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COMFORT INN & SUITES

ALAMEDA at ALBUQUERQUE BALLOON FIESTA PARK

Marcus & Millichap

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ALAMEDA AT ALBUQUERQUE BALLOON FIESTA PARK

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Marcus & Millichap is pleased to present the Comfort Inn & Suites Alameda at Albuquerque Balloon Fiesta Park, a newly renovated, 68-room interior-corridor, three-story hotel situated upon 1.61 acres of land with improvements consisting of 29,172 square feet.

COMFORT INN & SUITES

ALAMEDA AT ALBUQUERQUE BALLOON FIESTA PARK

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EXECUTIVE SUMMARY

COMFORT INN & SUITES ALAMEDA

AT ALBUQUERQUE BALLOON FIESTA PARK

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INVESTMENT HIGHLIGHTS

COMFORT INN & SUITES

ALAMEDA AT ALBUQUERQUE BALLOON FIESTA PARK

5811 SIGNAL AVENUE NORTHEAST, ALBUQUERQUE, NM 87113

OFFERING PRICE

\$4,550,000

VITAL DATA

Price	\$4,550,000
Keys	68
Price per Key	\$67,279 (includes transfer fee)
Stories	Three
Occupancy	62.9%
ADR	\$77.20
RevPAR	\$48.56
Year Built / Renovated	1995 / 2019

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EXCELLENT LOCATION ADJACENT TO THE I-25,
LINKING ALBUQUERQUE TO NEARBY SANTA FE
- JUST 12 MILES FROM ALBUQUERQUE
INTL AIRPORT AND IN CLOSE PROXIMITY TO
ALBUQUERQUE BALLOON FIESTA PARK



INVESTMENT OVERVIEW

Marcus & Millichap has been chosen to exclusively market for sale the Comfort Inn & Suites Alameda at Albuquerque Balloon Fiesta Park, a 3-story 68 room interior-corridor hotel located in Albuquerque, New Mexico. The Comfort Inn & Suites Alameda completed a \$1.1M Move to Modern Property Improvement Plan in 2018 with completion in July 2019. The seller has already undertaken the financial burden of occupancy dips associated with taking rooms off-line for a Property Improvement Plan in preparation for a change in ownership. Qualified investors will understand after having toured the property that the asset is offered with virtually zero change-in ownership PIP from the franchise company, who has already signaled their satisfaction with the seller's completion of renovation efforts.



Prime location adjacent to Interstate 25 with close proximity to Balloon Fiesta Park, which hosts the annual Mass Ascension of the Albuquerque Balloon Fiesta. Additional area room-demand drivers include the Sandia Peak Tram (North America's longest aerial tram ride), area wineries and breweries, and Old Town Albuquerque, established in 1706, a popular tourist destination known for its restaurants, shops, galleries, and the Albuquerque Museum of Art and History.

Per the September 2020 STR report, the Comfort Inn Alameda at Albuquerque Balloon Fiesta Park continued its trend of outperforming its comp set with a Trailing-12 month RevPAR penetration index of 117%, following 116% in 2019 and 125.8% in 2018.

Our Pro Forma analysis assumes an investor will increase operating efficiencies through cost management and reap the hotel's growth in revenues post its "Move to Modern" PIP completion in 2019, and once we are beyond Covid-19. New Mexico COVID-19 hotel restrictions had placed a 25% occupancy ceiling on hotels from April to June 2020, and a 50% ceiling is currently in place.

Approximately \$1.1 million in capital expenditures recently took place to bring the Comfort Inn & Suites Alameda to its full potential. The PIP renovations included improvements to all units in three separate phases with one-third of the units addressed in each phase. The closures due to this Move to Modern PIP impacted the 2019 and last half of 2018 operating statements, representing upside for an investor with an immediate return to full operation without budgeting for initial CapEx dollars, as well as the full capacity of rooms now available for occupancy.

FRANCHISE OVERVIEW



Comfort Inn & Suites is an affiliate of Choice Hotels International, Inc., one of the largest and most successful lodging companies in the world. Choice currently franchises more than 6,400 hotels, representing more than 500,000 rooms in more than 35 countries and territories. Ranging from limited service to full service hotels in the economy, midscale and upscale segments, Choice-branded properties provide business and leisure travelers with a range of high-quality, high-value lodging options throughout the United States and internationally.

Franchise Agreement established in June 2018 set forth a twenty-year term, with termination options for either party in years 5, 10 and 15. A re-licensing fee is estimated in the amount of \$25,000 or the then-current fee if executed after the 36th month of the Effective Date.



INVESTMENT HIGHLIGHTS

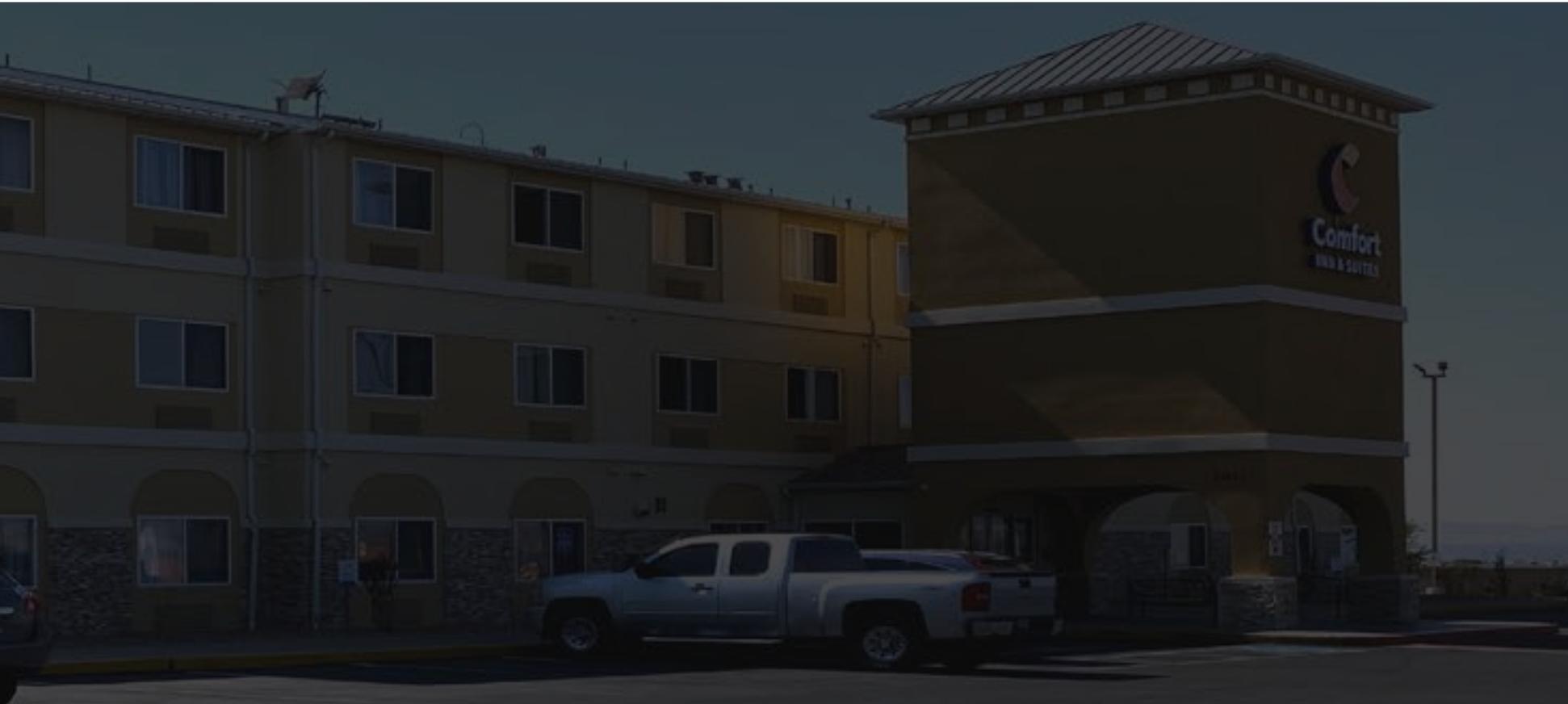
- ▶ Recent \$1.1M “Move to Modern” PIP Completion
 - ▶ Directly Adjacent to North/South Interstate 25
 - ▶ 68 Interior-Corridor Guest Rooms
 - ▶ Albuquerque: Largest MSA in New Mexico
 - ▶ Convenient Access to ABQ Airport and Downtown ABQ
 - ▶ Close Proximity to Santa Fe Along I-25
 - ▶ Surrounded by Numerous Demand Generators
- ▶ Balloon Fiesta Park & Golf Course Attracts Visitors Year Round
- ▶ Surrounding Submarket Experiencing Tremendous Growth



PROPERTY DESCRIPTION

***COMFORT INN & SUITES ALAMEDA
AT ALBUQUERQUE BALLOON FIESTA PARK***

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COMMON AREA FEATURES

- ▶ Pool & Spa
- ▶ Complimentary Breakfast Buffet
- ▶ Business Center
- ▶ Large Dining Area
- ▶ Spacious, Well-Appointed Lobby
- ▶ Complimentary Coffee in Lobby
- ▶ Complimentary Wi-Fi
- ▶ Multi-Lingual Staff
- ▶ 24-Hour Front Desk

ROOM AMENITIES

- ▶ 42" LED Flat Screen TVs
- ▶ Work Desk with Lamp
- ▶ Desk-Level Electrical Outlet
- ▶ Separate Living Area (Suites)
- ▶ Sofa Bed
- ▶ Sitting Area
- ▶ Mini Refrigerator
- ▶ Microwave
- ▶ Telephone
- ▶ Iron / Ironing Board
- ▶ Hair Dryer
- ▶ Alarm Clock Radio
- ▶ Roll-Away Bed (Available)

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 **Comfort Inn & Suites ABQ**

**Sandia
Mountain
Range**

 **Downtown ABQ**

 **ABQ International Airport
12.5 Miles**

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PROPERTY DETAILS

COMFORT INN & SUITES ALAMEDA AT BALLOON FIESTA PARK

Property Address	5811 Signal Avenue Northeast Albuquerque, NM 87113
Number of Guest Rooms	68
Number of Buildings	One
Number of Floors	Three
Year Built / Renovated	1995 / 2019
Building Size	29,172 sf
Lot Size	1.61 Acres / 70,001 sf
Building/Lot Ratio	0.42
Type of Ownership	Fee Simple
Parcel #	1-018-064-198-331-2-04-02

ROOM TYPE BREAKDOWN

17 King Bed Suites

12 King Beds

37 Double Queen Beds

2 Queen Beds

Note: 4 ADA-Compliant Units



 **Comfort Inn & Suites Alameda**

 **Santa Fe, New Mexico
55 Miles**

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An aerial photograph of a hot air balloon festival at dusk. The sky is dark, and the ground is illuminated by the warm light of the setting sun. Numerous hot air balloons of various colors and patterns are scattered across the landscape, some on the ground and others in flight. The overall scene is festive and scenic.

