-11.3	-9.0	-12.6	-11.8	-3.1	-0.3	1.9	8.9	-17.6	-18.1	-12.7	6.7	5.3	6.8	-13.7	-8.6	-0.1	8.1	-9.6	-30.0	-16.4	6.9	-17.7	14.7

RevPAR	June																													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
My Property	99.54	138.24	135.79	70.69	40.61	56.29	33.09	126.56	132.20	124.28	93.10	130.63	134.94	99.13	131.95	140.98	139.27	133.09	121.52	119.51	33.36	101.61	144.77	143.03	86.41	70.46	92.21	32.76	71.63	83.63
Competitive Set	117.25	126.55	120.05	85.66	73.56	90.42	54.45	115.43	138.02	124.27	92.61	104.83	112.96	68.93	145.96	157.65	149.73	93.88	79.74	91.04	43.64	116.47	144.99	135.12	96.52	84.96	90.15	45.94	75.92	81.49
Index (RGI)	84.9	109.2	113.1	82.5	55.2	62.3	60.8	109.6	95.8	100.0	100.5	124.6	119.5	143.8	90.4	89.4	93.0	141.8	152.4	131.3	76.4	87.2	99.9	105.8	89.5	82.9	93.0	71.3	94.4	102.6

% Chg	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	-6.2	27.0	33.0	4.9	-59.7	-34.7	-6.1	1.3	-12.4	-17.1	16.8	88.5	115.9	196.1	33.7	-2.8	1.2	62.2	41.9	31.5	-40.2	-14.6	8.3	15.7	-35.8	-41.7	-14.0	24.4	-1.1	21.6
Competitive Set	17.1	18.4	16.4	3.3	-3.7	1.0	2.0	-5.9	-5.5	-9.2	-6.8	42.3	73.3	64.6	39.3	25.0	21.6	-12.1	-7.9	-7.6	-23.6	12.5	16.4	8.7	11.9	11.2	1.3	-1.4	26.4	30.2
Index (RGI)	-19.9	7.2	14.3	1.5	-58.1	-35.3	-7.9	7.7	-7.3	-8.7	25.3	32.4	24.6	79.9	-4.0	-22.2	-16.8	84.5	54.1	42.4	-21.7	-24.1	-7.0	6.4	-42.7	-47.6	-15.1	26.2	-21.7	-6.6

Tab 8 - Segmentation at a Glance - My Property vs. Competitive Set

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

June 2015

	Transient			Group			Contract			Total		
			% Chg			% Chg			% Chg			% Chg
Occupancy (%)	My Property	37.8	0.4	My Property	31.8	23.2	My Property	10.2	-0.6	My Property	79.8	8.3
	Comp set	53.1	13.3	Comp set	24.0	-11.0	Comp set	0.3	-16.9	Comp set	77.3	4.3
	Index (MPI)	71.2	-11.4	Index (MPI)	132.8	38.4	Index (MPI)	3915.3	19.7	Index (MPI)	103.2	3.8
ADR	My Property	130.05	-8.1	My Property	145.88	5.5	My Property	63.47	-0.1	My Property	127.87	-1.3
	Comp set	134.54	3.8	Comp set	127.23	7.9	Comp set	98.89	-3.1	Comp set	132.15	5.5
	Index (ARI)	96.7	-11.5	Index (ARI)	114.7	-2.2	Index (ARI)	64.2	3.1	Index (ARI)	96.8	-6.5
RevPAR	My Property	49.15	-7.8	My Property	46.44	29.9	My Property	6.46	-0.7	My Property	102.05	6.8
	Comp set	71.40	17.6	Comp set	30.49	-4.0	Comp set	0.26	-19.5	Comp set	102.15	10.1
	Index (RGI)	68.8	-21.6	Index (RGI)	152.3	35.3	Index (RGI)	2512.9	23.4	Index (RGI)	99.9	-3.0

Year To Date

	Transient			Group			Contract			Total		
			% Chg			% Chg			% Chg			% Chg
Occupancy (%)	My Property	32.5	5.2	My Property	25.5	-7.1	My Property	12.0	19.0	My Property	70.0	2.3
	Comp set	41.8	13.9	Comp set	17.5	-13.4	Comp set	0.3	-48.5	Comp set	59.6	3.7
	Index (MPI)	77.7	-7.6	Index (MPI)	145.5	7.2	Index (MPI)	4080.5	131.2	Index (MPI)	117.3	-1.3
ADR	My Property	130.82	-4.1	My Property	122.30	5.1	My Property	62.92	0.0	My Property	116.07	-1.3
	Comp set	131.32	5.3	Comp set	120.28	7.2	Comp set	97.65	26.8	Comp set	127.91	6.7
	Index (ARI)	99.6	-9.0	Index (ARI)	101.7	-2.0	Index (ARI)	64.4	-21.2	Index (ARI)	90.7	-7.5
RevPAR	My Property	42.51	0.8	My Property	31.16	-2.4	My Property	7.56	19.0	My Property	81.23	1.0
	Comp set	54.94	19.9	Comp set	21.06	-7.2	Comp set	0.29	-34.7	Comp set	76.29	10.7
	Index (RGI)	77.4	-15.9	Index (RGI)	147.9	5.1	Index (RGI)	2629.4	82.2	Index (RGI)	106.5	-8.7

STR, Inc.

Tab 9 - Segmentation Occupancy Analysis

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Occupancy (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	23.4	29.2	29.2	21.7	10.0	15.9	9.8	0.4	3.1	54.9
	Feb	23.1	33.4	35.2	24.8	12.6	19.3	10.0	0.6	2.9	57.9	46.5	57.4
	Mar	28.4	34.3	38.8	38.3	21.1	24.3	10.0	1.2	3.0	76.8	56.6	66.1
	Apr	33.5	36.2	41.2	31.6	23.8	31.0	10.1	0.7	2.9	75.2	60.6	75.1
	May	38.8	40.4	41.6	22.2	26.6	36.8	10.4	0.3	3.0	71.4	67.3	81.5
	Jun	37.6	46.8	46.9	25.8	26.9	34.8	10.2	0.3	3.4	73.7	74.1	85.0
	Jul	34.3	48.3	47.8	37.7	24.4	32.4	9.8	0.3	3.3	81.9	73.0	83.6
	Aug	42.7	44.4	51.1	17.7	21.6	29.8	14.9	0.3	3.3	75.4	66.3	84.2
	Sep	32.5	44.0	42.6	24.9	26.0	37.1	14.9	0.2	3.1	72.2	70.2	82.8
	Oct	34.8	42.5	41.8	29.2	24.3	36.2	14.8	0.3	3.0	78.8	67.0	81.0
	Nov	28.7	40.9	38.6	28.5	17.6	30.7	14.5	0.3	2.9	71.7	58.9	72.3
	Dec	31.1	32.2	38.6	12.5	9.3	16.6	14.5	0.2	2.9	58.0	41.8	58.1
2015	Jan	26.5	30.3	29.9	12.3	9.5	17.2	15.5	0.3	3.1	54.2	40.1	50.2
	Feb	26.3	36.4	36.2	28.3	10.7	17.8	15.1	0.3	3.5	69.8	47.4	57.5
	Mar	29.7	40.4	39.6	28.4	16.0	25.9	10.9	0.4	3.4	68.9	56.8	68.8
	Apr	35.4	42.8	38.6	24.5	21.3	33.4	10.0	0.3	2.9	69.9	64.4	74.9
	May	39.0	47.6	39.6	28.0	22.8	39.1	10.5	0.3	3.0	77.5	70.7	81.7
	Jun	37.8	53.1	44.7	31.8	24.0	35.4	10.2	0.3	3.2	79.8	77.3	83.4

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	-6.4	-2.8	-0.7	112.2	-28.3	-7.2	-3.3	-29.4	36.8	21.0
	Feb	-8.4	0.2	2.4	-20.3	-36.3	5.4	-0.3	13.8	27.6	-12.8	-13.1	4.5
	Mar	0.4	-5.7	-3.1	49.2	-8.8	4.3	0.1	137.2	26.2	19.9	-5.7	0.6
	Apr	0.2	-9.2	2.9	6.7	-19.8	-4.1	0.1	40.8	22.4	2.8	-13.3	0.5
	May	7.4	-9.8	0.0	2.4	2.1	14.6	2.9	-47.9	28.6	5.2	-5.7	7.1
	Jun	19.1	-6.9	10.2	-21.7	9.1	-14.9	1.9	-39.8	26.0	-1.2	-1.9	-1.2
	Jul	-19.3	14.2	-2.4	74.9	-26.4	7.8	-13.5	-45.9	20.0	8.5	-3.9	2.1
	Aug	17.9	-1.7	4.9	-49.1	-29.8	-1.6	49.3	-41.5	26.3	-7.0	-13.3	3.2
	Sep	-4.1	15.5	-0.4	-4.5	-17.6	14.1	46.8	-40.1	22.4	3.1	0.3	6.4
	Oct	-1.7	7.5	-3.5	-11.4	-20.2	8.6	47.8	-32.3	14.8	0.5	-4.7	2.2
	Nov	-18.1	6.4	-6.7	26.9	-8.3	22.0	34.1	-33.7	17.4	5.0	1.2	4.6
	Dec	13.9	6.4	1.8	12.5	-14.4	-1.1	11.5	-49.8	3.9	13.0	0.3	1.1
2015	Jan	12.9	3.6	2.1	-43.2	-4.6	8.0	57.9	-26.3	0.3	-1.3	1.2	3.9
	Feb	14.2	9.1	2.7	14.2	-14.7	-7.5	51.2	-48.7	18.4	20.6	2.0	0.1
	Mar	4.4	17.5	1.8	-25.9	-23.8	6.5	8.7	-69.8	13.9	-10.2	0.2	4.1
	Apr	5.5	18.3	-6.3	-22.5	-10.3	7.8	-0.2	-58.8	-1.0	-7.0	6.2	-0.3
	May	0.6	17.8	-5.0	26.1	-14.2	6.3	1.1	11.6	0.1	8.6	5.2	0.3
	Jun	0.4	13.3	-4.5	23.2	-11.0	1.9	-0.6	-16.9	-5.3	8.3	4.3	-1.9

Year To Date													
2013		30.0	39.2	38.1	25.1	22.9	27.4	10.1	0.5	2.4	65.1	62.5	67.9
2014		30.9	36.7	38.9	27.4	20.2	27.1	10.1	0.6	3.1	68.4	57.5	69.1
2015		32.5	41.8	38.1	25.5	17.5	28.4	12.0	0.3	3.2	70.0	59.6	69.7

2013		-6.7	2.1	0.4	-8.2	-2.6	-0.2	0.4	-2.7	-1.3	-6.3	0.3	0.1
2014		3.0	-6.2	2.1	9.5	-11.5	-1.1	0.2	12.6	27.8	5.1	-8.0	1.7
2015		5.2	13.9	-1.9	-7.1	-13.4	4.7	19.0	-48.5	3.9	2.3	3.7	0.9

Running 3 Month													
2013		33.7	45.0	41.4	28.0	26.8	35.1	10.1	0.5	2.5	71.8	72.3	79.0
2014		36.7	41.1	43.2	26.5	25.8	34.2	10.2	0.4	3.1	73.4	67.3	80.5
2015		37.4	47.8	41.0	28.1	22.7	36.0	10.3	0.3	3.1	75.8	70.8	80.0

2013		-6.4	7.7	-1.2	-7.8	-0.6	3.1	0.7	-0.6	2.5	-6.0	4.4	0.8
2014		8.7	-8.6	4.4	-5.5	-3.8	-2.5	1.7	-16.8	25.7	2.2	-6.8	2.0
2015		2.0	16.3	-5.2	6.1	-11.9	5.3	0.1	-33.5	-2.2	3.2	5.2	-0.6

Running 12 Month													
2013		32.5	38.7	39.9	24.1	24.4	28.7	10.0	0.5	2.4	66.7	63.6	71.0
2014		33.0	37.9	41.4	26.1	23.1	27.6	10.5	0.5	2.9	69.6	61.5	71.8
2015		33.3	41.9	40.8	25.3	19.0	29.4	13.0	0.3	3.1	71.5	61.3	73.3

2013		-4.6	-0.8	1.4	-14.8	-1.0	1.4	19.5	-2.3	2.1	-5.8	-0.9	1.4
2014		1.4	-2.2	3.8	8.2	-5.0	-4.0	4.7	-1.0	17.0	4.4	-3.3	1.1
2015		0.9	10.8	-1.5	-3.3	-17.8	6.6	23.5	-45.1	10.2	2.7	-0.4	2.1

Tab 10 - Segmentation ADR Analysis

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Average Daily Rate											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	137.05	120.52	124.18	101.28	109.05	117.03	64.55	101.05	81.17	110.00
	Feb	142.52	119.22	130.79	107.14	114.89	133.15	62.03	79.41	81.65	113.43	117.56	129.06
	Mar	139.41	122.50	143.65	107.85	101.22	153.77	62.01	62.14	80.93	113.55	113.28	144.53
	Apr	134.17	128.90	153.48	108.88	111.10	168.11	62.07	67.95	84.46	113.89	121.24	156.83
	May	127.91	124.77	179.76	140.65	116.18	200.53	63.43	102.00	87.74	122.45	121.29	185.70
	Jun	141.57	129.57	189.60	138.32	117.94	206.96	63.51	102.06	88.65	129.59	125.22	192.67
	Jul	130.78	126.03	172.94	118.66	110.18	171.48	61.68	102.27	88.25	116.89	120.65	168.99
	Aug	119.99	128.60	169.12	120.08	120.65	158.15	62.08	103.99	88.18	108.54	125.91	162.03
	Sep	144.32	141.43	196.91	130.25	128.52	200.32	61.67	104.29	88.19	122.47	136.52	194.38
	Oct	129.02	135.22	191.64	136.75	123.37	204.27	62.28	100.82	87.84	119.36	130.79	193.45
	Nov	134.26	128.08	175.22	113.77	112.64	197.51	61.77	100.16	84.17	111.47	123.30	181.05
	Dec	125.76	122.46	139.79	95.10	111.56	160.26	62.19	100.64	82.06	103.29	119.90	142.74
2015	Jan	130.89	125.04	132.91	109.24	112.73	136.67	62.03	96.41	82.75	106.35	121.91	131.05
	Feb	133.17	128.91	135.55	104.89	112.27	131.92	62.18	94.40	84.04	106.30	124.93	131.30
	Mar	132.51	127.95	156.35	103.94	114.75	159.60	61.95	96.85	85.73	109.60	124.02	154.07
	Apr	129.17	134.18	173.34	130.22	120.16	174.78	62.32	98.49	87.84	119.94	129.38	170.68
	May	130.22	133.70	199.25	129.92	123.56	209.60	66.26	100.91	93.61	121.42	130.30	200.26
	Jun	130.05	134.54	203.32	145.88	127.23	204.59	63.47	98.89	96.31	127.87	132.15	199.73

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	3.0	2.7	-1.3	-6.5	0.0	-5.3	6.8	1.9	5.3	-1.2
	Feb	3.9	0.2	0.8	-2.8	11.1	3.9	4.1	-23.2	4.9	0.5	3.9	1.6
	Mar	1.5	5.9	0.1	4.8	-2.1	-4.0	3.3	-37.7	3.5	1.9	2.2	-1.8
	Apr	-7.6	3.3	-4.4	-2.3	2.6	1.0	2.1	-37.2	6.4	-5.0	3.0	-2.3
	May	-9.5	1.8	6.5	17.6	1.9	5.8	5.5	-3.0	9.7	0.2	1.7	6.2
	Jun	-4.1	4.9	-0.9	10.3	3.5	-2.5	5.9	2.9	7.6	2.8	4.1	-2.6
	Jul	-3.8	2.6	7.0	4.5	1.0	4.7	-5.1	-1.8	7.2	-1.7	3.3	5.8
	Aug	-13.0	6.5	4.6	10.0	7.0	1.2	3.4	2.2	7.3	-6.4	7.2	3.1
	Sep	2.6	12.7	13.5	-3.5	5.6	5.9	-0.5	5.4	6.5	-3.7	10.4	9.7
	Oct	-4.1	9.4	7.5	2.8	4.6	5.2	0.4	-0.3	8.1	-4.2	8.1	6.4
	Nov	4.8	6.2	12.9	5.0	3.2	11.3	-1.5	1.2	5.1	0.1	5.7	12.7
	Dec	-0.7	5.6	4.4	-23.6	0.0	-2.9	-5.9	3.3	0.8	-6.8	4.6	1.6
2015	Jan	-4.5	3.7	7.0	7.9	3.4	16.8	-3.9	-4.6	1.9	-3.3	3.8	10.1
	Feb	-6.6	8.1	3.6	-2.1	-2.3	-0.9	0.2	18.9	2.9	-6.3	6.3	1.7
	Mar	-5.0	4.4	8.8	-3.6	13.4	3.8	-0.1	55.9	5.9	-3.5	9.5	6.6
	Apr	-3.7	4.1	12.9	19.6	8.2	4.0	0.4	45.0	4.0	5.3	6.7	8.8
	May	1.8	7.2	10.8	-7.6	6.4	4.5	4.4	-1.1	6.7	-0.8	7.4	7.8
	Jun	-8.1	3.8	7.2	5.5	7.9	-1.1	-0.1	-3.1	8.6	-1.3	5.5	3.7

Year To Date													
2013		140.79	120.90	155.95	113.74	108.98	173.15	60.16	102.31	79.24	117.92	116.39	160.18
2014		136.48	124.74	156.99	116.35	112.18	172.88	62.95	76.99	84.22	117.56	119.85	159.99
2015		130.82	131.32	170.28	122.30	120.28	179.18	62.92	97.65	88.40	116.07	127.91	170.15

Year To Date													
2013		14.3	2.8	5.8	3.0	3.1	2.8	0.0	0.0	7.2	8.1	3.0	4.5
2014		-3.1	3.2	0.7	2.3	2.9	-0.2	4.6	-24.7	6.3	-0.3	3.0	-0.1
2015		-4.1	5.3	8.5	5.1	7.2	3.6	0.0	26.8	5.0	-1.3	6.7	6.4

Running 3 Month													
2013		144.54	123.58	173.91	119.00	111.89	191.37	60.30	104.07	80.64	122.76	119.11	178.73
2014		134.42	127.77	175.02	127.40	115.24	193.01	63.02	83.62	87.05	121.92	122.70	179.25
2015		129.84	134.15	192.67	135.97	123.79	197.33	64.07	99.47	92.75	123.21	130.69	190.95

Running 3 Month													
2013		18.2	3.6	8.4	2.5	4.1	4.0	0.2	-1.3	6.2	9.9	4.0	6.3
2014		-7.0	3.4	0.6	7.1	3.0	0.9	4.5	-19.7	7.9	-0.7	3.0	0.3
2015		-3.4	5.0	10.1	6.7	7.4	2.2	1.7	19.0	6.5	1.1	6.5	6.5

Running 12 Month													
2013		132.49	121.22	158.64	117.54	111.70	174.44	60.08	101.97	78.15	116.19	117.42	162.26
2014		135.32	123.17	159.32	118.39	113.35	174.20	63.06	87.39	83.04	118.07	119.18	162.00
2015		130.40	130.93	172.48	121.84	119.53	182.12	62.40	99.69	87.49	115.05	127.25	172.70

Running 12 Month													
2013		9.9	4.7	6.2	5.1	5.8	4.1	-0.1	1.3	9.0	5.7	5.1	5.3
2014		2.1	1.6	0.4	0.7	1.5	-0.1	5.0	-14.3	6.3	1.6	1.5	-0.2
2015		-3.6	6.3	8.3	2.9	5.5	4.5	-1.0	14.1	5.4	-2.6	6.8	6.6

Tab 11 - Segmentation RevPAR Analysis

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		RevPAR											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	32.13	35.25	36.32	21.97	10.90	18.59	6.32	0.38	2.54	60.42
	Feb	32.86	39.77	46.02	26.58	14.47	25.65	6.21	0.45	2.40	65.65	54.69	74.08
	Mar	39.64	42.07	55.79	41.30	21.31	37.35	6.22	0.77	2.42	87.15	64.15	95.57
	Apr	44.96	46.62	63.21	34.43	26.42	52.09	6.24	0.46	2.47	85.63	73.50	117.78
	May	49.61	50.43	74.87	31.19	30.88	73.74	6.61	0.26	2.67	87.41	81.57	151.28
	Jun	53.29	60.70	88.85	35.74	31.76	71.98	6.50	0.32	3.01	95.53	92.77	163.84
	Jul	44.91	60.91	82.67	44.72	26.87	55.62	6.07	0.27	2.95	95.70	88.05	141.24
	Aug	51.29	57.14	86.36	21.29	26.09	47.11	9.28	0.26	2.95	81.86	83.49	136.42
	Sep	46.86	62.24	83.92	32.45	33.40	74.36	9.16	0.26	2.72	88.47	95.90	161.01
	Oct	44.87	57.42	80.19	39.93	29.92	73.95	9.20	0.27	2.63	94.00	87.61	156.77
	Nov	38.52	52.42	67.71	32.42	19.87	60.70	8.94	0.32	2.44	79.88	72.61	130.84
	Dec	39.05	39.46	54.02	11.84	10.40	26.54	9.02	0.25	2.38	59.91	50.11	82.94
2015	Jan	34.63	37.88	39.68	13.45	10.75	23.44	9.59	0.27	2.60	57.68	48.90	65.72
	Feb	35.06	46.91	49.00	29.71	12.07	23.50	9.41	0.28	2.93	74.18	59.26	75.43
	Mar	39.32	51.63	61.84	29.47	18.40	41.28	6.75	0.36	2.92	75.55	70.39	106.04
	Apr	45.67	57.40	66.92	31.93	25.64	58.38	6.26	0.28	2.54	83.85	83.32	127.85
	May	50.80	63.68	78.87	36.34	28.18	81.92	6.98	0.29	2.85	94.12	92.14	163.64
	Jun	49.15	71.40	90.97	46.44	30.49	72.48	6.46	0.26	3.10	102.05	102.15	166.55

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	-3.6	-0.2	-2.0	98.5	-28.3	-12.0	3.4	-28.1	44.1	19.6
	Feb	-4.9	0.4	3.2	-22.5	-29.2	9.5	3.9	-12.6	33.9	-12.3	-9.7	6.1
	Mar	1.9	-0.2	-3.0	56.4	-10.6	0.1	3.3	47.9	30.6	22.2	-3.6	-1.2
	Apr	-7.4	-6.2	-1.6	4.2	-17.7	-3.2	2.1	-11.5	30.3	-2.3	-10.7	-1.8
	May	-2.8	-8.1	6.5	20.5	4.1	21.3	8.6	-49.5	41.0	5.3	-4.1	13.7
	Jun	14.2	-2.4	9.2	-13.6	12.9	-17.0	7.9	-38.1	35.7	1.6	2.2	-3.8
	Jul	-22.3	17.1	4.5	82.7	-25.7	12.9	-17.9	-46.9	28.6	6.7	-0.7	8.1
	Aug	2.5	4.7	9.7	-44.0	-24.9	-0.4	54.4	-40.2	35.6	-13.0	-7.0	6.4
	Sep	-1.6	30.2	13.0	-7.9	-13.1	20.8	46.1	-36.9	30.4	-0.7	10.7	16.8
	Oct	-5.7	17.7	3.7	-8.9	-16.5	14.3	48.4	-32.6	24.1	-3.7	3.0	8.8
	Nov	-14.2	13.1	5.3	33.2	-5.4	35.8	32.1	-32.9	23.4	5.1	7.0	17.9
	Dec	13.1	12.4	6.3	-14.1	-14.3	-4.0	4.9	-48.2	4.8	5.3	5.0	2.7
2015	Jan	7.8	7.5	9.3	-38.8	-1.4	26.1	51.8	-29.7	2.3	-4.5	5.1	14.4
	Feb	6.7	18.0	6.5	11.8	-16.6	-8.4	51.5	-39.0	21.9	13.0	8.4	1.8
	Mar	-0.8	22.7	10.8	-28.6	-13.7	10.5	8.6	-53.0	20.7	-13.3	9.7	11.0
	Apr	1.6	23.1	5.9	-7.3	-3.0	12.1	0.2	-40.3	3.0	-2.1	13.4	8.6
	May	2.4	26.3	5.4	16.5	-8.8	11.1	5.6	10.4	6.8	7.7	13.0	8.2
	Jun	-7.8	17.6	2.4	29.9	-4.0	0.7	-0.7	-19.5	2.9	6.8	10.1	1.7

Year To Date												
2013	42.23	47.34	59.35	28.49	24.91	47.46	6.06	0.52	1.91	76.78	72.77	108.71
2014	42.16	45.82	61.03	31.92	22.69	46.86	6.35	0.44	2.59	80.43	68.95	110.48
2015	42.51	54.94	64.93	31.16	21.06	50.85	7.56	0.29	2.82	81.23	76.29	118.61

6.7	5.0	6.2	-5.4	0.4	2.6	0.4	-2.7	5.8	1.4	3.3	4.6
-0.2	-3.2	2.8	12.0	-8.9	-1.3	4.9	-15.3	35.9	4.7	-5.3	1.6
0.8	19.9	6.4	-2.4	-7.2	8.5	19.0	-34.7	9.1	1.0	10.7	7.4

Running 3 Month												
2013	48.77	55.59	72.00	33.35	29.96	67.12	6.08	0.52	2.00	88.19	86.07	141.13
2014	49.29	52.56	75.64	33.76	29.70	66.02	6.46	0.35	2.72	89.50	82.60	144.38
2015	48.56	64.16	78.92	38.21	28.10	71.05	6.57	0.27	2.83	93.35	92.53	152.80

10.7	11.5	7.0	-5.5	3.5	7.2	0.8	-1.9	8.8	3.3	8.5	7.1
1.1	-5.5	5.0	1.2	-0.9	-1.6	6.2	-33.2	35.6	1.5	-4.0	2.3
-1.5	22.1	4.3	13.2	-5.4	7.6	1.8	-20.9	4.2	4.3	12.0	5.8

Running 12 Month												
2013	43.09	46.94	63.28	28.37	27.20	50.08	6.02	0.53	1.91	77.49	74.66	115.27
2014	44.64	46.64	65.95	30.93	26.23	48.03	6.62	0.45	2.37	82.19	73.32	116.35
2015	43.40	54.92	70.35	30.79	22.74	53.55	8.09	0.28	2.75	82.27	77.94	126.65

4.9	3.9	7.7	-10.5	4.7	5.6	19.4	-1.0	11.3	-0.4	4.2	6.8
3.6	-0.6	4.2	9.0	-3.6	-4.1	9.9	-15.1	24.3	6.1	-1.8	0.9
-2.8	17.8	6.7	-0.5	-13.3	11.5	22.2	-37.4	16.1	0.1	6.3	8.8

Tab 12 - Segmentation Index Analysis

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Indexes											
		Transient			Group			Contract			Total		
Current Month		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2014	Jan	80.2	113.7	91.2	217.1	92.9	201.6	2608.6	63.9	1666.4	138.6	93.7	129.9
	Feb	69.1	119.5	82.6	197.0	93.3	183.7	1755.4	78.1	1371.3	124.4	96.5	120.0
	Mar	82.8	113.8	94.2	181.9	106.5	193.8	813.4	99.8	811.6	135.5	100.2	135.9
	Apr	92.6	104.1	96.4	133.0	98.0	130.3	1483.5	91.4	1355.2	124.0	93.9	116.5
	May	96.0	102.5	98.4	83.4	121.1	101.0	4076.1	62.2	2535.0	106.1	101.0	107.2
	Jun	80.3	109.3	87.8	96.0	117.3	112.6	3271.7	62.2	2036.0	99.5	103.5	103.0
	Jul	71.1	103.8	73.7	154.5	107.7	166.4	3703.0	60.3	2233.5	112.2	96.9	108.7
	Aug	96.2	93.3	89.8	82.0	99.5	81.6	5975.6	59.7	3567.0	113.8	86.2	98.1
	Sep	73.8	102.0	75.3	95.9	101.3	97.1	6044.5	59.1	3574.3	102.8	89.7	92.3
	Oct	81.9	95.4	78.1	120.4	110.8	133.5	5501.0	61.8	3398.0	117.6	91.3	107.3
	Nov	70.1	104.8	73.5	161.5	101.0	163.1	4581.0	61.7	2825.1	121.7	90.4	110.0
	Dec	96.4	102.7	99.0	133.6	85.2	113.9	5870.1	61.8	3627.5	138.8	86.1	119.6
2015	Jan	87.3	104.7	91.4	129.2	96.9	125.2	5592.5	64.3	3598.5	135.2	87.2	117.9
	Feb	72.3	103.3	74.7	263.6	93.4	246.3	5174.9	65.9	3408.5	147.1	85.1	125.2
	Mar	73.5	103.6	76.2	176.8	90.6	160.2	2929.8	64.0	1874.0	121.5	88.4	107.3
	Apr	82.6	96.3	79.6	114.9	108.4	124.6	3595.5	63.3	2275.0	108.6	92.7	100.6
	May	81.9	97.4	79.8	122.6	105.2	129.0	3692.4	65.7	2424.3	109.6	93.2	102.2
	Jun	71.2	96.7	68.8	132.8	114.7	152.3	3915.3	64.2	2512.9	103.2	96.8	99.9

