



BRAND Report

Hotel Industry Performance Results

2009 REVPAR FORECAST: A 13% DECLINE

Fourth Quarter 2008 Results Signal a Severe Downturn

By Bruce H. Walker, President, Source Strategies, Inc.

While the overall results for Texas lodging were just fine in the Fourth Quarter, a special Source Strategies analysis indicates a depressing outlook for Texas lodging in 2009.

In the Fourth quarter of 2008, room revenues reached \$1.684 billion, up 7.6% from the Fourth quarter of 2007. Prices in the quarter rose by 4%. Roomnights sold, the measure of real consumer demand, increased by a healthy 3.5%, about the same as the prior year. Room supply grew 3%. **BUT, THESE STATE-WIDE RESULTS HIDE THE REAL STORY**

Impact of Hurricanes was Huge Near The Gulf of Mexico

In the Fourth quarter, in just one-quarter of the state (93,700 rooms), room revenues gained a massive but temporary 19.1% versus the Fourth quarter of last year and a 12.1% increase in roomnights sold. These 93,700 rooms are within 75 miles of the Gulf of Mexico and were dramatically affected by September hurricanes Ike, Dolly and Gustav; they are located in the 22 counties near the coast. Hurricanes displaced many coastal residents, who then stayed (and some still staying), in hotels. Additionally, the coastal areas are hosting construction crews, not only to rebuild residential and commercial damage, but to build the huge additions to refineries now underway. These coastal and temporary demand generators must diminish over time.

LODGING MARKET: 22 COASTAL TEXAS COUNTIES THAT ARE WITHIN APPROXIMATELY 75 MILES OF THE GULF OF MEXICO

4th Quarter	# Hotels	# Rooms 000'S	Room Nites Sold 000's	Total Rooms Revenue \$ 000's	% Occ.	\$ Rate	\$ RPAR
2008	1142	93.7	5,417	496,375	62.8	91.64	57.59
2007	1141	94.4	4,831	416,730	55.6	86.25	47.96
CHANGE		-0.7%	+12.1%	+19.1%	+7.2pts	+6.2%	+20.01%

Recession Looms in the remaining three-quarters of Texas, in 266,900 rooms.

Inland, room revenues in the Fourth quarter gained only 2.9 percent, reflecting the increasing drag of the national economy, with growth rates well below the 8+ percent gains of the past two years; worse, roomnights sold lost 0.5 percent in the Fourth quarter, far below the 3+ percent gains of recent years. See the article on geographic area results starting on the back cover.

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4th Quarter
2008

**Back Cover:
Market Details**

Annual Tables

- 4. Higher Priced
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Quarterly Tables

- 8. Higher Priced
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**12. Top REVPAR
Hotels**

Data from Texas hotels
& lodging representing
8% of the U.S. market

FOURTH QUARTER 2008 RESULTS SIGNAL A SEVERE DOWNTURN

STATE OF TEXAS (PART), EXCLUDING 25% OF THE STATE (22 COASTAL COUNTIES THAT ARE APPROXIMATELY WITHIN 75 MILES OF THE GULF)

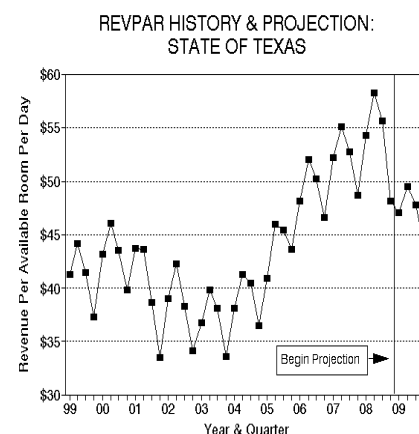
4th Quarter	# Hotels	# Rooms 000'S	Room Nites Sold 000's	Total Rooms Revenue \$ 000's	% Occ.	\$ Rate	\$ RPAR
2008	3252	266.9	13,785	1,183,461	56.1	85.85	48.20
2007	3093	255.6	13,720	1,144,589	58.3	83.43	48.67
CHANGE		+4.4%	-0.5%	-3.4%	-2.2pts	+2.4%	-1.0%

Forecast for 2009: Roomnights Sold to Drop by 7%

Here is the forecast for the entire state of Texas for 2009. The Coastal advantage, while temporary, is still in effect, so the non-coastal areas will not perform as well as the following state averages!

If we're right, occupancy will drop about 6.5 percentage points, from 61.1% in 2008 to 54.6% in 2009. Worse, REVPAR will erode by about \$7.00, from \$54.11 to \$47.15, down almost 13%. Daily rates will erode just slightly, by 2.5%, from \$88.52 to \$86.30. Because of hotels under construction, we expect about 4% new rooms, net, to be added to the market, and roomnights sold to drop by almost 7%!

Our Opinion: The key assumptions in making these predictions include a continuation of demand declines in the economy. Consumers and businesses will stay on the sidelines in this period of lowest consumer confidence ever, especially confidence in the federal government. Based on history, there can be no economic 'stimulus package' without tax cuts; the converse is also true: raise taxes and repress the economy. Lastly, in all our history, massive federal spending has never turned any economy in a positive direction (except during wars that saved the country, with a supportive population).



Moreover, current federal spending is going preponderantly to causes that have nothing to do with increasing jobs nor for the production of goods and services that America wants to buy and consume. For example, energy prices would skyrocket because of the proposed cap and trade tax scheme, the closing down of U.S. oil exploration in promising offshore sites and Anwar, and the lack of building sufficient coal and nuclear facilities. This economy, and particularly as it applies to Texas, cannot be improved by continued attention to ethanol, switch grass, solar and wind operations, and numerous, massive, non-productive spending programs.

State of Texas Lodging Market

Yr & Qtr	% Occ.	\$ Rate	\$ RPAR	% Supply	% Real	Growth ADR	Vs. Prior Yr \$ Rev	Prior Yr REVPAR
20081	61.6	88.09	54.30	3.0	2.2	5.0	7.3	4.1
20082	63.5	91.76	58.27	3.5	4.0	5.3	9.6	5.9
20083	63.0	88.37	55.65	3.7	4.8	4.4	9.4	5.6
20084	56.1	85.84	48.20	4.4	0.5	2.9	3.4	-1.0
AVERAGE:	61.1	88.52	54.11	3.7	2.9	4.4	7.4	3.6
CHG FROM 2007:	-0.7%	+4.4%	+3.8%					
20091	53.4	88.09	47.07	4.4	-7.5	0.0	-7.5	-13.3
20092	55.3	89.47	49.52	4.4	-10.0	-2.5	-12.3	-15.0
20093	56.9	83.95	47.77	3.5	-7.5	-5.0	-12.1	-14.2
20094	52.9	83.69	44.27	3.5	-2.5	-2.5	-4.9	-8.2
AVERAGE:	54.6	86.30	47.15	+4.0%	-6.9%	-2.5%	-9.2%	-12.9%
CHG FROM 2007:	-11.6%	-2.5%	-12.9%					

FOURTH QUARTER 2008 RESULTS SIGNAL A SEVERE

History From 2000 Through 2009 Forecast

State of Texas Lodging Market

Yr & Qtr	% Occ.	\$ Rate	\$ RPAR	Supply	Real	% Growth Vs. Prior Yr		
						ADR	\$ Rev	REVPAR
20001	60.6	71.20	43.16	5.1	6.5	3.1	9.7	4.5
002	63.3	72.83	46.12	5.1	6.7	2.9	9.8	4.5
003	61.8	70.47	43.53	4.0	3.5	5.5	9.2	5.0
004	56.3	70.85	39.87	3.9	5.2	5.7	11.2	7.0
20011	60.0	72.86	43.75	4.2	3.3	2.3	5.7	1.4
012	61.0	71.49	43.59	3.5	-0.3	-1.8	-2.1	-5.5
013	56.4	68.53	38.66	3.5	-5.4	-2.8	-8.0	-11.2
014	50.6	66.23	33.51	2.9	-7.5	-6.5	-13.5	-16.0
20042	55.4	70.38	38.98	2.7	-5.3	-3.4	-8.5	-10.9
022	59.2	71.36	42.26	2.7	-0.2	-0.2	-0.4	-3.1
023	55.4	69.22	38.32	2.3	0.4	1.0	1.4	-0.9
024	50.9	67.10	34.16	2.1	2.7	1.3	4.1	1.9
20031	53.2	69.10	36.76	2.5	-1.6	-1.8	-3.3	-5.7
032	57.6	69.15	39.83	1.8	-1.0	-3.1	-4.0	-5.8
033	55.5	68.52	38.05	2.0	2.3	-1.0	1.2	-0.7
034	50.8	66.21	33.62	1.8	1.5	-1.3	0.2	-1.6
20041	55.2	69.17	38.15	1.2	4.9	0.1	5.0	3.8
042	59.1	69.92	41.29	2.1	4.7	1.1	5.9	3.7
043	57.4	70.54	40.51	2.1	5.6	2.9	8.7	6.5
044	53.5	68.19	36.48	2.3	7.8	3.0	11.0	8.5
20051	57.0	71.75	40.92	1.9	5.4	3.7	9.3	7.3
052	61.6	74.51	45.92	1.2	5.6	6.6	12.6	11.2
053	60.6	74.95	45.42	1.6	7.2	6.3	13.9	12.1
054	59.1	73.84	43.60	1.7	12.2	8.3	21.5	19.5
20061	61.8	78.01	48.20	1.8	10.3	8.7	19.9	17.8
062	63.0	82.58	52.00	1.7	3.9	10.8	15.2	13.2
063	62.3	80.63	50.22	1.9	4.7	7.6	12.7	10.6
064	58.4	79.89	46.64	2.1	1.0	8.2	9.3	7.0
20071	62.1	83.91	52.15	2.8	3.4	7.6	11.2	8.2
072	63.2	87.11	55.04	2.9	3.2	5.5	8.9	5.8
073	62.3	84.65	52.72	2.8	2.8	5.0	7.9	5.0
074	58.3	83.42	48.67	2.8	2.7	4.4	7.3	4.4
20081	61.6	88.09	54.30	3.0	2.2	5.0	7.3	4.1
082	63.5	91.76	58.27	3.5	4.0	5.3	9.6	5.9
083	63.0	88.37	55.65	3.7	4.8	4.4	9.4	5.6
084	56.1	85.84	48.20	4.4	0.5	2.9	3.4	-1.0
20091	53.4	88.09	47.07	4.4	-7.5	0.0	-7.5	-13.3
092	55.3	89.47	49.52	4.4	-10.0	-2.5	-12.3	-15.0
093	56.9	83.95	47.77	3.5	-7.5	-5.0	-12.1	-14.2
094	52.9	83.69	44.27	3.5	-2.5	-2.5	-4.9	-8.2

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HIGH-PRICED BRAND PERFORMANCE RESULTS

Year Ending Dec. 31, 2008 [[^]=Change from prior year (absolute value unless marked percentage)]

Brands/ Segments	# Hotels ¹ 2008	# Rooms- ^M			\$ Room ² Revenues(000's)			% Revenues ³			% Rmnts Sold ⁴		
		2007	2008	[^]	2007	2008	[^]	2007	2008	[^]	2007	2008	[^]
Four Seasons	3	1.1	1.1	0.0	74,874	78,040	4.2%	1.1	1.1	0.0	0.4	0.3	0.0
Gaylord	1	1.5	1.5	0.0	74,006	74,982	1.3%	1.1	1.1	0.0	0.5	0.5	0.0
Ritz Carlton	1	0.1	0.2	0.1	4,870	13,834	0.0%	0.1	0.2	0.1	0.0	0.1	0.1
W	1	0.3	0.3	0.0	17,098	17,118	0.1%	0.3	0.2	-0.1	0.0	0.1	0.1
Westin	9	4.1	4.1	0.0	165,453	162,784	-1.6%	2.5	2.3	-0.2	1.2	1.2	-0.1
Za Za	2	0.3	0.5	0.2	17,445	25,460	45.9%	0.3	0.4	0.1	0.1	0.1	0.0
Luxury Segment	17	7.4	7.7	0.3	353,746	372,218	5.2%	5.3	5.2	-0.1	2.3	2.3	0.0
Hilton	24	9.3	9.6	0.3	328,988	351,843	6.9%	4.9	4.9	0.0	2.9	2.9	0.0
Hyatt	11	5.4	6.3	0.9	215,942	239,336	10.8%	3.2	3.4	0.2	1.7	1.7	0.1
Inter-Cont	3	1.2	1.2	0.0	44,040	44,471	1.0%	0.7	0.6	-0.1	0.4	0.4	0.0
Marriott	23	9.2	9.2	0.0	353,775	360,724	2.0%	5.3	5.1	-0.2	3.0	2.9	-0.1
Omni	10	3.7	3.7	0.0	132,831	134,412	1.2%	2.0	1.9	-0.1	1.2	1.1	-0.1
Renaissance	6	2.4	2.4	0.0	89,622	88,927	-0.8%	1.3	1.2	-0.1	0.7	0.7	0.0
Upscale Segment	77	31.2	32.4	1.2	1,165,198	1,219,713	4.7%	17.5	17.1	-0.4	9.8	9.7	-0.2
Embassy	19	4.2	4.1	-0.1	153,209	159,028	3.8%	2.3	2.2	-0.1	1.4	1.3	0.0
Homewood	35	3.0	3.4	0.4	95,368	105,380	10.5%	1.4	1.5	0.1	1.0	1.1	0.0
Hyatt Summerfield	7	0.0	1.0	1.0	-	13,459		0.0	0.2	0.2		0.2	
Residence Inn	49	5.4	5.7	0.3	172,755	180,477	4.5%	2.6	2.5	-0.1	1.9	1.9	-0.1
Staybridge	16	1.4	1.7	0.3	35,683	45,330	27.0%	0.5	0.6	0.1	0.4	0.5	0.1
Other Suites	16	3.8	3.6	-0.2	117,209	118,223	0.9%	1.8	1.7	-0.1	1.2	1.1	-0.1
Suites Segment	142	17.8	19.5	1.7	574,224	621,897	8.3%	8.6	8.7	0.1	5.9	6.0	0.1
Aloft	1	0.0	0.0	0.0	-	221,281			3.1	3.1		2.5	0.0
Courtyard	57	7.2	7.6	0.4	209,716	221,281	5.5%	3.1	3.1	0.0	2.4	2.3	-0.1
Crowne Plaza	10	2.8	3.1	0.3	68,391	221,281	223.6%	1.0	3.1	2.1	0.9	2.6	1.7
Doubletree	7	2.1	2.1	0.0	61,797	65,800	6.5%	0.9	0.9	0.0	0.7	0.6	0.0
Hilton Garden	26	3.0	3.6	0.6	87,821	104,364	18.8%	1.3	1.5	0.2	1.0	1.1	0.1
Holiday Inn	52	12.0	10.5	-1.5	229,550	222,817	-2.9%	3.4	3.1	-0.3	3.4	2.9	-0.5
Hyatt Place	15	0.1	1.9	1.8	2,947	30,402	931.6%	0.0	0.4	0.4	0.0	0.3	0.3
Indigo	2	0.3	0.3	0.0	7,618	7,955	4.4%	0.1	0.1	0.0	0.1	0.1	0.0
Radisson	14	3.3	3.3	0.0	76,800	72,741	-5.3%	1.2	1.0	-0.2	1.0	0.9	-0.1
Sheraton	8	2.0	4.0	2.0	61,291	63,851	4.2%	0.9	0.9	0.0	0.6	0.7	0.1
Wyndham	11	2.6	3.0	0.4	69,237	76,340	10.3%	1.0	1.1	0.1	0.7	0.8	0.1
Other Mid/Upscale	4	2.4	0.6	-1.8	45,575	49,481	8.6%	0.7	0.7	0.0	0.6	0.6	-0.1
Mid/Upstairs	207	37.8	40.0	2.2	920,743	1,357,594	47.4%	13.8	19.0	5.2	11.4	15.5	4.1
Mid-and-L P Segments													
Mini-Suites	178	17.0	15.1	-1.9	356,528	351,224	-1.5%	5.3	4.9	-0.4	5.3	4.9	-0.4
L.S./Midscales	844	65.0	67.7	2.7	1,313,470	1,268,096	-3.5%	19.7	17.8	-1.9	20.2	17.8	-2.4
Low Price Extended Stay	178	21.9	23.5	1.6	232,144	246,680	6.3%	3.5	3.5	0.0	7.4	7.5	0.1
Budget Segment	859	62.6	63.5	0.9	649,358	688,829	6.1%	9.7	9.7	0.0	16.6	16.6	-0.1
Total Chains	2,502	260.7	269.4	8.7	5,565,411	6,126,251	10.1%	83.4	85.9	2.5	79.0	81.2	2.3
Independents													
\$100+ ADR	376	14.2	16.6	2.4	477,228	551,381	15.5%	7.1	7.7	0.6	3.7	4.0	0.4
\$60-\$99.99	317	15.6	15.8	0.2	231,465	238,394	3.0%	3.5	3.3	-0.2	3.4	3.5	0.1
Under \$60	1245	58.3	58.6	0.3	402,890	213,754	-46.9%	6.0	3.0	-3.0	14.0	7.1	-6.9
Total Independents	1,938	88.1	91.0	2.9	1,111,583	1,003,529	-9.7%	16.6	14.1	-2.5	21.0	17.8	-3.2
Total Market	4,440	348.8	360.4	11.6	6,676,994	7,129,780	6.8%	100.0	100.0		100.0	100.0	

1. All Texas hotels and motels with rooms-only revenues exceeding \$80,000 per year. 2. Gross Room Revenue (000's) includes non-tax revenues (approx. 11% of total). 3. Percent Gross Room Revenues. 4. Percent Roomnights Sold: derived from room revenues, roomnights and estimated ADR.