FINANCIAL ANALYSIS

***COMFORT INN & SUITES ALAMEDA
AT ALBUQUERQUE BALLOON FIESTA PARK***

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STR COMPARISON

Subject Property	2017	2018	2019	as of Q3 2020					
				Tr-12	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy	79.00%	69.40%	62.90%	44.4%	53.28%	58.61%	64.47%	68.34%	70.39%
% Change		-12.15%	-9.37%	-29.41%	20.00%	10.00%	10.00%	6.00%	3.00%
Occupancy Penetration		121%	106%	105%	105%	106%	107%	108%	109%
Average Daily Rate	\$74.00	\$71.56	\$77.20	\$72.65	\$74.10	\$75.59	\$77.10	\$78.64	\$80.21
% Change		-3.30%	7.88%	-5.89%	2.00%	2.00%	2.00%	2.00%	2.00%
ADR Penetration		104%	110%	111%	111%	111%	111%	111%	111%
RevPAR	\$58.46	\$49.66	\$48.56	\$32.26	\$39.48	\$44.30	\$49.70	\$53.74	\$56.46
% Change		-15.05%	-2.22%	-33.57%	117%	118%	119%	121%	122%
Rev PAR Penetration		126%	116%	117%	117%	118%	119%	121%	122%

Competitive Set	2017	2018	2019	as of Q3 2020					
				Tr-12	Year 1	Year 2	Year 3	Year 4	Year 5
Occupancy		57.50%	59.60%	42.20%	50.64%	55.20%	60.17%	63.17%	64.44%
% Change			3.65%	-29.19%	20.00%	9.00%	9.00%	5.00%	2.00%
Average Daily Rate		\$68.65	\$70.13	\$65.21	\$66.51	\$67.84	\$69.20	\$70.59	\$72.00
% Change			2.16%	-7.02%	2.00%	2.00%	2.00%	2.00%	2.00%
Rev PAR	\$0.00	\$39.47	\$41.80	\$27.52	\$33.68	\$37.45	\$41.64	\$44.59	\$46.39
% Change			5.89%	-34.16%		11.18%	11.18%	7.10%	4.04%

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Competitive Set Members						
STR#	Name	Address	City, State	Zip	Rooms	Open Date
5158	La Qunita Inns & Suites Albuquerque Northeast	5241 San Antonio Dr NE	Albuquerque, NM	87109-4135	130	Aug-83
24177	Days Inn & Suites Albuquerque North	5101 Ellison St NE	Albuquerque, NM	87109-4349	112	Apr-87
28355	La Quinta Inns & Suites Albuquerque Journal Center	7439 Pan American Fwy NE	Albuquerque, NM	87109-4645	97	Nov-90
32370	Quality Inn & Suites Albuquerque	5601 Alameda Blvd NE	Albuquerque, NM	87113-2115	80	Sep-95
32445	GreenTree inn Albuquerque North	7630 Pan American Fwy NE	Albuquerque, NM	87109-4642	85	Mar-96
33645	Comfort Suites North Albuquerque Balloon Fiesta	5251 San Antonio Pl NE	Albuquerque, NM	87109-4135	70	Mar-97
					574	

HISTORICAL PROFIT AND LOSS

	2018		2019		(as of September 2020) Tr-12	
Rooms	68		68		68	
Available Rooms	24,820		24,820		24,820	
Rooms Sold	17,225		15,612		11,020	
Occupancy	69.4%		62.9%		44.4%	
ADR	\$71.56		\$77.20		\$72.65	
RevPAR	\$49.66		\$48.56		\$32.26	
Revenue/Room	\$9,051		\$18,215		\$12,278	
Income						
Room Revenue	\$609,101	99.0%	1,206,790	97.4%	\$800,082	95.8%
Other Revenue	\$6,357	1.0%	\$31,798	2.6%	\$34,848	4.2%
Total Revenue	\$615,458	100.0%	\$1,238,588	100.0%	\$834,930	100.0%
	2018		2019		(as of September 2020) Tr-12	
Departmental Expenses						
Rooms	\$201,988	32.8%	\$393,772	31.8%	\$291,694	34.9%
Total Departmental Expenses	\$201,988	32.8%	\$393,772	31.8%	\$291,694	34.9%
Gross Operating Income	\$413,470	67.2%	\$844,816	68.2%	\$543,236	65.1%
Undistributed Operating Expenses						
Administration & General	\$34,858	5.7%	\$99,819	8.1%	\$87,449	10.5%
Marketing	\$500	0.1%	\$6,026	0.5%	\$4,602	0.6%
Franchise Fees	\$0	0.0%	\$232,244	18.8%	\$100,000	12.0%
Utility Costs	\$34,620	5.6%	\$94,321	7.6%	\$89,704	10.7%
Property Operations & Maintenance	\$42,360	6.9%	\$68,835	5.6%	\$49,223	5.9%
Total Undistributed Operating Expenses	\$112,338	18.3%	\$501,245	40.5%	\$330,978	39.6%
Gross Operating Profit	\$301,132	48.9%	\$343,571	27.7%	\$212,258	25.4%
Fixed Expenses						
Property Taxes	\$15,474	2.5%	\$15,474	1.2%	\$15,474	1.9%
Insurance	\$17,011	2.8%	\$24,328	2.0%	\$25,165	3.0%
Total Fixed Charges	\$32,485	5.3%	\$39,802	3.2%	\$40,639	4.9%
Total Expenses	\$346,811	56.4%	\$934,819	75.5%	\$663,311	79.4%
Amount Available for Debt Service & Other Fixed Charges	\$268,647	43.6%	\$303,769	24.5%	\$171,619	20.6%
Net Operating Income (EBITDA)	\$261,647	42.5%	\$261,769	21.1%	\$129,619	15.5%

DETAILED PROFIT AND LOSS

	<u>Jan - Dec 19</u>	<u>% of Income</u>	<u>Jan - Dec 18</u>	<u>% of Income</u>	<u>Code</u>
Ordinary Income/Expense					
Income					
4010 · Room Revenue	1,206,789.90	97.43%	609,101.33	98.97%	RM
4020 · Room Revenue - Other	13,234.62	1.07%	6,357.08	1.03%	OI
4025 · Change in A/R	38,829.39	3.14%	0.00	0.0%	OI
4030 · Points Redemption	-20,265.62	-1.64%	0.00	0.0%	OI
Total Income	<u>1,238,588.29</u>	<u>100.0%</u>	<u>615,458.41</u>	<u>100.0%</u>	
Gross Profit	1,238,588.29	100.0%	615,458.41	100.0%	
Expense					
7009 · Accounting	3,398.06	0.27%	701.19	0.11%	GA
7010 · Advertising & Marketing	6,025.82	0.49%	500.00	0.08%	MA
7030 · Auto Expense	2,112.77	0.17%	1,164.80	0.19%	OWNER EXP
7045 · Bank Charges	258.00	0.02%	65.00	0.01%	OWNER EXP
7046 · Cable Service	25,943.76	2.1%	6,471.90	1.05%	OD
7048 · Computer/Internet	18,440.94	1.49%	0.00	0.0%	OD
7050 · Commissions	32,930.02	2.66%	13,036.31	2.12%	RM
7055 · Credit Card Fees	43,511.51	3.51%	19,144.92	3.11%	GA
7090 · Depreciation	196,661.03	15.88%	580,379.74	94.3%	REMOVE
7095 · Donations	0.00	0.0%	460.00	0.08%	OWNER EXP
7100 · Dues & Subscriptions	95.00	0.01%	0.00	0.0%	GA
7140 · Fees & Permits	928.20	0.08%	0.00	0.0%	GA
7145 · Franchise Fees	232,244.09	18.75%	0.00	0.0%	FF
7150 · Guest Services	1,731.60	0.14%	978.80	0.16%	RM
7200 · Insurance - General	24,328.45	1.96%	17,010.51	2.76%	IN
7270 · Linen & Laundry Supplies	21,119.03	1.71%	16,442.89	2.67%	RM
7280 · Maintenance & Repairs	217,410.87 *	17.55%	41,391.71	6.73%	PM
7282 · Meals & Entertainment	36.68	0.0%	50.54	0.01%	GA

DETAILED PROFIT AND LOSS (CONT)

	<u>Jan - Dec 19</u>	<u>% of Income</u>	<u>Jan - Dec 18</u>	<u>% of Income</u>	<u>Code</u>
7320 · Office Supplies	5,140.51	0.42%	2,138.74	0.35%	GA
7340 · Payroll Taxes	23,447.09	1.89%	10,922.96	1.78%	GA
7342 · Payroll Processing Fees	353.50	0.03%	61.32	0.01%	GA
7355 · Pool Supplies	2,419.38	0.2%	968.37	0.16%	PM
7360 · Postage	157.93	0.01%	81.40	0.01%	OWNER EXP
7370 · Professional Fees	18,545.00	1.5%	0.00	0.0%	GA
7375 · Property Tax	15,473.64	1.25%	275.56	0.05%	PT
7381 · Rent-Storage	4,709.79	0.38%	215.75	0.04%	AG
7400 · Salaries	278,690.59	22.5%	128,266.80	20.84%	RM
7430 · Security	4,383.46	0.35%	1,839.00	0.3%	GA
7440 · Supplies-Breakfast	39,030.87	3.15%	17,597.80	2.86%	RM
7441 · Supplies- Rooms	62,042.79	5.01%	32,665.61	5.31%	RM
7450 · Taxes & Licenses	75.00	0.01%	0.00	0.0%	GA
7480 · Telephone	7,626.73	0.62%	0.00	0.0%	OD
7510 · Utilities-Water & Sewer	15,733.93	1.27%	10,242.98	1.66%	UT
7511 · Uniforms	226.69	0.02%	0.00	0.0%	RM
Total Expense	<u>1,339,434.63</u>	<u>108.14%</u>	<u>922,818.85</u>	<u>149.94%</u>	
Net Operating Income	<u>-100,846.34</u>	<u>-8.14%</u>	<u>-307,360.44</u>	<u>-49.94%</u>	

* PM expense reduced by \$148,576 by owner to a net amount of \$68,835 (post reporting). Re-allocated to CapEx for renovation and one-time plumbing repairs.