		Percent Change (%)											
		Transient			Group			Contract			Total		
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
	2014 Jan	-3.7	0.3	-3.4	196.0	-6.5	176.7	37.1	4.9	43.8	36.1	-3.6	31.2
	Feb	-8.6	3.7	-5.3	25.1	-12.5	9.4	-12.3	35.5	18.8	0.4	-3.3	-2.9
	Mar	6.5	-4.2	2.1	63.5	7.0	75.0	-57.8	65.7	-30.1	27.1	-0.3	26.7
	Apr	10.4	-10.5	-1.2	33.0	-4.8	26.6	-28.9	62.4	15.4	18.6	-7.8	9.4
	May	19.1	-11.1	5.9	0.4	15.3	15.8	97.7	8.8	115.2	11.5	-1.5	9.9
	Jun	28.0	-8.6	17.0	-28.2	6.6	-23.5	69.3	2.9	74.3	0.7	-1.3	-0.6
	Jul	-29.3	-6.2	-33.7	137.7	3.5	146.0	59.9	-3.3	54.5	12.9	-4.8	7.5
	Aug	19.9	-18.3	-2.0	-27.4	2.8	-25.4	155.1	1.1	158.0	7.3	-12.7	-6.4
	Sep	-17.0	-8.9	-24.4	15.9	-8.6	6.0	145.1	-5.6	131.4	2.8	-12.7	-10.3
	Oct	-8.6	-12.4	-19.9	11.0	-1.7	9.1	118.5	0.7	120.0	5.5	-11.4	-6.5
	Nov	-23.0	-1.4	-24.1	38.3	1.7	40.7	102.3	-2.6	96.9	3.7	-5.3	-1.8
	Dec	7.0	-6.0	0.6	31.3	-23.6	0.3	122.2	-8.9	102.4	12.6	-11.0	0.2
	2015 Jan	8.9	-7.9	0.3	-40.5	4.3	-37.9	114.4	0.7	115.9	-2.5	-6.9	-9.2
	Feb	4.7	-13.6	-9.6	33.8	0.2	34.0	194.8	-15.7	148.6	18.3	-11.8	4.3
	Mar	-11.2	-9.0	-19.2	-2.8	-15.0	-17.3	260.2	-35.9	130.9	-10.4	-11.8	-21.0
	Apr	-10.8	-7.5	-17.5	-13.6	10.6	-4.4	142.4	-30.7	67.9	-12.5	-1.3	-13.6
	May	-14.6	-5.0	-18.9	47.0	-13.1	27.7	-9.4	5.6	-4.4	3.3	-7.7	-4.7
	Jun	-11.4	-11.5	-21.6	38.4	-2.2	35.3	19.7	3.1	23.4	3.8	-6.5	-3.0

Year To Date													
2013		76.6	116.5	89.2	109.6	104.4	114.4	1982.7	58.8	1165.9	104.1	101.3	105.5
2014		84.1	109.4	92.0	135.7	103.7	140.7	1765.1	81.8	1443.2	118.9	98.1	116.7
2015		77.7	99.6	77.4	145.5	101.7	147.9	4080.5	64.4	2629.4	117.3	90.7	106.5

Year To Date													
2013		-8.6	11.2	1.6	-5.7	-0.1	-5.8	3.2	0.0	3.2	-6.5	5.0	-1.9
2014		9.8	-6.0	3.1	23.8	-0.6	23.0	-11.0	39.0	23.8	14.2	-3.2	10.6
2015		-7.6	-9.0	-15.9	7.2	-2.0	5.1	131.2	-21.2	82.2	-1.3	-7.5	-8.7

Running 3 Month													
2013		75.0	117.0	87.7	104.7	106.4	111.3	2025.2	57.9	1173.5	99.4	103.1	102.5
2014		89.1	105.2	93.8	102.8	110.5	113.7	2475.1	75.4	1865.3	109.0	99.4	108.4
2015		78.2	96.8	75.7	123.8	109.8	136.0	3729.4	64.4	2402.3	107.0	94.3	100.9

Running 3 Month													
2013		-13.0	14.1	-0.8	-7.2	-1.6	-8.7	1.3	1.5	2.8	-9.9	5.7	-4.8
2014		18.9	-10.1	6.9	-1.8	3.9	2.1	22.2	30.1	59.0	9.7	-3.6	5.7
2015		-12.3	-8.0	-19.3	20.4	-0.6	19.6	50.7	-14.5	28.8	-1.9	-5.1	-6.9

Running 12 Month													
2013		84.0	109.3	91.8	99.1	105.2	104.3	1946.6	58.9	1146.9	104.9	99.0	103.8
2014		87.1	109.9	95.7	112.9	104.4	117.9	2057.7	72.2	1484.9	113.1	99.1	112.1
2015		79.3	99.6	79.0	132.8	101.9	135.4	4631.0	62.6	2899.0	116.7	90.4	105.6

Running 12 Month													
2013		-3.8	5.0	0.9	-14.0	-0.7	-14.5	22.4	-1.4	20.7	-5.0	0.6	-4.4
2014		3.7	0.5	4.3	13.9	-0.7	13.0	5.7	22.5	29.5	7.9	0.1	8.0
2015		-8.9	-9.3	-17.5	17.7	-2.4	14.8	125.1	-13.3	95.2	3.2	-8.7	-5.8

Tab 13 - Segmentation Ranking Analysis

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Ranking											
		Transient			Group			Contract			Total		
Current Month		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2014	Jan	5 of 6	2 of 6	5 of 6	1 of 6	5 of 6	1 of 6	1 of 6	2 of 6	1 of 6	2 of 7	5 of 7	3 of 7
	Feb	5 of 7	1 of 7	5 of 7	1 of 7	6 of 7	1 of 7	1 of 7	2 of 7	1 of 7	4 of 7	4 of 7	3 of 7
	Mar	5 of 7	2 of 7	5 of 7	1 of 7	2 of 7	1 of 7	1 of 7	2 of 7	1 of 7	2 of 7	3 of 7	3 of 7
	Apr	5 of 7	2 of 7	5 of 7	2 of 7	4 of 7	2 of 7	1 of 7	2 of 7	1 of 7	2 of 7	6 of 7	3 of 7
	May	5 of 7	3 of 7	3 of 7	5 of 7	1 of 7	3 of 7	1 of 7	2 of 7	1 of 7	4 of 7	3 of 7	4 of 7
	Jun	6 of 7	3 of 7	5 of 7	4 of 7	1 of 7	3 of 7	1 of 7	2 of 7	1 of 7	5 of 7	3 of 7	5 of 7
	Jul	6 of 7	3 of 7	5 of 7	1 of 7	2 of 7	1 of 7	1 of 7	2 of 7	1 of 7	2 of 7	4 of 7	3 of 7
	Aug	5 of 8	7 of 8	5 of 8	5 of 8	5 of 8	5 of 8	1 of 8	2 of 8	1 of 8	3 of 8	7 of 8	5 of 8
	Sep	8 of 8	4 of 8	8 of 8	4 of 8	5 of 8	5 of 8	1 of 8	2 of 8	1 of 8	4 of 8	7 of 8	6 of 8
	Oct	7 of 8	4 of 8	6 of 8	3 of 8	3 of 8	1 of 8	1 of 8	2 of 8	1 of 8	1 of 8	7 of 8	4 of 8
	Nov	8 of 8	4 of 8	7 of 8	1 of 8	4 of 8	1 of 8	1 of 8	2 of 8	1 of 8	1 of 8	6 of 8	4 of 8
	Dec	5 of 8	3 of 8	4 of 8	2 of 8	7 of 8	3 of 8	1 of 8	2 of 8	1 of 8	2 of 8	7 of 8	4 of 8
2015	Jan	6 of 8	3 of 8	6 of 8	3 of 8	6 of 8	3 of 8	1 of 8	2 of 8	1 of 8	2 of 8	7 of 8	3 of 8
	Feb	7 of 8	3 of 8	6 of 8	1 of 8	7 of 8	1 of 8	1 of 8	2 of 8	1 of 8	1 of 8	7 of 8	2 of 8
	Mar	6 of 8	3 of 8	6 of 8	1 of 8	7 of 8	1 of 8	1 of 8	2 of 8	1 of 8	2 of 8	7 of 8	5 of 8
	Apr	5 of 8	5 of 8	5 of 8	3 of 8	2 of 8	3 of 8	1 of 8	2 of 8	1 of 8	2 of 8	6 of 8	4 of 8
	May	8 of 8	4 of 8	7 of 8	3 of 8	3 of 8	3 of 8	1 of 8	2 of 8	1 of 8	3 of 9	7 of 9	6 of 9
	Jun	8 of 8	6 of 8	8 of 8	3 of 8	2 of 8	2 of 8	1 of 8	2 of 8	1 of 8	3 of 9	6 of 9	5 of 9

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2014	Jan	5 of 6	3 of 6	5 of 6	1 of 6	5 of 6	1 of 6	5 of 6	1 of 6	1 of 6	1 of 7	5 of 7	2 of 7
	Feb	5 of 7	3 of 7	5 of 7	4 of 7	7 of 7	5 of 7	6 of 7	1 of 7	1 of 7	5 of 7	5 of 7	5 of 7
	Mar	4 of 7	4 of 7	4 of 7	2 of 7	3 of 7	2 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7
	Apr	3 of 7	6 of 7	5 of 7	3 of 7	6 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	6 of 7	5 of 7
	May	3 of 7	6 of 7	4 of 7	5 of 7	1 of 7	4 of 7	1 of 7	1 of 7	1 of 7	2 of 7	6 of 7	2 of 7
	Jun	2 of 7	6 of 7	3 of 7	6 of 7	2 of 7	5 of 7	1 of 7	1 of 7	1 of 7	4 of 7	4 of 7	5 of 7
	Jul	7 of 7	6 of 7	7 of 7	1 of 7	3 of 7	1 of 7	6 of 7	7 of 7	6 of 7	2 of 7	6 of 7	5 of 7
	Aug	2 of 7	7 of 7	6 of 7	6 of 7	2 of 7	6 of 7	1 of 7	1 of 7	1 of 7	4 of 7	7 of 7	5 of 7
	Sep	6 of 7	7 of 7	6 of 7	4 of 7	7 of 7	5 of 7	1 of 7	7 of 7	1 of 7	4 of 7	7 of 7	6 of 7
	Oct	4 of 7	7 of 7	6 of 7	4 of 7	4 of 7	4 of 7	1 of 7	1 of 7	1 of 7	2 of 7	7 of 7	6 of 7
	Nov	6 of 6	3 of 6	6 of 6	2 of 6	2 of 6	2 of 6	1 of 6	6 of 6	1 of 6	3 of 7	6 of 7	3 of 7
	Dec	2 of 6	5 of 6	3 of 6	1 of 6	6 of 6	5 of 6	1 of 6	6 of 6	1 of 6	2 of 7	6 of 7	3 of 7
2015	Jan	3 of 6	6 of 6	3 of 6	6 of 6	3 of 6	6 of 6	1 of 6	5 of 6	1 of 6	5 of 7	5 of 7	5 of 7
	Feb	4 of 7	7 of 7	4 of 7	3 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	6 of 7	2 of 7
	Mar	6 of 7	6 of 7	6 of 7	4 of 7	7 of 7	4 of 7	2 of 7	5 of 7	2 of 7	5 of 7	7 of 7	7 of 7
	Apr	4 of 7	6 of 7	5 of 7	5 of 7	1 of 7	4 of 7	6 of 7	1 of 7	2 of 7	6 of 7	4 of 7	5 of 7
	May	6 of 7	5 of 7	6 of 7	2 of 7	7 of 7	2 of 7	2 of 7	1 of 7	2 of 7	2 of 7	7 of 7	3 of 7
	Jun	4 of 7	7 of 7	6 of 7	2 of 7	3 of 7	2 of 7	6 of 7	6 of 7	6 of 7	2 of 7	5 of 7	4 of 7

Year To Date													
2013		6 of 7	2 of 7	5 of 7	2 of 7	3 of 7	2 of 7	1 of 7	2 of 7	1 of 7	4 of 7	4 of 7	3 of 7
2014		5 of 7	2 of 7	5 of 7	1 of 7	3 of 7	1 of 7	1 of 7	2 of 7	1 of 7	3 of 7	4 of 7	3 of 7
2015		7 of 8	4 of 8	6 of 8	1 of 8	3 of 8	1 of 8	1 of 8	2 of 8	1 of 8	1 of 9	8 of 9	4 of 9

2013		7 of 7	1 of 7	3 of 7	5 of 7	4 of 7	5 of 7	1 of 7	2 of 7	1 of 7	7 of 7	1 of 7	5 of 7
2014		3 of 7	6 of 7	4 of 7	4 of 7	5 of 7	2 of 7	1 of 7	1 of 7	1 of 7	2 of 7	6 of 7	4 of 7
2015		5 of 7	7 of 7	6 of 7	3 of 7	3 of 7	3 of 7	1 of 7	5 of 7	1 of 7	3 of 7	7 of 7	5 of 7

Running 3 Month													
2013		6 of 7	1 of 7	5 of 7	4 of 7	4 of 7	2 of 7	1 of 7	2 of 7	1 of 7	4 of 7	4 of 7	4 of 7
2014		6 of 7	3 of 7	5 of 7	3 of 7	1 of 7	3 of 7	1 of 7	2 of 7	1 of 7	4 of 7	4 of 7	4 of 7
2015		8 of 8	4 of 8	7 of 8	3 of 8	2 of 8	2 of 8	1 of 8	2 of 8	1 of 8	3 of 9	6 of 9	5 of 9

2013		7 of 7	1 of 7	4 of 7	5 of 7	5 of 7	5 of 7	1 of 7	1 of 7	1 of 7	7 of 7	2 of 7	6 of 7
2014		2 of 7	6 of 7	4 of 7	5 of 7	2 of 7	4 of 7	1 of 7	1 of 7	1 of 7	3 of 7	6 of 7	5 of 7
2015		5 of 7	6 of 7	7 of 7	2 of 7	4 of 7	3 of 7	2 of 7	1 of 7	2 of 7	2 of 7	5 of 7	4 of 7

Running 12 Month													
2013		5 of 7	2 of 7	5 of 7	4 of 7	4 of 7	2 of 7	1 of 7	2 of 7	1 of 7	3 of 7	4 of 7	3 of 7
2014		5 of 7	2 of 7	5 of 7	2 of 7	3 of 7	2 of 7	1 of 7	2 of 7	1 of 7	2 of 7	4 of 7	3 of 7
2015		7 of 8	4 of 8	6 of 8	1 of 8	4 of 8	1 of 8	1 of 8	2 of 8	1 of 8	2 of 9	8 of 9	4 of 9

2013		6 of 7	2 of 7	3 of 7	7 of 7	5 of 7	7 of 7	1 of 7	7 of 7	1 of 7	7 of 7	4 of 7	6 of 7
2014		3 of 7	3 of 7	4 of 7	2 of 7	4 of 7	1 of 7	1 of 7	1 of 7	1 of 7	1 of 7	4 of 7	1 of 7
2015		6 of 7	7 of 7	7 of 7	3 of 7	3 of 7	2 of 7	1 of 7	5 of 7	1 of 7	3 of 7	7 of 7	6 of 7

Tab 14 - Segmentation Day Of Week - Current Month

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Current Month											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	20.2	32.8	33.6	13.5	10.2	24.7	10.0	0.2	3.4	43.7	43.3	61.7
Monday	51.0	56.6	43.3	19.5	23.1	41.6	11.0	0.3	3.3	81.5	80.0	88.1
Tuesday	52.2	61.6	46.0	29.2	25.4	41.0	10.0	0.2	3.3	91.4	87.3	90.3
Wednesday	45.6	64.4	49.9	43.1	25.9	39.9	10.0	0.2	3.3	98.7	90.5	93.1
Thursday	30.1	46.1	44.4	35.4	25.1	34.1	10.0	0.2	3.4	75.4	71.4	81.9
Weekday	40.9	52.9	43.6	27.8	22.2	36.7	10.2	0.2	3.4	78.9	75.3	83.6
Friday	26.9	49.4	47.7	41.3	27.8	29.4	10.1	0.3	3.2	78.2	77.5	80.3
Saturday	31.7	57.3	53.2	44.8	30.4	29.0	10.1	0.4	3.1	86.5	88.0	85.2
Weekend	29.3	53.3	50.4	43.0	29.1	29.2	10.1	0.4	3.1	82.3	82.7	82.8
Total	37.8	53.1	44.7	31.8	24.0	35.4	10.2	0.3	3.2	79.8	77.3	83.4

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	3.2	11.5	-0.7	104.5	-26.9	-10.1	-5.4	-34.3	-3.2	14.9	-1.1	-4.8
Monday	4.4	13.5	-6.2	-0.9	-4.3	16.8	1.7	5.2	-3.7	7.5	7.7	3.5
Tuesday	3.6	7.9	-8.4	-10.1	-22.1	1.4	4.0	-10.2	1.0	-4.5	-3.0	-3.9
Wednesday	-10.6	9.4	-0.8	53.1	-9.1	-1.5	4.0	-42.0	-0.9	7.5	3.2	-1.1
Thursday	-6.6	-2.7	-2.7	40.3	-1.9	-6.2	3.5	-41.0	-0.2	8.8	-2.6	-4.1
Weekday	3.8	10.9	-2.7	28.2	-9.3	2.9	1.4	-25.0	-1.8	8.7	3.9	-0.3
Friday	-8.7	20.3	-4.6	10.9	-15.4	-11.0	3.0	-2.5	-2.4	-1.1	4.4	-7.0
Saturday	4.3	19.8	-3.9	39.4	-12.5	-9.1	3.0	11.3	-3.0	15.7	6.2	-5.7
Weekend	-2.1	20.0	-4.2	24.0	-13.9	-10.1	3.0	4.4	-2.7	7.1	5.4	-6.3
Total	0.4	13.3	-4.5	23.2	-11.0	1.9	-0.6	-16.9	-5.3	8.3	4.3	-1.9

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	118.63	123.14	190.77	144.44	122.65	213.09	62.00	100.54	89.52	113.61	122.91	194.05
Monday	135.96	145.60	222.49	150.29	135.97	225.50	69.00	99.38	102.89	130.35	142.66	219.46
Tuesday	145.46	152.81	223.36	156.79	138.82	213.58	62.00	79.93	93.54	139.95	148.54	214.14
Wednesday	138.51	151.09	219.83	153.86	133.82	212.13	62.00	99.18	98.43	137.46	146.03	212.22
Thursday	130.45	131.91	202.39	142.65	123.86	198.80	62.00	98.28	92.89	127.09	128.98	196.34
Weekday	136.94	144.02	213.97	150.57	132.64	213.81	63.71	94.60	95.63	132.24	140.52	209.16
Friday	105.17	108.63	178.57	136.42	114.33	175.22	62.00	98.45	93.63	116.12	110.63	173.97
Saturday	106.19	110.28	175.49	136.09	114.37	177.28	62.00	113.23	93.90	116.53	111.70	173.13
Weekend	105.72	109.51	176.95	136.25	114.35	176.25	62.00	106.33	93.76	116.34	111.20	173.54
Total	130.05	134.54	203.32	145.88	127.23	204.59	63.47	98.89	96.31	127.87	132.15	199.73

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	-3.9	4.1	5.1	9.5	4.2	-9.2	-5.8	1.4	5.4	4.8	4.2	-2.3
Monday	-9.6	5.2	12.9	6.8	13.0	2.2	3.2	-3.5	16.0	-5.2	7.7	8.4
Tuesday	-4.5	2.2	5.9	7.7	12.0	0.6	-0.5	-19.7	5.2	-0.5	6.0	3.3
Wednesday	-8.1	5.2	7.1	5.1	3.0	2.6	-0.6	-14.1	10.7	-1.7	5.0	5.2
Thursday	-8.6	-1.8	4.9	-0.1	5.7	-0.1	-0.5	-1.3	7.2	-3.1	0.7	2.6
Weekday	-6.6	4.0	8.0	5.0	8.5	-0.3	-0.6	-8.4	9.3	-1.5	5.8	4.3
Friday	-15.8	6.3	3.1	5.3	4.1	-3.6	0.5	-1.0	8.0	-2.5	4.8	0.5
Saturday	-11.7	5.2	2.7	5.8	5.9	-1.0	0.9	13.6	4.4	0.4	5.3	1.3
Weekend	-13.7	5.7	2.9	5.5	5.0	-2.3	0.7	6.8	6.2	-1.1	5.0	0.9
Total	-8.1	3.8	7.2	5.5	7.9	-1.1	-0.1	-3.1	8.6	-1.3	5.5	3.7

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	23.96	40.45	64.12	19.43	12.53	52.60	6.20	0.21	3.08	49.59	53.19	119.80
Monday	69.40	82.42	96.32	29.28	31.41	93.76	7.59	0.27	3.38	106.26	114.11	193.45
Tuesday	75.99	94.21	102.84	45.78	35.23	87.49	6.20	0.20	3.12	127.97	129.63	193.45
Wednesday	63.16	97.27	109.62	66.24	34.72	84.73	6.20	0.19	3.25	135.60	132.18	197.60
Thursday	39.20	60.75	89.91	50.43	31.14	67.71	6.20	0.20	3.17	95.83	92.09	160.79
Weekday	56.01	76.23	93.20	41.80	29.40	78.47	6.52	0.22	3.20	104.33	105.84	174.88
Friday	28.24	53.61	85.25	56.34	31.76	51.48	6.23	0.33	2.99	90.81	85.70	139.72
Saturday	33.61	63.14	93.29	60.90	34.74	51.39	6.23	0.43	2.91	100.74	98.31	147.59
Weekend	30.92	58.38	89.27	58.62	33.25	51.44	6.23	0.38	2.95	95.78	92.00	143.65
Total	49.15	71.40	90.97	46.44	30.49	72.48	6.46	0.26	3.10	102.05	102.15	166.55

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	-0.8	16.0	4.4	123.9	-23.8	-18.3	-10.9	-33.3	2.1	20.5	3.0	-7.0
Monday	-5.7	19.3	5.9	5.8	8.1	19.3	5.0	1.4	11.7	1.9	16.0	12.1
Tuesday	-1.1	10.3	-3.0	-3.3	-12.8	2.0	3.5	-27.9	6.2	-4.9	2.8	-0.7
Wednesday	-17.8	15.1	6.2	60.8	-6.4	1.1	3.4	-50.2	9.7	5.7	8.3	4.0
Thursday	-14.6	-4.4	2.0	40.1	3.7	-6.3	2.9	-41.8	7.0	5.3	-2.0	-1.6
Weekday	-3.1	15.4	5.1	34.6	-1.6	2.6	0.8	-31.3	7.3	7.1	9.9	4.0
Friday	-23.1	27.8	-1.7	16.8	-12.0	-14.2	3.5	-3.6	5.4	-3.6	9.4	-6.5
Saturday	-7.9	26.0	-1.3	47.5	-7.2	-10.0	3.9	26.4	1.3	16.2	11.8	-4.5
Weekend	-15.6	26.8	-1.5	30.9	-9.6	-12.1	3.7	11.4	3.3	5.9	10.7	-5.5
Total	-7.8	17.6	2.4	29.9	-4.0	0.7	-0.7	-19.5	2.9	6.8	10.1	1.7

Tab 15 - Segmentation Day Of Week - Year to Date

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Year To Date											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	16.6	24.1	27.2	13.5	9.0	22.4	11.7	0.3	3.5	41.8	33.3	53.1
Monday	39.6	46.7	38.0	21.0	14.8	29.6	11.6	0.3	3.3	72.2	61.7	70.8
Tuesday	48.1	55.2	42.9	22.2	18.3	31.7	12.5	0.2	3.2	82.8	73.8	77.7
Wednesday	44.5	54.5	43.2	26.1	17.8	30.8	11.3	0.3	3.2	81.9	72.5	77.2
Thursday	25.5	35.5	35.7	25.5	16.7	27.7	12.9	0.3	3.3	63.8	52.6	66.7
Weekday	34.8	43.1	37.3	21.6	15.3	28.4	12.0	0.3	3.3	68.4	58.7	69.0
Friday	24.1	34.8	37.8	35.8	23.5	28.1	11.5	0.3	3.0	71.4	58.6	68.9
Saturday	29.7	42.5	43.2	34.2	22.7	27.7	12.5	0.3	2.9	76.4	65.5	73.8
Weekend	26.9	38.6	40.5	35.0	23.1	27.9	12.0	0.3	3.0	73.9	62.0	71.3
Total	32.5	41.8	38.1	25.5	17.5	28.4	12.0	0.3	3.2	70.0	59.6	69.7

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	1.1	13.2	1.1	-5.0	-8.4	10.3	16.2	-35.1	6.2	1.5	5.8	5.1
Monday	3.2	14.2	-1.7	-17.1	-1.9	10.1	15.0	-34.9	6.4	-2.0	9.5	3.3
Tuesday	5.7	11.4	-2.5	-25.9	-10.6	6.4	26.3	-57.4	7.7	-4.0	4.4	1.4
Wednesday	6.7	16.1	0.0	-9.5	-6.1	5.2	14.6	-45.4	5.2	0.7	9.3	2.2
Thursday	-2.8	5.5	-3.2	-18.8	-12.4	2.2	28.5	-38.1	2.6	-3.9	-1.3	-0.8
Weekday	3.6	12.3	-1.4	-16.4	-8.1	6.6	20.2	-42.8	5.6	-1.8	5.7	2.1
Friday	10.7	17.4	-3.2	10.1	-21.4	-2.4	14.1	-52.6	1.0	9.7	-2.6	-2.7
Saturday	15.1	20.7	-1.2	18.1	-21.2	-0.4	23.6	-65.1	0.5	16.6	0.9	-0.8
Weekend	13.1	19.2	-2.1	13.9	-21.3	-1.4	18.8	-59.7	0.8	13.1	-0.8	-1.7
Total	5.2	13.9	-1.9	-7.1	-13.4	4.7	19.0	-48.5	3.9	2.3	3.7	0.9

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	123.43	120.47	168.35	120.53	118.85	191.23	63.22	97.28	86.01	105.62	119.82	172.64
Monday	138.39	142.98	184.27	129.81	128.92	189.44	63.28	95.11	89.28	123.84	139.39	181.99
Tuesday	142.51	147.50	184.92	134.29	131.62	183.51	61.94	98.76	88.19	128.15	143.40	180.34
Wednesday	138.41	146.03	181.36	136.92	129.53	181.79	62.00	99.66	89.41	127.37	141.80	177.68
Thursday	131.54	132.78	171.35	123.15	119.98	175.86	62.56	98.12	86.79	114.30	128.50	169.01
Weekday	137.10	140.67	178.94	129.65	126.55	184.12	62.60	97.75	87.90	121.67	136.78	176.71
Friday	112.46	105.20	152.57	109.12	109.63	163.34	63.28	98.45	86.98	102.83	106.94	154.08
Saturday	111.47	106.39	151.91	111.46	108.98	166.07	63.16	101.51	87.74	103.54	107.26	154.71
Weekend	111.91	105.85	152.21	110.26	109.31	164.70	63.21	99.97	87.35	103.20	107.11	154.41
Total	130.82	131.32	170.28	122.30	120.28	179.18	62.92	97.65	88.40	116.07	127.91	170.15

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	-1.7	3.7	9.1	11.2	5.4	0.7	0.8	23.9	5.2	1.6	4.6	5.3
Monday	-4.6	5.9	10.6	9.0	7.3	4.2	0.6	17.3	7.0	-1.3	6.7	7.8
Tuesday	-2.0	6.4	9.6	9.1	5.7	5.6	-0.6	21.8	5.0	0.2	6.9	7.8
Wednesday	-3.8	7.2	9.7	11.2	5.7	6.2	-0.2	22.0	6.8	0.7	7.5	8.1
Thursday	-4.3	3.9	8.2	4.6	8.8	4.0	0.1	20.9	5.7	-2.0	6.1	6.3
Weekday	-3.3	5.9	9.5	8.6	6.7	4.4	0.1	21.1	6.0	-0.3	6.8	7.3
Friday	-6.9	3.2	6.3	-1.0	7.3	0.1	-4.4	45.1	3.8	-3.8	5.2	3.4
Saturday	-3.8	5.0	6.5	1.5	5.5	0.3	1.8	53.6	5.5	-1.2	5.5	3.9
Weekend	-5.3	4.2	6.4	0.2	6.4	0.2	-1.4	49.6	4.6	-2.5	5.3	3.7
Total	-4.1	5.3	8.5	5.1	7.2	3.6	0.0	26.8	5.0	-1.3	6.7	6.4

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	20.44	29.01	45.80	16.28	10.64	42.87	7.40	0.30	2.98	44.12	39.96	91.65
Monday	54.76	66.70	69.93	27.27	19.04	56.00	7.33	0.27	2.95	89.36	86.01	128.88
Tuesday	68.56	81.45	79.24	29.80	24.11	58.10	7.74	0.23	2.84	106.10	105.80	140.18
Wednesday	61.56	79.53	78.36	35.77	23.02	55.95	7.02	0.30	2.89	104.36	102.85	137.19
Thursday	33.55	47.17	61.09	31.37	20.06	48.74	8.05	0.30	2.89	72.97	67.54	112.72
Weekday	47.67	60.63	66.80	28.04	19.35	52.30	7.51	0.28	2.91	83.22	80.26	122.01
Friday	27.05	36.56	57.69	39.11	25.74	45.84	7.31	0.32	2.63	73.46	62.62	106.15
Saturday	33.07	45.22	65.56	38.11	24.74	46.08	7.92	0.32	2.54	79.10	70.28	114.18
Weekend	30.06	40.89	61.63	38.61	25.24	45.96	7.61	0.32	2.58	76.28	66.45	110.17
Total	42.51	54.94	64.93	31.16	21.06	50.85	7.56	0.29	2.82	81.23	76.29	118.61

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	-0.6	17.4	10.3	5.6	-3.4	11.1	17.2	-19.6	11.7	3.1	10.7	10.7
Monday	-1.6	20.9	8.8	-9.7	5.2	14.7	15.7	-23.6	13.9	-3.3	16.9	11.4
Tuesday	3.6	18.4	6.9	-19.2	-5.5	12.4	25.6	-48.2	13.1	-3.9	11.7	9.3
Wednesday	2.6	24.5	9.6	0.6	-0.7	11.7	14.4	-33.3	12.4	1.4	17.5	10.5
Thursday	-6.9	9.6	4.7	-15.1	-4.7	6.3	28.6	-25.1	8.5	-5.8	4.7	5.5
Weekday	0.2	19.0	8.0	-9.3	-1.9	11.3	20.3	-30.7	11.8	-2.1	12.9	9.5
Friday	3.1	21.3	2.9	9.0	-15.7	-2.3	9.1	-31.2	4.9	5.5	2.4	0.6
Saturday	10.7	26.7	5.3	19.9	-16.8	0.0	25.8	-46.3	6.1	15.2	6.4	3.1
Weekend	7.2	24.2	4.1	14.1	-16.2	-1.2	17.1	-39.8	5.5	10.3	4.5	1.9
Total	0.8	19.9	6.4	-2.4	-7.2	8.5	19.0	-34.7	9.1	1.0	10.7	7.4