HIGH-PRICED BRAND PERFORMANCE RESULTS

Year Ending Dec. 31, 2008 [[^]=Change from prior year (absolute value unless marked percentage)]

Brands/ Segments	% Occupancy ⁵			Est. \$ ADR			\$ REVPAR ⁶			REVPAR Index ⁷		
	2007	2008	[^]	2007	2008	% [^]	2007	2008	[^]	2007	2008	[^]
Four Seasons	71.6	68.7	-2.9	272.34	287.76	5.7%	195.00	197.69	2.70	372	359	-13
Gaylord	75.8	76.7	0.9	177.00	177.38	0.2%	134.17	136.05	1.88	256	247	-9
Ritz Carlton	44.5	62.6	18.1	272.85	266.30	0.0%	121.42	166.70	45.28	232	303	71
W	63.0	61.6	-1.4	295.06	286.01	0.0%	185.89	176.18	-9.71	355	320	-35
Westin	64.0	61.1	-2.9	174.65	178.04	1.9%	111.78	108.78	-2.99	213	198	-15
Za Za	60.7	63.5	2.8	249.31	234.57	-5.9%	151.33	148.95	-2.38	289	271	-18
Luxury Segment	67.1	65.5	-1.6	198.04	203.30	2.7%	132.88	133.16	0.28	253	242	-11
Hilton	67.4	65.3	-2.1	143.21	152.38	6.4%	96.52	99.50	2.98	184	181	-3
Hyatt	66.1	62.8	-3.3	167.17	173.96	4.1%	110.50	109.25	-1.25	211	198	-13
Inter-Cont	67.8	64.2	-3.6	147.85	157.15	6.3%	100.24	100.89	0.65	191	183	-8
Marriott	69.0	68.0	-1.0	152.95	159.28	4.1%	105.54	108.31	2.77	201	197	-4
Omni	67.8	64.4	-3.4	144.64	151.99	5.1%	98.07	97.88	-0.18	187	178	-9
Renaissance	66.1	63.4	-2.7	155.44	160.07	3.0%	102.75	101.48	-1.26	196	184	-12
Upscale Segment	67.6	65.3	-2.3	151.43	159.11	5.1%	102.37	103.90	1.53	195	189	-6
Embassy	69.5	70.3	0.8	143.97	151.44	5.2%	100.06	106.46	6.40	191	193	2
Homewood	71.7	69.2	-2.5	119.62	126.02	5.4%	85.77	87.21	1.44	164	158	-6
Hyatt Summerfield	0.0	63.9	63.9	0.00	106.34		0.00	67.95	67.95		123	
Residence Inn	76.7	73.2	-3.5	114.45	122.68	7.2%	87.78	89.80	2.02	167	163	-4
Staybridge	68.1	66.7	-1.4	106.20	111.24	4.7%	72.32	74.20	1.87	138	135	-3
Other Suites	66.5	64.4	-2.1	125.97	136.33	8.2%	83.77	87.80	4.03	160	160	0
Suites Segment	71.3	69.3	-2.0	123.83	130.06	5.0%	88.29	90.13	1.84	168	164	-4
Aloft		54.1	54.1		112.96		0.00	61.11	61.11		111	
Courtyard	71.0	67.2	-3.8	111.96	119.11	6.4%	79.49	80.04	0.55	152	145	-7
Crowne Plaza	65.7	65.6	-0.1	101.71	108.17	6.4%	66.82	70.96	4.14	127	129	2
Doubletree	66.8	67.7	0.9	119.44	127.49	6.7%	79.79	86.31	6.52	152	157	5
Hilton Garden	69.1	67.9	-1.2	114.86	124.51	8.4%	79.37	84.54	5.17	151	154	3
Holiday Inn	60.6	62.0	1.4	86.37	96.04	11.2%	52.34	59.54	7.20	100	108	8
Hyatt Place	67.0	67.4	0.4	98.71	112.91	14.4%	66.14	76.10	9.97	126	138	12
Indigo	66.3	66.7	0.4	104.87	112.20	0.0%	69.53	74.84	5.31	133	136	3
Radisson	63.0	58.7	-4.3	100.13	102.27	2.1%	63.08	60.03	-3.05	120	109	-11
Sheraton	65.3	59.7	-5.6	125.78	111.01	-11.7%	82.13	66.27	-15.86	157	120	-37
Wyndham	61.2	59.0	-2.2	120.49	114.14	-5.3%	73.74	67.34	-6.40	141	122	-19
Other Mid/Upscale	56.9	64.7	7.8	92.67	109.28	17.9%	52.73	70.70	17.97	101	128	27
Mid/Upscales	64.3	63.7	-0.6	103.36	110.42	6.8%	66.46	70.34	3.88	127	128	1
Mid/Upscales	64.3	63.7	-0.6	103.36	110.42	6.8%	66.46	70.34	3.88	127	128	1
Mid-and-L P Segments												
Mini-Suites	66.8	66.1	-0.7	86.28	90.58	5.0%	57.64	59.87	2.24	110	109	-1
L.S./Midscales	66.4	65.5	-0.9	83.02	89.51	7.8%	55.13	58.63	3.50	105	107	2
Low Price Extended Stay	72.2	71.7	-0.5	40.32	41.64	3.3%	29.11	29.86	0.74	56	54	-2
Budget Segment	56.9	57.6	0.7	49.91	52.40	5.0%	28.40	30.18	1.78	54	55	1
Total Chains	64.8	64.2	-0.6	90.13	94.98	5.4%	58.40	60.98	2.57	111	111	0
Independents												
\$100+ ADR	55.1	54.0	-1.1	167.14	171.62	2.7%	92.09	92.67	0.58	176	168	-8
\$60-\$99.99	46.3	48.5	2.2	87.92	86.84	-1.2%	40.71	42.12	1.41	78	77	-1
Under \$60	51.7	53.7	2.0	36.79	37.65	2.3%	19.02	20.22	1.20	36	37	1
Total Independents	51.3	52.9	1.6	67.61	70.87	4.8%	34.68	37.49	2.81	66	68	2
Total Market	61.4	61.3	-0.1	85.40	89.79	5.1%	52.44	55.04	2.61	100	100	

5. Roomnights sold divided by roomnights available (times 100). Roomnights sold equals room revenues divided by estimated average daily rate (ADR).

6. Room revenue, per available room per day (equals occupancy times percent times ADR). 7. Market average equals 100.

MID/LOW-PRICED BRAND PERFORMANCE RESULTS

Year Ending Dec. 31, 2008 [[^]=Change from prior year (absolute value unless marked percentage)]

Brands/ Segments	# Hotels ¹	# Rooms ^M			\$ Room ²			% Revenues ³			% Rmnts Sold ⁴		
		2007	2008	[^]	2007	2008	[^]	2007	2008	[^]	2007	2008	[^]
High-Priced Segments													
Luxury Segment	17	7.4	7.7	0.3	353,746	372,218	5.2%	5.3	5.2	-0.1	2.3	2.3	0.0
Upscale Segment	77	31.2	32.4	1.2	1,165,198	1,219,713	4.7%	17.5	17.1	-0.4	9.8	9.7	-0.2
Suites Segment	142	17.8	19.5	1.7	574,224	621,897	8.3%	8.6	8.7	0.1	5.9	6.0	0.1
Mid/Upscales	207	37.8	40.0	2.2	920,743	1,357,594	47.4%	13.8	19.0	5.2	11.4	15.5	4.1
AmeriSuites	2	2.3	0.2	-2.1	49,457	26,394	-46.6%	0.7	0.4	-0.3	0.7	0.3	-0.4
Bradford Suites	1	1.0	0.1	-0.9	19,363	8,682	-55.2%	0.3	0.1	-0.2	0.3	0.1	-0.2
Candlewood	23	2.2	2.4	0.2	39,713	42,717	7.6%	0.6	0.6	0.0	0.7	0.7	0.0
Comfort Suites	87	4.8	5.7	0.9	100,448	115,561	15.0%	1.5	1.6	0.1	1.5	1.6	0.1
Hawthorn Ltd.	19	2.0	1.9	-0.1	37,771	36,388	-3.7%	0.6	0.5	-0.1	0.6	0.5	0.0
Quality Suites	2	0.1	0.1	0.0	2,327	2,654	14.1%	0.0	0.0	0.0	0.0	0.0	0.0
SpringHill	19	2.1	2.2	0.1	55,847	60,653	8.6%	0.8	0.9	0.1	0.7	0.7	0.0
Townplace	15	1.5	1.5	0.0	33,933	37,884	11.6%	0.5	0.5	0.0	0.5	0.5	0.0
Other Mini-Suites	10	1.0	1.0	0.0	17,669	20,291	14.8%	0.3	0.3	0.0	0.3	0.3	0.0
Mini-Suites	178	17.0	15.1	-1.9	356,528	351,224	-1.5%	5.3	4.9	-0.4	5.3	4.9	-0.4
Best Western	223	14.1	13.8	-0.3	228,201	236,098	3.5%	3.4	3.3	-0.1	4.1	3.9	-0.2
Country Inn & Suites	14	1.0	1.0	0.0	18,273	87,517	378.9%	0.3	1.2	0.9	0.3	1.4	1.1
Comfort Inn	81	5.1	5.3	0.2	85,959	17,817	-79.3%	1.3	0.2	-1.1	1.5	0.3	-1.2
Drury Inn	16	2.5	2.6	0.1	60,749	67,364	10.9%	0.9	0.9	0.0	0.8	0.8	0.0
Fairfield Inn	46	3.7	3.8	0.1	88,788	92,248	3.9%	1.3	1.3	0.0	1.3	1.2	-0.1
Hampton Inn	117	9.8	10.2	0.4	256,841	274,145	6.7%	3.8	3.8	0.0	3.3	3.2	-0.1
Holiday Express	160	11.0	11.8	0.8	264,306	294,769	11.5%	4.0	4.1	0.1	3.6	3.6	0.0
La Quinta	159	15.7	17.0	1.3	273,558	157,422	-42.5%	4.1	2.2	-1.9	4.7	2.5	-2.2
Sleep Inn	18	1.0	1.2	0.2	16,378	19,290	17.8%	0.2	0.3	0.1	0.3	0.3	0.0
Wingate	10	1.1	1.0	-0.1	20,417	21,426	4.9%	0.3	0.3	0.0	0.3	0.3	0.0
L.S./Midscales	844	65.0	67.7	2.7	1,313,470	1,268,096	-3.5%	19.7	17.8	-1.9	20.2	17.8	-2.4
Budget Stes America	11	4.0	4.0	0.0	36,899	37,106	0.6%	0.6	0.5	-0.1	1.4	1.4	0.0
Ext Stay America	37	3.5	4.1	0.6	48,811	56,045	14.8%	0.7	0.8	0.1	1.2	1.3	0.1
Homestead Village	15	2.0	2.0	0.0	24,299	24,416	0.5%	0.4	0.3	-0.1	0.7	0.6	0.0
Intown	28	3.6	3.6	0.0	31,298	31,838	1.7%	0.5	0.4	-0.1	1.2	1.2	0.0
Studio Plus	11	1.2	1.0	-0.2	17,961	13,414	-25.3%	0.3	0.2	-0.1	0.4	0.3	-0.1
Studio 6	23	2.6	2.7	0.1	28,746	30,332	5.5%	0.4	0.4	0.0	0.9	0.8	0.0
Other LP Ext St	53	5.0	6.1	1.1	44,130	53,529	21.3%	0.7	0.8	0.1	1.6	1.8	0.2
Low Price Extended Stay	178	21.9	23.5	1.6	232,144	246,680	6.3%	3.5	3.5	0.0	7.4	7.5	0.1
Baymont	21	1.7	2.1	0.4	19,900	22,704	14.1%	0.3	0.3	0.0	0.5	0.5	0.0
Best Value	86	4.9	5.6	0.7	38,764	44,908	15.8%	0.6	0.6	0.0	1.2	1.3	0.1
Clarion I & S	7	1.7	0.9	-0.8	16,326	10,053	-38.4%	0.2	0.1	-0.1	0.3	0.2	-0.1
Days Inn	131	8.9	9.2	0.3	96,232	106,434	10.6%	1.4	1.5	0.1	2.3	2.4	0.0
Econo Lodge	53	3.3	2.9	-0.4	29,284	27,419	-6.4%	0.4	0.4	0.0	0.8	0.7	-0.1
How. Johnson	31	2.4	3.0	0.6	25,424	30,994	21.9%	0.4	0.4	0.0	0.6	0.7	0.1
Microtel	20	1.3	1.3	0.0	15,529	14,683	-5.4%	0.2	0.2	0.0	0.4	0.3	0.0
Motel 6	106	10.5	10.6	0.1	105,283	108,068	2.6%	1.6	1.5	-0.1	3.3	3.2	-0.1
Quality Inn	62	4.8	5.0	0.2	58,845	65,134	10.7%	0.9	0.9	0.0	1.2	1.2	0.0
Ramada	42	4.3	4.5	0.2	45,290	47,177	4.2%	0.7	0.7	0.0	1.0	1.0	0.0
Red Roof Inn	29	3.4	3.4	0.0	33,826	35,415	4.7%	0.5	0.5	0.0	0.9	0.9	0.0
Super 8	142	7.9	8.5	0.6	96,992	106,381	9.7%	1.5	1.5	0.0	2.2	2.3	0.1
Travelodge	22	1.6	1.7	0.1	15,202	15,824	0.0%	0.2	0.2	0.0	0.0	0.4	0.0
Other Budgets	107	5.9	5.7	-0.2	52,461	53,635	2.2%	0.8	0.8	0.0	1.4	1.4	0.0
Budget Segment	859	62.6	63.5	0.9	649,358	688,829	6.1%	9.7	9.7	0.0	16.6	16.6	-0.1
Total Chains	2502	260.7	269.4	8.7	5,565,411	6,126,251	10.1%	83.4	85.9	2.5	79.0	81.2	2.3
Total Independents	1938	88.1	91.0	2.9	1,111,583	1,003,529	-9.7%	16.6	14.1	-2.5	21.0	17.8	-3.2
Total Market	4440	348.8	360.4	11.6	6,676,994	7,129,780	6.8%	100.0	100.0		100.0	100.0	

1. All Texas hotels and motels with rooms-only revenues exceeding \$80,000 per year. 2. Gross Room Revenue (000's) includes non-tax revenues (approx. 11% of total). 3. Percent Gross Room Revenues. 4. Percent Roomnights Sold: derived from room revenues, roomnights and estimated ADR.