5-YEAR CASH FLOW PROFORMA

Pro Forma	Tr-12		Year 1		Year 2		Year 3		Year 4		Year 5	
Rooms	68		68		68		68		68		68	
Available Rooms	24,820		24,820		24,820		24,820		24,820		24,820	
Rooms Sold	11,020		13,224		14,547		16,001		16,961		17,470	
Occupancy	44.4%		53.3%		58.6%		64.5%		68.3%		70.4%	
ADR	\$72.65		\$74.10		\$75.59		\$77.10		\$78.64		\$80.21	
RevPAR	\$32.26		\$39.48		\$44.30		\$49.70		\$53.74		\$56.46	
Revenue/Room	\$12,278		\$15,046		\$16,875		\$18,936		\$20,480		\$21,508	
Income												
Room Revenue	\$800,082	95.8%	\$979,945	95.8%	\$1,099,498	95.8%	\$1,233,637	95.8%	\$1,333,809	95.8%	\$1,401,299	95.8%
Other Revenue	\$34,848	4.2%	\$43,200	4.2%	\$48,000	4.2%	\$54,000	4.2%	\$58,800	4.2%	\$61,270	4.2%
Total Revenue	\$834,930	100.0%	\$1,023,145	100.0%	\$1,147,498	100.0%	\$1,287,637	100.0%	\$1,392,609	100.0%	\$1,462,569	100.0%
Departmental Expenses												
Rooms	\$291,694	34.9%	\$246,629	24.1%	\$276,093	24.1%	\$310,422	24.1%	\$335,832	24.1%	\$352,895	24.1%
Total Departmental Expenses	\$291,694	34.9%	\$246,629	24.1%	\$276,093	24.1%	\$310,422	24.1%	\$335,832	24.1%	\$352,895	24.1%
Gross Operating Income	\$543,236	65.1%	\$776,516	75.9%	\$871,406	75.9%	\$977,215	75.9%	\$1,056,776	75.9%	\$1,109,674	75.9%
Undistributed Operating Expenses												
Administration & General	\$87,449	10.5%	\$84,960	8.3%	\$95,280	8.3%	\$106,920	8.3%	\$115,620	8.3%	\$121,440	8.3%
Marketing	\$4,602	0.6%	\$9,180	0.9%	\$10,260	0.9%	\$11,376	0.9%	\$12,384	0.9%	\$12,960	0.9%
Franchise Fees	\$100,000	12.0%	\$153,851	15.0%	\$172,621	15.0%	\$193,681	15.0%	\$209,408	15.0%	\$220,004	15.0%
Utility Costs	\$89,704	10.7%	\$66,517	6.5%	\$74,624	6.5%	\$83,686	6.5%	\$90,573	6.5%	\$95,037	6.5%
Property Operations & Maintenance	\$49,223	5.9%	\$46,086	4.5%	\$51,640	4.5%	\$57,924	4.5%	\$62,672	4.5%	\$65,862	4.5%
Total Undistributed Operating Expenses	\$330,978	39.6%	\$360,595	35.2%	\$404,425	35.2%	\$453,587	35.2%	\$490,657	35.2%	\$515,303	35.2%
Gross Operating Profit	\$212,258	25.4%	\$415,921	40.7%	\$466,981	40.7%	\$523,628	40.7%	\$566,120	40.7%	\$594,370	40.6%
Fixed Expenses												
Property Taxes	\$15,474	1.9%	\$15,629	1.5%	\$15,785	1.4%	\$15,943	1.2%	\$16,102	1.2%	\$16,263	1.1%
Insurance	\$25,165	3.0%	\$25,794	2.5%	\$26,439	2.3%	\$27,100	2.1%	\$27,777	2.0%	\$28,472	1.9%
Total Fixed Charges	\$40,639	4.9%	\$41,423	4.0%	\$42,224	3.7%	\$43,043	3.3%	\$43,880	3.2%	\$44,735	3.1%
Total Expenses	\$663,311	79.4%	\$648,647	63.4%	\$722,742	63.0%	\$807,053	62.7%	\$870,369	62.5%	\$912,934	62.4%
Amount Available for Debt Service & Other Fixed Charges	\$171,619	20.6%	\$374,498	36.6%	\$424,757	37.0%	\$480,585	37.3%	\$522,240	37.5%	\$549,635	37.6%
Capital Replacement Reserve	\$0	0.0%	\$40,926	4.0%	\$45,900	4.0%	\$51,505	4.0%	\$55,704	4.0%	\$58,503	4.0%
Management Fee	\$42,000	5.0%	\$30,694	3.0%	\$34,425	3.0%	\$38,629	3.0%	\$41,778	3.0%	\$43,877	3.0%
Net Operating Income (EBITDA)	\$129,619	15.5%	\$302,878	29.6%	\$344,432	30.0%	\$390,450	30.3%	\$424,757	30.5%	\$447,255	30.6%

Notes: Pro Forma reflects actual September 30th 2020's Trailing-12 revenues and expenses.

Expense ratios based upon STR 2019 HOST Study; IT & TELECOM combined with UTILITY EXPENSE; PROPERTY TAX GROWTH 1%; INSURANCE EXPENSE GROWTH 2.5%

5-YEAR IRR

Investment Analysis

Name of Property	Comfort Inn & Suites Alameda at Albuquerque Balloon Fiesta Park
Location	5811 Signal Ave NE, Albuquerque, NM 87113
No. of Rooms	68

First Mortgage

Mortgage Amount @ 75% LTV	\$3,431,250	Marcus & Millichap Capital Corporation	For Additional Financing Information: Nick Gray Vice President, Capital Markets (702) 215-7144	
Interest Rate	4.75%			
Amortization Period (Years)	25			

Development/Acquisition Costs - Sources/Uses

	Amount	Per Key	% of Total	Cap Rate Year 2	RRM Year 2
Base Price	\$4,550,000	\$66,912	99.5%	7.57%	4.14
Initial PIP Estimate	\$0	\$0	0.0%		
Initial Franchise Fee Estimate	\$25,000	\$368	0.5%		
Estimated Closing Cost	\$0	\$0	0.0%		
Contingency	\$0	\$0	0.0%		
Total	\$4,575,000	\$67,279		7.53%	4.16

Operating Cash Flow Summary

	Year Ending	Year Ending	Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025
	Current	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5
Net Operating Income	\$129,619	\$302,878	\$302,878	\$344,432	\$390,450	\$424,757	\$447,255
Debt							
Primary Loan	\$0	(\$234,746)	(\$234,746)	(\$234,746)	(\$234,746)	(\$234,746)	(\$234,746)
Refinancing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Financing Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow After Debt Financing	\$129,619	\$68,132	\$109,686	\$155,704	\$190,012	\$212,510	\$212,510
Debt Service Coverage Ratio		1.29	1.47	1.66	1.81	1.91	1.91
Terminal Cap Rate	9.0%						
Disposition Cost	4.0%						

Overall Project Return Summary

	Year Ending	Dec-2020	Dec-2021	Dec-2022	Dec-2023	Dec-2024	Dec-2025
	Current	Year 1	Year 1	Year 2	Year 3	Year 4	Year 5
Initial Equity	(\$1,143,750)						
Cash Flow Before Debt Service			\$302,878	\$344,432	\$390,450	\$424,757	\$447,255
Cash Flow After Debt Service			\$68,132	\$109,686	\$155,704	\$190,012	\$212,510
Gross Selling Price							\$5,232,723
Less: Primary Loan (Balloon)							(\$3,115,808)
Less: Refinanced Loan (Balloon)							\$0
Less: Disposition Cost							(\$209,309)
Unlevered Return	(\$4,575,000)	\$302,878	\$344,432	\$390,450	\$424,757	\$447,255	\$5,470,669
Levered Return	(\$1,143,750)	\$68,132	\$109,686	\$155,704	\$190,012	\$212,510	\$2,120,116
Unlevered Annual Cash-on-Cash Return		6.66%	7.57%	8.58%	9.34%	9.83%	9.83%
Levered Annual Cash-on-Cash Return		5.96%	9.59%	13.61%	16.61%	18.58%	18.58%

Levered IRR	20.55%
Unlevered IRR	9.81%

STR REPORT

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

Comfort Inn & Suites Alameda At Albuquerque Balloon Fiesta Park 5811 Signal Ave NE Albuquerque, NM 87113-1902 Phone: (505) 822-1090

STR # 31571 ChainID: NM417 MgtCo: None Owner: None

For the Month of: September 2020 Date Created: October 17, 2020 Monthly Competitive Set Data Excludes Subject Property

September 2020

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	44.5	45.9	96.8	63.52	54.21	117.2	28.24	24.90	113.4
Year To Date	38.6	38.8	99.5	65.26	57.25	114.0	25.20	22.21	113.5
Running 3 Month	38.2	43.9	87.0	63.30	55.65	113.8	24.19	24.45	98.9
Running 12 Month	44.4	42.2	105.1	72.65	65.21	111.4	32.25	27.54	117.1

September 2020 vs. 2019 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	-39.2	-23.8	-20.2	-11.6	-17.1	6.7	-46.3	-36.9	-14.9
Year To Date	-39.0	-37.6	-2.2	-12.0	-14.2	2.6	-46.3	-46.5	0.3
Running 3 Month	-47.3	-27.8	-27.1	-14.5	-17.5	3.6	-55.0	-40.4	-24.5
Running 12 Month	-26.8	-30.6	5.5	-5.2	-6.4	1.2	-30.6	-35.0	6.8

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

Comfort Inn & Suites Alameda At Albuquerque Balloon Fiesta Park 5811 Signal Ave NE Albuquerque, NM 87113-1902 Phone: (505) 822-1090

STR # 31571 ChainID: NM417 MgtCo: None Owner: None

For the Month of: September 2020 Date Created: October 17, 2020 Monthly Competitive Set Data Excludes Subject Property

	Occupancy (%)							
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Comfort Inn & Suites Alameda At Albuquerque	44.5	-39.2	38.6	-39.0	38.2	-47.3	44.4	-26.8
Market: Albuquerque, NM	48.6	-30.1	45.4	-34.6	47.5	-33.4	49.7	-25.8
Market Class: Upper Midscale Class	47.8	-36.2	44.3	-39.3	45.4	-39.8	49.9	-29.9
Submarket: Albuquerque Midtown/North, NM	50.9	-23.4	47.1	-30.2	50.3	-26.9	50.6	-22.7
Submarket Scale: Midscale Chains	46.9	-30.0	42.7	-36.2	45.3	-33.6	47.4	-27.1
Competitive Set: Competitors	45.9	-23.8	38.8	-37.6	43.9	-27.8	42.2	-30.6

	Average Daily Rate							
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Comfort Inn & Suites Alameda At Albuquerque	63.52	-11.6	65.26	-12.0	63.30	-14.5	72.65	-5.2
Market: Albuquerque, NM	70.05	-21.3	72.40	-17.1	68.98	-21.0	80.09	-9.4
Market Class: Upper Midscale Class	79.49	-16.4	84.17	-11.8	80.05	-15.4	91.25	-5.3
Submarket: Albuquerque Midtown/North, NM	68.01	-21.8	68.77	-18.3	67.18	-21.3	76.54	-10.3
Submarket Scale: Midscale Chains	71.44	-16.7	75.74	-13.1	72.07	-15.9	82.73	-7.1
Competitive Set: Competitors	54.21	-17.1	57.25	-14.2	55.65	-17.5	65.21	-6.4