Tab 16 - Segmentation Day Of Week - Running 3 Month

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Running 3 Month											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	20.4	29.6	30.8	14.1	10.7	28.4	10.4	0.3	3.2	44.8	40.7	62.4
Monday	44.9	52.1	40.1	22.8	21.4	38.7	10.4	0.3	3.1	78.1	73.8	81.8
Tuesday	52.7	59.5	44.4	27.0	25.9	41.5	10.0	0.2	3.1	89.8	85.7	89.0
Wednesday	47.4	58.6	45.3	32.5	22.9	39.1	10.0	0.3	3.1	89.9	81.9	87.5
Thursday	28.8	41.3	39.2	29.9	22.2	35.8	10.2	0.2	3.3	68.8	63.7	78.3
Weekday	38.8	48.2	39.9	25.3	20.7	36.7	10.2	0.3	3.2	74.3	69.1	79.8
Friday	30.7	43.3	42.0	36.4	27.1	33.8	10.4	0.3	2.9	77.4	70.7	78.7
Saturday	37.1	50.4	46.6	34.0	28.4	33.1	10.4	0.4	2.9	81.5	79.1	82.5
Weekend	33.9	46.9	44.3	35.2	27.7	33.4	10.4	0.3	2.9	79.4	74.9	80.6
Total	37.4	47.8	41.0	28.1	22.7	36.0	10.3	0.3	3.1	75.8	70.8	80.0

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	5.1	17.6	-1.8	17.3	2.0	5.8	1.3	-25.9	-4.0	6.3	12.6	1.4
Monday	4.7	13.3	-5.5	-4.4	3.7	11.9	1.7	-11.4	-2.7	3.1	10.3	2.1
Tuesday	3.8	13.4	-6.2	-1.9	-4.4	10.8	1.2	-46.1	1.1	0.7	7.1	1.3
Wednesday	-4.0	12.1	-5.4	3.9	-11.3	5.5	1.4	-25.5	2.2	-1.7	4.2	-0.5
Thursday	-9.7	8.4	-5.8	0.1	-12.1	7.2	0.9	-38.9	-2.0	-5.2	0.0	-0.1
Weekday	0.1	12.7	-5.1	1.4	-5.7	8.4	1.3	-30.7	-1.2	0.1	6.3	0.8
Friday	9.1	28.5	-4.7	18.0	-23.0	-5.1	0.6	-34.8	-2.4	10.6	1.9	-4.8
Saturday	12.7	25.4	-2.7	18.8	-20.5	-4.6	-0.1	-38.4	-0.5	12.1	3.5	-3.4
Weekend	11.0	26.8	-3.7	18.4	-21.7	-4.8	0.3	-36.9	-1.4	11.4	2.8	-4.1
Total	2.0	16.3	-5.2	6.1	-11.9	5.3	0.1	-33.5	-2.2	3.2	5.2	-0.6

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	122.05	121.73	187.01	140.71	120.28	211.49	64.75	97.68	88.48	114.66	121.18	193.11
Monday	138.87	148.07	210.52	143.57	132.24	207.49	64.85	104.24	95.47	130.38	143.32	204.76
Tuesday	145.97	153.86	213.52	143.03	136.41	201.40	62.00	98.10	92.75	135.71	148.43	203.69
Wednesday	138.48	150.60	205.34	147.37	133.69	198.32	62.00	100.65	93.88	133.16	145.68	198.20
Thursday	131.56	133.46	193.95	135.28	121.65	193.06	63.40	98.57	90.04	123.07	129.21	189.19
Weekday	137.85	144.38	203.13	142.15	130.09	201.96	63.42	99.90	92.08	129.09	139.94	198.21
Friday	108.41	107.60	171.65	122.33	110.85	181.29	64.74	97.95	91.81	109.09	108.80	172.81
Saturday	109.08	109.16	170.27	124.33	111.13	184.35	64.79	103.25	91.62	109.80	109.84	173.18
Weekend	108.77	108.44	170.92	123.30	110.99	182.80	64.76	100.88	91.72	109.45	109.35	173.00
Total	129.84	134.15	192.67	135.97	123.79	197.33	64.07	99.47	92.75	123.21	130.69	190.95

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	0.8	3.7	10.2	17.8	2.8	0.6	2.0	21.5	7.1	7.7	3.7	5.8
Monday	-3.4	6.7	13.5	9.9	7.9	2.6	1.3	20.4	9.2	0.5	7.4	8.4
Tuesday	1.7	7.9	13.0	8.3	6.4	4.3	-0.5	8.7	7.8	3.7	8.0	8.9
Wednesday	-2.6	8.0	11.2	11.4	6.5	4.4	-0.6	9.7	8.5	2.4	8.2	8.0
Thursday	-4.3	2.6	10.3	5.3	7.7	2.4	0.7	14.2	6.4	-0.1	5.0	6.7
Weekday	-1.5	6.3	11.7	9.6	6.7	3.0	0.6	14.6	7.8	2.3	7.0	7.7
Friday	-9.5	2.6	6.3	-1.9	6.3	-0.3	1.8	30.8	5.7	-4.0	4.3	3.2
Saturday	-3.8	4.7	5.4	4.1	5.1	-0.3	4.1	40.0	6.1	1.3	4.9	2.8
Weekend	-6.5	3.7	5.8	1.0	5.7	-0.3	2.9	35.9	5.9	-1.3	4.6	3.0
Total	-3.4	5.0	10.1	6.7	7.4	2.2	1.7	19.0	6.5	1.1	6.5	6.5

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	24.88	36.08	57.66	19.81	12.91	59.97	6.71	0.28	2.82	51.40	49.28	120.44
Monday	62.32	77.12	84.37	32.80	28.34	80.26	6.75	0.27	2.94	101.87	105.73	167.57
Tuesday	76.96	91.59	94.84	38.64	35.40	83.52	6.21	0.22	2.85	121.81	127.21	181.21
Wednesday	65.68	88.32	92.92	47.86	30.67	77.47	6.22	0.29	2.95	119.76	119.28	173.34
Thursday	37.83	55.08	75.95	40.40	27.04	69.16	6.47	0.23	2.95	84.69	82.34	148.06
Weekday	53.53	69.64	81.15	35.90	26.87	74.08	6.47	0.26	2.90	95.91	96.77	158.12
Friday	33.26	46.62	72.11	44.49	30.06	61.27	6.72	0.28	2.69	84.47	76.95	136.08
Saturday	40.43	55.06	79.32	42.29	31.51	60.99	6.73	0.36	2.63	89.45	86.93	142.93
Weekend	36.84	50.84	75.71	43.39	30.78	61.13	6.73	0.32	2.66	86.96	81.94	139.50
Total	48.56	64.16	78.92	38.21	28.10	71.05	6.57	0.27	2.83	93.35	92.53	152.80

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	6.0	21.9	8.3	38.2	4.9	6.5	3.3	-10.0	2.8	14.5	16.7	7.3
Monday	1.2	21.0	7.2	5.1	12.0	14.8	3.0	6.7	6.2	3.6	18.4	10.7
Tuesday	5.7	22.4	6.1	6.2	1.8	15.7	0.8	-41.4	8.9	4.5	15.7	10.3
Wednesday	-6.5	21.1	5.2	15.8	-5.6	10.1	0.7	-18.2	10.8	0.6	12.8	7.4
Thursday	-13.6	11.2	3.9	5.4	-5.4	9.7	1.6	-30.2	4.3	-5.3	5.0	6.6
Weekday	-1.3	19.8	6.0	11.1	0.7	11.6	2.0	-20.6	6.5	2.4	13.6	8.6
Friday	-1.2	31.8	1.3	15.8	-18.2	-5.4	2.4	-14.7	3.2	6.3	6.3	-1.8
Saturday	8.4	31.3	2.5	23.7	-16.4	-4.8	4.0	-13.8	5.6	13.5	8.6	-0.7
Weekend	3.8	31.5	1.9	19.5	-17.3	-5.1	3.2	-14.2	4.4	9.9	7.5	-1.2
Total	-1.5	22.1	4.3	13.2	-5.4	7.6	1.8	-20.9	4.2	4.3	12.0	5.8

Tab 17 - Segmentation Day Of Week - Running 12 Month

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Running 12 Month											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	17.5	24.7	29.7	11.8	9.9	23.1	12.2	0.3	3.3	41.8	34.8	56.1
Monday	40.9	46.4	39.7	19.3	15.8	30.3	12.1	0.3	3.2	72.7	62.4	73.3
Tuesday	47.9	54.4	43.9	22.7	19.4	32.2	13.9	0.2	3.1	83.9	74.0	79.2
Wednesday	45.2	53.1	44.7	25.4	19.1	31.5	12.1	0.3	3.1	82.3	72.5	79.4
Thursday	26.9	36.7	38.5	26.5	19.0	29.3	14.1	0.3	3.3	67.9	56.0	71.1
Weekday	35.6	43.1	39.3	21.1	16.6	29.3	12.9	0.3	3.2	69.8	60.0	71.8
Friday	24.6	35.5	42.1	35.7	24.8	29.4	12.1	0.3	3.0	72.7	60.7	74.6
Saturday	29.8	42.8	47.2	34.8	25.0	29.5	14.0	0.3	2.9	79.0	68.0	79.6
Weekend	27.2	39.2	44.7	35.2	24.9	29.4	13.1	0.3	3.0	75.9	64.4	77.1
Total	33.3	41.9	40.8	25.3	19.0	29.4	13.0	0.3	3.1	71.5	61.3	73.3

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	-1.4	8.2	0.0	7.0	-18.6	14.0	15.1	-39.9	9.6	4.8	-1.6	5.9
Monday	-1.5	11.1	-1.5	-7.9	-15.6	9.6	21.3	-38.5	11.9	1.1	2.5	3.4
Tuesday	0.3	9.9	-2.9	-17.0	-18.7	3.9	40.7	-50.7	13.7	-1.0	0.3	0.4
Wednesday	3.0	12.4	0.2	-3.1	-16.2	4.2	21.8	-42.9	11.1	1.7	2.8	2.2
Thursday	-2.2	4.9	-2.3	-13.0	-17.1	5.6	38.8	-37.6	11.1	0.0	-4.1	1.4
Weekday	0.0	9.8	-1.3	-8.8	-17.1	7.0	27.4	-42.0	11.4	1.0	0.3	2.5
Friday	4.4	13.4	-1.2	3.0	-20.2	4.2	8.2	-47.8	7.9	3.7	-3.8	1.2
Saturday	5.7	14.8	-1.5	10.3	-18.5	5.6	24.1	-54.7	7.8	10.1	-0.8	1.4
Weekend	5.1	14.2	-1.4	6.5	-19.3	4.9	16.2	-51.5	7.8	6.9	-2.2	1.3
Total	0.9	10.8	-1.5	-3.3	-17.8	6.6	23.5	-45.1	10.2	2.7	-0.4	2.1

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	125.46	120.55	167.93	116.75	117.27	193.55	62.63	98.80	85.70	104.49	119.44	173.59
Monday	136.90	141.78	182.92	132.13	129.40	193.17	62.59	98.44	87.32	123.18	138.46	182.93
Tuesday	141.41	146.84	185.17	137.27	131.93	188.51	62.03	101.91	86.91	126.90	142.79	182.64
Wednesday	137.49	145.46	181.90	135.43	127.20	184.91	62.06	97.96	87.68	125.42	140.46	179.37
Thursday	131.23	131.91	173.74	122.15	117.96	178.46	62.13	99.69	85.96	113.26	127.00	171.67
Weekday	136.28	139.88	179.15	129.78	125.46	187.49	62.28	99.28	86.70	120.46	135.69	178.41
Friday	113.21	106.28	158.93	109.77	109.10	165.18	62.66	101.64	86.90	103.05	107.41	158.49
Saturday	110.95	107.05	159.18	110.53	108.48	168.88	62.54	101.49	87.49	102.13	107.55	160.14
Weekend	111.97	106.70	159.06	110.14	108.79	167.04	62.59	101.57	87.19	102.57	107.48	159.34
Total	130.40	130.93	172.48	121.84	119.53	182.12	62.40	99.69	87.49	115.05	127.25	172.70

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	-2.2	5.7	8.5	1.2	2.4	2.4	-0.2	12.9	5.9	-2.3	4.9	6.1
Monday	-4.4	6.9	9.1	6.2	6.1	4.7	0.7	8.6	5.5	-2.6	7.3	7.1
Tuesday	-1.1	6.8	8.6	6.9	7.3	5.3	0.3	14.7	4.6	-1.4	7.8	7.0
Wednesday	-4.1	7.7	8.4	7.8	3.8	5.6	0.5	8.2	6.1	-1.6	7.5	7.1
Thursday	-3.4	5.3	8.0	4.0	4.3	5.5	-0.1	11.8	4.6	-2.7	5.7	6.7
Weekday	-3.0	6.8	8.6	5.6	5.1	4.9	0.2	11.1	5.4	-2.1	7.1	6.8
Friday	-5.6	4.7	7.6	-1.3	6.0	2.9	-7.0	23.5	5.0	-3.8	5.3	5.5
Saturday	-4.5	6.4	8.3	0.7	4.4	3.1	-1.0	29.1	5.8	-2.6	5.6	6.2
Weekend	-5.0	5.6	8.0	-0.4	5.2	3.0	-4.1	26.5	5.4	-3.2	5.5	5.9
Total	-3.6	6.3	8.3	2.9	5.5	4.5	-1.0	14.1	5.4	-2.6	6.8	6.6

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	21.94	29.77	49.93	13.81	11.56	44.66	7.66	0.28	2.85	43.67	41.61	97.45
Monday	56.04	65.74	72.69	25.47	20.46	58.59	7.59	0.26	2.83	89.56	86.46	134.12
Tuesday	67.77	79.82	81.30	31.16	25.62	60.66	8.64	0.23	2.72	106.47	105.67	144.68
Wednesday	62.09	77.24	81.30	34.45	24.28	58.33	7.48	0.28	2.76	103.20	101.80	142.38
Thursday	35.32	48.42	66.81	32.37	22.40	52.37	8.74	0.30	2.80	76.87	71.13	121.98
Weekday	48.57	60.27	70.45	27.42	20.88	54.94	8.02	0.27	2.79	84.04	81.43	128.18
Friday	27.83	37.78	66.97	39.15	27.11	48.59	7.58	0.31	2.62	74.95	65.20	118.18
Saturday	33.02	45.77	75.08	38.44	27.09	49.80	8.76	0.31	2.56	80.70	73.17	127.44
Weekend	30.43	41.78	71.03	38.80	27.10	49.19	8.17	0.31	2.59	77.82	69.19	122.81
Total	43.40	54.92	70.35	30.79	22.74	53.55	8.09	0.28	2.75	82.27	77.94	126.65

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	-3.5	14.4	8.6	8.3	-16.6	16.8	14.9	-32.1	16.1	2.4	3.2	12.4
Monday	-5.8	18.8	7.5	-2.3	-10.5	14.7	22.2	-33.2	18.1	-1.5	10.0	10.8
Tuesday	-0.8	17.4	5.5	-11.2	-12.7	9.5	41.1	-43.5	19.0	-2.3	8.1	7.4
Wednesday	-1.3	21.1	8.7	4.5	-13.1	10.1	22.4	-38.2	17.9	0.1	10.4	9.4
Thursday	-5.5	10.5	5.5	-9.5	-13.5	11.3	38.7	-30.2	16.3	-2.7	1.4	8.2
Weekday	-3.0	17.3	7.1	-3.7	-12.9	12.2	27.7	-35.5	17.4	-1.1	7.4	9.5
Friday	-1.5	18.7	6.2	1.7	-15.4	7.3	0.6	-35.5	13.3	-0.3	1.3	6.8
Saturday	1.0	22.2	6.7	11.0	-14.9	8.9	22.8	-41.6	14.1	7.2	4.8	7.7
Weekend	-0.2	20.6	6.5	6.1	-15.1	8.1	11.4	-38.7	13.7	3.4	3.1	7.3
Total	-2.8	17.8	6.7	-0.5	-13.3	11.5	22.2	-37.4	16.1	0.1	6.3	8.8

Tab 18 - Additional Revenue ADR Analysis (TrevPOR)

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Revenue Per Rooms Sold												Percent Change (%)												Ranking			
		Room			F&B			Other			Total (TrevPOR**)			Room			F&B			Other			Total (TrevPOR**)			My Prop vs. Comp Set			
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	Room	F&B	Other	Total
2014	Jan	110.00	117.44	119.04	51.61	66.16		5.00	9.80		174.05	195.00		-1.2	2.6	-3.0	-28.1	7.2		62.2	9.4		-8.1	0.8		5 of 7			
	Feb	113.43	117.56	129.06	49.13	65.69		2.20	7.96		168.88	202.71		0.5	3.9	1.6	-29.1	15.9		5.5	-12.8		-8.4	5.1		4 of 7			
	Mar	113.55	113.28	144.53	51.65	60.80		2.26	7.02		167.19	212.34		1.9	2.2	-1.8	-28.8	6.8		-12.7	-19.4		-10.1	-0.2		3 of 7			
	Apr	113.89	121.24	156.83	35.25	66.09		1.59	11.32		158.07	234.24		-5.0	3.0	-2.3	-53.4	-14.3		-80.2	39.0		-21.5	-4.7		6 of 7			
	May	122.45	121.29	185.70	42.13	77.24		2.18	7.97		165.60	270.90		0.2	1.7	6.2	-39.3	6.4		-67.1	-17.6		-15.2	5.4		3 of 7			
	Jun	129.59	125.22	192.67	36.25	68.54		1.46	8.78		162.93	269.98		2.8	4.1	-2.6	-51.4	1.1		-77.4	-6.8		-19.0	-1.9		3 of 7			
	Jul	116.89	120.65	168.99	25.55	55.00		1.07	8.24		147.27	232.24		-1.7	3.3	5.8	-58.7	-4.9		-83.9	-7.9		-20.5	2.5		4 of 7			
	Aug	108.54	125.91	162.03	30.68	56.33		0.95	7.88		157.54	226.23		-6.4	7.2	3.1	-57.8	-4.3		-87.4	-15.4		-20.3	0.4		7 of 8			
	Sep	122.47	136.52	194.38	39.78	69.80		2.72	7.93		179.02	272.12		-3.7	10.4	9.7	-44.7	0.7		-59.6	-19.4		-11.5	6.2		7 of 8			
	Oct	119.36	130.79	193.45	40.33	80.58		1.69	8.99		172.82	283.02		-4.2	8.1	6.4	-44.7	8.3		-65.7	4.8		-13.1	6.9		7 of 8			
	Nov	111.47	123.30	181.05	35.08	72.15		1.90	9.79		160.28	262.99		0.1	5.7	12.7	-41.8	10.1		-25.6	-1.4		-10.7	11.4		6 of 8			
	Dec	103.29	119.90	142.74	43.80	60.39		2.12	12.08		165.81	215.20		-6.8	4.6	1.6	-39.1	-3.8		1.8	12.0		-12.1	0.6		7 of 8			
2015	Jan	106.35	121.91	131.05	37.83	57.45		2.73	8.09		162.47	196.60		-3.3	3.8	10.1	-26.7	-13.2		-45.5	-17.5		-6.7	0.8		7 of 8			
	Feb	106.30	124.93	131.30	96.13	36.58	69.91	1.94	1.96	9.44	204.37	163.46	210.65	-6.3	6.3	1.7	-25.5	6.4		-11.0	18.6		-3.2	3.9	7 of 8	1 of 7	4 of 7	2 of 7	
	Mar	109.60	124.02	154.07	50.97	40.52	65.09	3.19	0.76	8.45	163.76	165.29	227.61	-3.5	9.5	6.6	-21.6	7.1		-66.5	20.4		-1.1	7.2	7 of 8	3 of 7	1 of 7	3 of 7	
	Apr	119.94	129.38	170.68	80.11	39.77	76.04	2.72	2.93	8.12	202.77	172.08	254.83	5.3	6.7	8.8	12.8	15.1		84.2	-28.3		8.9	8.8	6 of 8	2 of 7	5 of 7	2 of 7	
	May	121.42	130.30	200.26	72.05	39.23	81.65	3.01	1.43	15.64	196.48	170.96	297.56	-0.8	7.4	7.8	-6.9	5.7		-34.3	96.3		3.2	9.8	7 of 9	2 of 7	3 of 7	2 of 7	
	Jun	127.87	132.15	199.73	70.98	32.27	74.36	5.39	1.20	16.60	204.24	165.63	290.68	-1.3	5.5	3.7	-11.0	8.5		-18.0	89.1		1.7	7.7	6 of 9	2 of 7	1 of 7	2 of 7	
Year To Date																													
2013		117.92	116.39	160.18	72.37	66.49		5.15	9.03		193.90	235.70		8.1	3.0	4.5	4.3	1.9		6.8	-16.3		3.6	2.8		4 of 7			
2014		117.56	119.85	159.99	43.27	67.94		2.27	8.80		165.39	236.73		-0.3	3.0	-0.1	-40.2	2.2		-55.9	-2.5		-14.7	0.4		4 of 7			
2015		116.07	127.91	170.15	63.78	37.54	72.02	2.88	1.75	11.59	194.41	167.21	253.76	-1.3	6.7	6.4	-13.2	6.0		-22.8	31.7		1.1	7.2		8 of 9	2 of 7	3 of 7	2 of 7
Running 3 Month																													
2013		122.76	119.11	178.73	73.15	72.26		7.01	9.11		199.27	260.10		9.9	4.0	6.3	5.4	4.1		14.8	-28.6		4.8	3.9		4 of 7			
2014		121.92	122.70	179.25	37.95	70.78		1.74	9.28		162.40	259.31		-0.7	3.0	0.3	-48.1	-2.0		-75.1	1.9		-18.5	-0.3		4 of 7			
2015		123.21	130.69	190.95	74.13	36.89	77.41	3.75	1.80	13.65	201.09	169.38	282.01	1.1	6.5	6.5	-2.8	9.4		3.0	47.1		4.3	8.8		6 of 9	2 of 7	1 of 7	2 of 7
Running 12 Month																													
2013		116.19	117.42	162.26	74.04	64.96		5.22	19.60		196.68	246.83		5.7	5.1	5.3	2.4	0.1		0.8	11.0		3.9	4.3		4 of 7			
2014		118.07	119.18	162.00	56.86	66.27		3.97	9.16		180.01	237.42		1.6	1.5	-0.2	-23.2	2.0		-24.0	-53.3		-8.5	-3.8		4 of 7			
2015		115.05	127.25	172.70	36.34	68.72		1.73	10.22		165.32	251.64		-2.6	6.8	6.6	-36.1	3.7		-56.4	11.6		-8.2	6.0		8 of 9			

** TrevPOR = Total revenue per occupied room (sum of Room, F&B, and Other revenue divided by total occupied rooms).

STR, Inc.

Tab 19 - Additional Revenue RevPAR Analysis (TrevPAR)

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Revenue Per Rooms Available											Percent Change (%)											Ranking						
		Room			F&B			Other			Total (TrevPAR**)			Room			F&B			Other			Total (TrevPAR**)			My Prop vs. Comp Set				
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	Room	F&B	Other	Total	
2014	Jan	60.42	46.53	57.45	20.45	31.93		1.98	4.73		68.96	94.11		19.6	-8.8	-4.2		-36.1	5.9		44.2	8.1		-18.3	-0.4		3 of 7			
	Feb	65.65	54.69	74.08	22.85	37.71		1.02	4.57		78.56	116.35		-12.3	-9.7	6.1		-38.4	21.0		-8.3	-8.9		-20.4	9.8		3 of 7			
	Mar	87.15	64.15	95.57	29.25	40.20		1.28	4.64		94.68	140.41		22.2	-3.6	-1.2		-32.8	7.5		-17.7	-18.9		-15.2	0.4		3 of 7			
	Apr	85.63	73.50	117.78	21.37	49.63		0.96	8.50		95.83	175.91		-2.3	-10.7	-1.8		-59.6	-13.9		-82.8	39.7		-32.0	-4.2		3 of 7			
	May	87.41	81.57	151.28	28.33	62.92		1.46	6.49		111.37	220.69		5.3	-4.1	13.7		-42.8	13.9		-68.9	-11.8		-20.1	12.8		4 of 7			
	Jun	95.53	92.77	163.84	26.86	58.29		1.08	7.47		120.71	229.60		1.6	2.2	-3.8		-52.3	-0.1		-77.9	-7.9		-20.6	-3.0		5 of 7			
	Jul	95.70	88.05	141.24	18.65	45.97		0.78	6.89		107.47	194.10		6.7	-0.7	8.1		-60.3	-2.8		-84.5	-5.9		-23.6	4.7		3 of 7			
	Aug	81.86	83.49	136.42	20.34	47.43		0.63	6.63		104.46	190.48		-13.0	-7.0	6.4		-63.4	-1.2		-89.0	-12.7		-30.9	3.6		5 of 8			
	Sep	88.47	95.90	161.01	27.94	57.82		1.91	6.57		125.75	225.39		-0.7	10.7	16.8		-44.5	7.2		-59.5	-14.2		-11.3	13.0		6 of 8			
	Oct	94.00	87.61	156.77	27.02	65.30		1.13	7.28		115.76	229.35		-3.7	3.0	8.8		-47.3	10.7		-67.3	7.1		-17.2	9.3		4 of 8			
	Nov	79.88	72.61	130.84	20.66	52.15		1.12	7.08		94.39	190.07		5.1	7.0	17.9		-41.1	15.2		-24.7	3.2		-9.6	16.5		4 of 8			
	Dec	59.91	50.11	82.94	18.31	35.09		0.89	7.02		69.30	125.06		5.3	5.0	2.7		-38.9	-2.7		2.2	13.2		-11.8	1.7		4 of 8			
2015	Jan	57.68	48.90	65.72	15.18	28.81		1.09	4.06		65.17	98.60		-4.5	5.1	14.4		-25.8	-9.8		-44.8	-14.2		-5.5	4.8		3 of 8			
	Feb	74.18	59.26	75.43	67.09	17.35	40.16	1.35	0.93	5.42	142.62	77.53	121.02	13.0	8.4	1.8		-24.1	6.5		-9.3	18.8		-1.3	4.0		2 of 8	1 of 7	3 of 7	1 of 7
	Mar	75.55	70.39	106.04	35.14	23.00	44.80	2.20	0.43	5.81	112.89	93.81	156.66	-13.3	9.7	11.0		-21.4	11.4		-66.4	25.3		-0.9	11.6		5 of 8	3 of 7	1 of 7	3 of 7
	Apr	83.85	83.32	127.85	56.01	25.61	56.96	1.90	1.88	6.08	141.76	110.81	190.89	-2.1	13.4	8.6		19.9	14.8		95.7	-28.5		15.6	8.5		4 of 8	2 of 7	5 of 7	2 of 7
	May	94.12	92.14	163.64	55.85	27.74	66.72	2.34	1.01	12.78	152.32	120.90	243.15	7.7	13.0	8.2		-2.1	6.0		-30.9	96.9		8.6	10.2		6 of 9	2 of 7	3 of 7	2 of 7
	Jun	102.05	102.15	166.55	56.65	24.95	62.00	4.30	0.93	13.84	163.00	128.03	242.40	6.8	10.1	1.7		-7.1	6.4		-14.4	85.4		6.1	5.6		5 of 9	2 of 7	1 of 7	2 of 7
Year To Date																														
2013		76.78	72.77	108.71	45.25	45.13		3.22	6.13		121.24	159.97		1.4	3.3	4.6		4.5	1.9		7.1	-16.2		3.9	2.9		3 of 7			
2014		80.43	68.95	110.48	24.89	46.91		1.31	6.08		95.15	163.47		4.7	-5.3	1.6		-45.0	4.0		-59.4	-0.8		-21.5	2.2		3 of 7			
2015		81.23	76.29	118.61	44.63	22.39	50.20	2.01	1.05	8.08	142.38	99.73	176.89	1.0	10.7	7.4		-10.0	7.0		-19.9	33.0		4.8	8.2		4 of 9	2 of 7	3 of 7	2 of 7
Running 3 Month																														
2013		88.19	86.07	141.13	52.86	57.06		5.06	7.19		143.99	205.38		3.3	8.5	7.1		10.1	4.9		19.8	-28.0		9.4	4.7		4 of 7			
2014		89.50	82.60	144.38	25.55	57.01		1.17	7.48		109.33	208.86		1.5	-4.0	2.3		-51.7	-0.1		-76.8	3.9		-24.1	1.7		4 of 7			
2015		93.35	92.53	152.80	56.17	26.12	61.95	2.84	1.27	10.92	152.36	119.92	225.67	4.3	12.0	5.8		2.2	8.7		8.4	46.1		9.7	8.0		5 of 9	2 of 7	1 of 7	2 of 7
Running 12 Month																														
2013		77.49	74.66	115.27	47.08	46.15		3.32	13.93		125.07	175.35		-0.4	4.2	6.8		1.5	1.6		-0.1	12.6		3.0	5.8		3 of 7			
2014		82.19	73.32	116.35	34.98	47.60		2.44	6.58		110.74	170.52		6.1	-1.8	0.9		-25.7	3.1		-26.5	-52.8		-11.5	-2.8		3 of 7			
2015		82.27	77.94	126.65	22.26	50.40		1.06	7.50		101.26	184.54		0.1	6.3	8.8		-36.4	5.9		-56.6	14.0		-8.6	8.2		4 of 9			

** TrevPAR = Total revenue per available room (sum of Room, F&B, and Other revenue divided by total available rooms).

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Tab 20 - Segmentation Response Report

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015

This Year

Jun 18th - First Day of Ramadan
 Jun 21st - Father's Day

June 2015 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

June 2014 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Last Year

Jun 15th - Father's Day
 Jun 29th - First Day of Ramadan

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
54430	Westin Lombard Yorktown Center	Lombard, IL	60148-5529	(630) 719-8000	500	200708
3104	DoubleTree Hotel & Conference Center Chicago Dowr	Downers Grove, IL	60515-1043	(630) 971-2000	250	198609
5784	Doubletree Chicago Oak Brook	Oak Brook, IL	60523-1402	(630) 472-6000	427	197301
6810	Marriott Chicago Oak Brook	Oak Brook, IL	60523-2009	(630) 573-8555	350	198105
8452	Hilton Chicago Oak Brook Hills Resort Conference Ce	Oak Brook, IL	60523-2573	(630) 850-5555	386	198704
10327	Le Meridien Chicago Oakbrook Center	Oak Brook, IL	60523-4755	(630) 468-2228	172	196606
13630	The Drake Hotel Oak Brook	Oak Brook, IL	60523-2332	(630) 571-0000	44	196206
18577	Embassy Suites Chicago Lombard Oak Brook	Lombard, IL	60148-5614	(630) 969-7500	262	198905
21002	Sheraton Hotel Lisle	Lisle, IL	60532-0917	(630) 505-1000	242	198708
					2633	

2013		2014												2015									
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
s	s	s	B	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B					B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B

Data received:

- s = Segmentation (Transient, Group, Contract) Only
- r = Additional Revenue Only
- B = Both Segmentation & Additional Revenue

Tab 21 - Monthly Performance at a Glance - My Property vs. Competitive Set - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

June 2015

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	79.8	75.8	105.4	127.87	129.80	98.5	102.05	98.32	103.8
Year To Date	70.0	58.5	119.7	116.07	125.80	92.3	81.23	73.57	110.4
Running 3 Month	75.8	69.2	109.4	123.21	128.31	96.0	93.35	88.85	105.1
Running 12 Month	71.5	61.7	115.9	115.05	123.99	92.8	82.27	76.47	107.6

June 2015 vs. 2014 Percent Change (%)

	Occupancy			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	8.3	-1.0	9.3	-1.3	6.5	-7.3	6.8	5.4	1.3
Year To Date	2.3	-5.0	7.7	-1.3	7.4	-8.1	1.0	2.0	-1.0
Running 3 Month	3.2	-2.7	6.0	1.1	7.1	-5.7	4.3	4.3	0.0
Running 12 Month	2.7	-3.6	6.6	-2.6	8.3	-10.0	0.1	4.4	-4.1

STR, Inc.

