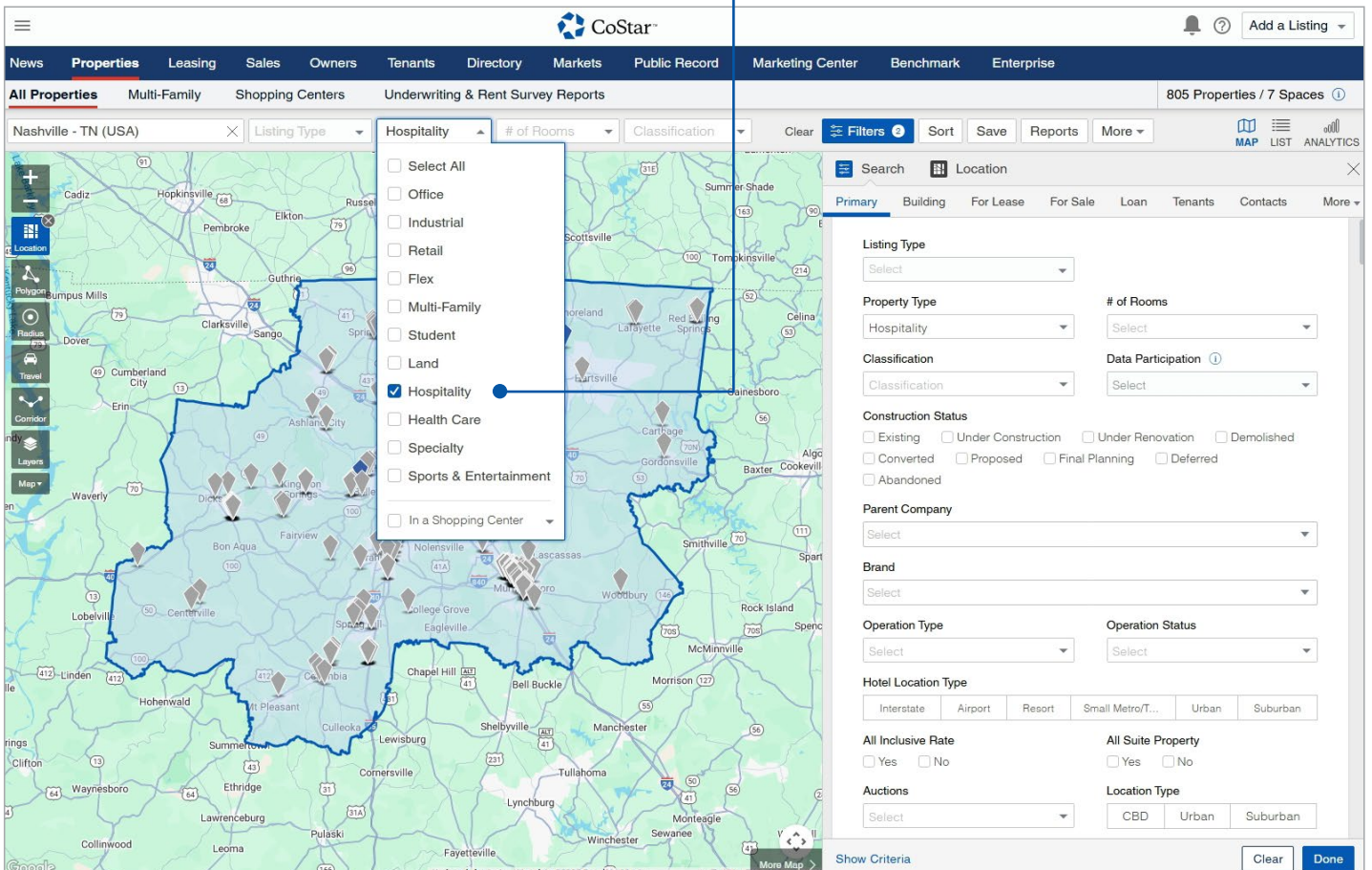


Composite Methodology User Flow

This methodology, only applicable to the Hospitality property type, inserts a Composite Property into your selected set to create a representative view of performance while ensuring the confidentiality of individual property data. Hotel performance data is sourced directly from STR's world-leading performance sample (88,000+ properties as of May 2025).