	RevPAR							
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Comfort Inn & Suites Alameda At Albuquerque	28.24	-46.3	25.20	-46.3	24.19	-55.0	32.25	-30.6
Market: Albuquerque, NM	34.04	-45.0	32.84	-45.8	32.78	-47.4	39.81	-32.8
Market Class: Upper Midscale Class	37.98	-46.6	37.29	-46.4	36.33	-49.1	45.57	-33.6
Submarket: Albuquerque Midtown/North, NM	34.62	-40.1	32.42	-43.0	33.76	-42.5	38.70	-30.6
Submarket Scale: Midscale Chains	33.51	-41.7	32.37	-44.6	32.68	-44.1	39.17	-32.3
Competitive Set: Competitors	24.90	-36.9	22.21	-46.5	24.45	-40.4	27.54	-35.0

	Census/Sample - Properties & Rooms					
	Census		Sample		Sample %	
	Properties	Rooms	Properties	Rooms	Rooms	
Market: Albuquerque, NM	166	16993	121	13553	79.8	
Market Class: Upper Midscale Class	33	3532	32	3368	95.4	
Submarket: Albuquerque Midtown/North, NM	59	6559	47	5335	81.3	
Submarket Scale: Midscale Chains	21	2228	21	2228	100.0	
Competitive Set: Competitors	7	636	7	636	100.0	

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.4	0.0	0.3
-1.6	-2.1	-2.0	-1.9
5.3	2.1	4.4	1.8
1.3	-1.1	0.7	-0.8
4.0	2.1	1.3	2.6
0.0	-3.4	0.0	-2.5

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-39.2	-38.8	-47.3	-26.6
-31.2	-35.9	-34.7	-27.3
-32.8	-38.0	-37.2	-28.6
-22.4	-31.0	-26.4	-23.3
-27.2	-34.9	-32.7	-25.2
-23.8	-39.7	-27.8	-32.4

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-46.3	-46.1	-55.0	-30.4
-45.9	-46.9	-48.4	-34.1
-43.8	-45.3	-46.9	-32.4
-39.3	-43.7	-42.1	-31.2
-39.4	-43.4	-43.4	-30.5
-36.9	-48.3	-40.4	-36.7

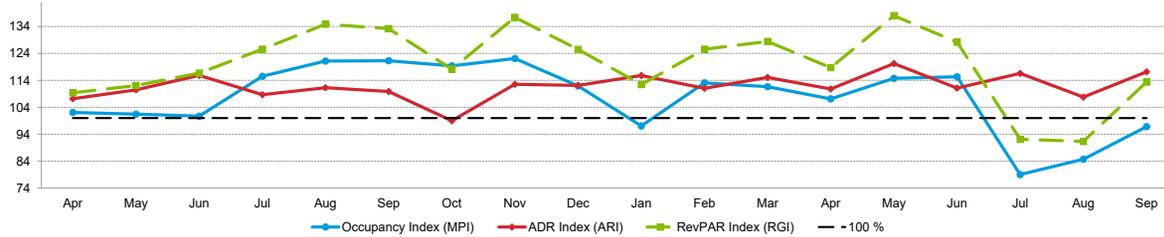
Pipeline			
Market: Albuquerque, NM			
Under Construction		Planning	
Properties	Rooms	Properties	Rooms
3	240	6	554
See Help page for pipeline definitions.			

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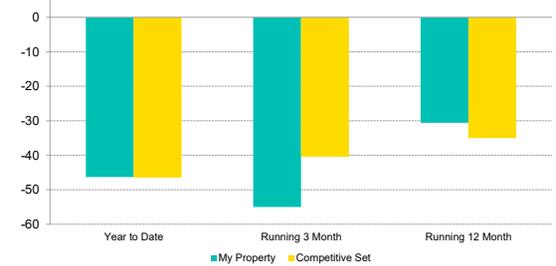
Tab 4 - Competitive Set Report

Comfort Inn & Suites Alameda At Albuquerque Balloon Fiesta Park 5811 Signal Ave NE Albuquerque, NM 87113-1902 Phone: (505) 822-1090
 STR # 31571 ChainID: NM417 MgtCo: None Owner: None
 For the Month of: September 2020 Date Created: October 17, 2020 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2019										2020							Year To Date			Running 3 Month			Running 12 Month			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	65.2	67.6	76.3	73.1	71.6	73.1	75.0	62.1	47.7	40.8	57.7	46.0	18.5	30.4	40.0	33.9	36.5	44.5	75.0	63.3	38.6	76.4	72.6	38.2	71.2	60.6	44.4
Competitive Set	63.9	66.6	75.7	63.2	59.1	60.3	62.9	50.9	42.6	42.1	51.0	41.2	17.3	26.5	34.7	42.9	43.0	45.9	57.6	62.2	38.8	63.0	60.9	43.9	56.0	60.9	42.2
Index (MPI)	102.1	101.5	100.7	115.5	121.2	121.3	119.4	122.1	111.9	97.1	113.1	111.6	107.1	114.8	115.3	79.0	84.7	96.8	130.2	101.8	99.5	121.3	119.2	87.0	127.2	99.6	105.1
Rank	4 of 8	4 of 8	5 of 8	1 of 8	2 of 8	1 of 8	1 of 8	3 of 8	3 of 8	4 of 8	3 of 8	2 of 8	4 of 7	3 of 7	3 of 8	7 of 8	7 of 8	5 of 8	1 of 8	5 of 8	4 of 8	2 of 8	1 of 8	7 of 8	1 of 8	6 of 8	3 of 8

ADR	2019										2020							Year To Date			Running 3 Month			Running 12 Month			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	74.29	74.24	82.91	75.65	74.64	71.85	111.10	70.17	68.14	67.59	66.91	70.22	59.47	64.80	63.39	65.41	61.10	63.52	68.28	74.17	65.26	68.44	74.06	63.30	71.45	76.62	72.65
Competitive Set	69.33	67.21	71.56	69.61	67.07	65.41	112.22	62.35	60.78	58.37	60.26	61.02	53.67	53.90	57.04	56.09	56.69	54.21	65.24	66.75	57.25	64.83	67.43	55.65	67.84	69.63	65.21
Index (ARI)	107.2	110.5	115.9	108.7	111.3	109.9	99.0	112.5	112.1	115.8	111.0	115.1	110.8	120.2	111.1	116.6	107.8	117.2	104.7	111.1	114.0	105.6	109.8	113.8	105.3	110.0	111.4
Rank	3 of 8	4 of 8	3 of 7	3 of 7	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8										

RevPAR	2019										2020							Year To Date			Running 3 Month			Running 12 Month			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	2018	2019	2020	2018	2019	2020	2018	2019	2020
My Property	48.43	50.18	63.24	55.26	53.43	52.55	83.37	43.58	32.49	27.61	38.58	32.31	11.02	19.71	25.39	22.18	22.29	28.24	51.20	46.94	25.20	52.31	53.76	24.19	50.87	46.47	32.25
Competitive Set	44.28	44.77	54.19	44.02	39.62	39.45	70.55	31.72	25.89	24.56	30.72	25.15	9.28	14.28	19.80	24.07	24.40	24.90	37.58	41.49	22.21	40.86	41.05	24.45	37.97	42.38	27.54
Index (RGI)	109.4	112.1	116.7	125.5	134.9	133.2	118.2	137.4	125.5	112.4	125.6	128.5	118.7	138.0	128.2	92.2	91.3	113.4	136.2	113.1	113.5	128.0	131.0	98.9	134.0	109.6	117.1
Rank	3 of 8	1 of 7	1 of 7	1 of 8	5 of 8	5 of 8	4 of 8	3 of 8	3 of 8	3 of 8	3 of 8	3 of 8	4 of 8	3 of 8	3 of 8	3 of 8											

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Tab 5 - Response Report

Comfort Inn & Suites Alameda At Albuquerque Balloon Fiesta Park 5811 Signal Ave NE Albuquerque, NM 87113-1902 Phone: (505) 822-1090
 STR # 31571 ChainID: NM417 MgtCo: None Owner: None
 For the Month of: September 2020 Date Created: October 17, 2020

This Year

- Sep 7th - Labor Day
- Sep 19 - Rosh Hashanah
- Sep 28th - Yom Kippur

September 2020 (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			

September 2019 (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

- Sep 2nd - Labor Day
- Sept 30th - Rosh Hashanah

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
31571	Comfort Inn & Suites Alameda At Albuquerque Bal	Albuquerque, NM	87113-1902	(505) 822-1090	68	199508
5158	La Quinta Inns & Suites Albuquerque Northeast	Albuquerque, NM	87109-4135	(505) 821-9000	130	198308
24177	Days Inn & Suites Albuquerque North	Albuquerque, NM	87109-4349	(505) 796-5928	112	198704
28355	La Quinta Inns & Suites Albuquerque Journal Cent	Albuquerque, NM	87109-4645	(505) 345-7500	97	199011
32370	Quality Inn & Suites Albuquerque North Near Baloo	Albuquerque, NM	87113-2115	(505) 858-1300	80	199509
32445	GreenTree Inn Albuquerque North	Albuquerque, NM	87109-4642	(505) 828-1600	85	199603
33645	Comfort Suites North Albuquerque Balloon Fiesta	Albuquerque, NM	87109-4135	(505) 847-3562	70	199703
42000	Holiday Inn Express & Suites Albuquerque North B	Albuquerque, NM	87113-2132	(505) 797-2291	62	200103
					704	

2018		2019						2020																
Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
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Data received:

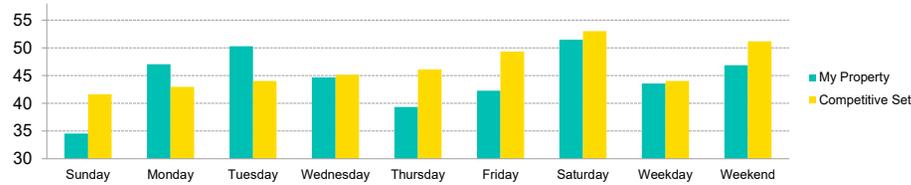
- = Monthly Only
- = Monthly & Daily

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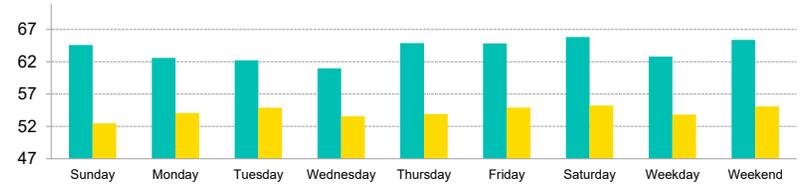
Tab 6 - Day of Week and Weekday/Weekend Report