Tab 22 - STAR Summary - My Property vs. Comp Set and Industry Segments - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Westin Lombard Yorktown Center	79.8	8.3	70.0	2.3	75.8	3.2	71.5	2.7
Market: Chicago, IL	81.9	0.1	67.3	2.7	77.3	1.7	70.2	3.5
Market Class: Upper Upscale Class	83.3	-1.0	69.4	2.3	80.1	0.9	72.8	2.8
Tract: Chicago DuPage County, IL	80.9	2.6	63.6	2.6	74.0	2.5	65.7	3.1
Tract Scale: Upscale Chains	79.7	0.1	63.7	-2.0	74.0	-1.0	66.4	-0.9
Competitive Set: Competitors	75.8	-1.0	58.5	-5.0	69.2	-2.7	61.7	-3.6

Westin Lombard Yorktown Center
Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

Average Daily Rate								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Westin Lombard Yorktown Center	127.87	-1.3	116.07	-1.3	123.21	1.1	115.05	-2.6
Market: Chicago, IL	160.11	5.8	137.89	8.4	154.78	9.2	139.61	7.3
Market Class: Upper Upscale Class	200.37	5.0	169.46	7.3	191.50	8.0	171.74	7.1
Tract: Chicago DuPage County, IL	103.71	6.2	97.60	5.2	101.38	6.7	97.10	4.7
Tract Scale: Upscale Chains	124.11	6.1	117.56	5.2	121.38	6.3	116.39	5.1
Competitive Set: Competitors	129.80	6.5	125.80	7.4	128.31	7.1	123.99	8.3

Westin Lombard Yorktown Center
Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

RevPAR								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Westin Lombard Yorktown Center	102.05	6.8	81.23	1.0	93.35	4.3	82.27	0.1
Market: Chicago, IL	131.19	5.8	92.85	11.2	119.70	11.0	97.95	11.1
Market Class: Upper Upscale Class	166.95	4.0	117.57	9.8	153.37	9.0	125.06	10.1
Tract: Chicago DuPage County, IL	83.86	9.0	62.09	8.0	75.02	9.4	63.84	8.0
Tract Scale: Upscale Chains	98.94	6.2	74.86	3.1	89.86	5.2	77.24	4.1
Competitive Set: Competitors	98.32	5.4	73.57	2.0	88.85	4.3	76.47	4.4

Westin Lombard Yorktown Center
Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
Market: Chicago, IL	734	110778	534	98266	
Market Class: Upper Upscale Class	97	37161	90	35974	
Tract: Chicago DuPage County, IL	102	15026	90	14243	
Tract Scale: Upscale Chains	39	8140	39	8140	
Competitive Set: Competitors	6	1770	6	1770	

Market: Chicago, IL
Market Class: Upper Upscale Class
Tract: Chicago DuPage County, IL
Tract Scale: Upscale Chains
Competitive Set: Competitors

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
1.6	1.0	1.3	0.9
2.3	1.3	1.9	1.1
1.4	1.5	1.5	1.6
7.3	7.4	7.4	4.7
10.8	10.8	10.8	10.8

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
8.3	2.3	3.2	2.7
1.7	3.7	2.9	4.4
1.3	3.7	2.8	3.9
4.0	4.2	4.1	4.7
7.5	5.2	6.2	3.8
9.7	5.3	7.8	6.8

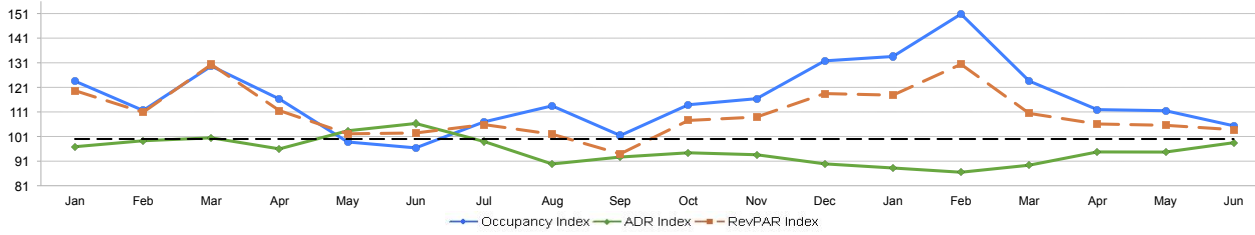
Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
6.8	1.0	4.3	0.1
7.5	12.4	12.4	12.1
6.5	11.3	11.1	11.3
10.5	9.7	11.0	9.7
14.0	10.7	12.9	9.0
16.8	13.0	15.5	15.6

Pipeline			
Market: Chicago, IL			
Under Construction		Planning	
Properties	Rooms	Properties	Rooms
21	3370	27	5637
See Help page for pipeline definitions.			

Tab 23 - Competitive Set Report - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	54.9	57.9	76.8	75.2	71.4	73.7	81.9	75.4	72.2	78.8	71.7	58.0	54.2	69.8	68.9	69.9	77.5	79.8
Competitive Set	44.5	51.8	59.2	64.7	72.2	76.5	76.6	66.5	71.2	69.1	61.6	44.0	40.6	46.3	55.8	62.4	69.5	75.8
Index (MPI)	123.5	111.6	129.7	116.2	98.8	96.4	106.9	113.5	101.4	113.9	116.4	131.8	133.5	150.8	123.6	112.0	111.5	105.4
Rank	2 of 6	4 of 6	2 of 6	2 of 6	4 of 6	4 of 6	2 of 6	2 of 7	3 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	2 of 7	2 of 7	2 of 7	2 of 7

Year To Date		
2013	2014	2015
65.1	68.4	70.0
62.6	61.5	58.5
104.0	111.2	119.7
4 of 6	3 of 6	1 of 7

Running 3 Month		
2013	2014	2015
71.8	73.4	75.8
72.8	71.2	69.2
98.7	103.2	109.4
4 of 6	4 of 6	3 of 7

Running 12 Month		
2013	2014	2015
66.7	69.6	71.5
65.0	64.0	61.7
102.6	108.8	115.9
3 of 6	2 of 6	2 of 7

ADR	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	110.00	113.43	113.55	113.89	122.45	129.59	116.89	108.54	122.47	119.36	111.47	103.29	106.35	106.30	109.60	119.94	121.42	127.87
Competitive Set	113.54	114.22	112.99	118.65	118.50	121.92	118.08	120.82	132.18	126.45	119.09	114.89	120.53	122.94	122.67	126.58	128.23	129.80
Index (ARI)	96.9	99.3	100.5	96.0	103.3	106.3	99.0	89.8	92.7	94.4	93.6	89.9	88.2	86.5	89.3	94.8	94.7	98.5
Rank	3 of 6	3 of 6	3 of 6	4 of 6	3 of 6	3 of 6	3 of 6	5 of 7	5 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	4 of 7	4 of 7	4 of 7

Year To Date		
2013	2014	2015
117.92	117.56	116.07
111.50	117.15	125.80
105.8	100.4	92.3
3 of 6	3 of 6	5 of 7

Running 3 Month		
2013	2014	2015
122.76	121.92	123.21
113.20	119.76	128.31
108.4	101.8	96.0
3 of 6	3 of 6	4 of 7

Running 12 Month		
2013	2014	2015
116.19	118.07	115.05
111.18	114.49	123.99
104.5	103.1	92.8
3 of 6	3 of 6	5 of 7

RevPAR	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	60.42	65.65	87.15	85.63	87.41	95.53	95.70	81.86	88.47	94.00	79.88	59.91	57.68	74.18	75.55	83.85	94.12	102.05
Competitive Set	50.49	59.22	66.88	76.75	85.61	93.25	90.40	80.30	94.16	87.43	73.33	50.57	48.95	56.89	68.43	79.04	89.16	98.32
Index (RGI)	119.7	110.8	130.3	111.6	102.1	102.4	105.9	101.9	94.0	107.5	108.9	118.5	117.8	130.4	110.4	106.1	105.6	103.8
Rank	3 of 6	3 of 6	3 of 6	3 of 6	4 of 6	4 of 6	3 of 6	4 of 7	5 of 7	4 of 7	4 of 7	4 of 7	3 of 7	2 of 7	5 of 7	4 of 7	5 of 7	4 of 7

Year To Date		
2013	2014	2015
76.78	80.43	81.23
69.84	72.10	73.57
109.9	111.5	110.4
3 of 6	3 of 6	4 of 7

Running 3 Month		
2013	2014	2015
88.19	89.50	93.35
82.41	85.21	88.85
107.0	105.0	105.1
4 of 6	4 of 6	4 of 7

Running 12 Month		
2013	2014	2015
77.49	82.19	82.27
72.27	73.26	76.47
107.2	112.2	107.6
3 of 6	3 of 6	4 of 7

% Chg	2014												2015					
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
My Property	19.6	-12.3	22.2	-2.3	5.3	1.6	6.7	-13.0	-0.7	-3.7	5.1	5.3	-4.5	13.0	-13.3	-2.1	7.7	6.8
Competitive Set	0.9	2.4	5.2	-1.5	4.6	6.5	11.7	-1.8	14.6	7.7	2.2	3.6	-3.0	-3.9	2.3	3.0	4.2	5.4
Index (RGI)	18.6	-14.4	16.2	-0.9	0.7	-4.7	-4.5	-11.4	-13.4	-10.6	2.9	1.6	-1.6	17.6	-15.3	-4.9	3.4	1.3
Rank	2 of 6	5 of 6	1 of 6	5 of 6	3 of 6	5 of 6	6 of 6	5 of 6	6 of 6	6 of 6	2 of 6	2 of 6	4 of 6	1 of 6	6 of 6	4 of 6	2 of 6	3 of 6

Year To Date		
2013	2014	2015
1.4	4.7	1.0
0.8	3.2	2.0
0.6	1.5	-1.0
3 of 6	5 of 6	4 of 6

Running 3 Month		
2013	2014	2015
3.3	1.5	4.3
6.1	3.4	4.3
-2.6	-1.8	0.0
4 of 6	5 of 6	3 of 6

Running 12 Month		
2013	2014	2015
-0.4	6.1	0.1
3.3	1.4	4.4
-3.6	4.6	-4.1
5 of 6	1 of 6	5 of 6

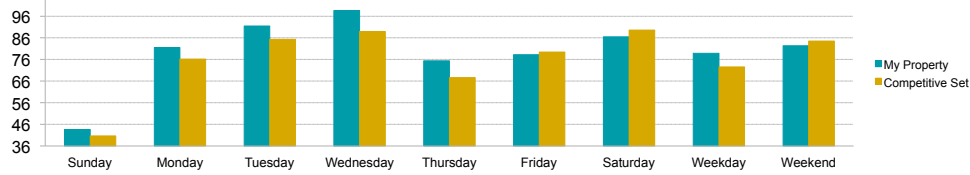
Tab 25 - Day of Week and Weekday/Weekend Report - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

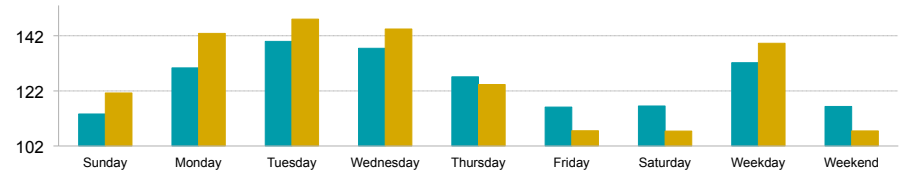
STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR

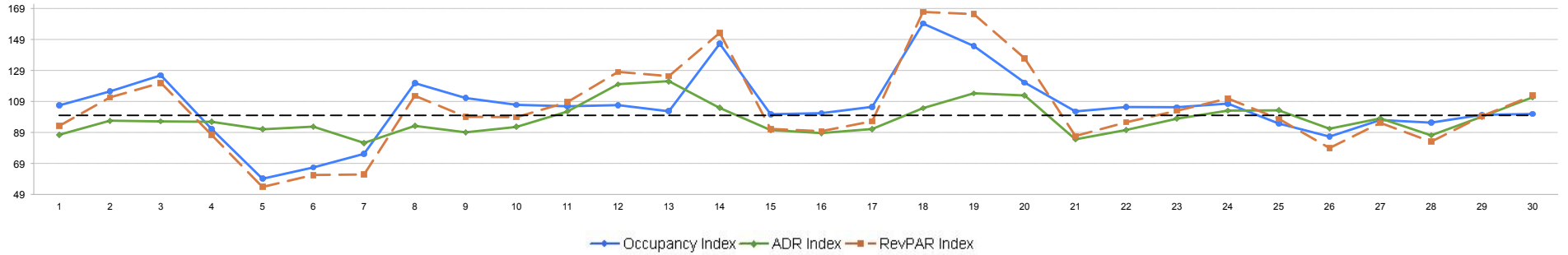


Day of Week	Time Period	Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
		Value	% Chg	Value	% Chg	Value	% Chg	Value	% Chg	Value	% Chg	Value	% Chg	Value	% Chg	Value	% Chg	Value	% Chg
Sunday	Current Month	43.7	14.9	40.6	-10.4	107.5	28.2	113.61	4.8	121.23	6.4	93.7	-1.5	49.59	20.5	49.24	-4.7	100.7	26.3
	Year To Date	41.8	1.5	33.8	-3.6	123.6	5.3	105.62	1.6	117.11	5.5	90.2	-3.7	44.12	3.1	39.58	1.7	111.5	1.4
	Running 3 Month	44.8	6.3	40.3	2.9	111.3	3.2	114.66	7.7	118.29	4.3	96.9	3.3	51.40	14.5	47.65	7.4	107.9	6.6
	Running 12 Month	41.8	4.8	36.5	-4.4	114.5	9.6	104.49	-2.3	115.81	7.2	90.2	-8.9	43.67	2.4	42.26	2.5	103.3	-0.1
Monday	Current Month	81.5	7.5	76.2	2.5	107.0	4.8	130.35	-5.2	142.88	9.0	91.2	-13.0	106.26	1.9	108.88	11.8	97.6	-8.8
	Year To Date	72.2	-2.0	59.7	-1.4	120.8	-0.7	123.84	-1.3	139.54	8.5	88.7	-9.0	89.36	-3.3	83.34	7.0	107.2	-9.6
	Running 3 Month	78.1	3.1	70.4	0.6	110.9	2.5	130.38	0.5	143.49	9.1	90.9	-7.9	101.87	3.6	101.06	9.8	100.8	-5.7
	Running 12 Month	72.7	1.1	62.6	-0.4	116.1	1.5	123.18	-2.6	136.59	9.5	90.2	-11.0	89.56	-1.5	85.53	9.0	104.7	-9.7
Tuesday	Current Month	91.4	-4.5	85.3	-9.6	107.1	5.6	139.95	-0.5	148.01	8.7	94.6	-8.5	127.97	-4.9	126.32	-1.7	101.3	-3.3
	Year To Date	82.8	-4.0	71.2	-5.0	116.3	1.0	128.15	0.2	143.37	8.6	89.4	-7.8	106.10	-3.9	102.03	3.2	104.0	-6.9
	Running 3 Month	89.8	0.7	83.3	-0.4	107.7	1.1	135.71	3.7	147.78	9.6	91.8	-5.4	121.81	4.5	123.14	9.2	98.9	-4.3
	Running 12 Month	83.9	-1.0	73.2	-3.7	114.6	2.9	126.90	-1.4	140.91	9.8	90.1	-10.2	106.47	-2.3	103.13	5.7	103.2	-7.6
Wednesday	Current Month	98.7	7.5	88.9	0.3	110.9	7.1	137.46	-1.7	144.46	7.4	95.2	-8.4	135.60	5.7	128.45	7.7	105.6	-1.9
	Year To Date	81.9	0.7	69.8	-0.4	117.4	1.1	127.37	0.7	141.29	9.3	90.1	-7.9	104.36	1.4	98.60	8.9	105.8	-6.8
	Running 3 Month	89.9	-1.7	79.0	-2.6	113.8	0.8	133.16	2.4	144.51	9.8	92.1	-6.7	119.76	0.6	114.22	7.0	104.9	-5.9
	Running 12 Month	82.3	1.7	71.2	-2.0	115.5	3.8	125.42	-1.6	138.00	9.4	90.9	-10.0	103.20	0.1	98.31	7.2	105.0	-6.7
Thursday	Current Month	75.4	8.8	67.6	-10.7	111.5	21.8	127.09	-3.1	124.31	-1.1	102.2	-2.0	95.83	5.3	84.05	-11.7	114.0	19.3
	Year To Date	63.8	-3.9	50.4	-12.4	126.7	9.6	114.30	-2.0	126.01	6.0	90.7	-7.6	72.97	-5.8	63.49	-7.1	114.9	1.4
	Running 3 Month	68.8	-5.2	60.2	-12.4	114.2	8.3	123.07	-0.1	126.49	5.2	97.3	-5.0	84.69	-5.3	76.20	-7.9	111.2	2.9
	Running 12 Month	67.9	0.0	55.2	-9.3	123.0	10.3	113.26	-2.7	123.43	7.2	91.8	-9.2	76.87	-2.7	68.12	-2.8	112.8	0.2
Friday	Current Month	78.2	-1.1	79.4	-0.2	98.4	-0.9	116.12	-2.5	107.54	4.1	108.0	-6.3	90.81	-3.6	85.42	3.9	106.3	-7.2
	Year To Date	71.4	9.7	58.0	-8.7	123.1	20.2	102.83	-3.8	103.28	4.6	99.6	-8.0	73.46	5.5	59.94	-4.5	122.6	10.5
	Running 3 Month	77.4	10.6	71.1	-4.6	108.8	15.9	109.09	-4.0	105.32	3.7	103.6	-7.4	84.47	6.3	74.94	-1.1	112.7	7.4
	Running 12 Month	72.7	3.7	62.3	-4.8	116.7	8.9	103.05	-3.8	103.60	6.4	99.5	-9.6	74.95	-0.3	64.59	1.3	116.0	-1.5
Saturday	Current Month	86.5	15.7	89.6	4.5	96.5	10.8	116.53	0.4	107.41	4.8	108.5	-4.1	100.74	16.2	96.25	9.4	104.7	6.2
	Year To Date	76.4	16.6	66.9	-3.9	114.2	21.4	103.54	-1.2	103.10	5.0	100.4	-5.9	79.10	15.2	69.00	0.9	114.6	14.2
	Running 3 Month	81.5	12.1	80.3	-0.7	101.5	12.9	109.80	1.3	105.57	4.0	104.0	-2.6	89.45	13.5	84.72	3.3	105.6	10.0
	Running 12 Month	79.0	10.1	70.4	-2.0	112.2	12.3	102.13	-2.6	103.40	6.3	98.8	-8.4	80.70	7.2	72.83	4.2	110.8	2.9
Weekday (Sun-Thu)	Current Month	78.9	8.7	72.6	-2.2	108.7	11.2	132.24	-1.5	139.25	7.4	95.0	-8.3	104.33	7.1	101.04	5.0	103.3	2.0
	Year To Date	68.4	-1.8	56.9	-4.4	120.3	2.7	121.67	-0.3	135.82	8.1	89.6	-7.8	83.22	-2.1	77.24	3.4	107.7	-5.3
	Running 3 Month	74.3	0.1	66.7	-2.7	111.5	2.9	129.09	2.3	138.69	8.3	93.1	-5.5	85.91	2.4	92.45	5.4	103.7	-2.8
	Running 12 Month	69.8	1.0	59.8	-3.7	116.7	4.9	120.46	-2.1	133.05	9.0	90.5	-10.2	84.04	-1.1	79.56	4.9	105.6	-5.7
Weekend (Fri-Sat)	Current Month	82.3	7.1	84.5	2.2	97.4	4.8	116.34	-1.1	107.47	4.4	108.3	-5.3	95.78	5.9	90.84	6.8	105.4	-0.8
	Year To Date	73.9	13.1	62.5	-6.2	118.3	20.6	103.20	-2.5	103.18	4.8	100.0	-6.9	76.28	10.3	64.47	-1.7	118.3	12.3
	Running 3 Month	79.4	11.4	75.7	-2.6	104.9	14.3	109.45	-1.3	105.45	3.8	103.8	-5.0	86.96	9.9	79.83	1.2	108.9	8.6
	Running 12 Month	75.9	6.9	66.4	-3.3	114.3	10.6	102.57	-3.2	103.50	6.3	99.1	-9.0	77.82	3.4	68.71	2.8	113.3	0.6
Total	Current Month	79.8	8.3	75.8	-1.0	105.4	9.3	127.87	-1.3	129.80	6.5	98.5	-7.3	102.05	6.8	98.32	5.4	103.8	1.3
	Year To Date	70.0	2.3	58.5	-5.0	119.7	7.7	116.07	-1.3	125.80	7.4	92.3	-8.1	81.23	1.0	73.57	2.0	110.4	-1.0
	Running 3 Month	75.8	3.2	69.2	-2.7	109.4	6.0	123.21	1.1	128.31	7.1	96.0	-5.7	93.35	4.3	88.85	4.3	105.1	0.0
	Running 12 Month	71.5	2.7	61.7	-3.6	115.9	6.6	115.05	-2.6	123.99	8.3	92.8	-10.0	82.27	0.1	76.47	4.4	107.6	-4.1

Tab 26 - Daily Data for the Month - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of June



Occupancy (%)	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	77.6	99.2	99.0	58.8	43.0	58.8	33.0	96.8	99.8	97.4	74.2	98.0	98.4	75.2	94.6	99.0	99.2	98.0	98.0	98.4	32.8	79.8	99.2	99.0	70.6	73.8	90.2	33.6	58.8	60.0
Competitive Set	72.9	85.9	78.6	64.5	72.8	88.6	43.9	80.1	89.7	91.2	70.1	91.9	95.9	51.4	93.9	97.6	94.0	61.5	67.7	81.2	32.0	75.7	94.2	92.0	74.5	85.5	92.9	35.3	58.6	59.4
Index (MPI)	106.5	115.5	125.9	91.2	59.1	66.4	75.2	120.8	111.2	106.8	105.9	106.6	102.6	146.3	100.7	101.4	105.5	159.3	144.8	121.2	102.6	105.4	105.3	107.6	94.7	86.3	97.1	95.3	100.4	101.0

% Chg	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	-4.7	15.3	30.6	6.1	-53.6	-21.6	5.8	12.3	0.0	-1.8	28.8	80.8	84.3	149.0	33.6	-0.8	1.4	48.9	26.6	17.4	-34.7	-13.1	-0.2	2.7	-29.4	-21.3	2.3	13.5	15.3	3.1
Competitive Set	-9.3	-5.4	3.6	1.4	0.0	8.1	-10.2	-8.4	-7.4	-2.9	-11.6	22.7	34.2	35.3	26.2	4.4	1.9	-27.1	-25.3	-15.7	-30.6	-6.0	-2.0	-0.6	-1.2	6.8	-0.5	-11.1	20.0	21.3
Index (MPI)	5.1	21.9	26.1	4.7	-53.6	-27.5	17.8	22.5	8.0	1.1	45.8	47.3	37.4	84.0	5.9	-4.9	-0.5	104.4	69.4	39.3	-5.9	-7.5	1.8	3.3	-28.6	-26.3	2.7	27.7	-3.9	-15.0

ADR	June																													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
My Property	128.27	139.35	137.16	120.23	94.44	95.73	100.28	130.74	132.47	127.60	125.47	133.29	137.14	131.83	139.48	142.40	140.39	135.81	124.00	121.46	101.71	127.33	145.94	144.47	122.39	95.47	102.22	97.50	121.83	139.38
Competitive Set	146.58	144.21	142.72	125.43	103.73	103.23	121.92	140.19	148.69	137.82	122.43	110.94	112.30	125.80	154.00	160.73	153.96	129.72	108.53	107.59	120.32	140.49	149.14	140.17	118.51	104.44	104.24	111.92	122.83	124.76
Index (ARI)	87.5	96.6	96.1	95.9	91.0	92.7	82.3	93.3	89.1	92.6	102.5	120.1	122.1	104.8	90.6	88.6	91.2	104.7	114.3	112.9	84.5	90.6	97.9	103.1	103.3	91.4	98.1	87.1	99.2	111.7

% Chg	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	-1.6	10.1	1.9	-1.2	-13.2	-16.7	-11.2	-9.8	-12.4	-15.6	-9.4	4.2	17.2	18.9	0.1	-2.0	-0.2	8.9	12.1	12.0	-8.5	-1.8	8.5	12.6	-9.1	-25.9	-15.9	9.6	-14.2	18.0
Competitive Set	11.5	12.3	10.9	5.9	2.0	1.8	2.0	0.4	2.1	-1.9	-6.2	5.5	15.7	13.7	17.0	17.6	15.0	1.1	3.8	3.6	8.1	11.1	12.7	5.4	-3.8	3.5	-1.5	1.8	2.3	2.3
Index (ARI)	-11.8	-2.0	-8.1	-6.7	-14.9	-18.2	-12.9	-10.2	-14.2	-13.9	-3.4	-1.2	1.3	4.6	-14.4	-16.6	-13.2	7.7	7.9	8.0	-15.3	-11.6	-3.7	6.8	-5.5	-28.4	-14.6	7.7	-16.1	15.4

RevPAR	June																													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
My Property	99.54	138.24	135.79	70.69	40.61	56.29	33.09	126.56	132.20	124.28	93.10	130.63	134.94	99.13	131.95	140.98	139.27	133.09	121.52	119.51	33.36	101.61	144.77	143.03	86.41	70.46	92.21	32.76	71.63	83.63
Competitive Set	106.83	123.84	112.24	80.85	75.48	91.45	53.52	112.31	133.40	125.67	85.77	101.97	107.67	64.68	144.60	156.92	144.74	79.81	73.46	87.35	38.47	106.36	140.54	128.92	88.32	89.28	96.88	39.46	71.96	74.15
Index (RGI)	93.2	111.6	121.0	87.4	53.8	61.5	61.8	112.7	99.1	98.9	108.5	128.1	125.3	153.3	91.2	89.8	96.2	166.8	165.4	136.8	86.7	95.5	103.0	110.9	97.8	78.9	95.2	83.0	99.5	112.8

% Chg	June																													
	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
My Property	-6.2	27.0	33.0	4.9	-59.7	-34.7	-6.1	1.3	-12.4	-17.1	16.8	88.5	115.9	196.1	33.7	-2.8	1.2	62.2	41.9	31.5	-40.2	-14.6	8.3	15.7	-35.8	-41.7	-14.0	24.4	-1.1	21.6
Competitive Set	1.1	6.3	14.9	7.4	2.0	10.1	-8.4	-8.0	-5.5	-4.7	-17.1	29.5	55.3	53.9	47.6	22.7	17.2	-26.3	-22.4	-12.6	-25.0	4.5	10.4	4.8	-5.0	10.5	-1.9	-9.5	22.8	24.0
Index (RGI)	-7.3	19.5	15.8	-2.4	-60.5	-40.7	2.5	10.1	-7.3	-13.0	40.8	45.6	39.1	92.4	-9.4	-20.8	-13.7	120.1	82.8	50.5	-20.3	-18.2	-2.0	10.3	-32.5	-47.3	-12.3	37.5	-19.4	-1.9

Tab 27 - Segmentation at a Glance - My Property vs. Competitive Set - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

June 2015

	Transient			Group			Contract			Total		
			% Chg			% Chg			% Chg			% Chg
Occupancy (%)	My Property	37.8	0.4	My Property	31.8	23.2	My Property	10.2	-0.6	My Property	79.8	8.3
	Comp set	56.1	6.9	Comp set	19.3	-18.3	Comp set	0.4	-6.7	Comp set	75.8	-1.0
	Index (MPI)	67.4	-6.1	Index (MPI)	164.6	50.8	Index (MPI)	2906.2	6.6	Index (MPI)	105.4	9.3
ADR	My Property	130.05	-8.1	My Property	145.88	5.5	My Property	63.47	-0.1	My Property	127.87	-1.3
	Comp set	131.69	5.1	Comp set	124.88	8.9	Comp set	97.56	-4.4	Comp set	129.80	6.5
	Index (ARI)	98.8	-12.6	Index (ARI)	116.8	-3.2	Index (ARI)	65.1	4.5	Index (ARI)	98.5	-7.3
RevPAR	My Property	49.15	-7.8	My Property	46.44	29.9	My Property	6.46	-0.7	My Property	102.05	6.8
	Comp set	73.82	12.3	Comp set	24.16	-11.0	Comp set	0.34	-10.8	Comp set	98.32	5.4
	Index (RGI)	66.6	-17.9	Index (RGI)	192.2	46.0	Index (RGI)	1890.6	11.4	Index (RGI)	103.8	1.3