MID/LOW-PRICED BRAND PERFORMANCE RESULTS

Year Ending Dec. 31, 2008 [[^]=Change from prior year (absolute value unless marked percentage)]

Brands/ Segments	% Occupancy ⁵			Est. \$ ADR			\$ REVPAR ⁶			REVPAR Index ⁷		
	2007	2008	[^]	2007	2008	% [^]	2007	2008	[^]	2007	2008	[^]
High-Priced Segments												
Luxury Segment	67.1	65.5	-1.6	198.04	203.30	2.7%	132.88	133.16	0.28	253	242	-11
Upscale Segment	67.6	65.3	-2.3	151.43	159.11	5.1%	102.37	103.90	1.53	189	189	-6
Suites Segment	71.3	69.3	-2.0	123.83	130.06	5.0%	88.29	90.13	1.84	168	164	-4
Mid/Upscales	64.3	63.7	-0.6	103.36	110.42	6.8%	66.46	70.34	3.88	127	128	1
AmeriSuites	63.4	62.0	-1.4	91.82	100.35	9.3%	58.21	62.22	4.00	111	113	2
Bradford Suites	62.4	63.5	1.1	87.99	111.66	26.9%	54.91	70.90	16.00	105	129	24
Candlewood	71.1	65.4	-5.7	70.57	74.66	5.8%	50.18	48.83	-1.35	96	89	-7
Comfort Suites	68.0	65.4	-2.6	84.16	90.16	7.1%	57.23	58.96	1.74	109	107	-2
Hawthorn Ltd.	59.8	61.2	1.4	87.45	91.19	4.3%	52.30	55.81	3.51	100	101	1
Quality Suites	60.7	68.5	7.8	74.51	78.58	5.5%	45.23	53.83	8.60	86	98	12
SpringHill	71.3	70.0	-1.3	101.92	108.51	6.5%	72.67	75.96	3.29	139	138	-1
Townplace	70.6	70.6	0.0	88.70	91.92	3.6%	62.62	64.90	2.27	119	118	-1
Other Mini-Suites	63.4	66.5	3.1	79.03	82.86	4.8%	50.11	55.10	5.00	96	100	4
Mini-Suites	66.8	66.1	-0.7	86.28	90.58	5.0%	57.64	59.87	2.24	110	109	-1
Best Western	62.3	62.2	-0.1	70.99	76.25	7.4%	44.23	47.43	3.20	84	86	2
Country Inn & Suites	64.7	63.2	-1.5	74.94	76.59	2.2%	48.49	48.40	-0.08	92	88	-4
Comfort Inn	63.7	61.6	-2.1	72.27	76.06	5.2%	46.04	46.85	0.82	88	85	-3
Drury Inn	68.4	67.2	-1.2	96.50	105.98	9.8%	66.01	71.22	5.21	126	129	3
Fairfield Inn	72.2	67.8	-4.4	90.64	96.70	6.7%	65.44	65.56	0.12	125	119	-6
Hampton Inn	71.5	68.9	-2.6	100.04	108.73	8.7%	71.53	74.91	3.39	136	136	0
Holiday Express	70.0	68.0	-2.0	93.80	102.46	9.2%	65.66	69.67	4.01	125	127	2
La Quinta	63.8	64.9	1.1	74.64	80.03	7.2%	47.62	51.94	4.32	91	94	3
Sleep Inn	66.6	64.4	-2.2	66.05	71.16	7.7%	43.99	45.83	1.84	84	83	-1
Wingate	64.2	65.8	1.6	76.85	86.91	13.1%	49.34	57.19	7.85	94	104	10
L.S./Midscales	66.4	65.5	-0.9	83.02	89.51	7.8%	55.13	58.63	3.50	105	107	2
Budget Stes America	74.9	73.2	-1.7	33.77	34.00	0.7%	25.29	24.89	-0.41	48	45	-3
Ext Stay America	74.1	73.9	-0.2	51.57	53.16	3.1%	38.21	39.29	1.07	73	71	-2
Homestead Village	71.1	68.8	-2.3	47.62	48.30	1.4%	33.86	33.23	-0.63	65	60	-5
Intown	74.4	73.3	-1.1	32.38	33.39	3.1%	24.09	24.47	0.38	46	44	-2
Studio Plus	72.7	70.7	-2.0	54.48	55.66	2.2%	39.61	39.35	-0.26	76	71	-5
Studio 6	72.2	72.0	-0.2	42.69	45.58	6.8%	30.82	32.82	2.00	59	60	1
Other LP Ext St	67.7	69.3	1.6	35.61	37.68	5.8%	24.11	26.11	2.00	46	47	1
Low Price Extended Stay	72.2	71.7	-0.5	40.32	41.64	3.3%	29.11	29.86	0.74	56	54	-2
Baymont	58.3	59.2	0.9	55.35	58.28	5.3%	32.27	34.50	2.23	62	63	1
Best Value	53.3	54.2	0.9	40.78	42.42	4.0%	21.74	22.99	1.26	41	42	1
Clarion I & S	42.3	49.5	7.2	61.84	65.13	5.3%	26.16	32.24	6.08	50	59	9
Days Inn	55.9	57.0	1.1	52.76	56.37	6.8%	29.49	32.13	2.64	56	58	2
Econo Lodge	53.2	54.6	1.4	45.16	48.92	8.3%	24.03	26.71	2.69	46	49	3
How. Johnson	51.8	49.8	-2.0	54.96	54.21	-1.4%	28.47	27.00	-1.47	54	49	-5
Microtel	60.0	56.5	-3.5	53.15	53.97	1.5%	31.89	30.49	-1.40	61	55	-6
Motel 6	67.0	66.4	-0.6	40.82	42.50	4.1%	27.35	28.22	0.87	52	51	-1
Quality Inn	55.4	58.1	2.7	60.97	66.49	9.1%	33.78	38.63	4.85	64	70	6
Ramada	51.9	51.6	-0.3	55.97	58.27	4.1%	29.05	30.07	1.02	55	55	0
Red Roof Inn	56.1	57.8	1.7	49.24	51.15	3.9%	27.62	29.56	1.94	53	54	1
Super 8	60.4	60.6	0.2	55.43	57.89	4.4%	33.48	35.08	1.60	64	64	0
Travelodge	51.3	51.9	0.6	51.16	52.06	0.0%	26.25	27.02	0.77	50	49	-1
Other Budgets	52.3	53.7	1.4	46.79	48.55	3.8%	24.47	26.07	1.60	47	47	0
Budget Segment	56.9	57.6	0.7	49.91	52.40	5.0%	28.40	30.18	1.78	54	55	1
Total Chains	64.8	64.2	-0.6	90.13	94.98	5.4%	58.40	60.98	2.57	111	111	0
Total Independents	51.3	52.9	1.6	67.61	70.87	4.8%	34.68	37.49	2.81	66	68	2
Total Market	61.4	61.3	-0.1	85.40	89.79	5.1%	52.44	55.04	2.61	100	100	0

5. Roomnights sold divided by roomnights available (times 100). Roomnights sold equals room revenues divided by estimated average daily rate (ADR).

6. Room revenue, per available room per day (equals occupancy times percent times ADR). 7. Market average equals 100.

HIGH-PRICED BRAND PERFORMANCE RESULTS

Fourth Quarter 2008 [[^]=Change from same quarter of prior year (absolute value unless marked percentage)]

Brands/ Segments	# Hotels ¹ 2008	# Rooms-M			\$ Room ² Revenues(000's)			% Revenues ³			% Rmnts Sold ⁴		
		2007	2008	[^]	2007	2008	[^]	2007	2008	[^]	2007	2008	[^]
Four Seasons	3	1.1	1.1	0.0	\$18,328	\$17,684	-3.5%	1.2	1.1	-0.1	0.4	0.3	0.0
Gaylord	1	1.5	1.5	0.0	18,133	18,142	0.0%	1.2	1.1	-0.1	0.6	0.5	0.0
Ritz Carlton	1	0.2	0.2	0.0	3,680	3,117	0.0%	0.2	0.2	0.0	0.0	0.1	0.1
W	1	0.3	0.3	0.0	4,419	3,494	-20.9%	0.3	0.2	-0.1	0.1	0.1	0.0
Westin	9	4.1	4.1	0.0	40,296	38,013	-5.7%	2.6	2.3	-0.3	1.3	1.2	-0.1
Za Za	2	0.5	0.5	0.0	6,333	6,369	0.6%	0.4	0.4	0.0	0.1	0.1	0.0
Luxury Segment	17	7.7	7.7	0.0	91,189	86,819	-4.8%	5.8	5.2	-0.6	2.5	2.3	-0.2
Hilton	23	9.5	9.5	0.0	79,192	78,162	-1.3%	5.1	4.6	-0.5	3.1	2.8	-0.3
Hyatt	11	5.4	6.5	1.1	49,992	58,745	17.5%	3.2	3.5	0.3	1.7	1.8	0.2
Inter-Continental	3	1.2	1.2	0.0	10,308	10,117	-1.9%	0.7	0.6	-0.1	0.4	0.4	0.0
Marriott	24	8.9	9.2	0.0	79,217	86,189	8.8%	5.1	5.1	0.0	2.9	2.9	0.0
Omni	10	3.7	3.7	0.0	32,365	30,249	-6.5%	2.1	1.8	-0.3	1.2	1.1	-0.2
Renaissance	6	2.4	2.4	0.0	19,616	19,637	0.1%	1.3	1.2	-0.1	0.7	0.7	0.0
Upscale Segment	77	31.1	32.5	1.4	270,690	283,099	4.6%	17.3	16.8	-0.5	9.9	9.6	-0.3
Embassy	19	4.2	4.1	-0.1	36,501	37,528	2.8%	2.3	2.2	-0.1	1.4	1.3	-0.1
Homewood	36	3.1	3.6	0.5	23,136	25,865	11.8%	1.5	1.5	0.0	1.1	1.1	0.0
Hyatt Summerfield	7	0.6	1.0	0.4	2,680	6,294		0.2	0.4	0.2	0.2	0.3	0.1
Residence Inn	51	5.4	5.7	0.3	40,644	45,268	11.4%	2.6	2.7	0.1	1.9	2.0	0.0
Staybridge	17	1.7	1.8	0.1	9,918	11,444	15.4%	0.6	0.7	0.1	0.5	0.5	0.0
Other Suites	16	3.7	3.6	-0.1	27,581	26,758	-3.0%	1.8	1.6	-0.2	1.2	1.0	-0.2
Suites Segment	146	18.7	19.8	1.1	140,460	153,157	9.0%	9.0	9.1	0.1	6.2	6.2	0.1
Aloft	2	0.0	0.1	0.1	0	619		0.0	0.0		0.0	0.0	0.0
Courtyard	58	7.2	7.5	0.3	49,113	50,840	3.5%	3.1	3.0	-0.1	2.4	2.3	-0.1
Crowne Plaza	11	3.2	3.4	0.2	17,649	21,122	19.7%	1.1	1.3	0.2	1.0	1.0	0.1
Doubletree	7	2.1	2.1	0.0	15,034	15,388	2.4%	1.0	0.9	-0.1	0.7	0.7	0.0
Hilton Garden	30	3.3	4.1	0.8	22,851	29,105	27.4%	1.5	1.7	0.2	1.1	1.2	0.2
Holiday Inn	51	10.6	10.2	-0.4	46,997	53,343	13.5%	3.0	3.2	0.2	2.9	2.9	0.0
Hyatt Place	16	1.1	2.0	0.9	6,704	12,973	93.5%	0.4	0.8	0.4	0.4	0.6	0.2
Indigo	2	0.3	0.3	0.0	1,860	2,091	0.0%	0.1	0.1	0.0	0.1	0.1	0.0
Radisson	13	3.3	3.1	-0.2	15,975	14,080	-11.9%	1.0	0.8	-0.2	0.9	0.8	-0.2
Sheraton	8	2.0	4.0	2.0	13,744	19,832	44.3%	0.9	1.2	0.3	0.6	1.0	0.4
Wyndahm	9	3.1	2.6	-0.5	18,582	14,688	-21.0%	1.2	0.9	-0.3	0.9	0.7	-0.2
Other Mid/Upscale	4	2.4	0.7	-1.7	10,509	4,434	-57.8%	0.7	0.3	-0.4	0.7	0.2	-0.5
Mid/Upscales	211	38.6	40.1	1.5	219,018	238,515	8.9%	14.0	14.2	0.2	11.6	11.5	-0.1
Mid-and L P Segments													
Mini-Suites	182	15.4	15.4	0.0	73,834	77,966	5.6%	4.7	4.6	-0.1	4.7	4.5	-0.2
L.S./Midscales	871	65.3	69.5	4.2	314,059	344,097	9.6%	20.1	20.4	0.3	20.2	20.2	0.1
Low Price Extended Stay	180	22.6	23.9	1.3	56,330	62,299	10.6%	3.6	3.7	0.1	7.7	7.8	0.1
Budget Segment	875	63.7	65.9	2.2	150,429	170,731	13.5%	9.6	10.1	0.5	16.5	16.9	0.4
Total Chains	2559	263.1	274.8	11.7	1,316,009	1,416,683	7.6%	84.1	84.2	0.1	79.3	79.2	-0.1
Independents													
\$100+ ADR	365	15.6	17.3	1.7	108,253	123,654	14.2%	6.9	7.3	0.4	3.6	3.9	0.3
\$60-\$99.99	286	14.4	14.5	0.1	44,545	46,976	5.5%	2.8	2.8	0.0	3.0	3.2	0.2
Under \$60	1199	57.8	54.9	-2.9	95,400	95,759	0.4%	6.1	5.7	-0.4	14.1	13.6	-0.4
Total Independents	1850	87.8	86.7	-1.1	248,198	266,392	7.3%	15.9	15.8	-0.1	20.7	20.8	0.1
Total Market	4409	350.9	361.5	10.6	1,564,207	1,683,075	7.6%	100.0	100.0	0.0	100.0	100.0	

1. All Texas hotels and motels with rooms-only revenues exceeding \$80,000 per year. 2. Gross Room Revenue (000's) includes non-tax revenues (approx. 11% of total). 3. Percent Gross Room Revenues. 4. Percent Roomnights Sold: derived from room revenues, roomnights and estimated ADR.