Comfort Inn & Suites Alameda At Albuquerque Balloon Fiesta Park 5811 Signal Ave NE Albuquerque, NM 87113-1902 Phone: (505) 822-1090
 STR # 31571 ChainID: NM417 MgtCo: None Owner: None
 For the Month of: September 2020 Date Created: October 17, 2020 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



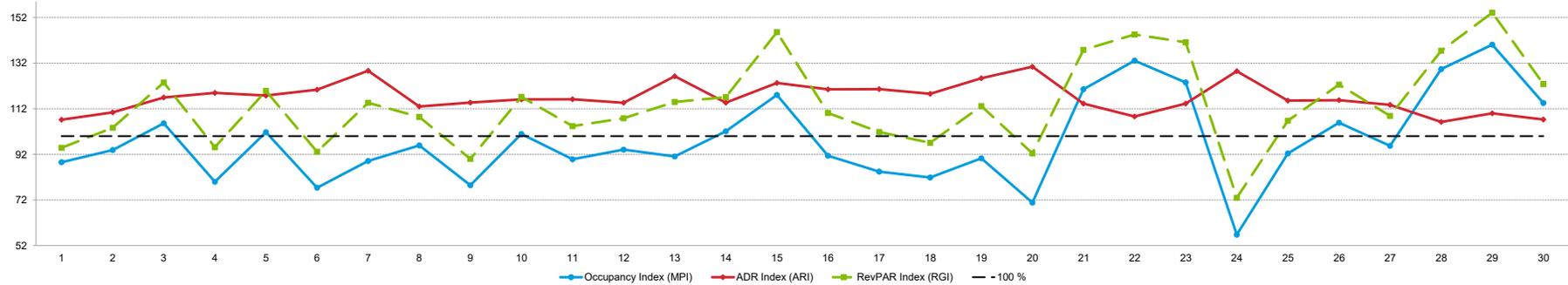
Day of Week	Time Period	Occupancy (%)				Average Daily Rate				RevPAR									
		My Property	% Chg	Competitive Set	% Chg	Index (MPI)	% Chg	My Property	% Chg	Competitive Set	% Chg	Index (ARI)	% Chg	My Property	% Chg	Competitive Set	% Chg	Index (RGI)	% Chg
Sunday	Current Month	34.6	-42.4	41.6	-18.9	83.0	-28.9	64.60	-5.4	52.48	-17.0	123.1	14.0	22.32	-45.5	21.84	-32.7	102.2	-19.0
	Year To Date	28.4	-43.1	31.5	-32.6	90.0	-15.6	65.45	-6.0	55.21	-12.2	118.6	7.0	18.58	-46.5	17.42	-40.8	106.7	-9.7
	Running 3 Month	29.9	-47.2	38.7	-18.1	77.2	-35.5	65.63	-7.3	54.32	-15.2	120.8	9.4	19.60	-51.0	21.00	-30.6	93.3	-29.4
	Running 12 Month	33.0	-29.8	34.0	-26.8	97.0	-4.2	71.17	-3.2	61.77	-5.7	115.2	2.6	23.47	-32.1	21.00	-30.9	111.7	-1.7
Monday	Current Month	47.1	-19.2	43.0	-13.9	109.5	-6.1	62.59	-11.9	54.09	-16.2	115.7	5.2	29.46	-28.8	23.24	-27.9	126.7	-1.3
	Year To Date	35.5	-36.5	36.1	-31.0	98.4	-8.0	63.71	-9.1	56.90	-13.7	112.0	5.3	22.63	-42.3	20.55	-40.4	110.1	-3.1
	Running 3 Month	39.3	-33.6	42.3	-18.1	92.8	-19.0	61.17	-14.5	55.71	-17.7	109.8	3.9	24.01	-43.2	23.57	-32.6	101.9	-15.8
	Running 12 Month	40.2	-23.6	38.2	-25.5	105.4	2.5	68.06	-3.3	61.65	-8.4	110.4	5.6	27.39	-26.1	23.54	-31.8	116.3	8.3
Tuesday	Current Month	50.3	-28.8	44.0	-21.8	114.2	-8.9	62.23	-13.7	54.89	-16.6	113.4	3.5	31.30	-38.5	24.17	-34.8	129.5	-5.6
	Year To Date	38.7	-39.0	38.1	-35.0	101.6	-6.1	63.54	-11.1	57.76	-13.4	110.0	2.7	24.61	-45.8	22.01	-43.7	111.8	-3.6
	Running 3 Month	43.2	-38.5	43.7	-24.9	98.8	-18.1	60.42	-18.1	56.29	-17.4	107.3	-0.9	26.11	-49.6	24.61	-37.9	106.1	-18.8
	Running 12 Month	44.2	-27.4	40.7	-29.2	108.6	2.6	68.77	-4.9	62.66	-8.1	109.7	3.6	30.40	-30.9	25.50	-35.0	119.2	6.3
Wednesday	Current Month	44.7	-38.6	45.1	-25.6	99.0	-17.5	60.98	-13.8	53.56	-17.9	113.9	5.0	27.26	-47.1	24.18	-38.9	112.7	-13.3
	Year To Date	37.2	-41.4	39.5	-35.0	94.1	-9.8	64.44	-10.4	56.97	-14.0	113.1	4.2	23.95	-47.5	22.51	-44.1	106.4	-6.0
	Running 3 Month	40.7	-42.7	44.7	-23.7	91.0	-24.9	62.33	-12.8	55.07	-17.9	113.2	6.2	25.34	-50.0	24.60	-37.4	103.0	-20.2
	Running 12 Month	43.9	-29.5	42.7	-28.3	102.7	-1.6	69.44	-5.5	62.77	-7.3	110.6	2.0	30.48	-33.4	26.82	-33.6	113.7	0.3
Thursday	Current Month	39.3	-42.8	46.1	-25.5	85.3	-23.2	64.88	-7.3	53.93	-16.3	120.3	10.8	25.52	-46.9	24.86	-37.6	102.7	-15.0
	Year To Date	36.4	-44.4	39.6	-38.6	92.0	-9.4	66.33	-10.3	57.09	-13.9	116.2	4.2	24.16	-50.2	22.59	-47.2	106.9	-5.6
	Running 3 Month	34.5	-52.6	44.2	-28.3	78.1	-33.8	63.87	-12.6	54.73	-17.3	116.7	5.6	22.04	-58.6	24.19	-40.7	91.1	-30.1
	Running 12 Month	42.8	-32.8	43.4	-31.1	98.6	-2.5	72.08	-4.9	64.10	-6.7	112.5	1.9	30.84	-36.1	27.83	-35.7	110.8	-0.6
Friday	Current Month	42.3	-54.7	49.3	-32.4	85.7	-33.0	64.83	-14.4	54.92	-18.2	118.0	4.7	27.41	-61.2	27.10	-44.7	101.1	-29.9
	Year To Date	46.5	-35.6	43.5	-42.5	106.7	11.9	66.06	-17.0	57.93	-15.3	114.0	-2.0	30.69	-46.6	25.21	-51.3	121.7	9.7
	Running 3 Month	36.3	-58.6	46.1	-37.2	78.8	-34.2	64.53	-17.3	56.19	-17.4	114.8	0.1	23.43	-65.8	25.88	-48.1	90.5	-34.1
	Running 12 Month	52.6	-24.1	48.6	-34.4	108.2	15.7	77.90	-7.3	70.30	-4.2	110.8	-3.2	40.96	-29.6	34.16	-37.2	119.9	12.0
Saturday	Current Month	51.5	-45.9	53.0	-28.3	97.1	-24.6	65.83	-10.5	55.23	-17.5	119.2	8.5	33.88	-51.6	29.29	-40.8	115.7	-18.2
	Year To Date	47.7	-34.3	43.2	-43.5	110.4	16.3	66.76	-16.1	58.29	-15.3	114.5	-0.9	31.82	-44.9	25.17	-52.2	126.4	15.3
	Running 3 Month	43.6	-52.5	47.9	-37.1	90.9	-24.5	66.02	-14.4	56.97	-18.0	115.9	4.5	28.75	-59.4	27.31	-48.4	105.3	-21.2
	Running 12 Month	54.1	-21.4	48.1	-35.2	112.4	21.3	78.19	-6.5	70.73	-3.7	110.5	-2.8	42.30	-26.5	34.04	-37.7	124.3	17.9
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	43.6	-33.4	44.0	-20.7	99.0	-16.0	62.79	-10.8	53.84	-16.7	116.6	7.0	27.36	-40.6	23.71	-33.9	115.4	-10.1
	Year To Date	35.3	-40.9	37.0	-34.7	95.3	-9.6	64.65	-9.6	56.85	-13.5	113.7	4.5	22.79	-46.6	21.03	-43.5	108.4	-5.5
	Running 3 Month	37.5	-43.0	42.7	-22.9	87.8	-26.1	62.45	-13.5	55.24	-17.2	113.1	4.5	23.45	-50.7	23.61	-36.1	99.3	-22.8
	Running 12 Month	40.8	-28.7	39.8	-28.3	102.6	-0.5	69.85	-4.5	62.65	-7.3	111.5	3.0	28.53	-31.9	24.95	-33.6	114.4	2.5
Weekend (Fri-Sat)	Current Month	46.9	-50.3	51.2	-30.3	91.6	-28.7	65.38	-12.4	55.08	-17.8	118.7	6.6	30.65	-56.4	28.19	-42.8	108.7	-23.9
	Year To Date	47.1	-35.0	43.4	-43.0	108.6	14.1	66.42	-16.5	58.11	-15.3	114.3	-1.4	31.25	-45.7	25.19	-51.7	124.1	12.5
	Running 3 Month	39.9	-55.5	47.0	-37.1	85.0	-29.2	65.34	-15.7	56.59	-17.7	115.5	2.4	26.09	-62.5	26.59	-48.3	98.1	-27.5
	Running 12 Month	53.3	-22.8	48.4	-34.8	110.3	18.5	78.05	-6.9	70.51	-4.0	110.7	-3.0	41.63	-28.1	34.10	-37.4	122.1	14.9
Total	Current Month	44.5	-39.2	45.9	-23.8	96.8	-20.2	63.52	-11.6	54.21	-17.1	117.2	6.7	28.24	-46.3	24.90	-36.9	113.4	-14.9
	Year To Date	38.6	-39.0	38.8	-37.6	99.5	-2.2	65.26	-12.0	57.25	-14.2	114.0	2.6	25.20	-46.3	22.21	-46.5	113.5	0.3
	Running 3 Month	38.2	-47.3	43.9	-27.8	87.0	-27.1	63.30	-14.5	55.65	-17.5	113.8	3.6	24.19	-55.0	24.45	-40.4	98.9	-24.5
	Running 12 Month	44.4	-26.8	42.2	-30.6	105.1	5.5	72.65	-5.2	65.21	-6.4	111.4	1.2	32.25	-30.6	27.54	-35.0	117.1	6.8