Year To Date

	Transient			Group			Contract			Total		
			% Chg			% Chg			% Chg			% Chg
Occupancy (%)	My Property	32.5	5.2	My Property	25.5	-7.1	My Property	12.0	19.0	My Property	70.0	2.3
	Comp set	44.1	4.0	Comp set	14.0	-24.1	Comp set	0.4	-48.2	Comp set	58.5	-5.0
	Index (MPI)	73.6	1.1	Index (MPI)	182.3	22.3	Index (MPI)	3378.7	129.8	Index (MPI)	119.7	7.7
ADR	My Property	130.82	-4.1	My Property	122.30	5.1	My Property	62.92	0.0	My Property	116.07	-1.3
	Comp set	128.37	5.8	Comp set	118.42	8.7	Comp set	97.42	26.5	Comp set	125.80	7.4
	Index (ARI)	101.9	-9.4	Index (ARI)	103.3	-3.3	Index (ARI)	64.6	-21.0	Index (ARI)	92.3	-8.1
RevPAR	My Property	42.51	0.8	My Property	31.16	-2.4	My Property	7.56	19.0	My Property	81.23	1.0
	Comp set	56.67	10.0	Comp set	16.55	-17.4	Comp set	0.35	-34.5	Comp set	73.57	2.0
	Index (RGI)	75.0	-8.3	Index (RGI)	188.2	18.2	Index (RGI)	2182.3	81.6	Index (RGI)	110.4	-1.0

Tab 28 - Segmentation Occupancy Analysis - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Occupancy (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	23.4	35.0	29.2	21.7	9.0	15.9	9.8	0.5	3.1	54.9
	Feb	23.1	39.4	35.2	24.8	11.8	19.3	10.0	0.7	2.9	57.9	51.8	57.4
	Mar	28.4	38.5	38.8	38.3	19.2	24.3	10.0	1.5	3.0	76.8	59.2	66.1
	Apr	33.5	41.6	41.2	31.6	22.2	31.0	10.1	0.8	2.9	75.2	64.7	75.1
	May	38.8	47.7	41.6	22.2	24.2	36.8	10.4	0.3	3.0	71.4	72.2	81.5
	Jun	37.6	52.4	46.9	25.8	23.7	34.8	10.2	0.4	3.4	73.7	76.5	85.0
	Jul	34.3	53.1	47.8	37.7	23.2	32.4	9.8	0.3	3.3	81.9	76.6	83.6
	Aug	42.7	48.8	51.1	17.7	17.3	29.8	14.9	0.3	3.3	75.4	66.5	84.2
	Sep	32.5	48.0	42.6	24.9	22.9	37.1	14.9	0.3	3.1	72.2	71.2	82.8
	Oct	34.8	43.8	41.8	29.2	25.0	36.2	14.8	0.3	3.0	78.8	69.1	81.0
	Nov	28.7	41.2	38.6	28.5	20.0	30.7	14.5	0.4	2.9	71.7	61.6	72.3
	Dec	31.1	34.6	38.6	12.5	9.1	16.6	14.5	0.3	2.9	58.0	44.0	58.1
2015	Jan	26.5	31.7	29.9	12.3	8.6	17.2	15.5	0.3	3.1	54.2	40.6	50.2
	Feb	26.3	38.7	36.2	28.3	7.3	17.8	15.1	0.3	3.5	69.8	46.3	57.5
	Mar	29.7	42.8	39.6	28.4	12.6	25.9	10.9	0.4	3.4	68.9	55.8	68.8
	Apr	35.4	45.8	38.6	24.5	16.3	33.4	10.0	0.3	2.9	69.9	62.4	74.9
	May	39.0	49.8	39.6	28.0	19.4	39.1	10.5	0.3	3.0	77.5	69.5	81.7
	Jun	37.8	56.1	44.7	31.8	19.3	35.4	10.2	0.4	3.2	79.8	75.8	83.4

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	-6.4	-1.2	-0.7	112.2	-12.7	-7.2	-3.3	-29.0	36.8	21.0
	Feb	-8.4	8.3	2.4	-20.3	-22.6	5.4	-0.3	13.8	27.6	-12.8	-0.6	4.5
	Mar	0.4	-5.8	-3.1	49.2	13.0	4.3	0.1	137.2	26.2	19.9	1.2	0.6
	Apr	0.2	-1.6	2.9	6.7	-13.2	-4.1	0.1	40.8	22.4	2.8	-5.6	0.5
	May	7.4	-3.6	0.0	2.4	8.6	14.6	2.9	-47.9	28.6	5.2	-0.2	7.1
	Jun	19.1	-3.3	10.2	-21.7	4.5	-14.9	1.9	-39.8	26.0	-1.2	-1.3	-1.2
	Jul	-19.3	12.0	-2.4	74.9	-11.1	7.8	-13.5	-45.9	20.0	8.5	3.4	2.1
	Aug	17.9	-4.8	4.9	-49.1	-23.3	-1.6	49.3	-42.4	26.3	-7.0	-10.6	3.2
	Sep	-4.1	8.3	-0.4	-4.5	-11.8	14.1	46.8	-41.1	22.4	3.1	0.6	6.4
	Oct	-1.7	-3.5	-3.5	-11.4	1.9	8.6	47.8	-33.4	14.8	0.5	-1.8	2.2
	Nov	-18.1	-3.7	-6.7	26.9	-4.6	22.0	34.1	-35.5	17.4	5.0	-4.3	4.6
	Dec	13.9	-3.5	1.8	12.5	14.6	-1.1	11.5	-51.2	3.9	13.0	-0.9	1.1
2015	Jan	12.9	-9.5	2.1	-43.2	-4.4	8.0	57.9	-27.9	0.3	-1.3	-8.7	3.9
	Feb	14.2	-1.9	2.7	14.2	-38.1	-7.5	51.2	-49.5	18.4	20.6	-10.7	0.1
	Mar	4.4	11.1	1.8	-25.9	-34.5	6.5	8.7	-70.3	13.9	-10.2	-5.8	4.1
	Apr	5.5	10.0	-6.3	-22.5	-26.6	7.8	-0.2	-59.5	-1.0	-7.0	-3.5	-0.3
	May	0.6	4.5	-5.0	26.1	-20.1	6.3	1.1	11.1	0.1	8.6	-3.8	0.3
	Jun	0.4	6.9	-4.5	23.2	-18.3	1.9	-0.6	-6.7	-5.3	8.3	-1.0	-1.9

Year To Date												
2013	30.0	43.2	38.1	25.1	18.9	27.4	10.1	0.6	2.4	65.1	62.6	67.9
2014	30.9	42.4	38.9	27.4	18.4	27.1	10.1	0.7	3.1	68.4	61.5	69.1
2015	32.5	44.1	38.1	25.5	14.0	28.4	12.0	0.4	3.2	70.0	58.5	69.7

2013	-6.7	0.6	0.4	-8.2	-6.3	-0.2	0.4	-2.6	-1.3	-6.3	-1.6	0.1
2014	3.0	-1.7	2.1	9.5	-2.3	-1.1	0.2	12.7	27.8	5.1	-1.7	1.7
2015	5.2	4.0	-1.9	-7.1	-24.1	4.7	19.0	-48.2	3.9	2.3	-5.0	0.9

Running 3 Month												
2013	33.7	48.7	41.4	28.0	23.5	35.1	10.1	0.6	2.5	71.8	72.8	79.0
2014	36.7	47.3	43.2	26.5	23.4	34.2	10.2	0.5	3.1	73.4	71.2	80.5
2015	37.4	50.6	41.0	28.1	18.4	36.0	10.3	0.3	3.1	75.8	69.2	80.0

2013	-6.4	4.3	-1.2	-7.8	0.8	3.1	0.7	-0.5	2.5	-6.0	3.1	0.8
2014	8.7	-2.9	4.4	-5.5	-0.5	-2.5	1.7	-16.8	25.7	2.2	-2.3	2.0
2015	2.0	7.0	-5.2	6.1	-21.6	5.3	0.1	-31.5	-2.2	3.2	-2.7	-0.6

Running 12 Month												
2013	32.5	43.2	39.9	24.1	21.2	28.7	10.0	0.6	2.4	66.7	65.0	71.0
2014	33.0	43.5	41.4	26.1	19.9	27.6	10.5	0.6	2.9	69.6	64.0	71.8
2015	33.3	44.5	40.8	25.3	16.8	29.4	13.0	0.3	3.1	71.5	61.7	73.3

2013	-4.6	0.9	1.4	-14.8	-2.3	1.4	19.5	-2.3	2.1	-5.8	-0.2	1.4
2014	1.4	0.6	3.8	8.2	-6.1	-4.0	4.7	-0.7	17.0	4.4	-1.6	1.1
2015	0.9	2.4	-1.5	-3.3	-15.5	6.6	23.5	-45.4	10.2	2.7	-3.6	2.1

Tab 29 - Segmentation ADR Analysis - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Average Daily Rate											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	137.05	115.73	124.18	101.28	105.60	117.03	64.55	101.19	81.17	110.00
	Feb	142.52	115.37	130.79	107.14	112.40	133.15	62.03	79.41	81.65	113.43	114.22	129.06
	Mar	139.41	122.15	143.65	107.85	98.58	153.77	62.01	62.14	80.93	113.55	112.99	144.53
	Apr	134.17	126.49	153.48	108.88	105.82	168.11	62.07	67.95	84.46	113.89	118.65	156.83
	May	127.91	120.88	179.76	140.65	114.04	200.53	63.43	102.00	87.74	122.45	118.50	185.70
	Jun	141.57	125.34	189.60	138.32	114.66	206.96	63.51	102.06	88.65	129.59	121.92	192.67
	Jul	130.78	123.12	172.94	118.66	106.75	171.48	61.68	102.27	88.25	116.89	118.08	168.99
	Aug	119.99	122.99	169.12	120.08	114.99	158.15	62.08	103.99	88.18	108.54	120.82	162.03
	Sep	144.32	135.88	196.91	130.25	124.79	200.32	61.67	104.29	88.19	122.47	132.18	194.38
	Oct	129.02	133.71	191.64	136.75	114.03	204.27	62.28	100.82	87.84	119.36	126.45	193.45
	Nov	134.26	127.27	175.22	113.77	102.58	197.51	61.77	100.16	84.17	111.47	119.09	181.05
	Dec	125.76	117.39	139.79	95.10	105.85	160.26	62.19	100.64	82.06	103.29	114.89	142.74
2015	Jan	130.89	123.65	132.91	109.24	109.90	136.67	62.03	96.41	82.75	106.35	120.53	131.05
	Feb	133.17	125.40	135.55	104.89	111.23	131.92	62.18	94.40	84.04	106.30	122.94	131.30
	Mar	132.51	125.05	156.35	103.94	115.48	159.60	61.95	96.85	85.73	109.60	122.67	154.07
	Apr	129.17	129.74	173.34	130.22	118.29	174.78	62.32	98.49	87.84	119.94	126.58	170.68
	May	130.22	131.47	199.25	129.92	120.39	209.60	66.26	100.74	93.61	121.42	128.23	200.26
	Jun	130.05	131.69	203.32	145.88	124.88	204.59	63.47	97.56	96.31	127.87	129.80	199.73

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	3.0	6.4	-1.3	-6.5	0.4	-5.3	6.8	2.0	5.3	-1.2
	Feb	3.9	1.1	0.8	-2.8	8.9	3.9	4.1	-23.2	4.9	0.5	3.1	1.6
	Mar	1.5	10.3	0.1	4.8	-5.4	-4.0	3.3	-37.7	3.5	1.9	3.9	-1.8
	Apr	-7.6	5.9	-4.4	-2.3	1.4	1.0	2.1	-37.2	6.4	-5.0	4.4	-2.3
	May	-9.5	5.3	6.5	17.6	4.3	5.8	5.5	-3.0	9.7	0.2	4.8	6.2
	Jun	-4.1	7.9	-0.9	10.3	8.8	-2.5	5.9	2.9	7.6	2.8	8.0	-2.6
	Jul	-3.8	8.0	7.0	4.5	6.0	4.7	-5.1	-1.8	7.2	-1.7	8.1	5.8
	Aug	-13.0	8.9	4.6	10.0	11.4	1.2	3.4	2.2	7.3	-6.4	10.0	3.1
	Sep	2.6	16.2	13.5	-3.5	8.9	5.9	-0.5	5.4	6.5	-3.7	14.0	9.7
	Oct	-4.1	14.2	7.5	2.8	1.4	5.2	0.4	-0.3	8.1	-4.2	9.6	6.4
	Nov	4.8	11.9	12.9	5.0	-4.5	11.3	-1.5	0.8	5.1	0.1	6.7	12.7
	Dec	-0.7	5.5	4.4	-23.6	1.5	-2.9	-5.9	3.0	0.8	-6.8	4.6	1.6
2015	Jan	-4.5	6.8	7.0	7.9	4.1	16.8	-3.9	-4.7	1.9	-3.3	6.2	10.1
	Feb	-6.6	8.7	3.6	-2.1	-1.0	-0.9	0.2	18.9	2.9	-6.3	7.6	1.7
	Mar	-5.0	2.4	8.8	-3.6	17.1	3.8	-0.1	55.9	5.9	-3.5	8.6	6.6
	Apr	-3.7	2.6	12.9	19.6	11.8	4.0	0.4	45.0	4.0	5.3	6.7	8.8
	May	1.8	8.8	10.8	-7.6	5.6	4.5	4.4	-1.2	6.7	-0.8	8.2	7.8
	Jun	-8.1	5.1	7.2	5.5	8.9	-1.1	-0.1	-4.4	8.6	-1.3	6.5	3.7

Year To Date													
2013		140.79	114.27	155.95	113.74	105.47	173.15	60.16	102.31	79.24	117.92	111.50	160.18
2014		136.48	121.38	156.99	116.35	108.89	172.88	62.95	77.02	84.22	117.56	117.15	159.99
2015		130.82	128.37	170.28	122.30	118.42	179.18	62.92	97.42	88.40	116.07	125.80	170.15

Year To Date													
2013		14.3	2.3	5.8	3.0	2.2	2.8	0.0	0.0	7.2	8.1	2.4	4.5
2014		-3.1	6.2	0.7	2.3	3.2	-0.2	4.6	-24.7	6.3	-0.3	5.1	-0.1
2015		-4.1	5.8	8.5	5.1	8.7	3.6	0.0	26.5	5.0	-1.3	7.4	6.4

Running 3 Month													
2013		144.54	116.66	173.91	119.00	106.29	191.37	60.30	104.07	80.64	122.76	113.20	178.73
2014		134.42	124.14	175.02	127.40	111.67	193.01	63.02	83.62	87.05	121.92	119.76	179.25
2015		129.84	131.03	192.67	135.97	121.34	197.33	64.07	98.95	92.75	123.21	128.31	190.95

Running 3 Month													
2013		18.2	3.3	8.4	2.5	2.0	4.0	0.2	-1.3	6.2	9.9	2.9	6.3
2014		-7.0	6.4	0.6	7.1	5.1	0.9	4.5	-19.7	7.9	-0.7	5.8	0.3
2015		-3.4	5.6	10.1	6.7	8.7	2.2	1.7	18.3	6.5	1.1	7.1	6.5

Running 12 Month													
2013		132.49	113.61	158.64	117.54	106.48	174.44	60.08	101.97	78.15	116.19	111.18	162.26
2014		135.32	117.77	159.32	118.39	108.13	174.20	63.06	87.47	83.04	118.07	114.49	162.00
2015		130.40	127.64	172.48	121.84	114.78	182.12	62.40	99.56	87.49	115.05	123.99	172.70

Running 12 Month													
2013		9.9	3.3	6.2	5.1	3.9	4.1	-0.1	1.3	9.0	5.7	3.5	5.3
2014		2.1	3.7	0.4	0.7	1.5	-0.1	5.0	-14.2	6.3	1.6	3.0	-0.2
2015		-3.6	8.4	8.3	2.9	6.2	4.5	-1.0	13.8	5.4	-2.6	8.3	6.6

Tab 30 - Segmentation RevPAR Analysis - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		RevPAR											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	32.13	40.54	36.32	21.97	9.49	18.59	6.32	0.46	2.54	60.42
	Feb	32.86	45.47	46.02	26.58	13.21	25.65	6.21	0.54	2.40	65.65	59.22	74.08
	Mar	39.64	47.01	55.79	41.30	18.95	37.35	6.22	0.92	2.42	87.15	66.88	95.57
	Apr	44.96	52.66	63.21	34.43	23.54	52.09	6.24	0.55	2.47	85.63	76.75	117.78
	May	49.61	57.66	74.87	31.19	27.64	73.74	6.61	0.31	2.67	87.41	85.61	151.28
	Jun	53.29	65.72	88.85	35.74	27.15	71.98	6.50	0.38	3.01	95.53	93.25	163.84
	Jul	44.91	65.36	82.67	44.72	24.72	55.62	6.07	0.33	2.95	95.70	90.40	141.24
	Aug	51.29	60.05	86.36	21.29	19.94	47.11	9.28	0.31	2.95	81.86	80.30	136.42
	Sep	46.86	65.22	83.92	32.45	28.64	74.36	9.16	0.30	2.72	88.47	94.16	161.01
	Oct	44.87	58.63	80.19	39.93	28.48	73.95	9.20	0.32	2.63	94.00	87.43	156.77
	Nov	38.52	52.44	67.71	32.42	20.51	60.70	8.94	0.37	2.44	79.88	73.33	130.84
	Dec	39.05	40.61	54.02	11.84	9.67	26.54	9.02	0.29	2.38	59.91	50.57	82.94
2015	Jan	34.63	39.20	39.68	13.45	9.44	23.44	9.59	0.31	2.60	57.68	48.95	65.72
	Feb	35.06	48.48	49.00	29.71	8.09	23.50	9.41	0.33	2.93	74.18	56.89	75.43
	Mar	39.32	53.46	61.84	29.47	14.55	41.28	6.75	0.43	2.92	75.55	68.43	106.04
	Apr	45.67	59.41	66.92	31.93	19.30	58.38	6.26	0.32	2.54	83.85	79.04	127.85
	May	50.80	65.52	78.87	36.34	23.30	81.92	6.98	0.34	2.85	94.12	89.16	163.64
	Jun	49.15	73.82	90.97	46.44	24.16	72.48	6.46	0.34	3.10	102.05	98.32	166.55

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
		2014	Jan	-3.6	5.1	-2.0	98.5	-12.4	-12.0	3.4	-27.6	44.1	19.6
	Feb	-4.9	9.5	3.2	-22.5	-15.7	9.5	3.9	-12.6	33.9	-12.3	2.4	6.1
	Mar	1.9	3.9	-3.0	56.4	6.9	0.1	3.3	47.9	30.6	22.2	5.2	-1.2
	Apr	-7.4	4.2	-1.6	4.2	-12.0	-3.2	2.1	-11.5	30.3	-2.3	-1.5	-1.8
	May	-2.8	1.5	6.5	20.5	13.2	21.3	8.6	-49.5	41.0	5.3	4.6	13.7
	Jun	14.2	4.2	9.2	-13.6	13.7	-17.0	7.9	-38.1	35.7	1.6	6.5	-3.8
	Jul	-22.3	20.9	4.5	82.7	-5.8	12.9	-17.9	-46.9	28.6	6.7	11.7	8.1
	Aug	2.5	3.7	9.7	-44.0	-14.5	-0.4	54.4	-41.1	35.6	-13.0	-1.8	6.4
	Sep	-1.6	25.8	13.0	-7.9	-3.9	20.8	46.1	-37.9	30.4	-0.7	14.6	16.8
	Oct	-5.7	10.3	3.7	-8.9	3.3	14.3	48.4	-33.6	24.1	-3.7	7.7	8.8
	Nov	-14.2	7.7	5.3	33.2	-8.9	35.8	32.1	-35.0	23.4	5.1	2.2	17.9
	Dec	13.1	1.8	6.3	-14.1	16.3	-4.0	4.9	-49.7	4.8	5.3	3.6	2.7
2015	Jan	7.8	-3.3	9.3	-38.8	-0.6	26.1	51.8	-31.3	2.3	-4.5	-3.0	14.4
	Feb	6.7	6.6	6.5	11.8	-38.8	-8.4	51.5	-40.0	21.9	13.0	-3.9	1.8
	Mar	-0.8	13.7	10.8	-28.6	-23.2	10.5	8.6	-53.7	20.7	-13.3	2.3	11.0
	Apr	1.6	12.8	5.9	-7.3	-18.0	12.1	0.2	-41.3	3.0	-2.1	3.0	8.6
	May	2.4	13.6	5.4	16.5	-15.7	11.1	5.6	9.7	6.8	7.7	4.2	8.2
	Jun	-7.8	12.3	2.4	29.9	-11.0	0.7	-0.7	-10.8	2.9	6.8	5.4	1.7

Year To Date												
2013	42.23	49.33	59.35	28.49	19.88	47.46	6.06	0.62	1.91	76.78	69.84	108.71
2014	42.16	51.53	61.03	31.92	20.05	46.86	6.35	0.53	2.59	80.43	72.10	110.48
2015	42.51	56.67	64.93	31.16	16.55	50.85	7.56	0.35	2.82	81.23	73.57	118.61

6.7	3.0	6.2	-5.4	-4.2	2.6	0.4	-2.6	5.8	1.4	0.8	4.6
-0.2	4.4	2.8	12.0	0.8	-1.3	4.9	-15.2	35.9	4.7	3.2	1.6
0.8	10.0	6.4	-2.4	-17.4	8.5	19.0	-34.5	9.1	1.0	2.0	7.4

Running 3 Month												
2013	48.77	56.79	72.00	33.35	25.00	67.12	6.08	0.62	2.00	88.19	82.41	141.13
2014	49.29	58.67	75.64	33.76	26.12	66.02	6.46	0.42	2.72	89.50	85.21	144.38
2015	48.56	66.24	78.92	38.21	22.27	71.05	6.57	0.34	2.83	93.35	88.85	152.80

10.7	7.7	7.0	-5.5	2.8	7.2	0.8	-1.8	8.8	3.3	6.1	7.1
1.1	3.3	5.0	1.2	4.5	-1.6	6.2	-33.2	35.6	1.5	3.4	2.3
-1.5	12.9	4.3	13.2	-14.8	7.6	1.8	-18.9	4.2	4.3	4.3	5.8

Running 12 Month												
2013	43.09	49.10	63.28	28.37	22.55	50.08	6.02	0.63	1.91	77.49	72.27	115.27
2014	44.64	51.22	65.95	30.93	21.50	48.03	6.62	0.54	2.37	82.19	73.26	116.35
2015	43.40	56.85	70.35	30.79	19.28	53.55	8.09	0.33	2.75	82.27	76.47	126.65

4.9	4.2	7.7	-10.5	1.5	5.6	19.4	-1.0	11.3	-0.4	3.3	6.8
3.6	4.3	4.2	9.0	-4.7	-4.1	9.9	-14.8	24.3	6.1	1.4	0.9
-2.8	11.0	6.7	-0.5	-10.3	11.5	22.2	-37.9	16.1	0.1	4.4	8.8

Tab 31 - Segmentation Index Analysis - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Indexes											
		Transient			Group			Contract			Total		
Current Month		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2014	Jan	66.9	118.4	79.3	241.5	95.9	231.6	2162.2	63.8	1379.2	123.5	96.9	119.7
	Feb	58.5	123.5	72.3	211.1	95.3	201.2	1463.3	78.1	1143.1	111.6	99.3	110.8
	Mar	73.9	114.1	84.3	199.2	109.4	217.9	678.0	99.8	676.6	129.7	100.5	130.3
	Apr	80.5	106.1	85.4	142.2	102.9	146.3	1236.6	91.4	1129.7	116.2	96.0	111.6
	May	81.3	105.8	86.0	91.5	123.3	112.9	3397.9	62.2	2113.1	98.8	103.3	102.1
	Jun	71.8	113.0	81.1	109.1	120.6	131.6	2727.3	62.2	1697.2	96.4	106.3	102.4
	Jul	64.7	106.2	68.7	162.7	111.2	180.9	3086.8	60.3	1861.9	106.9	99.0	105.9
	Aug	87.6	97.6	85.4	102.2	104.4	106.8	5063.1	59.7	3022.3	113.5	89.8	101.9
	Sep	67.7	106.2	71.9	108.6	104.4	113.3	5121.5	59.1	3028.5	101.4	92.7	94.0
	Oct	79.3	96.5	76.5	116.9	119.9	140.2	4661.0	61.8	2879.1	113.9	94.4	107.5
	Nov	69.6	105.5	73.5	142.5	110.9	158.0	3881.5	61.7	2393.7	116.4	93.6	108.9
	Dec	89.8	107.1	96.2	136.3	89.8	122.5	4973.7	61.8	3073.5	131.8	89.9	118.5
2015	Jan	83.5	105.9	88.3	143.4	99.4	142.6	4738.5	64.3	3049.0	133.5	88.2	117.8
	Feb	68.1	106.2	72.3	389.6	94.3	367.3	4384.6	65.9	2888.0	150.8	86.5	130.4
	Mar	69.4	106.0	73.6	225.1	90.0	202.6	2482.4	64.0	1587.8	123.6	89.3	110.4
	Apr	77.2	99.6	76.9	150.2	110.1	165.4	3046.4	63.3	1927.6	112.0	94.8	106.1
	May	78.3	99.1	77.5	144.5	107.9	155.9	3093.2	65.8	2034.3	111.5	94.7	105.6
	Jun	67.4	98.8	66.6	164.6	116.8	192.2	2906.2	65.1	1890.6	105.4	98.5	103.8

		Percent Change (%)											
		Transient			Group			Contract			Total		
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
	2014	-5.2	-3.2	-8.2	143.1	-6.9	126.5	36.3	4.7	42.8	26.3	-6.1	18.6
	Feb	-15.4	2.7	-13.1	3.0	-10.8	-8.2	-12.3	35.5	18.8	-12.2	-2.5	-14.4
	Mar	6.6	-8.0	-1.9	32.1	10.8	46.3	-57.8	65.7	-30.1	18.5	-1.9	16.2
	Apr	1.8	-12.8	-11.2	22.9	-3.6	18.5	-28.9	62.4	15.4	8.9	-9.0	-0.9
	May	11.4	-14.0	-4.2	-5.7	12.8	6.4	97.7	8.8	115.2	5.4	-4.4	0.7
	Jun	23.2	-11.1	9.5	-25.1	1.4	-24.1	69.3	2.9	74.3	0.1	-4.8	-4.7
	Jul	-27.9	-10.9	-35.8	96.7	-1.5	93.8	59.9	-3.3	54.5	4.9	-9.0	-4.5
	Aug	23.8	-20.2	-1.2	-33.6	-1.3	-34.5	159.3	1.1	162.2	4.1	-14.9	-11.4
	Sep	-11.5	-11.7	-21.8	8.2	-11.4	-4.1	149.1	-5.6	135.2	2.5	-15.5	-13.4
	Oct	1.8	-16.0	-14.5	-13.1	1.4	-11.9	122.1	0.7	123.6	2.4	-12.6	-10.6
	Nov	-14.9	-6.4	-20.3	33.0	9.9	46.1	107.8	-2.3	103.1	9.7	-6.2	2.9
	Dec	18.0	-5.9	11.1	-1.8	-24.8	-26.1	128.3	-8.7	108.5	14.0	-10.9	1.6
	2015	24.7	-10.6	11.5	-40.6	3.6	-38.4	119.1	0.9	121.1	8.1	-8.9	-1.6
	Jan	16.4	-14.0	0.1	84.5	-1.1	82.6	199.6	-15.7	152.6	35.1	-12.9	17.6
	Feb	-6.0	-7.2	-12.8	13.0	-17.7	-7.0	266.1	-35.9	134.7	-4.7	-11.1	-15.3
	Mar	-4.1	-6.1	-10.0	5.7	7.0	13.0	146.4	-30.7	70.6	-3.7	-1.3	-4.9
	Apr	-3.7	-6.4	-9.9	57.9	-12.5	38.2	-9.0	5.8	-3.7	12.8	-8.4	3.4
	May	-6.1	-12.6	-17.9	50.8	-3.2	46.0	6.6	4.5	11.4	9.3	-7.3	1.3

		Year To Date											
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2013		69.5	123.2	85.6	132.9	107.8	143.3	1652.8	58.8	971.9	104.0	105.8	109.9
2014		72.8	112.4	81.8	149.0	106.8	159.2	1470.5	81.7	1201.8	111.2	100.4	111.5
2015		73.6	101.9	75.0	182.3	103.3	188.2	3378.7	64.6	2182.3	119.7	92.3	110.4

		Year To Date											
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
	2013	-7.3	11.7	3.6	-2.0	0.8	-1.3	3.1	0.0	3.1	-4.7	5.6	0.6
	2014	4.7	-8.7	-4.4	12.1	-0.9	11.1	-11.0	39.0	23.7	6.9	-5.1	1.5
	2015	1.1	-9.4	-8.3	22.3	-3.3	18.2	129.8	-21.0	81.6	7.7	-8.1	-1.0

		Running 3 Month											
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2013		69.3	123.9	85.9	119.2	112.0	133.4	1688.2	57.9	978.2	98.7	108.4	107.0
2014		77.6	108.3	84.0	113.3	114.1	129.2	2063.2	75.4	1554.9	103.2	101.8	105.0
2015		74.0	99.1	73.3	153.2	112.1	171.6	3014.8	64.8	1952.3	109.4	96.0	105.1

		Running 3 Month											
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
	2013	-10.2	14.4	2.7	-8.5	0.5	-8.0	1.2	1.5	2.7	-8.8	6.8	-2.6
	2014	12.0	-12.6	-2.2	-4.9	1.9	-3.1	22.2	30.1	59.0	4.6	-6.1	-1.8
	2015	-4.6	-8.5	-12.7	35.2	-1.8	32.8	46.1	-14.1	25.6	6.0	-5.7	0.0

		Running 12 Month											
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2013		75.3	116.6	87.8	114.0	110.4	125.8	1623.9	58.9	956.8	102.6	104.5	107.2
2014		75.9	114.9	87.2	131.4	109.5	143.9	1711.8	72.1	1234.1	108.8	103.1	112.2
2015		74.7	102.2	76.3	150.4	106.2	159.7	3872.7	62.7	2427.5	115.9	92.8	107.6

