

Secondary Competitors— Operating Performance

	# of Rooms	Est. Segmentation				Estimated 2021				Estimated 2022			
		Commercial	Leisure	Group	Total Competitive Level	Weighted Annual Room Count	Occupancy	Avg Rate	RevPAR	Weighted Annual Room Count	Occupancy	Avg Rate	RevPAR
Property													
Ascend Collection Riverview Inn & Suites	84	55%	35%	10%	75%	63	35-40%	\$105-110	\$ 40-45	63	40-50%	\$110-115	\$ 55-60
Holiday Inn Express & Suites Rock Falls	68	65	25	10	75	51	75-80	130-140	105-110	51	75-80	150-160	115-120
Country Inn & Suites By Radisson Rock Falls	80	60	30	10	75	60	50-55	100-105	55-60	60	60-65	105-110	70-75
Axis Moline Motel, Tapestry Collection by Hilton	104	55	35	10	75	78	40-45	125-130	50-55	78	60-65	130-140	85-90
Double Tree by Hilton Davenport	223	55	20	30	75	167	20-25	95-100	20-25	167	35-40	120-125	45-50
Totals/Averages	559	56%	28%	16%	75%	419	39.7%	\$ 114.20	\$ 45.34	419	52.7%	\$ 127.74	\$ 67.34

* Specific occupancy & average rate data was utilized in our analysis, but is presented in ranges in the above table for the purpose of confidentiality.