HIGH-PRICED BRAND PERFORMANCE RESULTS

Fourth Quarter 2008 [[^]=Change from same quarter of prior year (absolute value unless marked percentage)]

Brands/ Segments	% Occupancy ⁵			Est. \$ ADR			\$ REVPAR ⁶			REVPAR Index ⁷		
	2007	2008	[^]	2007	2008	% [^]	2007	2008	[^]	2007	2008	[^]
Four Seasons	70.8	63.2	-7.6	267.51	278.68	4.2%	189.40	176.13	-13.27	391	348	-43
Gaylord	74.2	75.0	0.8	175.73	173.89	-1.0%	130.39	130.42	0.03	269	258	-11
Ritz Carlton	67.5	60.4	-7.1	271.72	257.47	-5.2%	183.41	155.51	-27.90	379	307	-72
W	65.4	58.0	-7.4	291.48	259.67	-10.9%	190.63	150.61	-40.02	393	298	-95
Westin	63.1	59.8	-3.3	171.12	170.32	-0.5%	107.98	101.85	-6.13	223	201	-22
Za Za	66.0	64.2	-1.8	230.68	238.07	3.2%	152.25	152.84	0.59	314	302	-12
Luxury Segment	66.8	63.5	-3.3	196.81	195.85	-0.5%	131.47	124.36	-7.10	271	246	-25
Hilton	65.4	61.7	-3.7	139.14	144.48	3.8%	91.00	89.14	-1.85	188	176	-12
Hyatt	62.9	58.8	-4.1	161.40	167.36	3.7%	101.52	98.41	-3.11	210	194	-16
Inter-Cont	64.3	62.2	-2.1	144.86	147.00	1.5%	93.14	91.43	-1.71	192	181	-11
Marriott	65.0	66.3	1.3	148.62	154.02	3.6%	96.60	102.12	5.51	199	202	3
Omni	66.5	60.2	-6.3	142.57	147.15	3.2%	94.81	88.58	-6.22	196	175	-21
Renaissance	59.7	57.4	-2.3	149.52	154.65	3.4%	89.26	88.77	-0.49	184	175	-9
Upscale Segment	64.5	61.9	-2.6	147.01	152.78	3.9%	94.82	94.57	-0.25	196	187	-9
Embassy	65.5	67.0	1.5	142.98	148.26	3.7%	93.65	99.33	5.68	193	196	3
Homewood	68.2	63.8	-4.4	118.21	123.36	4.4%	80.62	78.70	-1.92	166	155	-11
Hyatt Summerfield	56.0	65.7	9.7	90.53	106.05		50.70	69.67	18.98	105	138	33
Residence Inn	71.9	71.3	-0.6	114.79	120.50	5.0%	82.53	85.92	3.38	170	170	0
Staybridge	61.3	62.2	0.9	104.07	108.24	4.0%	63.79	67.33	3.53	132	133	1
Other	65.1	59.7	-5.4	124.97	134.85	7.9%	81.36	80.51	-0.85	168	159	-9
Suites Segment	67.0	65.8	-1.2	122.07	127.42	4.4%	81.79	83.84	2.06	169	166	-3
Aloft	0.0	54.1	54.1	0.00	112.96	0.0%	0.00	61.11	61.11	0	121	0
Courtyard	68.0	64.0	-4.0	109.50	115.77	5.7%	74.46	74.09	-0.37	154	146	-8
Crowne Plaza	61.5	62.9	1.4	98.96	107.65	8.8%	60.86	67.71	6.85	126	134	8
Doubletree	64.6	64.5	-0.1	119.34	122.36	2.5%	77.09	78.92	1.83	159	156	-3
Hilton Garden	66.5	62.8	-3.7	114.35	121.90	6.6%	76.04	76.55	0.51	157	151	-6
Holiday Inn	56.0	59.9	3.9	86.04	94.72	10.1%	48.18	56.74	8.55	99	112	13
Hyatt Place	66.6	65.8	-0.8	97.06	109.34	12.7%	64.64	71.95	7.30	133	142	9
Indigo	64.6	67.0	2.4	104.41	112.25	7.5%	67.45	75.21	7.76	139	149	10
Radisson	58.1	52.9	-5.2	90.97	92.62	1.8%	52.85	49.00	-3.86	109	97	-12
Sheraton	60.6	51.7	-8.9	120.64	105.15	-12.8%	73.11	54.36	-18.75	151	107	-44
Wyndham	58.2	56.9	-1.3	113.16	108.63	-4.0%	65.86	61.81	-4.05	136	122	-14
Other Mid/Upscale	56.2	61.5	5.3	85.84	112.10	30.6%	48.24	68.94	20.70	100	136	36
Mid/Upscales	61.0	60.3	-0.7	101.31	107.38	6.0%	61.80	64.75	2.95	128	128	0
Mid-and-L P Segments												
Mini-Suites	61.9	61.4	-0.5	84.22	89.07	5.8%	52.13	54.69	2.56	108	108	0
L.S./Midscales	62.9	60.9	-2.0	83.67	88.33	5.6%	52.63	53.79	1.16	109	106	-3
Low Price Extended Stay	68.6	68.7	0.1	39.49	41.46	5.0%	27.09	28.48	1.39	56	56	0
Budget Segment	52.4	54.0	1.6	48.94	52.32	6.9%	25.64	28.25	2.61	53	56	3
Total Chains	61.1	60.4	-0.7	89.24	92.86	4.1%	54.53	56.09	1.56	113	111	-2
Independents												
\$100+ ADR	46.4	47.2	0.8	162.54	164.49	1.2%	75.42	77.64	2.22	156	153	-3
\$60-\$99.99	42.6	46.5	3.9	78.73	75.90	-3.6%	33.54	35.29	1.75	69	70	1
Under \$60	48.7	51.7	3.0	36.44	36.47	0.1%	17.75	18.85	1.11	37	37	0
Total Independents	47.3	49.9	2.6	64.47	66.66	3.4%	30.49	33.26	2.77	63	66	3
Total Market	57.6	57.9	0.3	84.11	87.42	3.9%	48.45	0.00	2.17	100	100	0

5. Roomnights sold divided by roomnights available (times 100). Roomnights sold equals room revenues divided by estimated average daily rate (ADR).

6. Room revenue, per available room per day (equals occupancy times percent times ADR). 7. Market average equals 100.

MID/LOW-PRICED BRAND PERFORMANCE RESULTS

Fourth Quarter 2008 [[^]=Change from same quarter of prior year (absolute value unless marked percentage)]

Brands/ Segments	# Hotels ¹ 2008	# Rooms-M			\$ Room ² Revenues(000's)			% Revenues ³			% Rmnts Sold ⁴		
		2007	2008	[^]	2007	2008	[^]	2007	2008	[^]	2007	2008	[^]
High-Priced Segments													
Luxury Segment	17	7.7	7.7	0.0	91,189	86,819	-4.8%	5.8	5.2	-0.6	2.5	2.3	-0.2
Upscale Segment	77	31.1	32.5	1.4	270,690	283,099	4.6%	17.3	16.8	-0.5	9.9	9.6	-0.3
Suites Segment	146	18.7	19.8	1.1	140,460	153,157	9.0%	9.0	9.1	0.1	6.2	6.2	0.1
Mid/Upscales	211	38.6	40.1	1.5	219,018	238,515	8.9%	14.0	14.2	0.2	11.6	11.5	-0.1
AmeriSuites	1	1.0	0.1	-0.9	4,332	536	-87.6%	0.3	0.0	-0.3	0.3	0.0	-0.2
Bradford Suites	1	0.4	0.1	-0.3	1,766	951	-46.1%	0.1	0.1	0.0	0.1	0.0	-0.1
Candlewood	24	2.3	2.5	0.2	9,301	9,880	6.2%	0.6	0.6	0.0	0.7	0.7	0.0
Comfort Suites	91	5.0	6.0	1.0	24,169	29,582	22.4%	1.5	1.8	0.3	1.6	1.7	0.2
Hawthorn Ltd.	19	1.9	1.9	0.0	7,688	9,218	19.9%	0.5	0.5	0.0	0.5	0.5	0.0
SpringHill	19	2.1	2.2	0.1	13,267	13,973	5.3%	0.8	0.8	0.0	0.7	0.7	0.0
Townplace	15	1.6	1.5	-0.1	8,255	8,459	2.5%	0.5	0.5	0.0	0.5	0.5	0.0
Other Mini-Suites	10	1.0	1.0	0.0	4,487	4,682	4.3%	0.3	0.3	0.0	0.3	0.3	0.0
Mini-Suites	182	15.4	15.4	0.0	73,834	77,966	5.6%	4.7	4.6	-0.1	4.7	4.5	-0.2
Best Western	226	13.5	14.0	0.5	52,963	56,423	6.5%	3.4	3.4	0.0	4.0	3.9	-0.1
Country Inn & Suites	14	1.0	1.0	0.0	4,028	4,157	3.2%	0.3	0.2	-0.1	0.3	0.3	0.0
Comfort Inn	82	5.0	5.4	0.4	19,672	21,225	7.9%	1.3	1.3	0.0	1.5	1.5	0.0
Drury Inn	17	2.6	2.7	0.1	15,459	15,512	0.3%	1.0	0.9	-0.1	0.8	0.8	-0.1
Fairfield Inn	46	3.7	3.8	0.1	21,061	20,031	-4.9%	1.3	1.2	-0.1	1.3	1.1	-0.2
Hampton Inn	121	9.7	10.5	0.8	61,191	66,930	9.4%	3.9	4.0	0.1	3.3	3.3	0.0
Holiday Express	167	11.3	12.4	1.1	65,098	73,054	12.2%	4.2	4.3	0.1	3.7	3.7	0.0
La Quinta	166	16.4	17.3	0.9	65,711	76,453	16.3%	4.2	4.5	0.3	4.7	5.0	0.3
Sleep Inn	21	1.1	1.4	0.3	4,038	5,408	33.9%	0.3	0.3	0.0	0.3	0.4	0.1
Wingate	11	1.0	1.0	0.0	4,838	4,904	1.4%	0.3	0.3	0.0	0.3	0.3	0.0
L.S./Midscales	871	65.3	69.5	4.2	314,059	344,097	9.6%	20.1	20.4	0.3	20.2	20.2	0.1
Budget Stes America	11	4.0	4.0	0.0	9,203	8,377	-9.0%	0.6	0.5	-0.1	1.5	1.3	-0.1
Ext Stay America	36	4.1	4.0	-0.1	12,540	13,870	10.6%	0.8	0.8	0.0	1.4	1.3	0.0
Homestead Village	15	2.0	2.0	0.0	5,489	4,919	-10.4%	0.4	0.3	-0.1	0.6	0.6	-0.1
Intown	30	3.6	3.9	0.3	7,769	8,310	7.0%	0.5	0.5	0.0	1.3	1.3	0.0
Studio Plus	11	0.9	1.0	0.1	2,967	3,215	8.4%	0.2	0.2	0.0	0.3	0.3	0.0
Studio 6	23	2.6	2.7	0.1	7,225	8,088	11.9%	0.5	0.5	0.0	0.9	0.9	0.0
Other LP Ext St	54	5.4	6.3	0.9	11,137	15,520	39.4%	0.7	0.9	0.2	1.7	2.1	0.3
Low Price Extended Stay	180	22.6	23.9	1.3	56,330	62,299	10.6%	3.6	3.7	0.1	7.7	7.8	0.1
Baymont	24	1.8	2.2	0.4	4,799	7,094	47.8%	0.3	0.4	0.1	0.5	0.6	0.1
Best Value	92	5.7	6.1	0.4	9,879	12,550	27.0%	0.6	0.7	0.1	1.3	1.5	0.1
Clarion I & S	7	0.8	0.9	0.1	2,418	2,850	17.9%	0.2	0.2	0.0	0.2	0.2	0.0
Days Inn	130	9.0	9.2	0.2	22,742	24,932	9.6%	1.5	1.5	0.0	2.3	2.3	0.0
Econo Lodge	54	2.9	3.0	0.1	5,933	7,577	27.7%	0.4	0.5	0.1	0.7	0.8	0.1
How. Johnson	32	3.2	3.2	0.0	6,435	7,209	12.0%	0.4	0.4	0.0	0.7	0.7	0.0
Microtel	18	1.3	1.1	-0.2	3,466	2,856	-17.6%	0.2	0.2	0.0	0.4	0.3	-0.1
Motel 6	107	10.6	10.6	0.0	23,887	24,926	4.3%	1.5	1.5	0.0	3.2	3.1	-0.1
Quality Inn	64	4.9	5.3	0.4	14,430	16,662	15.5%	0.9	1.0	0.1	1.3	1.3	0.0
Ramada	41	4.5	4.5	0.0	10,300	12,078	17.3%	0.7	0.7	0.0	1.0	1.1	0.1
Red Roof Inn	29	3.3	3.4	0.1	7,531	8,330	10.6%	0.5	0.5	0.0	0.8	0.9	0.0
Super 8	143	8.3	8.5	0.2	23,783	25,700	8.1%	1.5	1.5	0.0	2.4	2.3	0.0
Travelodge	23	1.7	1.9	0.2	3,141	4,448	41.6%	0.2	0.3	0.1	0.3	0.4	0.1
Other Budgets	111	5.7	6.0	0.3	11,685	13,519	15.7%	0.7	0.8	0.1	1.4	1.4	0.1
Budget Segment	875	63.7	65.9	2.2	150,429	170,731	13.5%	9.6	10.1	0.5	16.5	16.9	0.4
Total Chains	2559	263.1	274.8	11.7	1,316,009	1,416,683	7.6%	84.1	84.2	0.1	79.3	79.2	-0.1
Total Independents	1850	87.8	86.7	-1.1	248,198	266,392	7.3%	15.9	15.8	-0.1	20.7	20.8	0.1
Total Market	4409	350.9	361.5	10.6	1,564,207	1,683,075	7.6%	100.0	100.0		100.0	100.0	0.0

1. All Texas hotels and motels with rooms-only revenues exceeding \$80,000 per year. 2. Gross Room Revenue (000's) includes non-tax revenues (approx. 11% of total). 3. Percent Gross Room Revenues. 4. Percent Roomnights Sold: derived from room revenues, roomnights and estimated ADR.

MID/LOW-PRICED BRAND PERFORMANCE RESULTS

Fourth Quarter 2008 [[^]=Change from same quarter of prior year (absolute value unless marked percentage)]

Brands/ Segments	% Occupancy ⁵			Est. \$ ADR			\$ REVPAR ⁶			REVPAR Index ⁷		
	2007	2008	[^]	2007	2008	% [^]	2007	2008	[^]	2007	2008	[^]
High-Priced Segments												
Luxury Segment	66.8	63.5	-3.3	196.81	195.85	-0.5%	131.47	124.36	-7.10	271	246	-25
Upscale Segment	64.5	61.9	-2.6	147.01	152.78	3.9%	94.82	94.57	-0.25	196	187	-9
Suites Segment	67.0	65.8	-1.2	122.07	127.42	4.4%	81.79	83.84	2.06	169	166	-3
Mid/Upscales	61.0	60.3	-0.7	101.31	107.38	6.0%	61.80	64.75	2.95	128	128	0
AmeriSuites	49.8	54.5	4.7	93.05	83.48	-10.3%	46.34	45.50	-0.84	96	90	-6
Bradford Suites	50.6	65.0	14.4	92.70	117.90	27.2%	46.91	76.64	29.73	97	151	54
Candlewood	65.3	59.1	-6.2	68.55	72.35	5.5%	44.76	42.76	-2.00	92	84	-8
Comfort Suites	63.3	60.4	-2.9	83.07	89.04	7.2%	52.58	53.78	1.20	109	106	-3
Hawthorn Ltd.	53.9	57.5	3.6	83.53	92.34	10.5%	45.02	53.10	8.07	93	105	12
SpringHill	68.9	66.6	-2.3	98.74	104.03	5.4%	68.03	69.28	1.25	140	137	-3
Townplace	65.2	67.2	2.0	86.68	91.21	5.2%	56.52	61.29	4.78	117	121	4
Other	58.8	60.4	1.6	81.35	82.70	1.7%	47.83	49.95	2.12	99	99	0
Mini-Suites	61.9	61.4	-0.5	84.22	89.07	5.8%	52.13	54.69	2.56	108	108	0
Best Western	59.5	58.1	-1.4	71.90	75.38	4.8%	42.78	43.80	1.02	88	87	-1
Country Inn & Suites	57.6	57.9	0.3	73.56	75.61	2.8%	42.37	43.78	1.41	87	86	-1
Comfort Inn	59.7	56.7	-3.0	71.79	75.37	5.0%	42.86	42.73	-0.12	88	84	-4
Drury Inn	66.2	60.5	-5.7	98.49	104.64	6.2%	65.20	63.31	-1.89	135	125	-10
Fairfield Inn	68.7	60.9	-7.8	89.63	93.82	4.7%	61.58	57.14	-4.44	127	113	-14
Hampton Inn	68.1	64.8	-3.3	100.58	106.75	6.1%	68.49	69.17	0.68	141	137	-4
Holiday Express	66.4	63.2	-3.2	94.69	101.28	7.0%	62.87	64.01	1.13	130	126	-4
La Quinta Inn	59.3	60.7	1.4	74.73	79.04	5.8%	44.31	47.98	3.66	91	95	4
Sleep Inn	62.1	58.0	-4.1	66.96	72.41	8.1%	41.58	42.00	0.42	86	83	-3
Wingate	66.5	62.7	-3.8	79.76	84.03	5.4%	53.04	52.69	-0.35	109	104	-5
L.S./Midscales	62.9	60.9	-2.0	83.67	88.33	5.6%	52.63	53.79	1.16	109	106	-3
Budget Stes America	73.9	69.0	-4.9	33.88	33.01	-2.6%	25.04	22.78	-2.26	52	45	-7
Ext Stay America	68.2	70.8	2.6	48.89	53.43	9.3%	33.34	37.83	4.49	69	75	6
Homestead Village	66.3	59.1	-7.2	45.75	46.02	0.6%	30.33	27.20	-3.13	63	54	-9
Intown	71.4	70.3	-1.1	33.22	33.27	0.2%	23.72	23.39	-0.33	49	46	-3
Studio Plus	66.1	66.8	0.7	51.70	53.98	4.4%	34.17	36.06	1.88	71	71	0
Studio 6	68.9	70.3	1.4	43.51	45.90	5.5%	29.98	32.27	2.29	62	64	2
Other LP Ext St	64.2	68.9	4.7	34.71	39.11	12.7%	22.28	26.95	4.66	46	53	7
Low Price Extended Stay	68.6	68.7	0.1	39.49	41.46	5.0%	27.09	28.48	1.39	56	56	0
Baymont	52.5	57.8	5.3	54.41	60.20	10.6%	28.57	34.80	6.23	59	69	10
Best Value	47.9	51.4	3.5	39.54	43.74	10.6%	18.94	22.48	3.54	39	44	5
Clarion I & S	50.3	51.6	1.3	61.67	65.14	5.6%	31.02	33.61	2.59	64	66	2
Days Inn	52.2	52.5	0.3	52.50	56.22	7.1%	27.41	29.52	2.11	57	58	1
Econo Lodge	49.3	55.4	6.1	45.26	49.72	9.9%	22.31	27.54	5.23	46	54	8
How. Johnson	42.8	46.0	3.2	51.08	54.09	5.9%	21.86	24.88	3.02	45	49	4
Microtel	56.6	52.2	-4.4	52.18	54.43	4.3%	29.53	28.41	-1.12	61	56	-5
Motel 6	61.8	60.9	-0.9	39.84	41.79	4.9%	24.62	25.45	0.83	51	50	-1
Quality Inn	52.1	52.0	-0.1	61.09	66.11	8.2%	31.83	34.38	2.55	66	68	2
Ramada Inn	45.4	51.2	5.8	54.42	57.47	5.6%	24.71	29.42	4.72	51	58	7
Red Roof Inn	52.6	53.7	1.1	47.75	49.56	3.8%	25.12	26.61	1.50	52	53	1
Super 8	57.1	56.8	-0.3	54.26	57.83	6.6%	30.98	32.85	1.86	64	65	1
Travelodge	41.9	49.2	7.3	48.43	52.97	9.4%	20.29	26.06	5.77	42	51	9
Other Budgets	48.0	50.5	2.5	46.07	48.66	5.6%	22.11	24.57	2.46	46	49	3
Budget Segment	52.4	54.0	1.6	48.94	52.32	6.9%	25.64	28.25	2.61	53	56	3
Total Chains	61.1	60.4	-0.7	89.24	92.86	4.1%	54.53	56.09	1.56	113	111	-2
Total Independents	47.3	49.9	2.6	64.47	66.66	3.4%	30.49	33.26	2.77	63	66	3
Total Market	57.6	57.9	0.3	84.11	87.42	3.9%	48.45	50.62	2.17	100	100	0