		Running 12 Month											
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
	2013	-5.4	6.4	0.7	-12.8	1.1	-11.8	22.3	-1.4	20.6	-5.6	2.1	-3.6
	2014	0.8	-1.5	-0.7	15.3	-0.8	14.3	5.4	22.4	29.0	6.0	-1.3	4.6
	2015	-1.5	-11.1	-12.4	14.5	-3.0	11.0	126.2	-13.1	96.7	6.6	-10.0	-4.1

Tab 32 - Segmentation Ranking Analysis - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Ranking											
		Transient			Group			Contract			Total		
Current Month		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2014	Jan	5 of 5	2 of 5	4 of 5	1 of 5	3 of 5	1 of 5	1 of 5	2 of 5	1 of 5	2 of 6	3 of 6	3 of 6
	Feb	5 of 6	1 of 6	5 of 6	1 of 6	4 of 6	1 of 6	1 of 6	2 of 6	1 of 6	4 of 6	3 of 6	3 of 6
	Mar	5 of 6	2 of 6	4 of 6	1 of 6	2 of 6	1 of 6	1 of 6	2 of 6	1 of 6	2 of 6	3 of 6	3 of 6
	Apr	5 of 6	2 of 6	4 of 6	2 of 6	2 of 6	2 of 6	1 of 6	2 of 6	1 of 6	2 of 6	4 of 6	3 of 6
	May	6 of 6	3 of 6	4 of 6	3 of 6	1 of 6	2 of 6	1 of 6	2 of 6	1 of 6	4 of 6	3 of 6	4 of 6
	Jun	6 of 6	3 of 6	4 of 6	2 of 6	1 of 6	2 of 6	1 of 6	2 of 6	1 of 6	4 of 6	3 of 6	4 of 6
	Jul	6 of 6	3 of 6	5 of 6	1 of 6	2 of 6	1 of 6	1 of 6	2 of 6	1 of 6	2 of 6	3 of 6	3 of 6
	Aug	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	3 of 7	1 of 7	2 of 7	1 of 7	2 of 7	5 of 7	4 of 7
	Sep	7 of 7	4 of 7	7 of 7	2 of 7	4 of 7	3 of 7	1 of 7	2 of 7	1 of 7	3 of 7	5 of 7	5 of 7
	Oct	7 of 7	4 of 7	5 of 7	3 of 7	3 of 7	1 of 7	1 of 7	2 of 7	1 of 7	1 of 7	5 of 7	4 of 7
	Nov	7 of 7	4 of 7	5 of 7	2 of 7	3 of 7	2 of 7	1 of 7	2 of 7	1 of 7	1 of 7	4 of 7	4 of 7
	Dec	5 of 7	3 of 7	4 of 7	1 of 7	5 of 7	2 of 7	1 of 7	2 of 7	1 of 7	2 of 7	5 of 7	4 of 7
2015	Jan	5 of 7	3 of 7	5 of 7	3 of 7	5 of 7	3 of 7	1 of 7	2 of 7	1 of 7	2 of 7	5 of 7	3 of 7
	Feb	7 of 7	3 of 7	5 of 7	1 of 7	5 of 7	1 of 7	1 of 7	2 of 7	1 of 7	1 of 7	5 of 7	2 of 7
	Mar	6 of 7	3 of 7	5 of 7	1 of 7	5 of 7	1 of 7	1 of 7	2 of 7	1 of 7	2 of 7	5 of 7	5 of 7
	Apr	6 of 7	4 of 7	5 of 7	1 of 7	2 of 7	1 of 7	1 of 7	2 of 7	1 of 7	2 of 7	4 of 7	4 of 7
	May	7 of 7	4 of 7	5 of 7	2 of 7	3 of 7	2 of 7	1 of 7	2 of 7	1 of 7	2 of 7	4 of 7	5 of 7
	Jun	7 of 7	4 of 7	7 of 7	1 of 7	2 of 7	1 of 7	1 of 7	3 of 7	1 of 7	2 of 7	4 of 7	4 of 7

		Percent Change (%)											
		Transient			Group			Contract			Total		
Current Month		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
	Jan	4 of 5	3 of 5	4 of 5	1 of 5	4 of 5	1 of 5	4 of 5	1 of 5	1 of 5	1 of 6	5 of 6	2 of 6
	Feb	5 of 6	2 of 6	5 of 6	4 of 6	5 of 6	5 of 6	5 of 6	1 of 6	1 of 6	5 of 6	4 of 6	5 of 6
	Mar	3 of 6	5 of 6	3 of 6	3 of 6	3 of 6	3 of 6	1 of 6	1 of 6	1 of 6	1 of 6	4 of 6	1 of 6
	Apr	3 of 6	6 of 6	6 of 6	3 of 6	5 of 6	3 of 6	1 of 6	1 of 6	1 of 6	1 of 6	6 of 6	5 of 6
	May	3 of 6	6 of 6	5 of 6	5 of 6	1 of 6	3 of 6	1 of 6	1 of 6	1 of 6	3 of 6	6 of 6	3 of 6
	Jun	2 of 6	6 of 6	3 of 6	5 of 6	2 of 6	4 of 6	1 of 6	1 of 6	1 of 6	4 of 6	4 of 6	5 of 6
	Jul	6 of 6	6 of 6	6 of 6	1 of 6	3 of 6	1 of 6	5 of 6	6 of 6	5 of 6	2 of 6	6 of 6	6 of 6
	Aug	2 of 6	6 of 6	5 of 6	5 of 6	3 of 6	5 of 6	1 of 6	1 of 6	1 of 6	4 of 6	6 of 6	5 of 6
	Sep	5 of 6	6 of 6	6 of 6	4 of 6	6 of 6	5 of 6	1 of 6	6 of 6	1 of 6	3 of 6	6 of 6	6 of 6
	Oct	3 of 6	6 of 6	4 of 6	4 of 6	4 of 6	4 of 6	1 of 6	1 of 6	1 of 6	3 of 6	6 of 6	6 of 6
	Nov	4 of 5	4 of 5	4 of 5	2 of 5	1 of 5	2 of 5	1 of 5	5 of 5	1 of 5	2 of 6	5 of 6	2 of 6
	Dec	2 of 5	4 of 5	2 of 5	2 of 5	5 of 5	5 of 5	1 of 5	5 of 5	1 of 5	2 of 6	5 of 6	2 of 6
2015	Jan	1 of 5	5 of 5	1 of 5	5 of 5	3 of 5	5 of 5	1 of 5	4 of 5	1 of 5	3 of 6	4 of 6	4 of 6
	Feb	2 of 6	6 of 6	2 of 6	2 of 6	3 of 6	2 of 6	1 of 6	1 of 6	1 of 6	1 of 6	5 of 6	1 of 6
	Mar	5 of 6	5 of 6	5 of 6	3 of 6	6 of 6	3 of 6	2 of 6	4 of 6	2 of 6	4 of 6	6 of 6	6 of 6
	Apr	4 of 6	5 of 6	5 of 6	4 of 6	1 of 6	2 of 6	5 of 6	1 of 6	2 of 6	5 of 6	3 of 6	4 of 6
	May	4 of 6	5 of 6	4 of 6	1 of 6	6 of 6	1 of 6	2 of 6	1 of 6	2 of 6	1 of 6	6 of 6	2 of 6
	Jun	3 of 6	6 of 6	6 of 6	2 of 6	3 of 6	2 of 6	5 of 6	5 of 6	5 of 6	1 of 6	5 of 6	3 of 6

Year To Date													
2013		6 of 6	2 of 6	4 of 6	1 of 6	3 of 6	1 of 6	1 of 6	2 of 6	1 of 6	4 of 6	3 of 6	3 of 6
2014		5 of 6	2 of 6	4 of 6	1 of 6	2 of 6	1 of 6	1 of 6	2 of 6	1 of 6	3 of 6	3 of 6	3 of 6
2015		7 of 7	4 of 7	5 of 7	1 of 7	3 of 7	1 of 7	1 of 7	3 of 7	1 of 7	1 of 7	5 of 7	4 of 7

Year To Date													
		6 of 6	1 of 6	2 of 6	3 of 6	3 of 6	3 of 6	1 of 6	2 of 6	1 of 6	6 of 6	1 of 6	3 of 6
		3 of 6	6 of 6	5 of 6	5 of 6	4 of 6	3 of 6	1 of 6	1 of 6	1 of 6	2 of 6	6 of 6	5 of 6
		3 of 6	6 of 6	5 of 6	2 of 6	3 of 6	1 of 6	1 of 6	4 of 6	1 of 6	1 of 6	6 of 6	4 of 6

Running 3 Month													
2013		6 of 6	1 of 6	4 of 6	3 of 6	3 of 6	1 of 6	1 of 6	2 of 6	1 of 6	4 of 6	3 of 6	4 of 6
2014		6 of 6	3 of 6	4 of 6	2 of 6	1 of 6	2 of 6	1 of 6	1 of 6	2 of 6	1 of 6	4 of 6	4 of 6
2015		7 of 7	4 of 7	5 of 7	1 of 7	2 of 7	1 of 7	1 of 7	3 of 7	1 of 7	3 of 7	4 of 7	4 of 7

Running 3 Month													
		6 of 6	1 of 6	2 of 6	4 of 6	3 of 6	4 of 6	1 of 6	1 of 6	1 of 6	6 of 6	1 of 6	4 of 6
		2 of 6	6 of 6	5 of 6	5 of 6	2 of 6	4 of 6	1 of 6	1 of 6	1 of 6	3 of 6	6 of 6	5 of 6
		3 of 6	5 of 6	6 of 6	1 of 6	4 of 6	2 of 6	2 of 6	1 of 6	2 of 6	1 of 6	5 of 6	3 of 6

Running 12 Month													
2013		5 of 6	2 of 6	4 of 6	3 of 6	3 of 6	1 of 6	1 of 6	2 of 6	1 of 6	3 of 6	3 of 6	3 of 6
2014		5 of 6	2 of 6	4 of 6	1 of 6	2 of 6	1 of 6	1 of 6	2 of 6	1 of 6	2 of 6	3 of 6	3 of 6
2015		7 of 7	4 of 7	5 of 7	1 of 7	3 of 7	1 of 7	1 of 7	3 of 7	1 of 7	2 of 7	5 of 7	4 of 7

Running 12 Month													
		6 of 6	2 of 6	3 of 6	6 of 6	3 of 6	6 of 6	1 of 6	6 of 6	1 of 6	6 of 6	3 of 6	5 of 6
		3 of 6	3 of 6	3 of 6	2 of 6	3 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	4 of 6	1 of 6
		4 of 6	6 of 6	6 of 6	3 of 6	3 of 6	2 of 6	1 of 6	4 of 6	1 of 6	1 of 6	6 of 6	5 of 6

Tab 33 - Segmentation Day Of Week - Current Month - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Current Month											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	20.2	34.3	33.6	13.5	6.1	24.7	10.0	0.3	3.4	43.7	40.6	61.7
Monday	51.0	60.0	43.3	19.5	15.8	41.6	11.0	0.3	3.3	81.5	76.2	88.1
Tuesday	52.2	66.6	46.0	29.2	18.2	41.0	10.0	0.5	3.3	91.4	85.3	90.3
Wednesday	45.6	67.4	49.9	43.1	21.3	39.9	10.0	0.2	3.3	98.7	88.9	93.1
Thursday	30.1	48.8	44.4	35.4	18.6	34.1	10.0	0.2	3.4	75.4	67.6	81.9
Weekday	40.9	56.1	43.6	27.8	16.1	36.7	10.2	0.3	3.4	78.9	72.6	83.6
Friday	26.9	52.8	47.7	41.3	26.2	29.4	10.1	0.4	3.2	78.2	79.4	80.3
Saturday	31.7	59.6	53.2	44.8	29.6	29.0	10.1	0.5	3.1	86.5	89.6	85.2
Weekend	29.3	56.2	50.4	43.0	27.9	29.2	10.1	0.4	3.1	82.3	84.5	82.8
Total	37.8	56.1	44.7	31.8	19.3	35.4	10.2	0.4	3.2	79.8	75.8	83.4

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	3.2	0.6	-0.7	104.5	-44.0	-10.1	-5.4	-34.5	-3.2	14.9	-10.4	-4.8
Monday	4.4	5.1	-6.2	-0.9	-6.3	16.8	1.7	6.2	-3.7	7.5	2.5	3.5
Tuesday	3.6	0.4	-8.4	-10.1	-34.2	1.4	4.0	62.8	1.0	-4.5	-9.6	-3.9
Wednesday	-10.6	4.0	-0.8	53.1	-9.3	-1.5	4.0	-42.3	-0.9	7.5	0.3	-1.1
Thursday	-6.6	-5.9	-2.7	40.3	-20.7	-6.2	3.5	-41.0	-0.2	8.8	-10.7	-4.1
Weekday	3.8	4.0	-2.7	28.2	-19.0	2.9	1.4	-9.9	-1.8	8.7	-2.2	-0.3
Friday	-8.7	16.5	-4.6	10.9	-22.5	-11.0	3.0	-2.8	-2.4	-1.1	-0.2	-7.0
Saturday	4.3	17.0	-3.9	39.4	-14.2	-9.1	3.0	11.0	-3.0	15.7	4.5	-5.7
Weekend	-2.1	16.8	-4.2	24.0	-18.3	-10.1	3.0	4.1	-2.7	7.1	2.2	-6.3
Total	0.4	6.9	-4.5	23.2	-18.3	1.9	-0.6	-6.7	-5.3	8.3	-1.0	-1.9

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	118.63	121.19	190.77	144.44	122.32	213.09	62.00	100.81	89.52	113.61	121.23	194.05
Monday	135.96	142.93	222.49	150.29	143.56	225.50	69.00	99.73	102.89	130.35	142.88	219.46
Tuesday	145.46	149.72	223.36	156.79	143.72	213.58	62.00	81.48	93.54	139.95	148.01	214.14
Wednesday	138.51	147.20	219.83	153.86	136.24	212.13	62.00	99.66	98.43	137.46	144.46	212.22
Thursday	130.45	126.95	202.39	142.65	117.71	198.80	62.00	98.76	92.89	127.09	124.31	196.34
Weekday	136.94	140.75	213.97	150.57	134.95	213.81	63.71	92.98	95.63	132.24	139.25	209.16
Friday	105.17	107.76	178.57	136.42	107.23	175.22	62.00	98.97	93.63	116.12	107.54	173.97
Saturday	106.19	107.68	175.49	136.09	106.78	177.28	62.00	113.85	93.90	116.53	107.41	173.13
Weekend	105.72	107.71	176.95	136.25	106.99	176.25	62.00	106.90	93.76	116.34	107.47	173.54
Total	130.05	131.69	203.32	145.88	124.88	204.59	63.47	97.56	96.31	127.87	129.80	199.73

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	-3.9	6.4	5.1	9.5	6.6	-9.2	-5.8	1.6	5.4	4.8	6.4	-2.3
Monday	-9.6	6.5	12.9	6.8	18.7	2.2	3.2	-3.3	16.0	-5.2	9.0	8.4
Tuesday	-4.5	5.2	5.9	7.7	17.9	0.6	-0.5	-18.2	5.2	-0.5	8.7	3.3
Wednesday	-8.1	6.8	7.1	5.1	8.5	2.6	-0.6	-13.7	10.7	-1.7	7.4	5.2
Thursday	-8.6	-2.5	4.9	-0.1	1.1	-0.1	-0.5	-0.9	7.2	-3.1	-1.1	2.6
Weekday	-6.6	5.7	8.0	5.0	12.1	-0.3	-0.6	-10.0	9.3	-1.5	7.4	4.3
Friday	-15.8	7.2	3.1	5.3	0.1	-3.6	0.5	-0.6	8.0	-2.5	4.1	0.5
Saturday	-11.7	5.0	2.7	5.8	4.1	-1.0	0.9	14.1	4.4	0.4	4.8	1.3
Weekend	-13.7	6.1	2.9	5.5	2.1	-2.3	0.7	7.3	6.2	-1.1	4.4	0.9
Total	-8.1	5.1	7.2	5.5	8.9	-1.1	-0.1	-4.4	8.6	-1.3	6.5	3.7

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	23.96	41.54	64.12	19.43	7.44	52.60	6.20	0.26	3.08	49.59	49.24	119.80
Monday	69.40	85.81	96.32	29.28	22.74	93.76	7.59	0.33	3.38	106.26	108.88	193.45
Tuesday	75.99	99.71	102.84	45.78	26.18	87.49	6.20	0.44	3.12	127.97	126.32	193.45
Wednesday	63.16	99.26	109.62	66.24	28.97	84.73	6.20	0.23	3.25	135.60	128.45	197.60
Thursday	39.20	61.93	89.91	50.43	21.89	67.71	6.20	0.24	3.17	95.83	84.05	160.79
Weekday	56.01	79.02	93.20	41.80	21.72	78.47	6.52	0.30	3.20	104.33	101.04	174.88
Friday	28.24	56.91	85.25	56.34	28.11	51.48	6.23	0.39	2.99	90.81	85.42	139.72
Saturday	33.61	64.15	93.29	60.90	31.58	51.39	6.23	0.51	2.91	100.74	96.25	147.59
Weekend	30.92	60.53	89.27	58.62	29.85	51.44	6.23	0.45	2.95	95.78	90.84	143.65
Total	49.15	73.82	90.97	46.44	24.16	72.48	6.46	0.34	3.10	102.05	98.32	166.55

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	-0.8	7.1	4.4	123.9	-40.3	-18.3	-10.9	-33.4	2.1	20.5	-4.7	-7.0
Monday	-5.7	11.9	5.9	5.8	11.3	19.3	5.0	2.7	11.7	1.9	11.8	12.1
Tuesday	-1.1	5.6	-3.0	-3.3	-22.4	2.0	3.5	33.2	6.2	-4.9	-1.7	-0.7
Wednesday	-17.8	11.1	6.2	60.8	-1.6	1.1	3.4	-50.2	9.7	5.7	7.7	4.0
Thursday	-14.6	-8.2	2.0	40.1	-19.9	-6.3	2.9	-41.5	7.0	5.3	-11.7	-1.6
Weekday	-3.1	9.9	5.1	34.6	-9.3	2.6	0.8	-18.9	7.3	7.1	5.0	4.0
Friday	-23.1	24.9	-1.7	16.8	-22.4	-14.2	3.5	-3.4	5.4	-3.6	3.9	-6.5
Saturday	-7.9	22.9	-1.3	47.5	-10.7	-10.0	3.9	26.8	1.3	16.2	9.4	-4.5
Weekend	-15.6	23.8	-1.5	30.9	-16.6	-12.1	3.7	11.7	3.3	5.9	6.8	-5.5
Total	-7.8	12.3	2.4	29.9	-11.0	0.7	-0.7	-10.8	2.9	6.8	5.4	1.7

Tab 34 - Segmentation Day Of Week - Year to Date - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Year To Date											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	16.6	26.0	27.2	13.5	7.4	22.4	11.7	0.4	3.5	41.8	33.8	53.1
Monday	39.6	48.8	38.0	21.0	10.6	29.6	11.6	0.3	3.3	72.2	59.7	70.8
Tuesday	48.1	57.2	42.9	22.2	13.7	31.7	12.5	0.3	3.2	82.8	71.2	77.7
Wednesday	44.5	55.4	43.2	26.1	14.0	30.8	11.3	0.3	3.2	81.9	69.8	77.2
Thursday	25.5	37.1	35.7	25.5	12.9	27.7	12.9	0.4	3.3	63.8	50.4	66.7
Weekday	34.8	44.8	37.3	21.6	11.7	28.4	12.0	0.4	3.3	68.4	56.9	69.0
Friday	24.1	38.7	37.8	35.8	19.0	28.1	11.5	0.4	3.0	71.4	58.0	68.9
Saturday	29.7	46.5	43.2	34.2	20.0	27.7	12.5	0.4	2.9	76.4	66.9	73.8
Weekend	26.9	42.6	40.5	35.0	19.5	27.9	12.0	0.4	3.0	73.9	62.5	71.3
Total	32.5	44.1	38.1	25.5	14.0	28.4	12.0	0.4	3.2	70.0	58.5	69.7

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	1.1	3.3	1.1	-5.0	-20.2	10.3	16.2	-36.1	6.2	1.5	-3.6	5.1
Monday	3.2	2.8	-1.7	-17.1	-15.8	10.1	15.0	-35.6	6.4	-2.0	-1.4	3.3
Tuesday	5.7	0.5	-2.5	-25.9	-21.3	6.4	26.3	-51.1	7.7	-4.0	-5.0	1.4
Wednesday	6.7	3.6	0.0	-9.5	-11.9	5.2	14.6	-46.3	5.2	0.7	-0.4	2.2
Thursday	-2.8	-4.2	-3.2	-18.8	-28.9	2.2	28.5	-38.8	2.6	-3.9	-12.4	-0.8
Weekday	3.6	1.3	-1.4	-16.4	-20.1	6.6	20.2	-42.0	5.6	-1.8	-4.4	2.1
Friday	10.7	10.9	-3.2	10.1	-32.0	-2.4	14.1	-53.3	1.0	9.7	-8.7	-2.7
Saturday	15.1	13.8	-1.2	18.1	-27.8	-0.4	23.6	-65.4	0.5	16.6	-3.9	-0.8
Weekend	13.1	12.5	-2.1	13.9	-29.9	-1.4	18.8	-60.2	0.8	13.1	-6.2	-1.7
Total	5.2	4.0	-1.9	-7.1	-24.1	4.7	19.0	-48.2	3.9	2.3	-5.0	0.9

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	123.43	117.79	168.35	120.53	115.70	191.23	63.22	97.55	86.01	105.62	117.11	172.64
Monday	138.39	141.43	184.27	129.81	132.25	189.44	63.28	95.36	89.28	123.84	139.54	181.99
Tuesday	142.51	145.76	184.92	134.29	134.51	183.51	61.94	96.73	88.19	128.15	143.37	180.34
Wednesday	138.41	144.21	181.36	136.92	130.74	181.79	62.00	99.99	89.41	127.37	141.29	177.68
Thursday	131.54	129.22	171.35	123.15	117.58	175.86	62.56	98.40	86.79	114.30	126.01	169.01
Weekday	137.10	138.41	178.94	129.65	127.06	184.12	62.60	97.63	87.90	121.67	135.82	176.71
Friday	112.46	102.24	152.57	109.12	105.48	163.34	63.28	98.60	86.98	102.83	103.28	154.08
Saturday	111.47	102.71	151.91	111.46	104.03	166.07	63.16	101.94	87.74	103.54	103.10	154.71
Weekend	111.91	102.50	152.21	110.26	104.74	164.70	63.21	100.26	87.35	103.20	103.18	154.41
Total	130.82	128.37	170.28	122.30	118.42	179.18	62.92	97.42	88.40	116.07	125.80	170.15

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	-1.7	4.7	9.1	11.2	5.9	0.7	0.8	24.1	5.2	1.6	5.5	5.3
Monday	-4.6	7.0	10.6	9.0	12.7	4.2	0.6	17.6	7.0	-1.3	8.5	7.8
Tuesday	-2.0	7.2	9.6	9.1	11.4	5.6	-0.6	19.2	5.0	0.2	8.6	7.8
Wednesday	-3.8	8.7	9.7	11.2	9.5	6.2	-0.2	22.3	6.8	0.7	9.3	8.1
Thursday	-4.3	4.0	8.2	4.6	8.3	4.0	0.1	21.2	5.7	-2.0	6.0	6.3
Weekday	-3.3	6.8	9.5	8.6	10.1	4.4	0.1	20.8	6.0	-0.3	8.1	7.3
Friday	-6.9	3.9	6.3	-1.0	5.4	0.1	-4.4	45.0	3.8	-3.8	4.6	3.4
Saturday	-3.8	4.3	6.5	1.5	5.0	0.3	1.8	53.9	5.5	-1.2	5.0	3.9
Weekend	-5.3	4.2	6.4	0.2	5.2	0.2	-1.4	49.7	4.6	-2.5	4.8	3.7
Total	-4.1	5.8	8.5	5.1	8.7	3.6	0.0	26.5	5.0	-1.3	7.4	6.4

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	20.44	30.64	45.80	16.28	8.58	42.87	7.40	0.36	2.98	44.12	39.58	91.65
Monday	54.76	69.00	69.93	27.27	14.02	56.00	7.33	0.32	2.95	89.36	83.34	128.88
Tuesday	68.56	83.31	79.24	29.80	18.41	58.10	7.74	0.32	2.84	106.10	102.03	140.18
Wednesday	61.56	79.96	78.36	35.77	18.29	55.95	7.02	0.35	2.89	104.36	98.60	137.19
Thursday	33.55	47.95	61.09	31.37	15.17	48.74	8.05	0.36	2.89	72.97	63.49	112.72
Weekday	47.67	62.03	66.80	28.04	14.87	52.30	7.51	0.34	2.91	83.22	77.24	122.01
Friday	27.05	39.54	57.69	39.11	20.02	45.84	7.31	0.38	2.63	73.46	59.94	106.15
Saturday	33.07	47.78	65.56	38.11	20.84	46.08	7.92	0.38	2.54	79.10	69.00	114.18
Weekend	30.06	43.66	61.63	38.61	20.43	45.96	7.61	0.38	2.58	76.28	64.47	110.17
Total	42.51	56.67	64.93	31.16	16.55	50.85	7.56	0.35	2.82	81.23	73.57	118.61

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	-0.6	8.2	10.3	5.6	-15.4	11.1	17.2	-20.6	11.7	3.1	1.7	10.7
Monday	-1.6	10.1	8.8	-9.7	-5.1	14.7	15.7	-24.2	13.9	-3.3	7.0	11.4
Tuesday	3.6	7.7	6.9	-19.2	-12.3	12.4	25.6	-41.8	13.1	-3.9	3.2	9.3
Wednesday	2.6	12.5	9.6	0.6	-3.6	11.7	14.4	-34.3	12.4	1.4	8.9	10.5
Thursday	-6.9	-0.3	4.7	-15.1	-23.1	6.3	28.6	-25.7	8.5	-5.8	-7.1	5.5
Weekday	0.2	8.2	8.0	-9.3	-12.0	11.3	20.3	-29.9	11.8	-2.1	3.4	9.5
Friday	3.1	15.3	2.9	9.0	-28.3	-2.3	9.1	-32.3	4.9	5.5	-4.5	0.6
Saturday	10.7	18.8	5.3	19.9	-24.1	0.0	25.8	-46.7	6.1	15.2	0.9	3.1
Weekend	7.2	17.2	4.1	14.1	-26.2	-1.2	17.1	-40.5	5.5	10.3	-1.7	1.9
Total	0.8	10.0	6.4	-2.4	-17.4	8.5	19.0	-34.5	9.1	1.0	2.0	7.4

Tab 35 - Segmentation Day Of Week - Running 3 Month - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Running 3 Month											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	20.4	31.9	30.8	14.1	8.0	28.4	10.4	0.3	3.2	44.8	40.3	62.4
Monday	44.9	54.9	40.1	22.8	15.2	38.7	10.4	0.3	3.1	78.1	70.4	81.8
Tuesday	52.7	62.6	44.4	27.0	20.3	41.5	10.0	0.4	3.1	89.8	83.3	89.0
Wednesday	47.4	60.0	45.3	32.5	18.7	39.1	10.0	0.3	3.1	89.9	79.0	87.5
Thursday	28.8	43.1	39.2	29.9	16.9	35.8	10.2	0.3	3.3	68.8	60.2	78.3
Weekday	38.8	50.5	39.9	25.3	15.8	36.7	10.2	0.3	3.2	74.3	66.7	79.8
Friday	30.7	47.5	42.0	36.4	23.3	33.8	10.4	0.3	2.9	77.4	71.1	78.7
Saturday	37.1	54.3	46.6	34.0	25.6	33.1	10.4	0.4	2.9	81.5	80.3	82.5
Weekend	33.9	50.9	44.3	35.2	24.4	33.4	10.4	0.4	2.9	79.4	75.7	80.6
Total	37.4	50.6	41.0	28.1	18.4	36.0	10.3	0.3	3.1	75.8	69.2	80.0

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)												
Sunday	5.1	7.8	-1.8	17.3	-11.6	5.8	1.3	-26.5	-4.0	6.3	2.9	1.4
Monday	4.7	2.4	-5.5	-4.4	-4.9	11.9	1.7	-11.7	-2.7	3.1	0.6	2.1
Tuesday	3.8	3.1	-6.2	-1.9	-9.1	10.8	1.2	-28.3	1.1	0.7	-0.4	1.3
Wednesday	-4.0	1.0	-5.4	3.9	-12.0	5.5	1.4	-26.5	2.2	-1.7	-2.6	-0.5
Thursday	-9.7	-0.9	-5.8	0.1	-32.1	7.2	0.9	-38.8	-2.0	-5.2	-12.4	-0.1
Weekday	0.1	2.3	-5.1	1.4	-15.4	8.4	1.3	-27.1	-1.2	0.1	-2.7	0.8
Friday	9.1	22.6	-4.7	18.0	-34.0	-5.1	0.6	-35.0	-2.4	10.6	-4.6	-4.8
Saturday	12.7	20.6	-2.7	18.8	-27.2	-4.6	-0.1	-39.0	-0.5	12.1	-0.7	-3.4
Weekend	11.0	21.5	-3.7	18.4	-30.6	-4.8	0.3	-37.3	-1.4	11.4	-2.6	-4.1
Total	2.0	7.0	-5.2	6.1	-21.6	5.3	0.1	-31.5	-2.2	3.2	-2.7	-0.6

	ADR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	122.05	119.07	187.01	140.71	116.02	211.49	64.75	97.94	88.48	114.66	118.29	193.11
Monday	138.87	145.77	210.52	143.57	136.05	207.49	64.85	104.55	95.47	130.38	143.49	204.76
Tuesday	145.97	151.17	213.52	143.03	138.28	201.40	62.00	94.39	92.75	135.71	147.78	203.69
Wednesday	138.48	147.97	205.34	147.37	134.19	198.32	62.00	101.02	93.88	133.16	144.51	198.20
Thursday	131.56	129.91	193.95	135.28	118.26	193.06	63.40	98.83	90.04	123.07	126.49	189.19
Weekday	137.85	141.55	203.13	142.15	130.36	201.96	63.42	99.22	92.08	129.09	138.69	198.21
Friday	108.41	105.52	171.65	122.33	105.03	181.29	64.74	98.10	91.81	109.09	105.32	172.81
Saturday	109.08	105.77	170.27	124.33	105.18	184.35	64.79	103.68	91.62	109.80	105.57	173.18
Weekend	108.77	105.65	170.92	123.30	105.11	182.80	64.76	101.17	91.72	109.45	105.45	173.00
Total	129.84	131.03	192.67	135.97	121.34	197.33	64.07	98.95	92.75	123.21	128.31	190.95