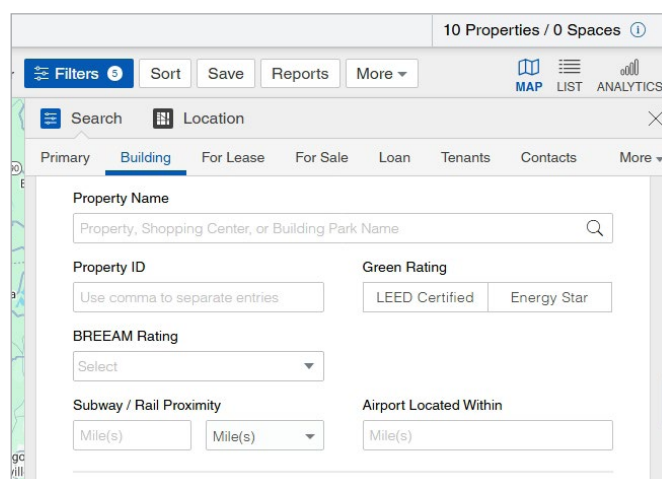
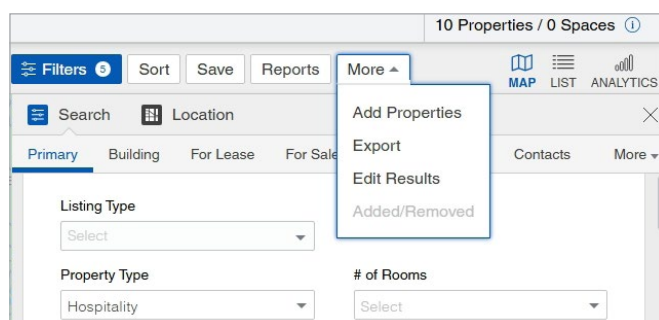
Start Here

- 1 Log into Product
- 2 Click **Properties** in the top navigation ribbon.
- 3 Select Hospitality as your asset "Type."



The screenshot displays the CoStar Properties interface. The top navigation ribbon includes 'News', 'Properties', 'Leasing', 'Sales', 'Owners', 'Tenants', 'Directory', 'Markets', 'Public Record', 'Marketing Center', 'Benchmark', and 'Enterprise'. The 'Properties' tab is active, showing a map of Nashville, TN (USA) with various property listings. A dropdown menu for 'Listing Type' is open, highlighting 'Hospitality' as the selected option. The right sidebar contains filters for 'Listing Type', 'Property Type', 'Classification', 'Construction Status', 'Parent Company', 'Brand', 'Operation Type', 'Operation Status', 'Hotel Location Type', 'All Inclusive Rate', 'All Suite Property', 'Auctions', and 'Location Type'. The 'Hospitality' selection is indicated by a blue dot and a line connecting it to the third step in the 'Start Here' list.

- 4 To select your custom set of hotels, you can Filter using criteria such as **Classification**, **Operation Type**, **Meeting Space**, etc.
- 5 Alternatively, if you have a specific list of properties, you can **Add Properties** directly through the **More** dropdown or in the **Property Name** field of **Filters**. (The Property Name filter allows you to add or paste multiple Property IDs at once instead of having to add them one at a time).



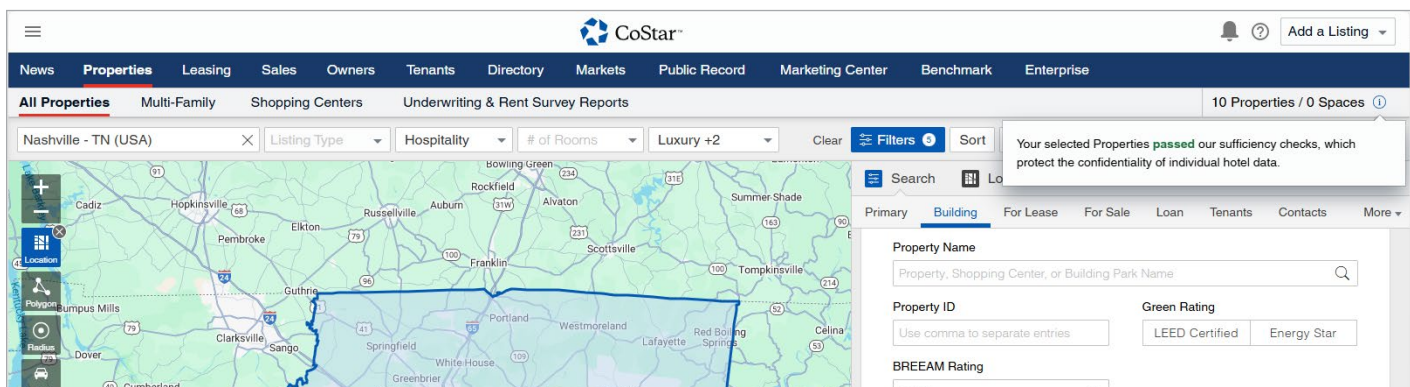
- 6 Click into the Analytics tab to view hotel performance data, inventory counts, sales data and more for the properties you've selected.