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Tab 7 - Daily Data for the Month

Comfort Inn & Suites Alameda At Albuquerque Balloon Fiesta Park 5811 Signal Ave NE Albuquerque, NM 87113-1902 Phone: (505) 822-1090
 STR # 31571 ChainID: NM417 MgtCo: None Owner: None
 For the Month of: September 2020 Date Created: October 17, 2020 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of September



	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	We
Occupancy (%)	September																													
	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	33.8	36.8	41.2	33.8	52.9	32.4	35.3	47.1	38.2	50.0	47.1	51.5	38.2	47.1	55.9	44.1	38.2	41.2	48.5	29.4	54.4	55.9	51.5	27.9	47.1	52.9	38.2	51.5	58.8	52.9
Competitive Set	38.2	39.2	39.0	42.3	52.0	41.8	39.6	49.1	48.7	49.5	52.4	54.7	42.0	46.1	47.3	48.3	45.3	50.3	53.8	41.5	45.1	42.0	41.7	49.2	50.9	50.0	39.9	39.8	42.0	46.2
Index (MPI)	88.5	93.9	105.6	80.0	101.7	77.4	89.1	95.9	78.4	101.0	89.9	94.1	91.1	102.1	118.1	91.4	84.4	81.8	90.2	70.9	120.6	133.1	123.5	56.8	92.4	105.9	95.7	129.4	140.1	114.5

	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	We
% Chg	September																													
My Property	-37.8	-16.7	-15.2	-64.6	-41.9	-40.5	-45.5	-44.8	-58.1	-34.6	-51.5	-47.8	-21.2	-28.9	-25.5	-48.3	-56.7	-55.6	-49.2	-53.5	-27.5	-17.4	-27.1	-54.8	-46.7	-44.6	-21.2	9.4	8.1	-16.3
Competitive Set	-15.6	-13.8	-22.0	-41.5	-31.3	-13.6	-27.4	-19.4	-36.9	-28.6	-37.5	-33.8	-17.8	-26.8	-24.2	-27.3	-36.7	-28.3	-22.8	-7.0	-9.2	-26.2	-22.5	-15.9	-22.7	-26.2	-5.2	-18.9	-6.0	-17.6
Index (MPI)	-26.3	-3.3	8.8	-39.5	-15.4	-31.2	-24.9	-31.6	-33.6	-11.0	-22.4	-21.0	-4.1	-2.9	-1.7	-28.9	-31.5	-38.1	-34.2	-50.0	-20.1	12.0	-5.9	-46.2	-31.0	-24.9	-16.9	34.9	15.0	1.7

	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	We
ADR	September																													
	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	60.53	61.85	62.63	65.91	66.79	64.76	66.81	63.35	61.78	63.63	65.20	63.70	64.94	64.88	66.50	65.44	64.59	64.35	67.88	68.39	60.72	59.24	59.70	70.83	64.09	65.06	61.21	59.59	61.12	57.33
Competitive Set	56.47	56.03	53.55	55.39	56.69	53.79	51.92	56.06	53.85	54.81	56.13	55.57	51.43	56.58	53.93	54.31	53.56	54.27	54.13	52.43	53.14	54.55	52.25	55.14	55.46	56.20	53.83	56.10	55.56	53.44
Index (ARI)	107.2	110.4	117.0	119.0	117.8	120.4	128.7	113.0	114.7	116.1	116.2	114.6	126.3	114.7	123.3	120.5	120.6	118.6	125.4	130.4	114.3	108.6	114.3	128.5	115.6	115.8	113.7	106.2	110.0	107.3

	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	We
% Chg	September																													
My Property	-14.7	-11.2	-11.5	-11.4	-6.2	-6.0	-4.8	-12.6	-11.2	-10.3	-19.4	-18.3	-3.5	-10.8	-7.3	-10.1	-7.6	-13.9	-11.1	2.5	-14.9	-18.8	-15.5	3.7	-11.4	-5.1	-17.9	-16.2	-15.0	-24.9
Competitive Set	-11.5	-15.1	-8.1	-15.6	-14.9	-15.3	-23.2	-15.8	-18.0	-18.5	-19.3	-18.6	-18.2	-13.4	-20.7	-19.1	-18.3	-18.1	-18.1	-14.8	-17.0	-15.3	-15.7	-15.6	-17.1	-15.9	-14.4	-13.1	-17.3	-25.8
Index (ARI)	-3.6	4.7	-3.8	4.9	10.3	11.0	24.0	3.8	8.4	10.1	-0.2	0.5	18.0	3.0	17.0	11.1	13.2	5.1	8.6	20.4	2.5	-4.1	0.3	22.9	6.9	12.9	-4.1	-3.5	2.7	1.2

	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	We
RevPAR	September																													
	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	20.47	22.74	25.79	22.29	35.36	20.95	23.58	29.81	23.62	31.81	30.68	32.79	24.83	30.53	37.16	28.87	24.70	26.50	32.94	20.12	33.04	33.10	30.73	19.79	30.16	34.44	23.40	30.67	35.96	30.35
Competitive Set	21.57	21.94	20.88	23.43	29.51	22.50	20.57	27.50	26.25	27.14	29.39	30.40	21.59	26.07	25.52	26.21	24.25	27.30	29.11	21.76	23.98	22.90	21.77	27.13	28.25	28.10	21.50	22.32	23.32	24.70
Index (RGI)	94.9	103.7	123.5	95.2	119.8	93.1	114.6	108.4	90.0	117.2	104.4	107.8	115.0	117.1	145.6	110.1	101.8	97.0	113.2	92.4	137.8	144.6	141.2	72.9	106.8	122.6	108.9	137.4	154.2	122.9

	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	We
% Chg	September																													
My Property	-47.0	-26.0	-24.9	-68.7	-45.5	-44.1	-48.1	-51.8	-62.7	-41.3	-60.9	-57.3	-23.9	-36.5	-30.9	-53.5	-59.9	-61.7	-54.9	-52.3	-38.3	-32.9	-38.4	-53.1	-52.7	-47.4	-35.3	-8.3	-8.1	-37.2
Competitive Set	-25.3	-26.9	-28.3	-50.6	-41.6	-26.9	-44.2	-32.1	-48.3	-40.2	-49.6	-46.2	-32.8	-36.6	-39.9	-41.1	-48.3	-41.2	-36.8	-20.8	-24.6	-37.5	-34.7	-29.0	-35.9	-38.0	-18.8	-29.5	-22.2	-38.9
Index (RGI)	-29.0	1.2	4.7	-36.5	-8.8	-23.6	-6.9	-28.9	-28.0	-2.0	-22.5	-20.7	13.2	0.0	15.0	-21.0	-22.5	-34.9	-28.6	-39.8	-18.1	7.4	-5.6	-33.9	-26.3	-15.3	-20.3	30.1	18.1	2.8

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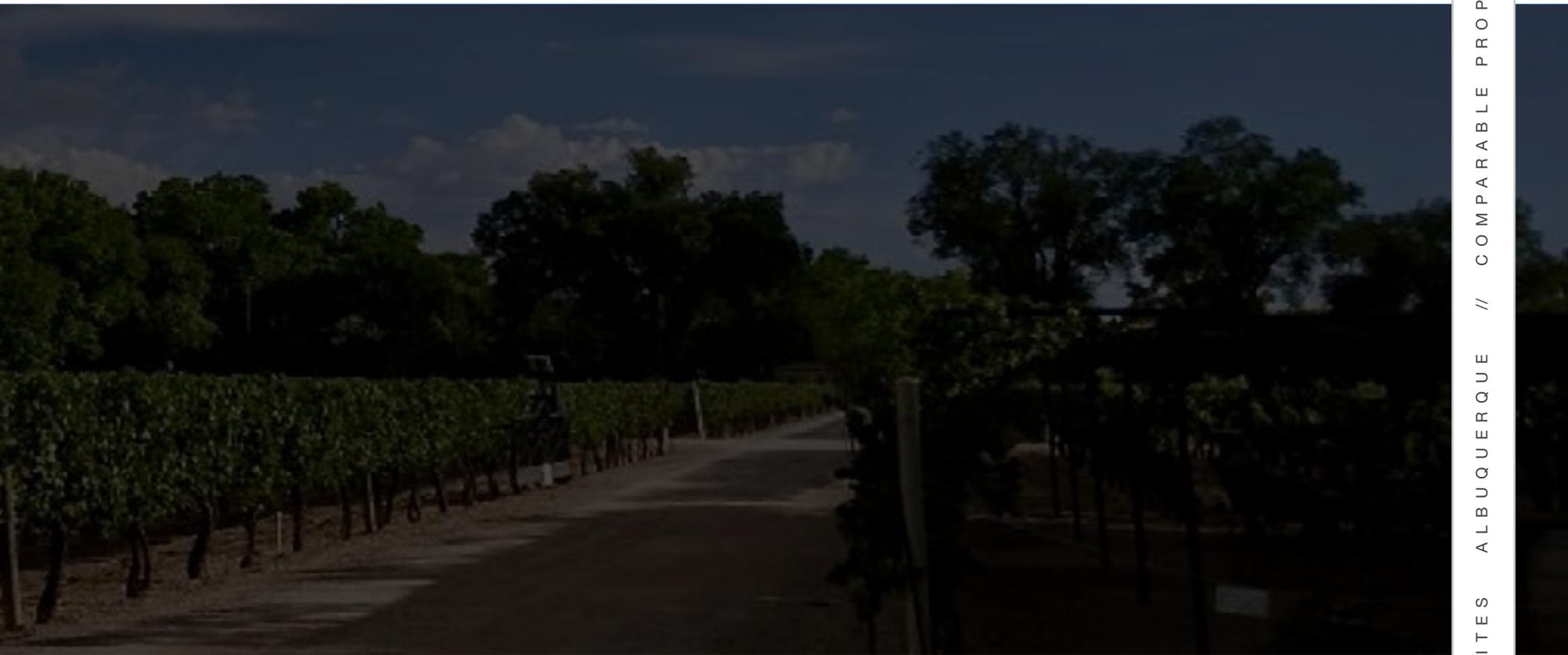


COMPETITIVE PROPERTIES

COMFORT INN & SUITES ALAMEDA

AT ALBUQUERQUE BALLOON FIESTA PARK

Marcus & Millichap



Marcus & Millichap

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COMPETITIVE PROPERTIES

PROPERTY NAME	ADDRESS	ROOMS	OPEN DATE / RENOVATION	CURRENT MO RACK RATES	CHAIN SCALE
<i>Comfort Inn & Suites Alameda at Albuquerque Balloon Fiesta Park</i>	<i>5811 Signal Ave NE</i>	<i>68</i>	<i>1995 / 2019</i>	<i>\$86 - \$81</i>	<i>UPPER MIDSCALE</i>
1 La Quinta Inn & Suites Albuquerque Northeast	5601 Alameda Blvd NE	80	1995	\$57	UPPER MIDSCALE
2 Days Inn & Suites by Wyndham Albuquerque North	5401 Alameda Blvd NE	62	2001	\$58	ECONOMY
3 La Quinta Inn & Suites by Wyndham Albuquerque Journal Center	7630 Pan American Fwy NE	85	1996	\$60	UPPER MIDSCALE
4 Quality Inn & Suites Albuquerque North Near Balloon Fiesta Park	5241 San Antonio Dr NE	130	1983	\$69 - \$59	MIDSCALE
5 GreenTree Inn Albuquerque North	7439 Pan American Fwy NE	97	1990	\$75 - \$65	ECONOMY
6 Comfort Suites North Albuquerque Balloon Fiesta Park	5101 Ellison St NE	112	1987	\$97 - \$92	UPPER MIDSCALE
7 Holiday Inn Express & Suites Albuquerque North Balloon Fiesta	5251 San Antonio Pl NE	62	1997	\$93	UPPER MIDSCALE





The background of the slide is a dark, atmospheric photograph of a building's exterior. It features a prominent arched doorway with a window above it. To the right, a person is visible in traditional, ornate clothing, possibly a dancer or performer. The overall mood is historical and cultural.