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
ADR												
Sunday	0.8	4.7	10.2	17.8	1.7	0.6	2.0	21.6	7.1	7.7	4.3	5.8
Monday	-3.4	7.9	13.5	9.9	13.1	2.6	1.3	20.6	9.2	0.5	9.1	8.4
Tuesday	1.7	8.8	13.0	8.3	11.1	4.3	-0.5	4.4	7.8	3.7	9.6	8.9
Wednesday	-2.6	9.5	11.2	11.4	9.6	4.4	-0.6	10.0	8.5	2.4	9.8	8.0
Thursday	-4.3	3.1	10.3	5.3	6.6	2.4	0.7	14.3	6.4	-0.1	5.2	6.7
Weekday	-1.5	7.3	11.7	9.6	9.8	3.0	0.6	13.7	7.8	2.3	8.3	7.7
Friday	-9.5	4.5	6.3	-1.9	2.3	-0.3	1.8	30.8	5.7	-4.0	3.7	3.2
Saturday	-3.8	3.8	5.4	4.1	3.5	-0.3	4.1	40.4	6.1	1.3	4.0	2.8
Weekend	-6.5	4.2	5.8	1.0	2.9	-0.3	2.9	36.1	5.9	-1.3	3.8	3.0
Total	-3.4	5.6	10.1	6.7	8.7	2.2	1.7	18.3	6.5	1.1	7.1	6.5

	RevPAR											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	24.88	38.04	57.66	19.81	9.28	59.97	6.71	0.34	2.82	51.40	47.65	120.44
Monday	62.32	80.09	84.37	32.80	20.64	80.26	6.75	0.33	2.94	101.87	101.06	167.57
Tuesday	76.96	94.68	94.84	38.64	28.12	83.52	6.21	0.34	2.85	121.81	123.14	181.21
Wednesday	65.68	88.84	92.92	47.86	25.03	77.47	6.22	0.35	2.95	119.76	114.22	173.34
Thursday	37.83	55.95	75.95	40.40	19.97	69.16	6.47	0.28	2.95	84.69	76.20	148.06
Weekday	53.53	71.52	81.15	35.90	20.61	74.08	6.47	0.33	2.90	95.91	92.45	158.12
Friday	33.26	50.17	72.11	44.49	24.43	61.27	6.72	0.33	2.69	84.47	74.94	136.08
Saturday	40.43	57.42	79.32	42.29	26.87	60.99	6.73	0.43	2.63	89.45	84.72	142.93
Weekend	36.84	53.80	75.71	43.39	25.65	61.13	6.73	0.38	2.66	86.96	79.83	139.50
Total	48.56	66.24	78.92	38.21	22.27	71.05	6.57	0.34	2.83	93.35	88.85	152.80

	Percent Change (%)											
	Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
RevPAR												
Sunday	6.0	12.9	8.3	38.2	-10.1	6.5	3.3	-10.7	2.8	14.5	7.4	7.3
Monday	1.2	10.4	7.2	5.1	7.6	14.8	3.0	6.5	6.2	3.6	9.8	10.7
Tuesday	5.7	12.1	6.1	6.2	0.9	15.7	0.8	-25.2	8.9	4.5	9.2	10.3
Wednesday	-6.5	10.5	5.2	15.8	-3.5	10.1	0.7	-19.2	10.8	0.6	7.0	7.4
Thursday	-13.6	2.2	3.9	5.4	-27.6	9.7	1.6	-30.0	4.3	-5.3	-7.9	6.6
Weekday	-1.3	9.8	6.0	11.1	-7.1	11.6	2.0	-17.1	6.5	2.4	5.4	8.6
Friday	-1.2	28.2	1.3	15.8	-32.5	-5.4	2.4	-14.9	3.2	6.3	-1.1	-1.8
Saturday	8.4	25.2	2.5	23.7	-24.7	-4.8	4.0	-14.4	5.6	13.5	3.3	-0.7
Weekend	3.8	26.6	1.9	19.5	-28.6	-5.1	3.2	-14.6	4.4	9.9	1.2	-1.2
Total	-1.5	12.9	4.3	13.2	-14.8	7.6	1.8	-18.9	4.2	4.3	4.3	5.8

Tab 36 - Segmentation Day Of Week - Running 12 Month - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

	Running 12 Month												Percent Change (%)											
	Transient			Group			Contract			Total			Transient			Group			Contract			Total		
	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale
Occupancy (%)																								
Sunday	17.5	26.8	29.7	11.8	9.3	23.1	12.2	0.3	3.3	41.8	36.5	56.1	-1.4	-1.0	0.0	7.0	-11.3	14.0	15.1	-41.0	9.6	4.8	-4.4	5.9
Monday	40.9	49.0	39.7	19.3	13.3	30.3	12.1	0.3	3.2	72.7	62.6	73.3	-1.5	2.9	-1.5	-7.9	-9.6	9.6	21.3	-39.6	11.9	1.1	-0.4	3.4
Tuesday	47.9	56.7	43.9	22.7	16.2	32.2	13.9	0.3	3.1	83.9	73.2	79.2	0.3	1.8	-2.9	-17.0	-18.0	3.9	40.7	-47.5	13.7	-1.0	-3.7	0.4
Wednesday	45.2	55.2	44.7	25.4	15.7	31.5	12.1	0.3	3.1	82.3	71.2	79.4	3.0	2.5	0.2	-3.1	-13.8	4.2	21.8	-44.0	11.1	1.7	-2.0	2.2
Thursday	26.9	38.7	38.5	26.5	16.2	29.3	14.1	0.4	3.3	67.9	55.2	71.1	-2.2	-4.8	-2.3	-13.0	-17.8	5.6	38.8	-39.4	11.1	0.0	-9.3	1.4
Weekday	35.6	45.3	39.3	21.1	14.1	29.3	12.9	0.3	3.2	69.8	59.8	71.8	0.0	0.8	-1.3	-8.8	-14.6	7.0	27.4	-42.3	11.4	1.0	-3.7	2.5
Friday	24.6	39.1	42.1	35.7	22.9	29.4	12.1	0.4	3.0	72.7	62.3	74.6	4.4	6.5	-1.2	3.0	-18.4	4.2	8.2	-48.2	7.9	3.7	-4.8	1.2
Saturday	29.8	45.9	47.2	34.8	24.2	29.5	14.0	0.4	2.9	79.0	70.4	79.6	5.7	7.1	-1.5	10.3	-14.2	5.6	24.1	-55.6	7.8	10.1	-2.0	1.4
Weekend	27.2	42.5	44.7	35.2	23.5	29.4	13.1	0.4	3.0	75.9	66.4	77.1	5.1	6.8	-1.4	6.5	-16.3	4.9	16.2	-52.2	7.8	6.9	-3.3	1.3
Total	33.3	44.5	40.8	25.3	16.8	29.4	13.0	0.3	3.1	71.5	61.7	73.3	0.9	2.4	-1.5	-3.3	-15.5	6.6	23.5	-45.4	10.2	2.7	-3.6	2.1
ADR																								
Sunday	125.46	117.63	167.93	116.75	111.16	193.55	62.63	98.99	85.70	104.49	115.81	173.59	-2.2	8.6	8.5	1.2	2.5	2.4	-0.2	12.9	5.9	-2.3	7.2	6.1
Monday	136.90	139.21	182.92	132.13	127.81	193.17	62.59	98.63	87.32	123.18	136.59	182.93	-4.4	9.6	9.1	6.2	7.6	4.7	0.7	8.6	5.5	-2.6	9.5	7.1
Tuesday	141.41	144.28	185.17	137.27	129.88	188.51	62.03	100.60	86.91	126.90	140.91	182.64	-1.1	9.1	8.6	6.9	9.7	5.3	0.3	13.1	4.6	-1.4	9.8	7.0
Wednesday	137.49	142.11	181.90	135.43	124.42	184.91	62.06	98.13	87.68	125.42	138.00	179.37	-4.1	9.8	8.4	7.8	5.8	5.6	0.5	8.2	6.1	-1.6	9.4	7.1
Thursday	131.23	128.06	173.74	122.15	112.84	178.46	62.13	99.56	85.96	113.26	123.43	171.67	-3.4	7.5	8.0	4.0	4.6	5.5	-0.1	11.5	4.6	-2.7	7.2	6.7
Weekday	136.28	136.76	179.15	129.78	121.95	187.49	62.28	99.16	86.70	120.46	133.05	178.41	-3.0	9.2	8.6	5.6	6.5	4.9	0.2	10.8	5.4	-2.1	9.0	6.8
Friday	113.21	103.67	158.93	109.77	103.52	165.18	62.66	101.88	86.90	103.05	103.60	158.49	-5.6	6.8	7.6	-1.3	5.4	2.9	-7.0	23.8	5.0	-3.8	6.4	5.5
Saturday	110.95	103.88	159.18	110.53	102.53	168.88	62.54	101.74	87.49	102.13	103.40	160.14	-4.5	7.2	8.3	0.7	4.2	3.1	-1.0	29.0	5.8	-2.6	6.3	6.2
Weekend	111.97	103.78	159.06	110.14	103.01	167.04	62.59	101.81	87.19	102.57	103.50	159.34	-5.0	7.0	8.0	-0.4	4.8	3.0	-4.1	26.6	5.4	-3.2	6.3	5.9
Total	130.40	127.64	172.48	121.84	114.78	182.12	62.40	99.56	87.49	115.05	123.99	172.70	-3.6	8.4	8.3	2.9	6.2	4.5	-1.0	13.8	5.4	-2.6	8.3	6.6
RevPAR																								
Sunday	21.94	31.57	49.93	13.81	10.35	44.66	7.66	0.34	2.85	43.67	42.26	97.45	-3.5	7.5	8.6	8.3	-9.1	16.8	14.9	-33.4	16.1	2.4	2.5	12.4
Monday	56.04	68.25	72.69	25.47	16.97	58.59	7.59	0.31	2.83	89.56	85.53	134.12	-5.8	12.8	7.5	-2.3	-2.8	14.7	22.2	-34.3	18.1	-1.5	9.0	10.8
Tuesday	67.77	81.75	81.30	31.16	21.08	60.66	8.64	0.30	2.72	106.47	103.13	144.68	-0.8	11.1	5.5	-11.2	-10.1	9.5	41.1	-40.6	19.0	-2.3	5.7	7.4
Wednesday	62.09	78.42	81.30	34.45	19.55	58.33	7.48	0.34	2.76	103.20	98.31	142.38	-1.3	12.5	8.7	4.5	-8.8	10.1	22.4	-39.4	17.9	0.1	7.2	9.4
Thursday	35.32	49.55	66.81	32.37	18.22	52.37	8.74	0.35	2.80	76.87	68.12	121.98	-5.5	2.4	5.5	-9.5	-14.1	11.3	38.7	-32.4	16.3	-2.7	-2.8	8.2
Weekday	48.57	61.98	70.45	27.42	17.25	54.94	8.02	0.33	2.79	84.04	79.56	128.18	-3.0	10.0	7.1	-3.7	-9.1	12.2	27.7	-36.1	17.4	-1.1	4.9	9.5
Friday	27.83	40.52	66.97	39.15	23.70	48.59	7.58	0.37	2.62	74.95	64.59	118.18	-1.5	13.7	6.2	1.7	-14.0	7.3	0.6	-35.9	13.3	-0.3	1.3	6.8
Saturday	33.02	47.66	75.08	38.44	24.79	49.80	8.76	0.37	2.56	80.70	72.83	127.44	1.0	14.8	6.7	11.0	-10.6	8.9	22.8	-42.7	14.1	7.2	4.2	7.7
Weekend	30.43	44.09	71.03	38.80	24.25	49.19	8.17	0.37	2.59	77.82	68.71	122.81	-0.2	14.3	6.5	6.1	-12.3	8.1	11.4	-39.5	13.7	3.4	2.8	7.3
Total	43.40	56.85	70.35	30.79	19.28	53.55	8.09	0.33	2.75	82.27	76.47	126.65	-2.8	11.0	6.7	-0.5	-10.3	11.5	22.2	-37.9	16.1	0.1	4.4	8.8

Tab 37 - Additional Revenue ADR Analysis (TrevPOR) - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Revenue Per Rooms Sold												Percent Change (%)												Ranking			
		Room			F&B			Other			Total (TrevPOR**)			Room			F&B			Other			Total (TrevPOR**)			My Prop vs. Comp Set			
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	Room	F&B	Other	Total
2014	Jan	110.00	113.54	119.04	48.06	66.16		5.70	9.80		167.29	195.00		-1.2	5.3	-3.0	-14.5	7.2		72.2	9.4		0.0	0.8		3 of 6			
	Feb	113.43	114.22	129.06	46.87	65.69		2.31	7.96		163.40	202.71		0.5	3.1	1.6	-33.7	15.9		50.9	-12.8		-10.7	5.1		3 of 6			
	Mar	113.55	112.99	144.53	39.68	60.80		1.81	7.02		154.49	212.34		1.9	3.9	-1.8	-41.0	6.8		4.4	-19.4		-13.1	-0.2		3 of 6			
	Apr	113.89	118.65	156.83	40.34	66.09		2.45	11.32		161.44	234.24		-5.0	4.4	-2.3	-40.0	-14.3		-62.0	39.0		-13.9	-4.7		4 of 6			
	May	122.45	118.50	185.70	41.22	77.24		2.67	7.97		162.39	270.90		0.2	4.8	6.2	-28.5	6.4		54.0	-17.6		-5.8	5.4		3 of 6			
	Jun	129.59	121.92	192.67	37.03	68.54		2.01	8.78		160.95	269.98		2.8	8.0	-2.6	-38.2	1.1		32.4	-6.8		-7.7	-1.9		3 of 6			
	Jul	116.89	118.08	168.99	24.30	55.00		1.50	8.24		143.88	232.24		-1.7	8.1	5.8	-46.3	-4.9		-14.2	-7.9		-7.9	2.5		3 of 6			
	Aug	108.54	120.82	162.03	36.34	56.33		1.75	7.88		158.90	226.23		-6.4	10.0	3.1	-22.8	-4.3		-2.0	-15.4		0.1	0.4		5 of 7			
	Sep	122.47	132.18	194.38	40.66	69.80		2.78	7.93		175.61	272.12		-3.7	14.0	9.7	-26.2	0.7		46.5	-19.4		1.5	6.2		5 of 7			
	Oct	119.36	126.45	193.45	48.88	80.58		1.82	8.99		177.14	283.02		-4.2	9.6	6.4	-9.5	8.3		-2.5	4.8		3.4	6.9		5 of 7			
	Nov	111.47	119.09	181.05	41.64	72.15		2.41	9.79		163.14	262.99		0.1	6.7	12.7	-17.1	10.1		20.7	-1.4		-0.4	11.4		4 of 7			
	Dec	103.29	114.89	142.74	48.02	60.39		3.16	12.08		166.07	215.20		-6.8	4.6	1.6	-8.8	-3.8		5.1	12.0		0.4	0.6		5 of 7			
2015	Jan	106.35	120.53	131.05	50.30	57.45		3.20	8.09		174.03	196.60		-3.3	6.2	10.1	4.7	-13.2		-43.9	-17.5		4.0	0.8		5 of 7			
	Feb	106.30	122.94	131.30	96.13	44.22	69.91	1.94	2.84	9.44	204.37	170.00	210.65	-6.3	7.6	1.7	-5.7	6.4		22.8	18.6		4.0	3.9		5 of 7	1 of 6	4 of 6	2 of 6
	Mar	109.60	122.67	154.07	50.97	49.88	65.09	3.19	1.35	8.45	163.76	173.90	227.61	-3.5	8.6	6.6	25.7	7.1		-25.2	20.4		12.6	7.2		5 of 7	3 of 6	2 of 6	3 of 6
	Apr	119.94	126.58	170.68	80.11	49.64	76.04	2.72	3.83	8.12	202.77	180.05	254.83	5.3	6.7	8.8	23.1	15.1		55.9	-28.3		11.5	8.8		4 of 7	2 of 6	5 of 6	2 of 6
	May	121.42	128.23	200.26	72.05	49.44	81.65	3.01	1.18	15.64	196.48	178.86	297.56	-0.8	8.2	7.8	20.0	5.7		-55.8	96.3		10.1	9.8		4 of 7	2 of 6	2 of 6	2 of 6
	Jun	127.87	129.80	199.73	70.98	41.39	74.36	5.39	1.01	16.60	204.24	172.20	290.68	-1.3	6.5	3.7	11.8	8.5		-49.6	89.1		7.0	7.7		4 of 7	2 of 6	1 of 6	2 of 6
Year To Date																													
2013		117.92	111.50	160.18	62.87	66.49		2.72	9.03		177.09	235.70		8.1	2.4	4.5	11.0	1.9		38.5	-16.3		5.7	2.8		3 of 6			
2014		117.56	117.15	159.99	41.53	67.94		2.68	8.80		161.36	236.73		-0.3	5.1	-0.1	-33.9	2.2		-1.4	-2.5		-8.9	0.4		3 of 6			
2015		116.07	125.80	170.15	63.78	47.28	72.02	2.88	2.08	11.59	194.41	175.17	253.76	-1.3	7.4	6.4	13.9	6.0		-22.3	31.7		8.6	7.2		5 of 7	2 of 6	3 of 6	2 of 6
Running 3 Month																													
2013		122.76	113.20	178.73	61.41	72.26		3.12	9.11		177.74	260.10		9.9	2.9	6.3	12.4	4.1		104.2	-28.6		7.0	3.9		3 of 6			
2014		121.92	119.76	179.25	39.47	70.78		2.37	9.28		161.60	259.31		-0.7	5.8	0.3	-35.7	-2.0		-24.1	1.9		-9.1	-0.3		3 of 6			
2015		123.21	128.31	190.95	74.13	46.60	77.41	3.75	1.91	13.65	201.09	176.81	282.01	1.1	7.1	6.5	18.1	9.4		-19.6	47.1		9.4	8.8		4 of 7	2 of 6	1 of 6	2 of 6
Running 12 Month																													
2013		116.19	111.18	162.26	60.71	64.96		2.18	9.60		174.07	246.83		5.7	3.5	5.3	0.8	0.1		8.4	11.0		2.6	4.3		3 of 6			
2014		118.07	114.49	162.00	46.22	66.27		2.32	9.16		163.02	237.42		1.6	3.0	-0.2	-23.9	2.0		6.2	-53.3		-6.3	-3.8		3 of 6			
2015		115.05	123.99	172.70	42.96	68.72		2.12	10.22		169.07	251.64		-2.6	8.3	6.6	-7.0	3.7		-8.3	11.6		3.7	6.0		5 of 7			

** TrevPOR = Total revenue per occupied room (sum of Room, F&B, and Other revenue divided by total occupied rooms).

STR, Inc.

Tab 38 - Additional Revenue RevPAR Analysis (TrevPAR) - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000

STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None

Market Scale*: Chicago, IL Upper Upscale Chains

For the Month of: June 2015 Date Created: July 17, 2015 Monthly Competitive Set Data Excludes Subject Property

		Revenue Per Rooms Available												Percent Change (%)												Ranking			
		Room			F&B			Other			Total (TrevPAR**)			Room			F&B			Other			Total (TrevPAR**)			My Prop vs. Comp Set			
Current Month		My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	My Prop	Comp Set	Market Scale	Room	F&B	Other	Total
2014	Jan	60.42	50.49	57.45	21.37	31.93		2.53	4.73		74.39	94.11		19.6	0.9	-4.2	-18.0	5.9		65.1	8.1		-4.2	-0.4		3 of 6			
	Feb	65.65	59.22	74.08	24.30	37.71		1.20	4.57		84.72	116.35		-12.3	2.4	6.1	-34.1	21.0		49.9	-8.9		-11.3	9.8		3 of 6			
	Mar	87.15	66.88	95.57	23.49	40.20		1.07	4.64		91.44	140.41		22.2	5.2	-1.2	-40.3	7.5		5.6	-18.9		-12.0	0.4		3 of 6			
	Apr	85.63	76.75	117.78	26.09	49.63		1.59	8.50		104.43	175.91		-2.3	-1.5	-1.8	-43.4	-13.9		-64.1	39.7		-18.7	-4.2		3 of 6			
	May	87.41	85.61	151.28	29.77	62.92		1.93	6.49		117.31	220.69		5.3	4.6	13.7	-28.6	13.9		53.7	-11.8		-6.0	12.8		4 of 6			
	Jun	95.53	93.25	163.84	28.32	58.29		1.53	7.47		123.10	229.60		1.6	6.5	-3.8	-39.0	-0.1		30.6	-7.9		-8.9	-3.0		4 of 6			
	Jul	95.70	90.40	141.24	18.60	45.97		1.15	6.89		110.15	194.10		6.7	11.7	8.1	-44.4	-2.8		-11.3	-5.9		-4.8	4.7		3 of 6			
	Aug	81.86	80.30	136.42	24.15	47.43		1.16	6.63		105.61	190.48		-13.0	-1.8	6.4	-31.0	-1.2		-12.4	-12.7		-10.6	3.6		4 of 7			
	Sep	88.47	94.16	161.01	28.96	57.82		1.98	6.57		125.10	225.39		-0.7	14.6	16.8	-25.8	7.2		47.3	-14.2		2.1	13.0		5 of 7			
	Oct	94.00	87.43	156.77	33.79	65.30		1.26	7.28		122.48	229.35		-3.7	7.7	8.8	-11.2	10.7		-4.2	7.1		1.6	9.3		4 of 7			
	Nov	79.88	73.33	130.84	25.64	52.15		1.48	7.08		100.46	190.07		5.1	2.2	17.9	-20.6	15.2		15.5	3.2		-4.7	16.5		4 of 7			
	Dec	59.91	50.57	82.94	21.14	35.09		1.39	7.02		73.10	125.06		5.3	3.6	2.7	-9.6	-2.7		4.2	13.2		-0.6	1.7		4 of 7			
2015	Jan	57.68	48.95	65.72	20.43	28.81		1.30	4.06		70.68	98.60		-4.5	-3.0	14.4	-4.4	-9.8		-48.8	-14.2		-5.0	4.8		3 of 7			
	Feb	74.18	56.89	75.43	67.09	20.46	40.16	1.35	1.31	5.42	142.62	78.67	121.02	13.0	-3.9	1.8	-15.8	6.5		9.6	18.8		-7.1	4.0		2 of 7	1 of 6	4 of 6	1 of 6
	Mar	75.55	68.43	106.04	35.14	27.83	44.80	2.20	0.76	5.81	112.89	97.01	156.66	-13.3	2.3	11.0	18.5	11.4		-29.5	25.3		6.1	11.6		5 of 7	3 of 6	1 of 6	3 of 6
	Apr	83.85	79.04	127.85	56.01	30.99	56.96	1.90	2.39	6.08	141.76	112.42	190.89	-2.1	3.0	8.6	18.8	14.8		50.5	-28.5		7.7	8.5		4 of 7	2 of 6	5 of 6	2 of 6
	May	94.12	89.16	163.64	55.85	34.38	66.72	2.34	0.82	12.78	152.32	124.36	243.15	7.7	4.2	8.2	15.5	6.0		-57.4	96.9		6.0	10.2		5 of 7	2 of 6	2 of 6	2 of 6
	Jun	102.05	98.32	166.55	56.65	31.36	62.00	4.30	0.76	13.84	163.00	130.44	242.40	6.8	5.4	1.7	10.7	6.4		-50.1	85.4		6.0	5.6		4 of 7	2 of 6	1 of 6	2 of 6
Year To Date																													
2013		76.78	69.84	108.71	39.38	45.13		1.70	6.13		110.92	159.97		1.4	0.8	4.6	9.3	1.9		36.3	-16.2		4.1	2.9		3 of 6			
2014		80.43	72.10	110.48	25.56	46.91		1.65	6.08		99.31	163.47		4.7	3.2	1.6	-35.1	4.0		-3.1	-0.8		-10.5	2.2		3 of 6			
2015		81.23	73.57	118.61	44.63	27.65	50.20	2.01	1.22	8.08	142.38	102.45	176.89	1.0	2.0	7.4	8.2	7.0		-26.2	33.0		3.2	8.2		4 of 7	2 of 6	3 of 6	2 of 6
Running 3 Month																													
2013		88.19	82.41	141.13	44.71	57.06		2.27	7.19		129.40	205.38		3.3	6.1	7.1	15.8	4.9		110.4	-28.0		10.3	4.7		4 of 6			
2014		89.50	85.21	144.38	28.08	57.01		1.69	7.48		114.98	208.86		1.5	3.4	2.3	-37.2	-0.1		-25.8	3.9		-11.1	1.7		4 of 6			
2015		93.35	88.85	152.80	56.17	32.27	61.95	2.84	1.32	10.92	152.36	122.43	225.67	4.3	4.3	5.8	14.9	8.7		-21.7	46.1		6.5	8.0		4 of 7	2 of 6	1 of 6	2 of 6
Running 12 Month																													
2013		77.49	72.27	115.27	39.47	46.15		1.42	13.93		113.16	175.35		-0.4	3.3	6.8	0.6	1.6		8.2	12.6		2.4	5.8		3 of 6			
2014		82.19	73.26	116.35	29.57	47.60		1.48	6.58		104.31	170.52		6.1	1.4	0.9	-25.1	3.1		4.6	-52.8		-7.8	-2.8		3 of 6			
2015		82.27	76.47	126.65	26.50	50.40		1.31	7.50		104.28	184.54		0.1	4.4	8.8	-10.4	5.9		-11.6	14.0		0.0	8.2		4 of 7			

** TrevPAR = Total revenue per available room (sum of Room, F&B, and Other revenue divided by total available rooms).

STR, Inc.

Tab 39 - Segmentation Response Report - Comp Set 2

Westin Lombard Yorktown Center 70 Yorktown Ctr Lombard, IL 60148-5529 Phone: (630) 719-8000
 STR # 54430 ChainID: 1526 MgtCo: Starwood Hotels & Resorts Owner: None
 For the Month of: June 2015 Date Created: July 17, 2015

This Year

Jun 18th - First Day of Ramadan
 Jun 21st - Father's Day

Last Year

Jun 15th - Father's Day
 Jun 29th - First Day of Ramadan

June 2015 (This Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

June 2014 (Last Year)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
54430	Westin Lombard Yorktown Center	Lombard, IL	60148-5529	(630) 719-8000	500	200708
5784	Doubletree Chicago Oak Brook	Oak Brook, IL	60523-1402	(630) 472-6000	427	197301
6810	Marriott Chicago Oak Brook	Oak Brook, IL	60523-2009	(630) 573-8555	350	198105
10327	Le Meridien Chicago Oakbrook Center	Oak Brook, IL	60523-4755	(630) 468-2228	172	196606
18577	Embassy Suites Chicago Lombard Oak Brook	Lombard, IL	60148-5614	(630) 969-7500	262	198905
21002	Sheraton Hotel Lisle	Lisle, IL	60532-0917	(630) 505-1000	242	198708
26315	Hyatt Lisle	Lisle, IL	60532-1294	(630) 852-1234	317	198802
					2270	

2013		2014										2015											
Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
s	s	s	B	s	s	s	s	s	s	s	s	s	s	s	s	s	s	s	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
													s	s	s	s	s	s	s	s	s	s	s
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B				B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B

Data received:

- s = Segmentation (Transient, Group, Contract) Only
- r = Additional Revenue Only
- B = Both Segmentation & Additional Revenue

Tab 40 - Help

Definitions

ADR (Average Daily Rate) - Room revenue divided by rooms sold, displayed as the average rental rate for a single room.

Competitive (Comp) Set - A peer group of competitive hotels selected by hotel management to benchmark the subject property's performance.

Contract - Rooms sold/revenue from bookings sold at rates stipulated by contracts including airline crews and permanent guests.

Exchange Rate - The factor used to convert revenue from US Dollars to the local currency. Reports display the monthly exchange rates (the rate on the last day of the month) and the daily exchange rates on the Daily by Month pages. STR obtains exchange rate data from Oanda.com. Any aggregated number in the report (YTD, Running 3 month, Running 12 month) uses the exchange rate of each relative month when calculating the data.

Fiscal Year To Date (YTD) - Custom fiscal year as specified by individual hotel or hotel group, if a non-calendar Fiscal Year to Date calculation is more applicable (e.g. July – June) to coincide with hotel/hotel groups operations and financial reporting.

Food & Beverage Revenue (F&B) - Revenue derived from food and beverage sales.

Group - Rooms sold/revenue from bookings sold simultaneously in blocks of ten (10) or more.

Index (Occupancy, ADR, RevPar) - Property performance divided by competitive set performance multiplied by 100. Internationally, indexes are also referred to as MPI – Market Penetration Index (Occupancy Index), ARI – Average Rate Index (ADR Index), and RGI – Revenue/RevPAR Generation Index (RevPAR Index).

Market Class - Class is an industry categorization which includes chain-affiliated and independent hotels. The class for a chain-affiliated hotel is the same as its chain scale. An independent hotel is assigned a class based on its ADR, relative to that of the chain hotels in their geographic proximity. There are six (6) class groups: Luxury, Upper Upscale, Upscale, Upper Midscale, Midscale and Economy.

Market Class Combined (or Collapsed) – If a single class segment is insufficient for reporting, classes are combined. There are three combined class segments: Luxury and Upper Upscale, Upscale and Upper Midscale, and Midscale and Economy.

Market Scale - Hotels located in the subject property's market and classified in the subject property's STR chain scale segment. There are seven (7) scale groups; Luxury, Upper Upscale, Upscale, Upper Midscale, Midscale, Economy and Independent.

Market Scale (Collapsed) – Hotels located in the subject property's market and classified in the subject property's STR chain scale segment. There are two (2) market scale (collapsed) groups; Upscale (includes Luxury, Upper Upscale, Upscale, Independent) and Midscale/Economy (includes Upper Midscale, Midscale and Economy).

MTD (Month to Date) - If a month ends during the current week, the MTD number would represent the month that ended.