5. Roomnights sold divided by roomnights available (times 100). Roomnights sold equals room revenues divided by estimated average daily rate (ADR).

6. Room revenue, per available room per day (equals occupancy times percent times ADR). 7. Market average equals 100.

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	<u>Hotel</u>	<u>City</u>	<u>Brand</u>	<u>\$ Room Revenues</u>	<u># Rooms</u>	<u>Est.\$ A.D.R.</u>	<u>Est.% Occup</u>	<u>Actual REVPAR</u>
1	FOUR SEASONS HOTEL	AUSTIN	FOURS	\$25,498,252	291	\$321.00	74.9	\$240.06
2	GREAT WOLF LODGE	GRAPEVINE		31,542,313	404	296.00	72.2	213.90
3	ROUGH CREEK LODGE	IREDELL		2,945,195	39	323.00	64.1	206.90
4	THE SAN JOSE HOTEL	AUSTIN		2,953,313	40	266.00	76.2	202.28
5	FOUR SEASONS RESORT	IRVING	FOURS	27,581,973	377	311.00	64.4	200.36
6	THE DRISKILL HOTEL	AUSTIN		13,740,182	188	287.00	69.5	199.70
7	LAKE AUSTIN SPA (EST)	AUSTIN		2,776,401	40	309.00	61.6	190.16
8	HOTEL ZA ZA	DALLAS	ZA ZA	9,822,033	145	305.00	60.5	184.62
9	WATERMARK HOTEL & SPA	SAN ANTONI		6,571,890	99	311.00	58.4	181.87
10	W DALLAS-VICTORY HOTEL	DALLAS	W	16,193,020	252	286.00	61.6	176.05
11	HOTEL CRESCENT COURT	DALLAS		13,879,097	220	284.00	60.9	172.84
12	HYATT REGENCY HILL COUNTRY	SAN ANTONIO	HYATT	30,461,493	500	267.00	62.6	166.91
13	RITZ-CARLTON DALLAS	DALLAS	RITZ	13,271,057	218	266.00	62.6	166.78
14	INTER-CONTINENTAL HOTEL	AUSTIN	INT-C	11,448,873	189	221.00	75.3	165.96
15	MANSION OF TURTLE CREEK	DALLAS		8,620,335	143	301.00	54.9	165.16
16	FOUR SEASONS HOTEL	HOUSTON	FOURS	24,315,266	404	241.00	68.4	164.89
17	ST REGIS FMR RITZ	HOUSTON		13,885,808	232	246.00	66.7	163.98
18	ASHTON HOTEL	FORT WORTH		2,280,692	39	236.00	67.8	160.22
19	HOUSTONIAN HOTEL	HOUSTON		16,543,015	286	236.00	67.2	158.47
20	GRAND HYATT DFW	GRAPEVINE	HYATT	17,075,403	298	229.00	68.7	156.99
21	MARRIOTT WATERWAY HOTEL	THE WOODLA	MARRT	19,175,046	343	202.00	75.8	153.16
22	HOTEL CONTESSA	SAN ANTONI	X.STE	14,773,982	265	212.00	72.1	152.74
23	THE SAN LUIS HOTEL	GALVESTON		13,597,360	246	213.00	71.0	151.44
24	THE WESTIN RIVERWALK	SAN ANTONI	WESTN	25,591,576	473	217.00	68.2	148.23
25	HOTEL VALENCIA RIVER	SAN ANTONI		11,365,339	213	223.00	65.4	146.19
26	GRANDUCA	HOUSTON		6,920,685	130	257.00	56.7	145.85
27	EMBASSY SUITES	FORT WORTH	EMBAS	8,302,475	156	172.00	84.9	145.81
28	OMNI LA MANSION DEL RIO	SAN ANTONI	OMNI	17,784,775	338	217.00	66.3	144.16
29	HOTEL ICON	HOUSTON		7,061,549	135	187.00	76.6	143.31
30	HOTEL LUMEN	DALLAS		2,602,467	51	203.00	68.9	139.80
31	EMBASSY SUITES GALLERIA	HOUSTON	EMBAS	7,619,369	150	191.00	72.9	139.17
32	EMBASSY SUITE OUTDOOR	GRAPEVINE	EMBAS	16,640,153	329	181.00	76.4	138.57
33	BOARDWALK INN	KEMAH		2,605,004	52	214.00	64.2	137.25
34	LOG COUNTRY COVE CABINS	BURNET		1,738,293	35	334.00	40.7	136.07
35	GAYLORD TEXAS RESORT	GRAPEVINE	GAYLO	74,990,656	1,511	177.00	76.7	135.97
36	HILTON PALACIO DEL RIO	SAN ANTONI	HILTO	23,811,463	483	196.00	68.9	135.07
37	POINTE WEST	GALVESTON		1,472,939	40	319.00	42.3	134.88
38	MANSION AT JUDGES'	AUSTIN		2,354,589	48	194.00	69.4	134.39
39	HYATT REGENCY RESORT	LOST PINES	HYATT	24,061,273	491	231.00	58.1	134.26
40	HYATT REGENCY	SAN ANTONI	HYATT	30,944,785	632	190.00	70.5	134.15
41	HILTON CONVENTION CENTER	AUSTIN	HILTO	39,005,496	800	179.00	74.5	133.58
42	HOTEL ZA ZA	HOUSTON	ZA ZA	14,786,268	307	203.00	64.9	131.96
43	DOUBLETREE GUEST SUITES	AUSTIN	DBLST	9,081,468	189	180.00	73.0	131.64
44	MARRIOTT RIVERWALK	SAN ANTONI	MARRT	24,830,594	512	188.00	69.8	130.82
45	MARRIOTT RIVERCENTER	SAN ANTONI	MARRT	48,405,615	1,001	188.00	69.3	130.43
46	HILTON GARDEN INN	HOUSTON	HILTG	2,265,932	190	161.00	80.7	129.63
47	RENAISSANCE WORTHINGTON	FORT WORTH	RENAS	23,817,639	504	184.00	70.4	129.47
48	JW MARRIOTT #785	HOUSTON	MARRT	23,861,096	512	179.00	71.4	127.67
49	EMBASSY SUITES	AUSTIN	EMBAS	6,981,467	150	173.00	73.6	127.52
50	WOODLANDS EXEC CENTER	THE WOODLA		19,057,786	412	187.00	67.7	126.73
51	SUGARLAND MARRIOTT	SUGAR LAND	MARRT	13,809,052	300	177.00	71.3	126.11
52	OMNI AT FIC	AUSTIN	OMNI	17,196,964	375	175.00	71.8	125.64
53	THE WESTIN LA CANTERA	SAN ANTONI	WESTN	22,858,386	508	250.00	49.4	123.28

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	<u>Hotel</u>	<u>City</u>	<u>Brand</u>	<u>\$ Room Revenues</u>	<u># Rooms</u>	<u>Est.\$ A.D.R.</u>	<u>Est.% Occup</u>	<u>Actual REVPAR</u>
54	HILTON HOTEL SOUTHLAKE	SOUTHLAKE	HILTO	11,155,070	248	172.00	71.6	123.23
55	HILTON POST OAK	HOUSTON	HILTO	20,126,724	448	171.00	72.0	123.08
56	THE WESTIN GALLERIA	HOUSTON	WESTN	21,778,332	487	168.00	72.8	122.52
57	WOODLANDS RESIDENCE	THE WOODLA	RESID	4,292,276	96	163.00	75.2	122.50
58	PALOMAR HOTEL	DALLAS		8,786,530	198	190.00	64.1	121.58
59	HYATT REGENCY AUSTIN	AUSTIN	HYATT	19,692,169	447	168.00	72.0	120.69
60	INN AT WHITE BLUFF	WHITNEY		1,363,634	31	266.00	45.3	120.52
61	IMPERIAL INN	PORT ARTHU		486,650	44	126.00	95.1	120.22
62	HOMEWOOD SUITES SAGE	HOUSTON	HOMEW	7,096,019	162	153.00	78.2	120.01
63	HAMPTON INN	FORT STOCK	HAMPT	2,579,104	59	148.00	81.0	119.76
64	COURTYARD BY MARRIOTT	AUSTIN	COURT	11,798,471	270	163.00	73.6	119.72
65	STOCKYARDS HOTEL	FORT WORTH		2,271,841	52	176.00	68.2	119.70
66	THE WESTIN STONEBRIAR	FRISCO	WESTN	13,027,834	301	194.00	61.2	118.58
67	DOUBLETREE HOTEL	HOUSTON	DOUBL	15,090,697	350	165.00	71.6	118.13
68	RESIDENCE INN	AUSTIN	RESID	7,506,448	174	158.00	74.4	117.83
69	EMBASSY SUITES	AUSTIN	EMBAS	11,236,236	261	167.00	70.4	117.72
70	HAMPTON INN & SUITES	AUSTIN	HAMPT	8,909,574	209	157.00	74.3	116.79
71	MARRIOTT PLAZA	SAN ANTONI	MARRT	10,737,905	252	184.00	63.3	116.74
72	RENAISSANCE AUSTIN	AUSTIN	RENAS	20,752,118	488	178.00	65.5	116.38
73	HOMEWOOD SUITES	SAN ANTONI	HOMEW	6,195,722	146	179.00	64.9	116.26
74	BARTON CREEK (EST)	AUSTIN		12,792,000	301	230.00	50.4	116.24
75	MARRIOTT LEGACY	PLANO	MARRT	17,097,823	404	177.00	65.3	115.95
76	MARRIOTT DFW	IRVING	MARRT	20,710,881	491	179.00	64.7	115.56
77	HYATT PLACE	SAN ANTONI	HYATP	5,563,690	132	171.00	67.7	115.48
78	EMBASSY SUITES	FRISCO	EMBAS	13,895,970	330	162.00	71.1	115.37
79	DOUBLETREE GUEST SUITES	HOUSTON	DBLST	15,461,570	368	168.00	68.3	115.06
80	THE MAGNOLIA HOTEL	HOUSTON	X.STE	13,155,854	314	176.00	65.1	114.79
81	DRURY INN & SUITES	SAN ANTONI	DRURY	6,242,129	150	142.00	80.6	114.01
82	WESTIN OAKS HOUSTON	HOUSTON	WESTN	16,749,613	406	163.00	69.4	113.03
83	SHERATON SUITES	HOUSTON	X.STE	11,584,744	281	161.00	70.3	112.95
84	PORT ROYAL BY THE SEA	PORT ARANS		7,744,774	188	236.00	47.8	112.86
85	DAYS INN	BIG SPRING	DAYS	1,358,492	33	127.00	88.5	112.78
86	SOLANA MARRIOTT	WESTLAKE	MARRT	8,148,742	198	160.00	70.5	112.75
87	COMFORT INN	BIG SPRING	COMFO	1,297,960	62	108.00	112.6	
88	EMBASSY SUITES HOTEL	SAN ANTONI	EMBAS	10,692,458	261	162.00	69.4	112.24
89	EMBASSY SUITES	LUBBOCK	EMBAS	6,376,964	156	149.00	75.3	111.99
90	MARRIOTT INTERCONTINENTAL	HOUSTON	MARRT	22,974,040	562	151.00	74.2	111.84
91	HILTON GARDEN GALLERIA	HOUSTON	HILTG	7,409,320	182	154.00	72.6	111.54
92	HOTEL DEREK	HOUSTON		12,749,196	314	164.00	67.9	111.24
93	WOODLANDS RESIDENCE	THE WOODLA	RESID	3,651,622	90	142.00	78.3	111.16
94	BIG BEND RESORTS	BIG BEND N		2,271,290	56	141.00	78.8	111.12
95	HOLIDAY EXPRESS	MIDLAND	HIEXP	3,810,743	94	151.00	73.5	111.07
96	HAMPTON INN	ODESSA	HAMPT	2,877,643	71	140.00	79.1	111.04
97	MARRIOTT MED CTR	HOUSTON	MARRT	15,574,175	386	155.00	71.8	110.98
98	BEST WESTERN	FRANKLIN	BWEST	1,700,380	42	139.00	79.6	110.92
99	HILTON WESTCHASE & TOWERS	HOUSTON	HILTO	11,915,646	295	156.00	71.0	110.66
100	THE LANCASTER HOTEL	HOUSTON		3,744,788	93	178.00	62.0	110.32
101	HOMEWOOD SUITES NW	AUSTIN	HOMEW	3,897,237	97	142.00	77.7	110.08
102	HILTON GARDEN INN	THE WOODLA	HILTG	4,697,999	117	148.00	74.5	110.01
103	RESIDENCE INN WILLOWBROOK	HOUSTON	RESID	3,854,026	96	135.00	81.2	109.99
104	HAMPTON INN & SUITES	GRAPEVINE	HAMPT	3,762,849	94	141.00	78.0	109.67
105	RESIDENCE INN NW	AUSTIN	RESID	3,361,039	84	142.00	77.1	109.62
106	HOMEWOOD SUITES	GRAPEVINE	HOMEW	4,185,375	105	145.00	75.3	109.21