MARKET OVERVIEW

***COMFORT INN & SUITES ALAMEDA
AT ALBUQUERQUE BALLOON FIESTA PARK***

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LOCATION OVERVIEW

2 MILES TO BALLON FIESTA PARK

For nine days in October, the Albuquerque International Balloon Fiesta creates an enchanted world of special-shaped balloon rodeos, twilight balloon glows, and vibrant balloon-filled skies. Brisk autumn mornings in the Rio Grande Valley create an otherworldly backdrop for the breathtaking majesty of our most popular event, Mass Ascension of the Albuquerque International Balloon Fiesta, which attracts an annual audience of 750,000 spectators.



Albuquerque boasts a temperate climate with 310 days of sunshine per year, perfect for outdoor activities. With more than 310 days of annual sunshine, Albuquerque's weather is mild and predictable. When companies operating in other locations experience disruptions from natural disasters, it's business as usual in Albuquerque.

Recreation: Albuquerque's vast landscapes are not only pleasing to the eye, but also provide endless outdoor recreation opportunities. Experience Albuquerque's unique geography by riding the World's longest aerial tram to the top of the Sandia Mountains 10,000+ feet above sea level or soar across the city in a hot air balloon. Albuquerque's location is perfect for businesses to thrive while providing employees with an excellent quality of life. Year-round recreational opportunities abound here, with more than 28,000 acres of open space; miles of trails throughout the region; mountains, lakes and rivers; and more. In fact, the weather and topography here are such that you can ski and golf in the same day. The metro area offers residents and visitors alike a variety of outdoor activities:

- There are hundreds of parks throughout the region and more than 80 miles of running and biking trails.
- Albuquerque has purchased and dedicated over 28,000 acres as permanent open space.
- Sports enthusiasts cheer on the Albuquerque Isotopes (Triple-A baseball team), the University of New Mexico's many Division 1 sports teams, and the new-to-market USL professional soccer team, United.
- Petroglyph National Monument on Albuquerque's Westside preserves tens of thousands of Native American petroglyphs.
- World-class skiing is within minutes from anywhere in the metro area.
- For dazzling views and access to skiing and wilderness areas, residents and visitors can take the Sandia Peak Tram, the longest single-span tram in North America.
- New Mexico has 31 State Parks and 13 National Parks.
- Other popular activities in the area include hot air ballooning, golfing, mountain climbing, hunting, fishing, paddle boarding, kayaking along the Rio Grande, and more.

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COMFORT INN & SUITES

ALAMEDA AT BALLOON FIESTA PARK

LOCATION HIGHLIGHTS

- ▶ Directly Adjacent to I-25 With Visibility to 104,804 Average Daily Traffic
- ▶ Nearby Attractions Include Balloon Fiesta Park and Sandia Peak Tram
 - ▶ Center of Development Growth in the Surrounding Submarket
 - ▶ Heavy Recreation Travel Focus - Not Reliant Upon Business Travel
 - ▶ Completed Renovations Allow for Ease of New Ownership



Balloon Fiesta Park



Sandia Casino Amphitheater



Sandia Peak Tramway

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LOCATION RADIUS



Sandia Amphitheater



Tin Can Alley Albuquerque



Newly Constructed Modern Apartments



Gruet Winery

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Holiday Inn Express



Quality Inn & Suites



Carmax



I-25 (104,804 AADT)

I-25 (104,804 AADT)

Mercedes-Benz

Toyota

Audi

Alameda Boulevard (21,628 AADT)

Chevron

Burger King

Comfort Inn & Suites

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DEMAND DRIVERS

LANDMARKS

- ▶ Old Town New Mexico
9 Miles from site
- ▶ Downtown Albuquerque
9 Miles from site
- ▶ Balloon Fiesta Park
2 Miles from site
- ▶ University of New Mexico
8 Miles from site

RECREATION & ENTERTAINMENT

- ▶ Sandia Peak Tramway
7 Miles from site
- ▶ Sandia Crest Hiking Trails
7.5 Miles from site
- ▶ Sandia Amphitheater
2.5 Miles from site
- ▶ Casa Rodeña Winery
5 Miles from site
- ▶ UNM College Sports
8 Miles from site
- ▶ Gruet Winery
0.5 Miles from site
- ▶ Isotopes Park Stadium
9.5 Miles from site
- ▶ Indian Pueblo Cultural Ctr
8 Miles from site

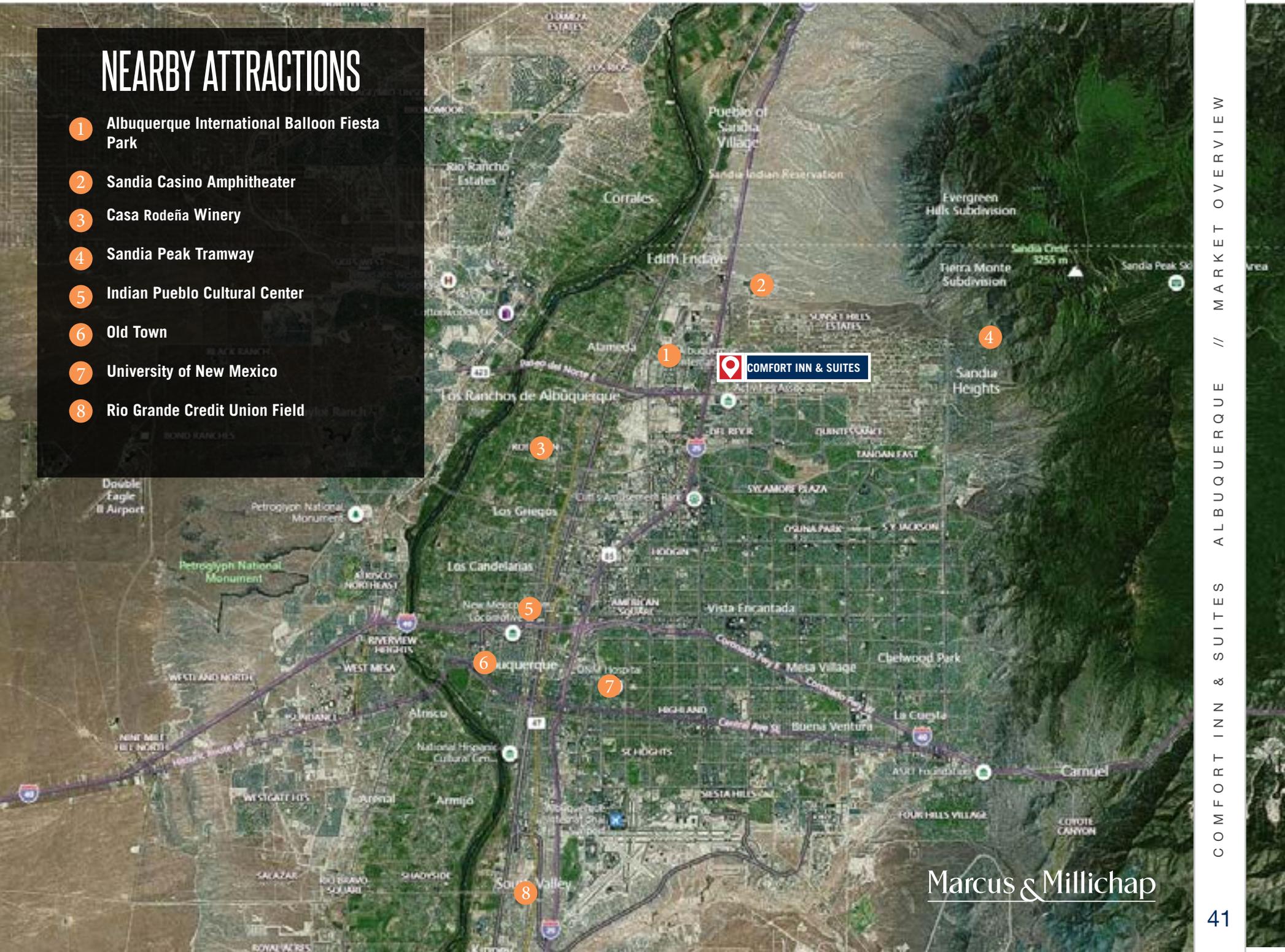
RETAIL & RESTAURANTS

- ▶ 5 Wineries & Breweries
5 Mile Radius from site
- ▶ Nob Hill Neighborhood
9.5 Miles from site
- ▶ New Mexican Cuisine
Throughout ABQ
- ▶ Unique Boutiques
9 Miles from site

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NEARBY ATTRACTIONS

- 1 Albuquerque International Balloon Fiesta Park
- 2 Sandia Casino Amphitheater
- 3 Casa Rodeña Winery
- 4 Sandia Peak Tramway
- 5 Indian Pueblo Cultural Center
- 6 Old Town
- 7 University of New Mexico
- 8 Rio Grande Credit Union Field



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CITY OVERVIEW

Albuquerque is the largest metropolitan statistical area in New Mexico, spanning Bernalillo, Sandoval, Torrance and Valencia counties. The population has grown to nearly 931,000 residents and population gains are expected to outpace that of the nation through 2024. Albuquerque is the most populous city with roughly 567,400 residents, followed by Rio Rancho with 97,000. Interstates 25 and 40 intersect in the metro and when combined with airport and rail access they provide an ideal location for the transportation and distribution of goods

Albuquerque is New Mexico's urban center and the 32nd largest city in the U.S., with a metro area population of over one million people. Located in the high desert of the southwest, Albuquerque is a place of natural beauty, historically and culturally rich, and is #67 on Livability 2019 Best Places to Live list.