Occupancy - Rooms sold divided by rooms available multiplied by 100. Occupancy is always displayed as a percentage of rooms occupied.

Other Revenue - All hotel revenue other than room and food and beverage revenue.

Percent Change (% Chg) - Amount of growth – up, down or flat – this period versus same period last year (day, week, running 28 days, running month-to-date). Calculated as $((TY-LY)/LY)*100$.

Percent Change Rank (Occupancy, ADR, RevPar) - The percent change for the property is compared to the percent change of each hotel in the comp set.

Rank (Occupancy, ADR, RevPar) - Property performance ranked versus hotels in the competitive set (e.g. a "3 of 6" ADR ranking means the subject hotel's absolute ADR is third highest of the six competitors).

RevPAR (Revenue per Available Room) - Room revenue divided by rooms available

Room Revenue - Revenue derived from guestroom rental.

Segmented Data - Rooms sold and revenue data broken down by Transient, Group, and Contract.

Tract Scale – Hotels located in the subject property's tract and classified in the subject property's STR chain scale segment. There are four (4) tract scale groups; Upscale (includes Luxury, Upper Upscale, Upscale), Midscale (includes Upper Midscale and Midscale), Economy and Independent.

Transient - Rooms sold/revenue from guests with reservations at Rack, Corporate, Corporate Negotiated, Package, Government or foreign traveler rates.

Planning - The project will go out for bids, construction will start within 4 months, or an architect/engineer has been selected for the project and plans are underway.

Under Construction - Ground has been broken or the owner is finalizing bids on the prime (general) contract.

FAQ

How is my hotel performing versus competition?

The monthly STAR report provides timely occupancy, average room rate, revenue per available room benchmarking of your hotel's performance versus your own selected competitors and an STR defined industry segment.

Is my hotel's data included in the competitive numbers?

It depends on your preference. Check the summary page to see if your hotel's data is included or excluded in the competitive set numbers.

How does STR determine currency and exchange rates?

Currency is user-defined and is displayed at the top of the report. STR obtains exchange rate data from Oanda.com.

How are percentage changes computed?

Hotel and competitive performance changes are measured against same period prior year.

Why do my percentage change numbers have such a large range?

The data for this year vs. the same period last year may vary greatly. Consider if you sold 2294 rooms this year vs. 743 last year, the percent change would be 208.7% $((2294-743)/743)*100$.

What is an index?

An index is an easy way to compare your hotel's performance versus competition. An index of 100 or higher means your hotel's absolute performance is the same or better than competition.

What does the "Rank" information mean?

Your hotel's performance is ranked against the other properties in your competitive set. If your hotel's RevPAR rank is "2 of 6", that means your hotel's RevPAR was second highest of the six hotels in your competitive set.

What does "running 28 days" mean?

The most recent 28 days historical performance. The running 28 day numbers are based on the most current 28-day period, ending with the last day included in the weekly report.

What does "run MTD" mean?

Running month-to-date. The MTD numbers are based on a calendar month and include all days of the same month, through the most recent calendar day included in the report. If the most recent week's reporting includes data in two calendar months, the MTD numbers only include data from the recently ended month.

What if there are blanks in my competitive set numbers?

Your competitive set did not include sufficient data for reporting. A minimum of three (3) hotels excluding the subject property must report data in order for STR to provide competitive set performance.

What if there are blanks in my competitive set percentage change?

Your competitive set did not include sufficient data for reporting prior year data.

What is "Pipeline" on the Summary Tab?

Pipeline data is generated based on the STR/McGraw-Hill Construction Dodge Supply Pipeline database and details hotels that are being planned but not yet open. Every month STR receives data feeds from its hotel clients and Dodge Construction to create the definitive database for hotels in planning, pre-planning or under construction. The data is widely used by investment banks, development groups and hotel owners to estimate future nationwide supply growth and track supply changes in the market.

Who can I contact if I have more questions?

Check out the glossary and FAQ at www.str.com or e-mail info@str.com

If I'm an all-inclusive hotel, how can I benchmark my package rate?

In order to benchmark your package rate, you'll need to participate in the Segmentation program which will break out your revenues by Rooms, F&B, & Other. This will provide you with a TrevPAR which is the total revenue per available room and is the same as an all-inclusive package rate.

WESTIN[®]

HOTELS & RESORTS

ITEM #4

Hotel and Restaurant Cash Flow Statements




WESTIN LOMBARD YORKTOWN CENTER
 CERTIFICATE OF FUNDS AVAILABLE
 2015

	JANUARY ACTUAL	FEBRUARY ACTUAL	MARCH ACTUAL	APRIL ACTUAL	MAY ACTUAL	JUNE ACTUAL	JULY FCST	AUGUST FCST	SEPTEMBER FCST	OCTOBER FCST	NOVEMBER FCST	DECEMBER FCST	TOTAL
GROSS REVENUES PER FINANCIAL STATEMENT (GOR)	1,416,493	1,996,703	1,749,767	2,126,469	2,360,889	2,444,977	2,374,804	2,395,578	2,569,253	2,711,795	2,235,773	1,916,939	26,289,440
NET INCOME PER FINANCIAL STATEMENTS (EBITDA)	3,202	374,044	192,168	455,381	647,803	775,991	641,238	642,359	761,811	860,470	597,441	359,621	6,311,529
CASH - Net of funds in transit (Opening Bal Cash Worksheet) LESS EOM CHECKS DRAWN BUT NOT WIRE TRANSFERRED OUT CASH BALANCE END OF MONTH	1,809,748	1,937,604	903,447	2,513,739	1,054,122	1,655,462	1,051,161	1,238,387	1,232,101	724,200	1,375,370	1,000,059	16,495,400
AMOUNTS TO BE LEFT IN THE LOCKBOX ACCOUNT	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	5,000,000
HOTEL OPERATING COSTS SET ASIDE AMOUNT	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	400,000
HOUSE FUNDS- PETTY CASH (01000701)	92,833	92,833	92,833	92,833	92,833	92,833	92,833	92,833	92,833	92,833	92,833	92,833	956,118
BASE HOTEL MANAGEMENT FEE	62,648	62,648	62,648	62,648	62,648	62,648	62,648	62,648	62,648	62,648	62,648	62,648	645,272
ELIGIBLE EMPLOYEE COMPENSATION POOL	695,481	695,481	695,481	695,481	695,481	695,481	695,481	695,481	695,481	695,481	695,481	695,481	7,000,145
TOTAL	184,985	238,606	230,562	254,113	282,317	323,018	283,789	286,272	332,718	351,177	289,533	248,244	3,315,334
TRANSFER TO EXCLUDED TAXES AND PASS THROUGH EXCLUDED TAXES (All due on the 20th)	44,267	62,397	58,158	66,452	71,926	75,362	74,213	74,862	80,289	84,744	89,868	59,904	822,461
VILLAGE OF LOMBARD- HOTEL (12006212)	178	1,448	659	1,542	1,268	1,585	1,722	1,737	1,863	1,966	1,621	1,390	16,977
VILLAGE OF LOMBARD-AMUSEMENT (12006213)	27,282	37,937	33,182	40,403	46,779	55,192	45,121	45,516	48,816	51,524	42,480	36,422	510,635
STATE AND VILLAGE SALES TAX (12006001)	53,187	74,876	69,712	79,743	86,302	90,370	89,055	89,804	96,347	101,682	83,841	71,885	986,846
STATE OF ILLINOIS-OCCUPANCY TAX (12006002)	175	250	158	266	218	149	297	299	321	339	279	240	2,991
STATE OF ILLINOIS-TELEPHONE TAX (12006214)	68,547	59,901	65,920	63,794	73,876	97,599	71,244	71,867	102,770	108,472	89,431	76,678	950,098
PASS THROUGH COSTS RESTAURANTS (11300055)	1,349	1,797	2,793	1,914	1,947	2,741	2,137	2,156	2,312	2,441	2,012	1,725	25,325
PASS THROUGH COSTS GIFT SHOP (11300054)													
RESERVE FOR LOSSES IN FOLLOWING MONTH													
TOTAL TO GO TO TAX AND PASS THROUGH ACCOUNT	194,985	238,606	230,562	254,113	282,317	323,018	283,789	286,272	332,718	351,177	289,533	248,244	3,315,334
TOTAL NEEDED IN LOCKBOX	890,466	934,087	926,043	949,594	977,798	1,018,499	979,270	981,753	1,032,864	1,081,322	989,678	948,389	11,679,762
NET AVAILABLE BEFORE WITHDRAWAL FOR PRIOR PERIOD	919,282	1,003,517	(22,596)	1,564,145	76,324	636,963	71,891	256,634	199,237	(327,122)	385,692	51,670	4,815,638
DISTRIBUTION TO WATERFALL	283,808	1,003,517		1,541,549	76,324								
BALANCE AVAILABLE FOR WATERFALL DISTR	635,474	(0)	(22,596)	22,596	(0)	636,963	71,891	256,634	199,237	(327,122)	385,692	51,670	1,910,440

A Feb ending avail balance includes \$635K from January that was not swept from account

B ***Negative amount in March should be combined with April actual for draw of \$1,541,549

7/12/2015
 Date


 John Gallman

*** Amalgamated balance plus credit card deposits in transit

HARRY CARAY'S LOMBARD YORKTOWN CENTER
 CERTIFICATE OF FUNDS AVAILABLE
 2015

	May	TOTAL
GROSS REVENUES PER FINANCIAL STATEMENT	\$472,005.07	\$472,005.07
OPERATING PROFIT	\$44,617.05	\$44,617.05
OCCUPANCY FEE	\$33,234.53	\$33,234.53
NET INCOME PER FINANCIAL STATEMENTS	\$11,382.52	\$11,382.52
CASH BALANCE END OF MONTH	\$349,677.92	
AMOUNTS LEFT IN THE LOCKBOX ACCOUNT		
RESTAURANT OPERATING COSTS SET ASIDE AMOUNT	\$250,000.00	
HOUSE FUNDS-PETTY CASH	\$75,000.00	
BASE RESTAURANT MANAGEMENT FEE	\$28,486.74	
	\$353,486.74	
TRANSFERS TO EXCLUDED TAXES AND PASS THROUGH EXCLUDED TAXES		
VILLAGE OF LOMBARD-PLACES OF EATING TAX	\$4,475.37	
STATE OF ILLINOIS SALES TAX	\$37,385.31	
ADVANCE DEPOSIT HOLDBACK	\$71,268.00	
OUTSTANDING WATERFALL PAYMENTS	\$0.00	
TOTAL TO GO TO TAX AND PASS THROUGH ACCOUNT	\$113,128.68	
TOTAL NEEDED IN LOCKBOX	\$466,615.42	
NET AVAILABLE FOR WATERFALL	(\$116,937.50)	

Perpetua Kruback

Date

WESTIN[®]

HOTELS & RESORTS

ITEM #5

Hotel and Restaurant Balance Sheets



Description	Current Period	Last Year -YR End
CASH		
HOUSE BANKS	40,000	40,000
DEMAND DEPOSITS	1,189,530	688,849
TEMPORARY CASH INVESTMENTS	425,931	472,326
TOTAL CASH	1,655,462	1,201,175
RECEIVABLES		
ACCOUNTS RECEIVABLE	1,409,286	1,411,111
OTHER RECEIVABLES	24,436	11,716
TOTAL RECEIVABLES	1,433,722	1,422,827
ALLOWANCE FOR DOUBTFUL ACCTS	-586	
NET RECEIVABLES	1,433,136	1,422,827
INVENTORIES	41,639	40,804
PREPAID EXPENSES	279,531	210,963
TOTAL CURRENT ASSETS	3,409,767	2,875,769
PROPERTY AND EQUIPMENT		
FURNISHINGS AND EQUIPMENT	1,259,527	1,246,324
TOTAL PROPERTY AND EQUIPMENT	1,259,527	1,246,324
ACCUM DEPR AND AMORTIZATION	-487,197	-461,069
NET PROPERTY AND EQUIPMENT	772,330	785,256
OTHER ASSETS		
OTHER ASSETS (lt)	311,395	316,242
TOTAL OTHER ASSETS	311,395	316,242
TOTAL ASSETS	4,493,492	3,977,266
CURRENT LIABILITIES		
DUE FR/TO OWNER MGMTCO R. PTY	10,306	11,419
ACCOUNTS PAYABLE	617,271	388,505
ACCRUED EXPENSES	1,641,663	1,152,978
ADVANCE DEPOSITS	962,752	683,108
CURRENT LIABILITIES - OTHER	3,113	133
TOTAL CURRENT LIABILITIES	3,235,106	2,236,143
LONG TERM DEBT		
OTHER LONG-TERM LIABILITIES	44,736	44,736
TOTAL LONG TERM DEBT	44,736	44,736
OWNER EQUITY		
OWNER'S EQUITY	-43,694,861	-40,789,663

USER ID : LHANLEY
Currency: USD
U.S. GAAP

#5713-LOMBARD-WESTIN
BALANCE SHEET
2015 , June

DATE: 07/15/2015
Time: 08:08:19
Page: 2

Description	Current Period	Last Year -YR End
RETAINED EARNINGS	42,486,050	36,369,694
RETAINED EARNINGS - CURRENT	2,422,461	6,116,356
TOTAL OWNER EQUITY	1,213,650	1,696,387
TOTAL LIABILITIES & EQUITY	4,493,492	3,977,266

HARRY CARAY'S LOMBARD
BALANCE SHEET
JUNE 30, 2015

	YEAR TO DATE
	ACTUAL
NET SALES	2,738,004.82
ASSETS	
CASH	
CASH:HC AMALGAMATED BANK OPERA	324,677.92
CASH - CHANGE ORDER FLOAT:HC	25,000.00
TOTAL CASH	349,677.92
ACCOUNTS RECEIVABLE	
A/R CUSTOMERS:HC	35,872.14
A/R:HC	183,573.08
A/R OTHER:HC	(860.26)
TOTAL ACCOUNTS RECEIVABLE	218,584.96
INVENTORIES	
INVENTORY BAKERY:HC	4,519.20
INVENTORY DAIRY:HC	6,370.54
INVENTORY FISH:HC	8,229.99
INVENTORY GROCERIES:HC	35,451.01
INVENTORY MEAT:HC	17,313.31
INVENTORY POULTRY:HC	2,395.73
INVENTORY PRODUCE:HC	4,488.73
INVENTORY BEER:HC	8,879.85
INVENTORY WINE:HC	63,021.50
INVENTORY LIQUOR:HC	45,505.13
INVENTORY MIXERS:HC	1,152.06
INVENTORY PROMO PROD:HC	7,790.32
TOTAL INVENTORIES	205,117.37
PREPAID EXPENSES	
PREPAID INSURANCE:HC	955.07
PREPAID ADVERTISING:HC	9,608.57
PREPAID LICENSES:HC	2,296.64
PREPAID OTHER:HC	8,325.01
TOTAL PREPAID EXPENSES	21,185.29
OTHER ASSETS	
LEASEHOLD IMPROVEMEN:HC	281,083.83
FURNITURE & FIXTURES:HC	84,655.06
KITCHEN EQUIPMENT:HC	23,308.67
DATA PROCESSING EQUI:HC	51,039.28
AUDIO/VIDEO:HC	31,942.00
ACCUM DEP-LEASEHOLD IMPROVEMEN	(187,654.94)
ACCUM DEP-FURNITURE & FIXTURE	(77,311.86)
ACCUM DEP KITCHEN EQUIPMENT	(2,826.82)
ACCUM DEP-AUDIO/VIDEO	(25,553.88)
ACCUM DEP - DATA PROCESSING EQ	(2,913.12)
SMALLWARES:HC	222,974.46
ACCUM DEP SMALLWARES:HC	(222,974.45)
TELEPHONE:HC	6,023.57
ACCUM DEP TELEPHONE:HC	(6,023.57)
OFFICE EQUIPMENT:HC	32,995.04
ACM DEP OFFICE EQUIP:HC	(32,995.05)
DEPOSITS/ESCROWS	12,500.00
TOTAL OTHER ASSETS	188,268.22
TOTAL ASSETS	982,833.76

Percentage shown is Percentage of Sales.

HARRY CARAY'S LOMBARD
BALANCE SHEET
JUNE 30, 2015

YEAR TO DATE
ACTUAL

LIABILITIES AND EQUITY

PAYABLES		
ACCOUNTS PAYABLE:HC	266,114.96	
DEPOSITS:HC	417,246.41	
BANQUET TIPS PAYABLE:HC	(6,079.42)	
BANQUET TIPS PAYABLE:HM	3,463.14	
GIFT CERTIFICATE RED:HC	(35,997.42)	
GIFT CARDS:HC	29,965.41	
Buy a Tab:HC	(508.83)	
TOTAL PAYABLES	<u>674,204.25</u>	
TAXES WITHHELD AND PAYABLE		
STATE INCOME TAX WIT:HC	(2,414.64)	
MEDICARE WITHHELD:HC	(1,311.22)	
FUTA PAYROLL TAX:HC	(137.10)	
ACCRUED PAYROLL TAX:HC	1,628.86	
EMPLOYER SHARE FICA:HC	2,234.10	
SALES TAX:HC	23,569.03	
TOTAL TAXES WITHHELD AND PAYABLE	<u>23,569.03</u>	
BANK LOANS PAYABLE		
TOTAL BANK LOANS PAYABLE	<u>.00</u>	
ACCRUED EXPENSES		
ACCRUED EXPENSES:HC	(5,348.90)	
ACCRUED PAYROLL:HC	29,431.55	
ACCRUED FLEX SPENDIN:HC	490.40	
ACCRUED GAS:HC	(2,501.31)	
ACCRUED WATER:HC	7,315.26	
ACCRUED WASTE REMOVE:HC	(4,866.89)	
ADP CLEARING ACCOUNT:HC	5,544.68	
PAYROLL CLEARING:HC	276.28	
DUE TO/FROM LPFC	3,499,596.98	
DUE TO/FROM HARRY CA:HC	4,791.70	
DUE TO/FROM LABOR KINZIE	9,297.73	
DUE TO/FROM LABOR ROSEMONT	4,445.92	
DUE TO FROM HC MANAG:HC	23,695.04	
DUE TO/FROM ROSEMONT GIFT CERT	(200.00)	
DUE TO/FROM KINZIE GIFT CERT	(15,587.90)	
DUE TO/FROM HCTAVERN- G CERT:H	(77.53)	
TOTAL ACCRUED EXPENSES	<u>3,556,303.01</u>	
TOTAL LIABILITIES		4,254,076.29
SHAREHOLDER'S EQUITY		
CAPITAL CONTRIBUTION:HC	(2,299,284.75)	
Retained Earnings	(1,020,131.30)	
RETAINED EARNINGS-CURRENT YEAR	48,173.52	
TOTAL SHAREHOLDER'S EQUITY	<u>(3,271,242.53)</u>	
TOTAL LIABILITIES AND EQUITY		<u><u>982,833.76</u></u>

Percentage shown is Percentage of Sales.

WESTIN[®]

HOTELS & RESORTS

ITEM #6

Fund Balances



FUND BALANCES as of July 1, 2015

Restaurant Operating Reserve Fund Balance	250,000
Hotel Operating Reserve Fund Balance	2,250,000
Cash Trap Fund Balance	-
Senior Hotel CapEx	299,681
Senior Hotel FF&E	-
Senior Restaurant FF&E/CapEx	100,339
First Tier Debt Service Fund	21
Second Tier Debt Service Fund	-
Third Tier Debt Service Fund	-
Series A Debt Service Reserve Fund	-
Series B Debt Service Reserve Fund	-
Available Revenue Fund	2,034,262
TOTAL	<u><u>4,934,303</u></u>

WESTIN[®]

HOTELS & RESORTS

ITEM #7

Other Information



Holy Mackerel!
FRESH SEAFOOD & COCKTAILS

Other Information

Hotel Customer Feedback Reports

The hotel customer feedback process at the hotel is operating in accordance with Starwood's policies and procedures. Customer feedback provides the hotel with critical information regarding the performance of the hotel. Survey scores and comments are gathered from departing guests and sent to Starwood's corporate offices for compilation and evaluation. There are many categories that are measured per the report summary.

Review of Outstanding Employee Claims or Major Workmen's Compensation Issues

Per discussion with restaurant and hotel personnel there are two pending workmens compensation claims outstanding as of the second quarter of 2015.

Cash Distributions Due to the Village

Through review of the quarterly operating results and review of the flow of funds per the Indenture, no cash distributions are owed to the Village of Lombard as of the end of the quarter.

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HOTELS & RESORTS

ITEM #8

2015 Budget



Holy Mackerel!
FRESH SEAFOOD & COCKTAILS

LPFC 2015 OVERALL BUDGET

	2015		2014	
TOTAL NET REVENUES				
Net Operating Income	7,177,404	(1)	6,809,151	(28)
Asset Manager Fee	(322,616)	(3)	-	(35)
LPFC Administrative Expense	(252,620)	(3)	(254,022)	(40)
Trustee Expenses	-	(17)	(510,006)	(41)
TOTAL NET REVENUES	6,602,168		6,045,123	
CASH FLOW EXPENDITURES				
Series "A" Debt Service	10,451,507	(32)	9,793,285	(42)
Series "A" DSRF Earnings, Capitalized Interest and Other	-	(2)	(81,532)	(39)
SERIES "A" NET DEBT SERVICE	10,451,507		9,711,753	
Restaurant FF&E Reserve Deposit (1%)	-	(6)	-	(6)
Hotel FF&E Reserve Deposit (2%, 3%, 4%...)	-	(7)	-	(7)
Restaurant Incentive Fee	-	(8)	-	(8)
Tax Contribution	-781,000	(9)	-524,359	(30)
Tax Contribution	-165,000	(10)	-456,667	(31)
Tax Contribution	-170,000	(11)		
Series "B" Debt Service	4,457,496	(42)	2,567,000	(12)
Series "B" DSRF Earnings, Capitalized Interest and Other	-	(2)	-	(39)
SERIES "B" NET DEBT SERVICE	4,457,496		2,567,000	
CASH FLOW REMAINING	(7,190,835)		(5,252,604)	
Subordinate Management Fee	-	(14)		(29)
Subordinate Asset Management Fee	-	(15)		(29)
Subordinate FF&E Reserve Deposit (1% in 10th yr & out)	-	(16)	-	(16)
Series "C" Debt Service	6,845,999	(18)	6,092,915	(18)
Series "C" Interest Earnings per Indenture	-		-	
SERIES "C" NET DEBT SERVICE	6,845,999		6,092,915	
Series "C" Advance / Applications per Indenture			-	(33)
CASH FLOW REMAINING	(14,036,834)		(11,345,519)	
SuperSubordinate Asset Management Fee	0	-19	0	(29)
SuperSubordinate Management Fee	-	(20)	-	(20)
EXCESS REVENUE	(14,036,834)		(11,345,519)	
APPLICATION OF NET INCOME				
Deposit to Cash Trap Fund	-			
Deposit to Sinking Fund	-			
Deposit to Operating Reserve Fund	-			
Deposit to Special Reserve Fund (Series A)	-			
Distribution to the Government	-			
Total Reserve Fund Deposits	-		-	
COVERAGE RATIOS				
Series A (Indenture Coverage Definition)	0.74	(25)	0.72	(25)
Series A (Net Revenues / Gross Debt Service)	0.63	(25)	0.62	(25)
Series B	-0.61	(25)	(1.05)	(25)
Series B (Coverage from Tax Revenues Only)	0.25	(25)	0.38	(25)
Series C (4% Current Pay Coverage)	(1.05)	(25)	(0.86)	(25)
All Outstanding Bonds	0.4	(25)	0.4	(25)
ESTIMATED ENDING RESERVE FUND BALANCES				
Operating Reserve Fund Balance	2,500,000	(21)	2,500,000	(21)
Cash Trap Fund Balance	-		-	
Sinking Fund Balance	-		-	
Special Reserve Fund (Series A Bonds)	-		-	
Supplemental Reserve Fund (Series A Only)	-		-	
Total Reserve Fund Balances	2,500,000		2,500,000	
BOND FUNDED DEBT SERVICE RESERVES				
Series A Debt Service Reserve Fund	-	(36)	-	
Series B Debt Service Reserve Fund	-		-	
Total Bond Funded DSR	-		-	
TOTAL RESERVE FUND BALANCE	2,500,000		2,500,000	
BOND BALANCES				
Series A	114,610,000	(37)	115,515,000	(22)
Series A unpaid scheduled debt service (principal and interest)	3,849,339	(42)	1,320,408	(34)
Series B	43,135,000	(22)	43,135,000	(22)
Series B unpaid scheduled debt service (principal and interest)	3,341,496	(42)	2,265,115	(34)
Series C Accreted Value	62,234,000	(23)	55,388,000	(24)
Total Principal Balance	227,169,835		217,623,523	

(1) Per Master Operating Budget and Plan. 2015

(2) No further investment income from reserves as balances are depleted

(3) Administrative Expenses per separate calculation schedule. Estimate pending final inflation calculation

(3.1) LPFC administrative expenses estimated to be: Legal fees \$250,000, Trustees Fees \$11,500, Audit Fees \$54,000, LPFC Insurance \$35,000.

(4) Per Piper Jaffray Final Financing Numbers Book dated September 14, 2005.

(6) Restaurant FF&E Reserve Deposit calculated as 1% x estimated gross restaurant sales. However projected cash flow is not sufficient to fund reserves

(7) Hotel FF&E Reserve Deposit calculated as 4% x estimated gross operating revenue. However projected cash flow is not sufficient to fund reserves

- (8) Restaurant Incentive Fee is calculated as 50% of profit after an occupancy deduction of 7% of sales and preferred payment of \$1 million. No incentive fee is payable.
- (9) Hotel Tax Rebate calculated as budgeted room revenue of \$15.6 million x 5% hotel tax = \$781,000
- (10) Food and Beverage Tax rebate calculated as 1% x Hotel F&B revenue of \$10.4MM + 1% x Restaurants F&B revenue of \$6.1 million
- (11) Sales tax rebate calculated as 1% of revenue excluding hotel room revenue = (\$32.6 million total revenue - \$15.6 million hotel room revenue) x 1% = \$170,000
- (12) Per Piper Jaffray Final Financing Numbers Book dated September 14, 2005. Actual amount paid was \$2,139,604
- (14) There is not sufficient cash flow from the waterfall to pay the Subordinate Hotel Management Fee currently. The fee accrues.
- (15) There is not sufficient cash flow from waterfall to pay the Subordinate Asset Manager Fee currently. Fee accrues and is payable upon sufficient cash flow or termination
- (16) No available cash flow
- (17) No amounts were budgeted for Trustee expenses for 2015, but Trustee will incur an unknown amount of expenses
- (18) 12% PIK accrual
- (19) Insufficient cash flow from the waterfall to pay Supersubordinate Asset management fees currently. Fees accrue and are payable with sufficient cash flow or termination
- (20) Insufficient cash to pay Supersubordinate hotel fees. Accrued, not paid
- (21) Operating Reserve at \$2.5 million
- (22) Per Piper Jaffray Final Financing Numbers Book dated September 14, 2005, not including unpaid scheduled principal and interest
- (23) Accreted Balance plus 12% accretion for current year
- (24) Accreted balance at 12/31/14
- (25) Debt Service Coverage Ratio calculated per the Indenture Master Glossary Definition: "*Debt Service Coverage Ratio*": means (a) with respect to the Outstanding First Tier Bonds, a fraction calculated by dividing the Total Net Revenues for a particular period of time by the Net Debt Service for the Outstanding First Tier Bonds for the same period of time, (b) with respect to the Outstanding Second Tier Bonds, a fraction calculated by dividing the Total Net Revenues for a particular period of time after deducting therefrom the Net Debt Service on the First Tier Bonds, by Net Debt Service for the Outstanding Second Tier Bonds for the same particular period of time, c) with respect to the Outstanding Third Tier Bonds, a fraction calculated by dividing the Total Net Revenues for a particular period of time after deducting therefrom the net Debt Service on the First Tier Bonds and Second Tier Bonds, by the Net Debt Service for the Outstanding Third Tier Bonds for the same particular period of time, and (d) with respect to all Outstanding Bonds, a fraction calculated by dividing the Total Net Revenues for a particular period of time by the Net Debt Service for the outstanding Bonds for the same period of time"
- (28) Final, but unaudited
- (29) Accrued, not paid
- (30) Tax rebate payment from Village of Lombard received 2/14- all taxes combined
- (31) Tax rebate payment from Village of Lombard, 8/14. All taxes combined
- (32) Represents scheduled debt service payment + past unpaid principal and interest. Interest on unpaid principal and interest not included in this amount
- (33) Indenture 5.06 advances from LPFC to Series C. Not applied due to default.
- (34) Amounts not paid per LPFC disclosures
- (35) Contractual amount of Base Asset Management Fee was \$312,616. Trustee did not disburse these funds in 2014.
- (36) Assumes no Village of Lombard appropriation/Supplemental Reserve Funding for Series A debt service deficiencies.
- (37) Presumes ACA payment of 905,000 on 1/1/16
- (39) Investment earnings for 2014
- (40) This amount represents LPFC Admin Expenses calculated per Indenture
- (41) Trustee Expenses were not budgeted for at beginning of year. This amount represents expenses incurred by Trustee/LPFC in excess LPFC Admin expenses.
- (42) Represents unpaid principal and unpaid interest on past amounts. Interest on unpaid principal and interest not included in this amount
- (43) Rough estimate of unpaid amount at 12/31/15

General Notes:

- a) Working capital cash fluctuations not assumed in schedule
- b) Footnotes are material to the presentation of information contained above. Any change in the information or assumptions contained in the footnotes will directly affect the presentation of financial information above.
- c) Timing of cash receipts and cash payments (cash to accrual adjustments) may affect the accuracy of the above budget.
- d) The 2015 Budget results in a Debt Service Coverage Ratio of less than the Debt Service Coverage Requirement. The Asset Manager has not budgeted or caused the Hotel Manager and Restaurant Manager to attain such ratios for the following reasons:
 - 1) Hotel room rates are significantly less than original pro-forma as 2009 recession adversely affected the marketplace. The Hotel can only budget a hotel room rate that the market will bear. The local market is unwilling to pay a rate of \$179 as was originally targeted in the original pro-forma.
 - 2) Restaurant revenues have been adversely affected by an over-supply of competitive restaurant to the local market. The Restaurants can only budget a reasonable expectation of sales based on market conditions