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107	RESIDENCE INN CLEARLAKE	NASSAU BAY	RESID	4,338,096	109	135.00	80.9	108.98
108	OMNI RIVERWAY	HOUSTON	OMNI	14,975,378	378	161.00	67.4	108.54
109	COURTYARD DOWNTOWN	HOUSTON	COURT	7,522,190	190	153.00	70.9	108.41
110	BEACHGATE	PORT ARANS		1,265,360	32	173.00	62.5	108.34
111	CLIFFS HOTEL & CC	GRAFORD		2,648,622	67	195.00	55.5	108.31
112	RESIDENCE INN WEST UNIV	HOUSTON	RESID	4,739,929	120	139.00	78.1	108.22
113	HILTON AMERICAS CONV CTR	HOUSTON	HILTO	47,292,733	1,200	166.00	65.0	107.97
114	WYNDHAM GREENSPOINT	HOUSTON	WYNDH	18,761,548	478	153.00	70.4	107.53
115	RESIDENCE INN-AUSTIN	AUSTIN	RESID	3,448,726	88	139.00	77.3	107.37
116	SHERATON GUNTER HOTEL	SAN ANTONI	SHERA	12,611,694	322	156.00	68.6	107.31
117	RESIDENCE INN ALAMO	SAN ANTONI	RESID	8,526,136	218	143.00	74.6	106.73
118	RENAISSANCE PLAZA EAST	HOUSTON	RENAS	15,096,058	388	157.00	68.0	106.60
119	HILTON CONVENTION CENTER	FORT WORTH	HILTO	11,416,452	294	152.00	70.1	106.39
120	RESIDENCE INN	FORT WORTH	RESID	5,814,385	150	137.00	77.6	106.20
121	COURTYARD BLACKSTONE	FORT WORTH	COURT	7,825,882	202	151.00	70.0	106.08
122	HILTON GARDEN	AUSTIN	HILTG	9,779,719	254	142.00	74.5	105.49
123	HAMPTON INN AND SUITES	KATY	HAMPT	2,650,831	69	138.00	76.4	105.25
124	HILTON PARK CITIES	DALLAS	HILTO	8,599,962	224	164.00	64.1	105.19
125	THE SAM HOUSTON	HOUSTON		3,717,074	97	146.00	72.1	104.99
126	RESIDENCE INN GATEWAY	EL PASO	RESID	3,672,028	96	129.00	81.5	104.80
127	HOLIDAY INN	ODESSA	HOLID	3,897,588	102	147.00	71.3	104.69
128	DRURY PLAZA RIVERWALK	SAN ANTONI	DRURY	11,509,551	301	161.00	65.0	104.68
129	RESIDENCE INN GALLERIA	HOUSTON	RESID	5,563,256	146	136.00	77.0	104.40
130	THE HOTEL PAISANO	MARFA		1,257,336	33	165.00	63.3	104.39
131	INTERCONTINENTAL HOTEL	HOUSTON	INT-C	18,447,787	485	156.00	66.7	104.21
132	RESIDENCE INN	HOUSTON	RESID	6,460,375	170	138.00	75.3	104.06
133	RESIDENCE INN	SAN ANTONI	RESID	3,597,659	95	128.00	81.4	103.75
134	COURTYARD LEGACY PARK	PLANO	COURT	5,738,824	152	142.00	73.0	103.38
135	OMNI WESTSIDE	HOUSTON	OMNI	15,084,229	400	149.00	69.3	103.32
136	RESIDENCE INN	STAFFORD	RESID	2,940,800	78	134.00	77.3	103.29
137	SHERATON AUSTIN	AUSTIN	SHERA	13,755,531	365	150.00	68.9	103.25
138	COURTYARD BY MARRIOTT	HOUSTON	COURT	7,155,935	190	136.00	75.6	103.19
139	HOLIDAY INN RIVERWALK	SAN ANTONI	HOLID	11,785,915	313	152.00	67.9	103.16
140	STAYBRIDGE SUITE	HOUSTON	STAYB	3,501,018	93	138.00	74.9	103.14
141	MARRIOTT WEST LOOP	HOUSTON	MARRT	11,351,077	302	142.00	72.3	102.98
142	HILTON HOUSTON PLAZA	HOUSTON	HILTO	6,866,775	183	147.00	69.9	102.80
143	EMBASSY SUITES HOTEL	MCALLEN	EMBAS	9,440,198	252	137.00	74.9	102.63
144	COURTYARD	FORT WORTH	COURT	4,828,146	129	138.00	74.1	102.48
145	EMBASSY SUITES	DALLAS	EMBAS	5,605,359	150	147.00	69.7	102.38
146	STAYBRIDGE AUSTIN NW	AUSTIN	STAYB	4,517,658	121	130.00	78.6	102.29
147	HOMEWOOD WILLOWBROOK	HOUSTON	HOMEW	2,685,455	72	142.00	71.9	102.19
148	CIBOLO CREEK RANCH	SHAFTER		1,118,010	30	186.00	54.8	102.10
149	HILTON NASSAU BAY	NASSAU BAY	HILTO	6,769,458	243	147.00	69.5	102.04
150	BEST WESTERN	MONAHANS	BWEST	1,859,915	50	118.00	86.4	101.91
151	HOMEWOOD SUITES WEST	HOUSTON	HOMEW	3,569,361	96	138.00	73.7	101.87
152	COURTYARD BY MARRIOTT	AUSTIN	COURT	3,790,620	102	148.00	68.8	101.82
153	HAMPTON INN & SUITES	EL PASO	HAMPT	5,149,799	139	130.00	77.9	101.50
154	SCHLITTERBAHN RESORT	NEW BRAUNF		1,630,470	88	174.00	58.1	101.25
155	COURTYARD BY MARRIOTT	HOUSTON	COURT	3,691,765	100	137.00	73.9	101.14
156	RESIDENCE INN - WEST	HOUSTON	RESID	4,760,988	129	133.00	76.2	101.11
157	GARRETT CREEK RANCH	PARADISE		2,213,734	60	175.00	57.8	101.08
158	FAIRFIELD INN & SUIT	ODESSA	FAIRF	2,469,330	67	128.00	78.9	100.97
159	HOLIDAY EXPRESS	FAIRFIELD	HIEXP	2,505,829	68	133.00	76.0	100.96

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160	RAMADA LIMITED	DECATUR	RALTD	1,766,531	48	129.00	78.3	100.83
161	HOLIDAY INN ON THE BAY	GALVESTON	HOLID	6,576,959	178	147.00	68.5	100.81
162	HAMPTON INN ALAMO	SAN ANTONI	HAMPT	6,216,864	169	141.00	71.5	100.78
163	RESIDENCE WESTCHASE	HOUSTON	RESID	4,365,792	119	138.00	72.6	100.46
164	COURTYARD WOODLANDS	THE WOODLA	COURT	3,299,038	90	138.00	72.6	100.43
165	GALVESTON ISLAND HILTON	GALVESTON	HILTO	8,749,678	239	155.00	64.6	100.30
166	HILTON DFW HOTEL	GRAPEVINE	HILTO	14,455,904	395	147.00	68.3	100.27
167	INN AT THE BALLPARK	HOUSTON		7,353,848	201	148.00	67.9	100.24
168	HILTON GARDEN INN BU	HOUSTON	HILTG	6,653,385	182	136.00	73.7	100.16
169	WESTIN HOTEL GALLERIA	DALLAS	WESTN	15,757,118	432	182.00	54.8	99.93
170	WESTIN CITY CENTER	DALLAS	WESTN	14,828,998	407	165.00	60.4	99.82
171	HOMEWOOD SUITES	PLANO	HOMEW	3,934,174	108	137.00	72.6	99.80
172	RESIDENCE INN AUSTIN	AUSTIN	RESID	2,402,278	66	132.00	75.7	99.72
173	THE FAIRMONT DALLAS	DALLAS		19,970,743	551	165.00	60.0	99.30
174	OMNI COLONNADE I-10W	SAN ANTONI	OMNI	11,812,060	326	146.00	67.9	99.27
175	RESIDENCE INN UNIVSITY	FORT WORTH	RESID	4,345,116	120	128.00	77.7	99.20
176	EMBASSY SUITES HOTEL	SAN ANTONI	EMBAS	7,816,576	216	142.00	69.6	99.14
177	HOLIDAY EXPRESS	ORANGE	HIEXP	2,640,632	73	131.00	75.8	99.10
178	MARRIOTT HOUSTON	HOUSTON	MARRT	21,626,882	600	135.00	73.2	98.75
179	DOUBLETREE	HOUSTON	DOUBL	11,306,340	314	133.00	74.0	98.65
180	THE EMILY MORGAN HOTEL	SAN ANTONI		6,372,097	177	149.00	66.3	98.63
181	HAMPTON INN & SUITES	HOUSTON	HAMPT	3,526,520	98	135.00	72.8	98.59
182	COURTYARD BY MARRIOTT	HOUSTON	COURT	5,505,357	153	136.00	72.7	98.58
183	EMBASSY SUITES	IRVING	EMBAS	10,973,160	305	140.00	70.3	98.57
184	SPRINGHILL SUITES	KATY	SPRNG	2,482,519	69	133.00	74.0	98.57
185	HAMPTON INN & SUITES	HOUSTON	HAMPT	4,310,953	120	128.00	77.0	98.42
186	HAMPTON INN & SUITES	PORT ARTHU	HAMPT	2,580,576	72	130.00	75.4	98.20
187	OMNI MANDALAY HOTEL	IRVING	OMNI	15,084,888	421	165.00	59.4	98.17
188	COURTYARD MKT SQUARE	SAN ANTONI	COURT	5,314,352	148	144.00	67.9	98.16
189	MOODY GARDENS HOTEL	GALVESTON		14,963,958	418	171.00	57.4	98.08
190	RESIDENCE INN	GRAPEVINE	RESID	4,749,150	133	131.00	74.5	97.83
191	EMBASSY SUITE LOVE	DALLAS	EMBAS	8,851,967	248	135.00	72.5	97.79
192	HOMEWOOD SUITES WOOD	SHENANDOAH	HOMEW	3,247,249	91	127.00	77.2	97.76
193	MARRIOTT HOTEL GREEN	HOUSTON	MARRT	13,908,455	390	141.00	69.5	97.71
194	FAIRFIELD INN UNIVERSITY	FORT WORTH	FAIRF	2,884,325	81	129.00	75.5	97.56
195	GRAND HYATT HOTEL	SAN ANTONI	HYATT	27,237,834	770	167.00	57.9	96.85
196	HAMPTON INN GALLERIA	HOUSTON	HAMPT	6,198,856	176	135.00	71.6	96.50
197	HAMPTON INN & SUITES	TEXARKANA	HAMPT	2,852,776	81	132.00	73.1	96.49
198	COURTYARD INTERCONTINENTA	HOUSTON	COURT	3,168,638	90	132.00	73.1	96.46
199	MARRIOTT DFW AIRPORT	FORT WORTH	MARRT	10,378,662	295	142.00	67.8	96.39
200	HOLIDAY EXPRESS	HUMBLE	HIEXP	2,075,827	59	131.00	73.8	96.39
201	HOMEWOOD SUITES	COLLEGE ST	HOMEW	2,915,429	83	132.00	73.1	96.23
202	QUALITY INN	ODESSA	QUALY	3,158,683	90	113.00	84.8	96.15
203	MAIN STREET BED & BKFST	FREDERICKS		1,052,482	30	156.00	61.5	96.12
204	HOMEWOOD SUITES HOTEL	HUMBLE	HOMEW	2,627,117	75	134.00	71.8	95.97
205	HILTON GARDEN INN	HOUSTON	HILTG	5,975,625	171	133.00	72.0	95.74
206	THE ADOLPHUS HOTEL	DALLAS		14,709,629	422	161.00	59.3	95.50
207	COURTYARD INN	SAN ANTONI	COURT	2,717,314	78	139.00	68.5	95.44
208	RESIDENCE INN	ROUND ROCK	RESID	3,336,379	96	129.00	74.0	95.22
209	HOLIDAY EXPRESS I&S	COLLEGE ST	HIEXP	2,666,810	77	128.00	74.4	94.89
210	MARRIOTT HOBBY	HOUSTON	MARRT	9,938,164	287	130.00	73.2	94.87
211	RADISSON HOTEL & SUITES	AUSTIN	RADIS	14,261,141	413	129.00	73.2	94.60
212	EMBASSY SUITES	EL PASO	EMBAS	6,330,874	184	133.00	70.9	94.27

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213	HAMPTON INN & SUITES	SAN ANTONI	HAMPT	3,537,669	103	133.00	70.6	94.10
214	COURTYARD BY MARRIOTT	EL PASO	COURT	3,090,319	90	127.00	74.3	94.07
215	HOLIDAY EXPRESS	HOUSTON	HIEXP	2,540,875	74	127.00	74.0	94.07
216	HILTON GARDEN INN	EL PASO	HILTG	5,248,290	153	123.00	76.3	93.83
217	CROWNE PLAZA	SAN ANTONI	CROWN	14,038,538	410	148.00	63.4	93.81
218	HOLIDAY EXPRESS	BIG SPRING	HIEXP	2,259,259	66	119.00	78.7	93.78
219	HOMEWOOD SUITES	ARLINGTON	HOMEW	3,045,574	89	125.00	74.9	93.75
220	SAND CASTLE CONDOMINIUMS	PORT ARANS		3,420,027	100	167.00	56.0	93.70
221	BEST WESTERN SUNSET SUITES	SAN ANTONI	BWEST	2,188,924	64	137.00	68.6	93.70
222	ECONOMY INN	GALVESTON		327,409	38	116.00	80.8	93.65
223	RESIDENCE INN 1604 E	SAN ANTONI	RESID	3,007,655	88	130.00	72.0	93.64
224	COMFORT SUITES	ODESSA	COMFS	1,913,330	56	118.00	79.5	93.61
225	MCM ELEGANTE'	ODESSA		6,525,476	191	119.00	78.7	93.60
226	SUPER 8	NASSAU BAY	SUPR8	602,249	70	105.00	88.7	93.52
227	HOLIDAY EXPRESS & SUITES	DEER PARK	HIEXP	1,256,039	73	112.00	83.6	93.51
228	LA QUINTA INN & SUITES	MIDLAND	LAQUN	2,521,849	74	133.00	70.3	93.37
229	MARRIOTT SUITES MARKET	DALLAS	X.STE	9,061,798	266	143.00	65.2	93.33
230	HAMPTON INN	SAN ANGELO	HAMPT	2,173,828	64	116.00	80.2	93.06
231	WARWICK MELROSE HOTEL	DALLAS		6,245,311	184	171.00	54.5	92.99
232	HILTON ANATOLE HOTEL	DALLAS	HILTO	54,536,505	1,606	160.00	58.2	92.98
233	LA COPA INN RESORT	SOUTH PADR		3,703,719	146	145.00	64.2	92.92
234	RESIDENCE INN INTERCONTI	HOUSTON	RESID	3,560,028	105	126.00	73.5	92.89
235	HOMEWOOD SUITES	STAFFORD	HOMEW	2,642,755	78	124.00	74.9	92.83
236	HOLIDAY EXPRESS HOTEL	CENTER	HIEXP	2,032,729	60	123.00	75.7	92.82
237	WILLOWBROOK HAMPTON	HOUSTON	HAMPT	2,540,527	75	126.00	73.5	92.80
238	MARRIOTT AUSTIN SOUTH	AUSTIN	MARRT	7,129,934	211	135.00	68.8	92.58
239	HAMPTON INN	AUSTIN	HAMPT	4,188,677	124	123.00	75.3	92.55
240	HOLIDAY INN MED CTR	HOUSTON	HOLID	9,592,019	284	128.00	72.5	92.53
241	HYATT PLACE	FORT WORTH	HYATP	4,319,711	128	124.00	74.6	92.46
242	HAMPTON INN & SUITES	MIDLAND	HAMPT	2,664,157	79	124.00	74.5	92.39
243	HAMPTON INN	FRISCO	HAMPT	3,540,382	105	131.00	70.5	92.38
244	WESTIN HOTEL DFW	IRVING	WESTN	17,046,781	506	151.00	61.2	92.30
245	HOLIDAY EXPRESS	FORT WORTH	HIEXP	2,525,696	75	125.00	73.5	92.26
246	COOPER AEROBICS	DALLAS		2,083,707	62	146.00	62.9	92.08
247	HILTON COLLEGE	COLLEGE ST	HILTO	10,175,923	303	126.00	73.0	92.01
248	HOLIDAY EXPRESS	CARTHAGE	HIEXP	1,678,889	50	121.00	75.8	91.99
249	HYATT PLACE STOCKYARDS	FORT WORTH	HYATP	3,388,972	101	130.00	70.5	91.93
250	OMNI PARKWEST	FARMERS BR	OMNI	11,290,392	337	141.00	65.3	91.79
251	HOLIDAY EXPRESS	SAN ANGELO	HIEXP	2,275,142	68	121.00	76.0	91.67
252	GAGE HOTEL	MARATHON		1,337,746	40	150.00	61.3	91.63
253	COMFORT INN	MIDLAND	COMFO	2,274,104	68	124.00	73.8	91.62
254	JESSE JONES ROTARY HOUSE	HOUSTON		10,764,777	322	144.00	63.5	91.59
255	CROWNE PLAZA	HOUSTON	CROWN	8,650,307	259	135.00	67.8	91.50
256	SPRINGHILL SUITES	GRAPEVINE	SPRNG	3,706,711	111	121.00	75.4	91.49
257	MARRIOTT LA FRONTERA	ROUND ROCK	MARRT	9,839,069	295	138.00	66.0	91.38
258	COURTYARD BY MARRIOT	IRVING	COURT	5,090,256	153	129.00	70.5	91.15
259	COMFORT SUITES	BAYTOWN	COMFS	2,022,499	61	108.00	84.5	90.84
260	HOMEWOOD SUITES	SAN ANTONI	HOMEW	4,076,126	123	130.00	69.7	90.79
261	DUNES CONDOMINIUM	PORT ARANS		1,389,289	42	156.00	58.2	90.63
262	HOLIDAY EXPRESS	EL PASO	HIEXP	2,975,963	90	117.00	77.4	90.59
263	INDIGO HOTEL HOUSTON	HOUSTON	INDIG	4,364,089	132	129.00	70.3	90.58
264	HILTON GARDEN INN	AUSTIN	HILTG	4,558,921	138	122.00	74.1	90.51
265	HYATT REGENCY	HOUSTON	HYATT	32,505,830	984	146.00	61.8	90.51