The following example uses Filters of:

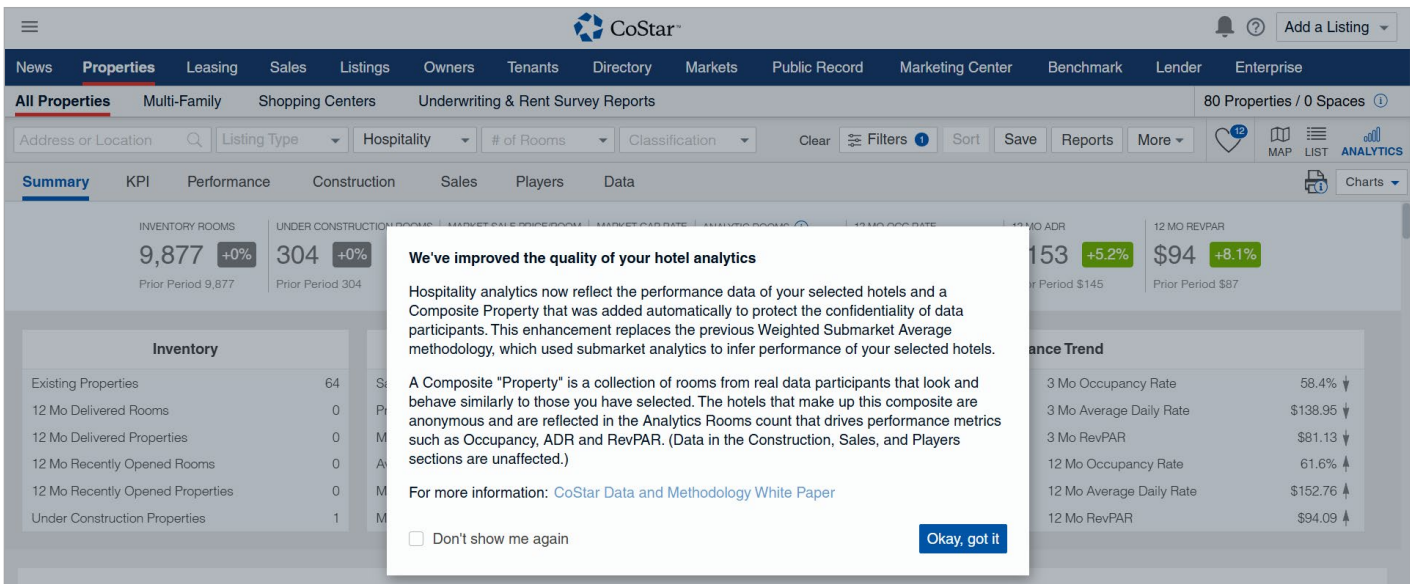
- ✓ **Nashville market**
- ✓ **Classification: Luxury + Upper Upscale + Upscale**
- ✓ **Minimum 25,000 SF Meeting Space**

Check property set sufficiency* using the info icon at the top right of the screen.

* Custom hotel sets must meet minimum thresholds for properties, brands and companies to prevent isolation of proprietary data. Refer to [Competitive Set Guidelines](#) for details.



Click the **Analytics** tab. An intercept message explains that a Composite Property has been added automatically.



As the name implies, a “Composite” Property comprises real performance data from a handful of hotels that are selected automatically using a proprietary methodology that weighs factors such as performance, class, mix of business and location.

The anonymity of both the hotels that make up the Composite Property and the methodology that selects them means individual hotel performance cannot be isolated, thus ensuring data confidentiality for the hotels you’ve selected.

Inventory Rooms reflect the total room count of your search. **Analytics Rooms** combine Inventory Rooms plus the Composite Property, which is weighted to 5% of the sample. Analytics Rooms is used to calculate performance data, such as Occupancy, ADR and RevPAR.