The Albuquerque metro area's population totals a little more than 910,000 residents, with a median age of 38. More than 64% have achieved a two-year degree or higher (New Mexico has one of the highest concentration of PhDs in the country).

Historically, the area has grown at a pace of 1-2 percent per year. The Albuquerque metro area is growing year over year, specifically in the 30-34 and 40-44 age ranges.

METRO HIGHLIGHTS



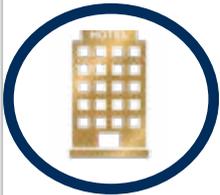
POPULATION GROWTH

Population gains exceed the national rate of growth. Approximately 29,000 people and 14,000 households will be added through 2024.



ECONOMIC EXPANSION

Tax incentives and economic trade zones encourage business growth. The metro accounts for nearly half of the state's employment and economic activity.



WELL-EDUCATED AND SKILLED WORKFORCE

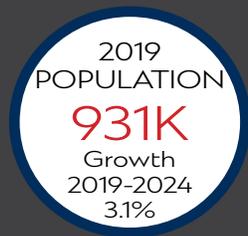
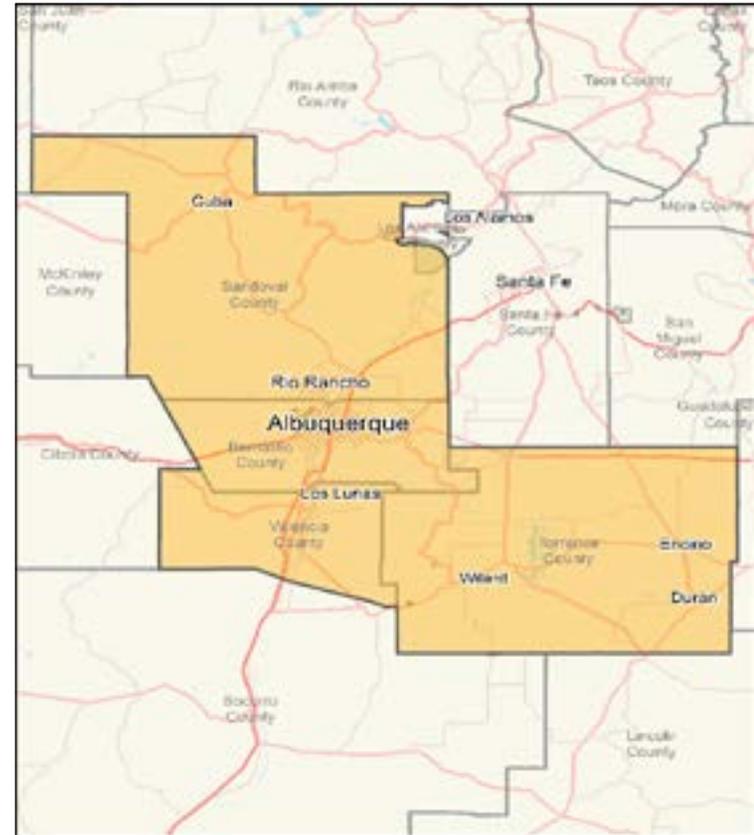
The University of New Mexico helps provide a skilled labor force. Roughly 30 percent of the population age 25 and older hold a bachelor's degree; 13 percent of those also have earned a graduate or professional degree.



ECONOMY

- ▶ The major drivers of the Albuquerque economy are government, defense, manufacturing and high-tech industries, which draw companies and workers.
- ▶ Sandia National Laboratories, a government-owned research center, and the Air Force Research Laboratory provide key support to the aerospace sector.
- ▶ Manufacturing is represented by companies such as Intel Corp., Schott Solar, Thomas & Betts, General Mills and Tempur-Pedic.

MAJOR AREA EMPLOYERS	NUMBER OF EMPLOYEES
University of NM Board of Regents	12,000
Sandia Corporation	8,761
Da Vita Medical Group New Mexico	5,000
Presbyterian Hospital	4,109
Albuquerque International Airport	3,000
Albuquerque Police Department	3,000
Sandia Resort & Casino	2,000
UNM School of Medicine	2,000
Presbyterian Healthcare Services	1,500
Isleta Resort & Casino	1,200
Honeywell Aerospace	1,150
Tricare Reference Laboratories	1,100



HISTORY

Albuquerque's uniqueness is the result of culminating forces and perhaps none as important as the centuries of history that have shaped the city. Starting with the Native Americans who have lived here for thousands of years, and continuing through Albuquerque's official founding in 1706, the city has grown into a multicultural metropolis of nearly a million people. While the modern city of Albuquerque is a center of high-tech industry and research, it retains vital connections to the past, such as the ancient rock carvings at Petroglyph National Monument, the historic Old Town Plaza, one of America's Friendliest Neighborhoods, and the trail of vintage neon signs along Route 66.

Albuquerque proudly celebrated its tricentennial in 2006, but its roots go back much further. It is important to understand all the peoples who have influenced the area to fully appreciate the complexity of Albuquerque's history. The Rio Grande Valley has been populated and cultivated since as far back as 2,000 B.C. The Pueblo people who lived in the area when Europeans arrived had a sophisticated culture and advanced skills in stone masonry, ceramics and a wide range of arts and crafts. Many of these traditional techniques are practiced to this day, handed down through the generations.

The first Spanish explorers arrived in Albuquerque in approximately 1540 under General Francisco de Coronado. Later expeditions brought settlers deep into New Mexico's river valleys. In 1706, a group of colonists were granted permission by King Philip of Spain to establish a new city on the banks of the Rio Grande. The colonists chose a spot at the foot of the mountains where the river made a wide curve, providing good irrigation for crops and a source of wood from the bosque (the cottonwoods, willows and olive trees that grow along the river). The site also provided protection from, and trade with, the Native Americans in the area. The colony's governor, Francisco Cuervo y Valdés, penned a letter to the Duke of Albuquerque back in Spain to report their newly founded villa, named La Villa de Albuquerque in honor of the duke.

QUALITY OF LIFE

Nestled in the high desert, at the base of the Sandia Mountains to the east, along the Rio Grande Valley, lies Albuquerque.

Employers in Albuquerque benefit from the fact that New Mexico operations provide higher retention and better performance than other global sites. Unlike many places where retention is based on financial and career opportunities companies can offer to offset high housing costs, long commutes or unbearable weather, here "place" works in their favor.

Perhaps the thing that will be most appealing to employees is the quality of life that the Albuquerque-Santa Fe region offers. Here they'll find amenities ranging from world-class skiing to world-renowned opera.

- The City of Albuquerque supports the Rail Yards Market, a Sunday artisan and farmers market that draws thousands of people every weekend and feature Albuquerque's best local micro-entrepreneurs, hobbyists and artists. The holiday market event drew more than 36,000 visitors this year.

DEMOGRAPHICS SUMMARY

In 2019, the population in your selected geography is 56,680. The population has changed by 22.82% since 2000. It is estimated that the population in your area will be 57,953.00 five years from now, which represents a change of 2.25% from the current year. The current population is 48.15% male and 51.85% female. The median age of the population in your area is 43.24, compare this to the US average which is 38.21. The population density in your area is 2,003.84 people per square miles.

There are currently 24,044 households in your selected geography. The number of households has changed by 30.71% since 2000. It is estimated that the number of households in your area will be 24,866 five years from now, which represents a change of 3.42% from the current year. The median housing value in your area was \$254,786 in 2019, compare this to the US average of \$221,068

The current year racial makeup of your selected area is as follows: 74.62% White, 1.85% Black, 0.07% Native American and 5.39% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 36.88% of the current year population in your selected area. Compare this to the US average of 18.38%.

In 2019, the median household income for your selected geography is \$67,283, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 41.66% since 2000. It is estimated that the median household income in your area will be \$75,615 five years from now, which represents a change of 12.38% from the current year. The current year per capita income in your area is \$39,158, compare this to the US average, which is \$34,935. The current year average household income in your area is \$92,184, compare this to the US average which is \$90,941.



DEMOGRAPHICS HIGHLIGHTS



163,440

POPULATION IN FIVE-MILE RADIUS



\$92,184

AVERAGE HOUSEHOLD INCOME



\$254,786

MEDIAN HOUSING VALUE

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DEMOGRAPHICS DETAIL

POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection			
Total Population	8,154	57,953	166,280
2020 Estimate			
Total Population	7,650	56,680	163,440
2010 Census			
Total Population	6,867	54,547	158,995
2000 Census			
Total Population	4,527	46,150	144,113
Daytime Population			
Total Population	29,949	83,153	205,241

POPULATION EDUCATION	1 MILE	3 MILES	5 MILES
Population 25+ by Education Level			
2020 Estimate Population Age 25+	5,323	41,158	119,125
Elementary (0-8)	3.52%	2.10%	1.47%
Some High School (9-11)	5.28%	4.90%	4.63%
High School Graduate (12)	19.58%	18.48%	19.34%
Some College (13-15)	20.44%	21.68%	22.59%
Associate Degree Only	8.13%	7.37%	7.49%
Bachelors Degree Only	24.52%	23.35%	22.73%
Graduate Degree	17.50%	21.12%	20.99%

HOUSING UNITS	1 MILE	3 MILES	5 MILES
Occupied Units			
2025 Projection	3,332	24,866	73,982
2020 Estimate	3,289	25,550	77,085

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Projection			
Total Households	3,332	24,866	73,982
2020 Estimate			
Total Households	3,080	24,044	72,085
Total (Mean) Household Size	2.49	2.36	2.26
2010 Census			
Total Households	2,726	23,025	69,907
2000 Census			
Total Households	1,780	18,395	60,898

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
2020 Estimate			
\$200,000 or More	5.83%	6.47%	7.06%
\$150,000 - \$199,000	5.46%	7.95%	7.21%
\$100,000 - \$149,000	17.59%	17.68%	15.63%
\$75,000 - \$99,999	12.98%	12.51%	11.94%
\$50,000 - \$74,999	19.09%	17.99%	17.62%
\$35,000 - \$49,999	12.15%	11.68%	11.36%
\$25,000 - \$34,999	7.61%	8.09%	9.53%
\$15,000 - \$24,999	8.84%	7.57%	8.85%
Under \$15,000	10.45%	10.06%	10.80%
Average Household Income	\$88,834	\$92,184	\$91,234
Median Household Income	\$64,940	\$67,283	\$62,967
Per Capita Income	\$35,838	\$39,158	\$40,352



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COMFORT INN & SUITES SUITES

ALAMEDA AT ALBUQUERQUE BALLOON FIESTA PARK

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