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266	EMBASSY SUITES	LAREDO	EMBAS	5,086,916	154	131.00	69.3	90.50
267	HAMPTON INN & SUITES	SAN MARCOS	HAMPT	2,972,486	90	130.00	69.4	90.49
268	DOUBLETREE NORTHSTAR	SAN ANTONI	DOUBL	9,530,362	290	137.00	65.9	90.04
269	A B SEA SALES AND RESORT	GALVESTON		1,927,945	78	145.00	62.2	89.94
270	HOLIDAY EXPRESS	BURLESON	HIEXP	2,428,147	74	117.00	76.9	89.90
271	HOLIDAY EXPRESS SUNSET	AUSTIN	HIEXP	3,242,816	99	123.00	73.2	89.74
272	HOLIDAY EXPRESS	MCALLEN	HIEXP	6,319,190	193	119.00	75.2	89.70
273	COURTYARD BY MARRIOTT	BEAUMONT	COURT	2,552,434	78	118.00	75.8	89.65
274	THE WYNDHAM HOTEL	GALVESTON	WYNDH	5,527,954	226	154.00	58.1	89.60
275	HYATT REGENCY DNTN	DALLAS	HYATT	36,599,721	1,122	155.00	57.6	89.37
276	HOLIDAY EXPRESS	GRAPEVINE	HIEXP	3,097,771	95	127.00	70.6	89.34
277	EMBASSY SUITES I35 N	AUSTIN	EMBAS	8,468,885	260	139.00	64.0	89.24
278	HOLIDAY EXPRESS	AMARILLO	HIEXP	2,929,397	90	119.00	74.8	89.17
279	HILTON AUSTIN AIRPORT	AUSTIN	HILTO	8,526,187	262	131.00	67.9	89.16
280	RADISSON RESORT	SAN ANTONI	RADIS	7,378,440	227	163.00	54.7	89.05
281	COASTAL LIFESTYLES	SOUTH PADR		1,104,472	34	204.00	43.6	89.00
282	DAYS INN	FORT STOCK	DAYS	1,622,832	50	111.00	80.3	88.92
283	LA QUINTA INNS AND SUITES	AUSTIN	LAQUN	4,147,484	128	127.00	70.1	88.77
284	LA QUINTA INN & SUITES	LAREDO	LAQUN	2,073,651	64	115.00	77.0	88.77
285	SPRINGHILL SUITES	AUSTIN	SPRNG	3,195,322	99	119.00	74.3	88.43
286	RESIDENCE INN	RICHARDSON	RESID	3,843,271	119	114.00	77.6	88.43
287	HAMPTON INN	HUMBLE	HAMPT	2,612,321	81	120.00	73.4	88.36
288	MARRIOTT EL PASO	EL PASO	MARRT	9,537,484	296	127.00	69.3	88.28
289	QUALITY INN	FORT STOCK	HIEXP	1,416,784	44	125.00	70.6	88.22
290	HAMPTON INN & SUITES	AUSTIN	HAMPT	3,280,497	102	120.00	73.6	88.11
291	MARRIOTT LAS COLINAS	IRVING	MARRT	11,698,822	364	145.00	60.5	88.05
292	HOLIDAY EXPRESS	FORT WORTH	HIEXP	1,926,042	60	120.00	73.6	87.95
293	THE MAGNOLIA HOTEL	DALLAS		10,565,492	329	149.00	58.9	87.85
294	RESIDENCE INN- DFW	IRVING	RESID	3,204,209	100	127.00	69.0	87.79
295	HOLIDAY EXPRESS	LA PORTE	HIEXP	1,761,980	55	115.00	76.3	87.77
296	LAKeway INN RESORT	LAKeway		7,653,866	239	166.00	52.7	87.74
297	HAMPTON INN & SUITES	FREDERICKS	HAMPT	1,759,534	55	134.00	65.5	87.65
298	HYATT REGENCY DFW	GRAPEVINE	HYATT	25,883,456	811	129.00	68.0	87.44
299	HOMEWOOD SUITES PARK	HOUSTON	HOMEW	2,359,108	74	120.00	73.0	87.34
300	MCM GRANDE & FUNDOME	ODESSA		7,809,810	245	114.00	76.4	87.33
301	HOLIDAY EXPRESS	DECATUR	HIEXP	1,911,788	60	111.00	78.3	87.30
302	COMFORT SUITES	BEAUMONT	COMFS	1,186,955	74	116.00	74.9	87.17
303	HOLIDAY EXPRESS 1960	HOUSTON	HIEXP	2,066,815	65	119.00	73.0	87.12
304	COURTYARD	HOUSTON	COURT	5,595,629	176	122.00	71.4	87.11
305	BEST WESTERN	OZONA	BWEST	1,589,095	50	112.00	78.0	87.07
306	RESIDENCE FOSSIL CREEK	FORT WORTH	RESID	3,600,883	113	114.00	76.1	87.06
307	HAMPTON INN	MARBLE FAL	HAMPT	2,031,208	64	120.00	72.6	86.95
308	HOLIDAY EXPRESS	ALICE	HIEXP	2,061,290	65	117.00	74.2	86.88
309	COURTYARD BY MARRIOTT	SAN ANTONI	COURT	2,460,974	103	134.00	64.8	86.88
310	RESIDENCE INN	PLANO	RESID	3,968,795	125	124.00	69.9	86.76
311	ECONO LODGE	GALVESTON	ECONO	526,570	66	101.00	85.6	86.72
312	SPRINGHILL SUITES	DALLAS	SPRNG	4,664,859	147	113.00	76.6	86.65
313	COURTYARD COMPAQ	HOUSTON	COURT	3,961,939	125	120.00	72.0	86.61
314	HOLIDAY EXPRESS	VAN HORN	HIEXP	1,422,372	45	119.00	72.6	86.60
315	STAYBRIDGE COLONNADE	SAN ANTONI	STAYB	3,729,396	118	118.00	73.5	86.59
316	TOWNPLACE SUITES	FORT WORTH	TOWNP	3,002,135	95	101.00	86.0	86.58
317	HILTON LINCOLN CTR	DALLAS	HILTO	15,799,491	500	140.00	62.0	86.57
318	HILTON GARDEN INN	HOUSTON	HILTG	3,790,791	120	122.00	70.9	86.55

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319	HILTON GARDEN INN	BEAUMONT	HILTG	3,157,528	100	135.00	64.1	86.51
320	HOMEWOOD SUITES	LONGVIEW	HOMEW	2,367,671	75	116.00	74.7	86.49
321	HOMEWOOD SUITES	WICHITA FA	HOMEW	2,303,755	73	126.00	68.7	86.46
322	HOLIDAY EXPRESS	AUSTIN	HIEXP	2,523,267	80	115.00	74.9	86.41
323	HOMEWOOD SUITES	FRISCO	HOMEW	3475838	110	140.00	61.8	86.3
324	HILTON GARDEN INN	IRVING	HILTG	4753227	151	124.00	69.7	86.2
325	HOLIDAY EXPRESS FM 6..	AUSTIN	HIEXP	2040953	65	120.00	\$72	86.0
326	HAMPTON INN	TYLER	HAMPT	2411913	77	119.00	\$72	85.8
327	HAMPTON INN	HOUSTON	HAMPT	2535451	81	120.00	\$71	85.8
328	HAMPTON INN	ROUND ROCK	HAMPT	2907587	93	124.00	\$69	85.7
329	RIVER CITY RESORTS	NEW BRAUNF		824174	35	201.00	\$43	85.6
330	HOLIDAY EXPRESS	AMARILLO	HIEXP	1932959	61	113.00	\$76	85.6
331	COURTYARD BY MARRIOT	STAFFORD	COURT	3497691	112	122.00	\$70	85.6
332	SPRINGHILL SUITES	HOUSTON	SPRNG	5932590	190	114.00	\$75	85.6
333	HOLIDAY EXPRESS DNT	SAN ANTONI	HIEXP	2528036	81	126.00	\$68	85.5
334	COMFORT SUITES	MIDLAND	COMFS	1965142	63	121.00	\$71	85.5
335	HOLIDAY EXPRESS	GRAND PRAI	HIEXP	2182217	70	123.00	\$69	85.4
336	HOLIDAY EXPRESS GULF FWY	HOUSTON	HIEXP	2181300	70	117.00	\$73	85.4
337	HAMPTON INN & SUITES	COLLEGE ST	HAMPT	2460108	79	114.00	\$75	85.3
338	LA QUINTA INN & SUITES	PEARLAND	LAQUN	1742853	56	120.00	\$71	85.3
339	FAIRFIELD INN & SUITES	SAN ANGELO	FAIRF	2272131	73	113.00	\$76	85.3
340	HYATT PLACE	EL PASO	HYATP	3484236	111	113.00	\$75	85.2
341	HILTON MIDLAND PLAZA	MIDLAND	HILTO	7865994	253	124.00	\$69	85.2
342	SPRINGHILL SUITES	FORT WORTH	SPRNG	4475167	144	117.00	\$73	85.1
343	RESIDENCE INN	ADDISON	RESID	4658860	150	118.00	\$72	85.1
344	STAYBRIDGE SUITES	HOUSTON	STAYB	3789117	122	124.00	\$69	85.1
345	RESIDENCE INN	WACO	RESID	2419866	78	122.00	\$70	85.0
346	HOLIDAY EXPRESS	CEDAR PARK	HIEXP	1923270	62	116	\$74	85.0
347	COURTYARD MARRIOTT	MIDLAND	COURT	625462	80	121	\$70	85.0
348	EXTENDED STAY AMERICA	HOUSTON	EXTSA	2635164	85	105	\$81	84.9
349	HAMPTON INN	VICTORIA	HAMPT	2105949	68	119	\$71	84.9
350	HOMEWOOD SUITES #502	AUSTIN	HOMEW	2971291	96	120	\$71	84.8
351	HOLIDAY EXPRESS	HOUSTON	HIEXP	1839476	59	120	\$71	84.7
352	RESIDENCE INN	LEWISVILLE	RESID	2222243	72	120	\$70	84.6
353	THE TREMONT HOUSE	GALVESTON	WYNDH	2745165	119	154	\$55	84.5
354	COMFORT INN	BUFFALO	COMFO	1541981	50	113	\$75	84.5
355	COMFORT SUITES	LAKE JACKS	COMFS	1817390	59	107	\$79	84.4
356	HAMPTON INN	HOUSTON	HAMPT	1909126	62	123	\$69	84.4
357	HAMPTON INN & SUITES	SCHERTZ	HAMPT	3012936	98	118	\$71	84.2
358	RENAISSANCE	RICHARDSON	RENAS	10327618	336	136	\$62	84.2
359	RAMADA LTD	MINERAL WE	RALTD	717745	31	100	\$84	84.2
360	RADISSON SUITES	EL PASO	RADIX	7343753	239	111	\$76	84.2
361	HAMPTON INN AND SUITES	ABILENE	HAMPT	2210865	72	119	\$71	84.1
362	HOLIDAY EXPRESS	ABILENE	HIEXP	2026430	66	117	\$72	84.1
363	HOLIDAY EXPRESS	SELMA	HIEXP	2578169	84	117	\$72	84.1
364	HOLIDAY EXPRESS DOWNTOWN	HOUSTON	HIEXP	3436170	112	122	\$69	84.1
365	SAND'N SEA PROPERTIES	GALVESTON		4906966	160	190	\$44	84.0
366	HYATT PLACE	COLLEGE ST	AMSTE	2790455	91	118	\$71	84.0
367	LA QUINTA INN & SUITES	HOUSTON	LAQUN	5302203	173	119	\$70	84.0
368	HOMEWOOD SUITES	IRVING	HOMEW	2356266	77	123	\$68	83.8
369	HILTON AIRPORT NORTH	SAN ANTONI	HILTO	11810531	386	129	\$65	83.8
370	HOMEWOOD SUITES	HOUSTON	HOMEW	1955634	64	122	\$68	83.7
371	HAMPTON INN & SUITES	LUFKIN	HAMPT	2076196	68	112	\$75	83.7