CoStar

?

Add a Listing

News

Properties

Leasing

Sales

Owners

Tenants

Directory

Markets

Public Record

Marketing Center

Benchmark

Enterprise

All Properties

Multi-Family

Shopping Centers

Underwriting & Rent Survey Reports

10 Properties / 0 Spaces

Nashville - TN (USA)

Listing Type

Hospit...

of Rooms

Clear

Filters

Sort

Save

Reports

More

MAP

LIST

ANALYTICS

Summary

KPI

Performance

Construction

Sales

Players

Data

Charts

INVENTORY UNITS

7,509

Prior Period 7,497

UNDER CONSTR ROOMS

0

Prior Period 0

MKT SALE PRICE/ROOM

\$626K

Prior Period \$567K

MKT CAP RATE

6.6%

Prior Period 6.6%

ANALYTIC ROOMS

7,884

Prior Period 7,871

12 MO OCC RATE

75.5%

Prior Period 75.4%

12 MO ADR

\$280

Prior Period \$277

12 MO REVPAR

\$211

Prior Period \$208

Inventory

Existing Properties10

12 Mo Delivered Rooms0

12 Mo Delivered Properties0

12 Mo Recently Opened Rooms0

12 Mo Recently Opened Properties0

Under Construction Properties0

Sales Past Year

Sales Volume\$0

Properties Sold0

Months to Sale-

Average Price Per Building-

Market Price Per Room\$626K

Market Cap Rate6.6%

Performance Trend

Occupancy Rate83.1%

Average Daily Rate\$279.67

Revenue Per Available Room\$232.31

YTD Occupancy Rate74.7%

YTD Average Daily Rate\$275.86

YTD RevPAR\$206.06

3 Mo Occupancy Rate80.5%

3 Mo Average Daily Rate\$280.17

3 Mo RevPAR\$225.41

12 Mo Occupancy Rate75.5%

12 Mo Average Daily Rate\$279.94

12 Mo RevPAR\$211.40

Key Performance Indicators

1 Year Ago

Current

Typical Range

Extreme Range

Inflation Adjusted

Time Series

12 Mo

Time Range

1Y

3Y

5Y

10Y

All

Navigate to the **Data** tab for full data availability, including Export option.

CoStar

?

Add a Listing

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Underwriting & Rent Survey Reports

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Nashville - TN (USA)

Listing Type

Hospit...

of Rooms

Clear

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Sort

Save

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More

MAP

LIST

ANALYTICS

Summary

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Performance

Construction

Sales

Players

Data

Export

Period	Inventory Rooms	Existing Buildings	Avg Rooms Per Building	12 Mo Delivered Rooms	12 Mo Inventory Growth	Under Construction Rooms	Under Construction Buildings	12 Mo Supply	12 Mo Supply Chg
Apr 2025	7,509	10	751	0	0.2%	0	0	2,877,425	0.1%
Mar 2025	7,509	10	751	0	0.2%	0	0	2,877,047	0.1%
Feb 2025	7,509	10	751	0	0.2%	0	0	2,876,657	0.1%
Jan 2025	7,509	10	751	0	0.2%	0	0	2,876,304	0.1%
Dec 2024	7,509	10	751	0	0.2%	0	0	2,875,914	0.1%
Nov 2024	7,509	10	751	0	0.2%	0	0	2,875,524	0.1%
Oct 2024	7,509	10	751	0	0.2%	0	0	2,875,146	0.1%
Sep 2024	7,509	10	751	0	0.2%	0	0	2,874,756	0.1%
Aug 2024	7,509	10	751	0	0.2%	0	0	2,874,378	0%
Jul 2024	7,509	10	751	0	0.2%	0	0	2,873,988	0%
Jun 2024	7,509	10	751	0	0.2%	0	0	2,873,598	0%
May 2024	7,497	10	750	0	0%	0	0	2,873,220	0%
Apr 2024	7,497	10	750	0	0%	0	0	2,873,220	9.3%

Limitations with Custom Property Sets

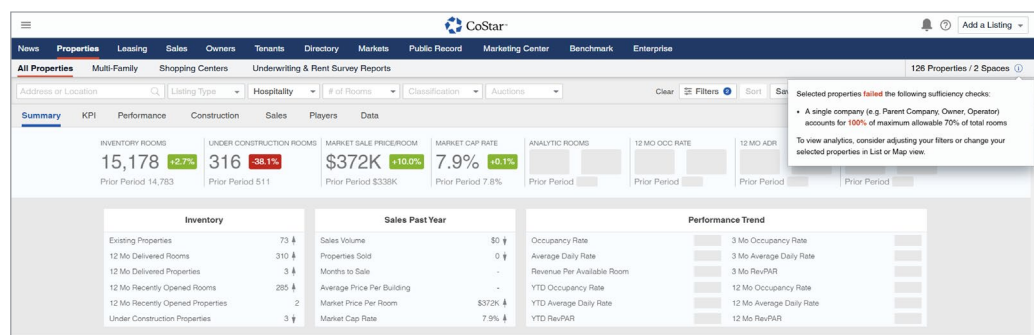
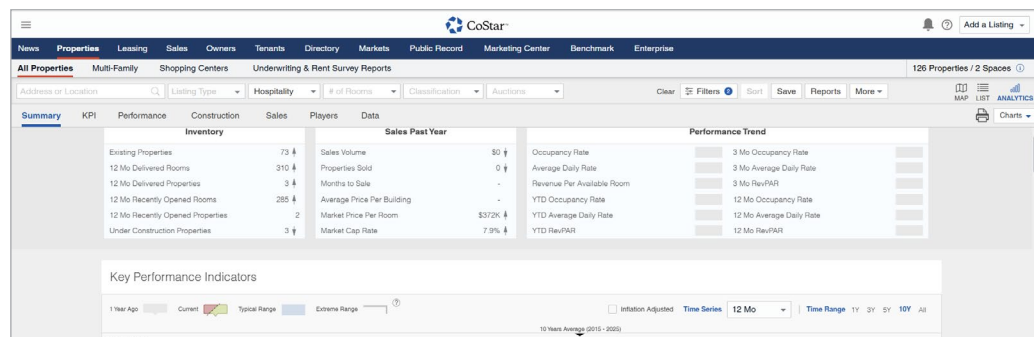
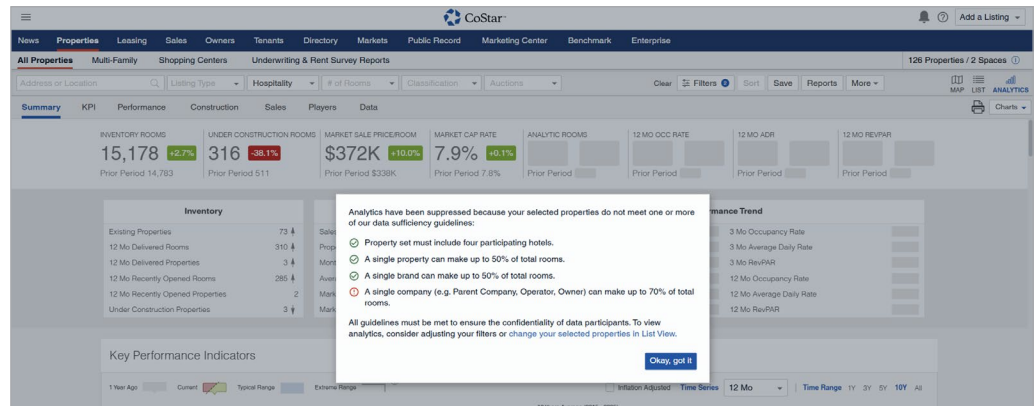
CoStar takes extra care to protect the proprietary data of its sample hotels. Where a threat of data isolation exists, Hospitality analytics will be suppressed. We have included two such edge cases below.

EDGE CASE 1: Insufficient search

To mitigate the risk of data isolation, hotel searches must include a representative mix of properties, brands and companies in accordance with CoStar's guidelines.

For instance, no single company can account for more than 70% of the total participating room supply of a data set. If you filter strictly by one parent company (e.g. Marriott International), hotel performance data will be suppressed.

If data is suppressed, the info icon in the top right corner will show which rule is broken and what adjustments are needed.



EDGE CASE 2: Composite Property cannot be generated.

Because a Composite Property includes real performance data from real hotels – and because our proprietary methodology only considers hotels that look and act like your selected properties – we can’t create Composite Properties in areas with low participation (e.g. the city of Guayaquil, Ecuador).

In these instances, you can expand your search parameters and try again. Alternatively, you can view analytics for the corresponding geographic area (e.g. Ecuador Region Submarket) in the “Markets” section of product.