TOP REVPAR HOTELS AND MOTELS IN TEXAS - 2008 ANNUAL

	<u>Hotel</u>	<u>City</u>	<u>Brand</u>	<u>\$ Room Revenues</u>	<u># Rooms</u>	<u>Est.\$ A.D.R.</u>	<u>Est.% Occup</u>	<u>Actual REVPAR</u>
372	HYATT PLACE FMR AMER	PLANO	HYATP	3892335	127	120	\$70	83.6
373	THE HOTEL LIMPIA	FORT DAVIS		1006887	33	153	\$55	83.6
374	DOUBLETREE CLUB HOTE	AUSTIN	DCLUB	4634230	152	123	\$68	83.5
375	EMBASSY SUITES HOTEL	DALLAS	EMBAS	7439348	244	128	\$65	83.5
376	HOLIDAY EXPRESS	SAN ANTONI	HIEXP	2560358	84	118	\$71	83.5
377	LA QUINTA INN & SUITES	BEAUMONT	LAQUN	1980539	65	110	\$76	83.5
378	HOTEL MENGER	SAN ANTONI		9618630	316	138	\$60	83.4
379	THE AUSTIN MOTEL	AUSTIN		1247572	41	117	\$71	83.4
380	HAMPTON INN & SUITES	AUSTIN	HAMPT	2159927	71	117	\$71	83.4
381	COURTYARD LAS COLINAS	IRVING	COURT	4438399	146	122	\$68	83.2
382	HYATT PLACE	SAN ANTONI	HYATP	3855773	126	121	\$69	83.2
383	HAMPTON INN & SUITES	WEBSTER	HAMPT	3278729	108	115	\$72	83.2
384	RESIDENCE INN SPID	CORPUS CHR	RESID	2001428	66	121	\$69	83.1
385	HAMPTON INN DFW SOUTH	IRVING	HAMPT	2439791	80	116	\$72	83.0
386	HAMPTON INN & SUITES	HOUSTON	HAMPT	2484604	82	114	\$73	83.0
387	HOLIDAY EXPRESS	WACO	HIEXP	2180304	72	117	\$71	83.0
388	BEST WESTERN GARDEN	ODESSA	BWEST	3570103	118	103	\$80	82.9
389	COMFORT SUITES WILCR	HOUSTON	COMFS	1935973	64	112	\$74	82.9
390	HOLIDAY EXPRESS I & S	FORT WORTH	HIEXP	2749484	91	116	\$71	82.8
391	RESIDENCE INN-TYLER	TYLER	RESID	3866806	128	109	\$76	82.8
392	HYATT PLACE I35 N	AUSTIN	HYATP	3654046	120	111	\$74	82.7
393	MOUNTAIN STAR HOTEL	AUSTIN		1207063	40	149	\$55	82.7
394	HOLIDAY INN MARKET CENTER	DALLAS	HOLID	3014742	100	133	\$62	82.6
395	SLEEP INN & SUITES	FORT STOCK	SLEEP	743264	49	105	\$78	82.4
396	FAIRFIELD INN SOUTH	AUSTIN	FAIRF	1893087	63	108	\$76	82.3
397	HOLIDAY EXPRESS	KATY	HIEXP	1861885	62	111	\$74	82.3
398	BEST WESTERN EXECUTI	GEORGE WES	BWEST	1200779	40	106	\$78	82.3
399	HAMPTON INN & SUITES	ALLEN	HAMPT	3090857	103	115	\$72	82.2
400	RESIDENCE INN	IRVING	RESID	3567165	119	114	\$72	82.1
401	COMFORT SUITES	SAN MARCOS	COMFS	1491123	50	118	\$69	81.7
402	HILTON GARDEN INN	DUNCANVILL	HILTG	4230170	142	119	\$68	81.6
403	HOLIDAY EXPRESS	CONROE	HIEXP	2651042	89	112	\$73	81.6
404	THE LIGHT HOUSE INN	ROCKPORT		2323144	78	146	\$56	81.6
405	HAMPTON INN	KINGSVILLE	HAMPT	1488435	50	116	\$70	81.6
406	RENAISSANCE CASA DE PALMAS	MCALLEN	RENAS	4908340	165	129	\$63	81.5
407	CROWNE PLAZA HOUSTON	HOUSTON	CROWN	8649261	291	120	\$68	81.4
408	MARINER INN	GALVESTON		374391	50	85	\$95	81.4
409	HOLIDAY EXPRESS	ALLEN	HIEXP	2582804	87	117	\$70	81.3
410	HAMPTON INN & SUITES	AMARILLO	HAMPT	1899689	64	112	\$73	81.3
411	HILTON GARDEN INN	FORT WORTH	HILTG	2907117	98	115	\$70	81.3
412	HOLIDAY INN-EL PASO	EL PASO	HOLID	6109409	206	109	\$74	81.3
413	HAMPTON INN & SUITES	ARLINGTON	HAMPT	2905005	98	119	\$68	81.2
414	HILTON GARDEN INN	MCALLEN	HILTG	3082077	104	122	\$67	81.2
415	HOLIDAY EXPRESS	TEXARKANA	HIEXP	1344493	90	124	\$65	81.2
416	INN AT THE WATERPARK	GALVESTON		1449617	65	114	\$71	81.1
417	COURTYARD BY MARRIOT	HOUSTON	COURT	5830878	197	110	\$74	81.1
418	QUALITY INN FMR BEST	BIG SPRING	QUALY	1437687	65	97	\$84	81.0
419	HAWTHORN INN & SUITE	SAN ANGELO	HALTD	2365657	80	102	\$79	81.0
420	HOTEL JOULE A LUXURY	DALLAS		1445859	97	200	\$41	81.0
421	STAYBRIDGE AIRPORT/N	SAN ANTONI	STAYB	4018421	136	123	\$66	81.0
422	LA QUINTA INN & SUIT	SOUTH PADR	LAQUN	4342167	147	134	\$61	80.9
423	HOLIDAY INN SUNSPREE	GALVESTON	HOLID	2864694	\$97	146	\$55	80.9

MARKET RESULTS: FOURTH QUARTER 2008

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Fourth Quarter 2008 Current MSA Definitions	% Market	Total 2007	Revenue* 2008	% Change	Chains Only:		REVPAR
					%	\$ ADR	
Dallas-Ft Worth-Arlington	26.8%	\$458.0	\$452.0	-1.3%	58.7	\$89.59	\$52.59
Houston-Baytown-SugarLnd	26.0%	\$363.1	\$438.4	20.7%	70.4	\$101.94	\$71.77
San Antonio	11.9%	\$186.2	\$200.9	7.9%	53.7	\$112.79	\$60.57
Austin-Round Rock	10.5%	\$170.7	\$177.3	3.9%	62.6	\$103.95	\$65.07
El Paso	2.1%	\$35.3	\$35.1	-0.7%	66.8	\$80.01	\$53.45
Corpus Christi	1.9%	\$30.0	\$31.3	4.3%	43.3	\$77.58	\$33.59
Brownsville-Harlingen	0.9%	\$19.2	\$15.5	-19.3%	47.5	\$71.34	\$33.89
Balance of Texas	19.8%	\$301.7	\$333.2	10.4%	58.6	\$77.62	\$45.49
Total State of Texas	100.0%	\$1,564.2	\$1,683.7	7.6%	60.4	\$92.87	\$56.09

*\$ millions

Because of the hurricane-driven, strong growth in coastal areas, state-wide growth rates continue to look solid; the averages do not yet reflect the economic downturn in most of the state:

Texas Lodging: Percentage Change Vs. Year Ago

Otr/Yr	Room Supply	Room Rev \$	Rooms Sold	% Occ	\$ Price	\$ RPAR
3rd '06	2.2	11.3	3.5	1.3	7.5	8.8
4th '06	2.8	4.5	-2.3	-5.0	6.9	1.7
1st '07	3.0	9.2	2.9	-0.2	6.2	6.0
2nd	3.3	9.4	3.4	0.2	5.8	4.0
3rd	3.0	8.0	3.0	0.0	4.8	4.8
4th	2.9	8.6	3.3	0.3	5.1	5.4
1st '08	3.2	7.1	2.4	-0.8	4.6	3.7
2nd	3.7	9.3	3.6	-0.2	5.5	5.4
3rd	3.7	9.4	4.2	0.3	5.0	5.5
4th	3.0*	9.4	4.2	0.3	5.0	5.5

* 2008 Room supply excludes hurricane-closed hotels, most of which will re-open after repairs

By Product Segment: For 2008 in total, all chain segments, ¹ except Luxury and Upscale hotels, had revenue gains of 9 to 12%. Mini-suites lost room supply as AmeriSuites converted to Mid-Upscale Hyatt Place. Independents gained strongly. This probably indicates greater price sensitivity among consumers.

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¹ Limited Service chain hotels offer high-quality rooms without restaurants at average prices (e.g. Holiday Express, Hampton Inn, Fairfield Inn, La Quinta). Mini-suite hotels feature room sizes of about 400 square feet and limited service. Luxury hotels are the highest priced chains (Westin, Four Seasons, Gaylord, Ritz Carlton). Upscales are the large full-service, higher-priced hotels (e.g. Marriott, Hilton, Hyatt, Omni, Wyndham). Mid-Upscale hotels are lower-priced, partially-full-service hotels (e.g. Marriott Courtyard, Hilton Garden, Holiday Inn, Hyatt Place, Sheraton). Low Priced Extended Stay includes brands such as Budget Suites of America, Extended Stay America, etc. Budget chains include Motel 6, Super 8, Days Inn, Ramada and similar hotels.

MARKET RESULTS: FOURTH QUARTER 2008

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Segment Performance -2008 Annual Results

(\$ 000's)	#	#	#	\$ Room	%	% Mkt	%	Point	Rate
<u>Segments</u>	<u>Hotels</u>	<u>Rooms</u>	<u>Chg</u>	<u>Revenues</u>	<u>Chg</u>	<u>Share</u>	<u>Occup</u>	<u>Chg</u>	<u>Chg</u>
Luxury	17	7.6	0.3	367,628	3.9%	5.1%	65.5	-1.6	2.7%
Upscale	77	32.4	1.2	1,229,101	5.5%	17.0%	65.3	-2.3	1.5%
Suites	142	19.5	1.7	640,667	11.6%	8.8%	69.3	-2.0	5.0%
Mid/Upscales	207	40.1	2.1	1,029,253	11.8%	14.2%	64.3	-0.6	6.8%
Mini-Suites	178	15.2	-1.7	333,303	-6.5%	4.6%	66.1	-0.7	5.0%
L.S./Midscales	844	67.8	2.5	1,449,281	10.3%	20.0%	68.4	-0.6	8.4%
Extended Stay	177	23.4	1.6	255,001	9.8%	3.5%	71.9	-0.5	-3.2%
Budget	<u>858</u>	<u>64.4</u>	<u>1.7</u>	<u>709,369</u>	<u>9.2%</u>	<u>9.8%</u>	<u>57.6</u>	<u>0.7</u>	<u>5.0%</u>
Total Chains	2,500	270.4	9.4	6,013,603	8.1%	83.0%	64.2	-0.6	5.4%
Tot. Independ.	<u>1,940</u>	<u>90.1</u>	<u>2.3</u>	<u>1,232,311</u>	<u>10.9%</u>	<u>17.0%</u>	<u>52.9</u>	<u>1.6</u>	<u>4.8%</u>
Total Market	4,440	360.5	11.7	7,245,914	8.5%	100.0%	61.3	-0.1	5.1%

Room Supply

Room supply increased by 3.3% in 2008, similarly to recent history; supply growth should start to moderate in 2009. In the Fourth quarter of 2008, total room inventory expanded by 10,600 rooms over the Fourth quarter of 2007, after expanding 9,800 units last year and by 7,400 the year before. Note that numerous coastal hotels were closed in the Fourth quarter due to hurricane damage, are under repair and will return to inventory, causing the above supply expansions to be understated.

In the Fourth quarter of 2008, room supply offered at rates of \$135 and above rose 19% (8,100 net rooms). Rooms offered at rates from \$90 up to \$135 increased 12% (10,000 net rooms). Conversely, rooms priced below \$90 declined by 3% (7,300 net rooms); this latter result reflects both hotels closing and hotels moving up above \$90 in price.

The Largest Metros in the Fourth Quarter

Houston-Baytown-Sugar Land metro roomnights-sold gained a majestic 14.6% in the Fourth quarter while room revenues grew 20.7% to \$438 million (aided by a 5.4% price rise). With occupancy up 8.2 points to 68.5% in the quarter, the Houston metro hotel industry is enjoying the temporary benefits of hurricanes and petrochemical refinery expansion. Metro room supply rose 0.8% (600 rooms), but is understated by about 1,500 temporarily closed rooms in Galveston and other coastal areas. In the year of 2008, Houston room revenues gained 13.3% because of an 8% increase in room rates and a 4.8% rise in roomnights sold from 2007. Occupancy rose 1.3 points to a desirable 65.9% average.

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San Antonio metro roomnights-sold in the Fourth quarter were up a modest 1.7% from the same quarter a year ago, while rates gained a strong 6.1% causing revenues to improve 7.9% to \$201 million. As net room supply increased by 7.2% (2,600 net rooms), average occupancy eroded by 2.7 points, to 51.5%. In the year of 2008, San Antonio room revenues gained 9.2% because of a 4.9% increase in room rates and a solid 4.1% rise in roomnights sold from 2007. Occupancy slipped 1 point to a 60.4% average.

Ft. Worth-Arlington Metropolitan Division roomnights-sold were 'flat,' edging higher by 0.5% in the quarter, with revenues up 3.5%, to \$146 million. Net room supply grew by 1,300 rooms (4.7%) causing occupancy to drop to 60.1%, down 2.6 points. In the year of 2008, Ft. Worth room revenues gained a strong 9.5%, roomnights increased 3.4% and occupancy eroded 1 point to a still-strong 65.9% average.

Austin-Round Rock roomnights-sold dropped 2.4% in the Fourth quarter in a non-legislative year. Resulting revenues gained just 2.1% based solely on a 4.7% price increase, to \$156 million. Net room supply rose only 1.5% (400 net rooms). Occupancy consequently dropped 2.7 points to 61.3%. For all of 2008, Austin metro occupancy dropped 2.4 points to a still-healthy 66.1%.

Dallas Metropolitan Division roomnights-sold dropped an unsettling 2.5% in the Fourth quarter, causing revenues to decline 3.4% to \$306 million. As net room supply increased by 2.1% (1,400 net rooms), average occupancy eroded by 2.6 points, to 56.4%. In the year of 2008, Dallas room revenues gained just 2.8% because of a 1.8% increase in room rates and a 1% rise in roomnights sold from 2007. Occupancy slipped 0.5 points to a 59.6% average, indicating an opportunity for only highly selective new supply additions.

Fourth Quarter Occupancy

The latest quarter occupancy averaged 57.9% compared to 57.6% in 2007 and 57.3% in 2006. A 2008 total year occupancy of 61.4% is about 6% above long term averages.

Chain occupancy was 60.4% in the Fourth quarter, down by 0.7 points from a year ago. Chains accounted for 84% of market revenues, the same as a year ago. Independents generated 49.9% occupancy, up by 2.6 points.

Nineteen of 27 areas showed occupancy losses versus the Fourth quarter of 2007. Only eight areas exceeded the state occupancy average of 57.9% in the quarter.

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MARKET RESULTS: FOURTH QUARTER 2008

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Metro Area Performance

<u>Metro Area</u>	<u>Year of 2007</u>			<u>Fourth Quarter 2008</u>		
	<u>Occ</u> <u>%</u>	<u>Pt.</u> <u>Chg</u>	<u>Rev</u> <u>% Chg</u>	<u>Occ</u> <u>%</u>	<u>Pt.</u> <u>Chg</u>	<u>Rev</u> <u>% Chg</u>
Odessa	76.4	4.8	38.6%	71.0	-1.2	20.0%
El Paso	67.8	0.8	5.4%	64.9	-1.5	-0.7%
Midland	66.9	-0.3	31.2%	55.3	-8.3	27.2%
Beaumont-Pt Arthur	66.4	2.3	16.7%	75.1	9.9	54.2%
Austin-Round Rock	66.1	-2.4	3.0%	61.3	-2.7	2.1%
Ft Worth-Arlington MD	65.9	-1.0	9.5%	60.1	-2.6	3.5%
Houston-Baytown-Sugarland	65.9	1.3	13.3%	68.5	8.2	20.7%
College Station-Bryan	64.7	1.7	13.6%	62.4	1.0	12.5%
Longview	64.7	1.2	11.7%	57.6	-3.2	6.4%
Texarkana (Tx)	64.2	7.4	32.5%	57.8	1.2	33.0%
San Angelo	63.2	2.7	17.4%	57.4	1.2	7.9%
Tyler	62.8	-0.1	16.0%	56.1	-1.9	11.1%
Lubbock	62.3	3.3	11.2%	59.7	-0.2	6.8%
State Average	61.4	0.0	8.5%	57.9	0.3	7.6%
San Antonio	60.4	-1.0	9.2%	51.5	-2.7	7.9%
Waco	60.1	-0.3	4.1%	56.5	-3.1	-1.0%
Dallas MD	59.6	-0.5	2.8%	56.4	-2.6	-3.4%
Amarillo	58.0	0.1	-0.4%	52.0	0.2	0.1%
McAllen-Edinburg-Pharr	58.0	-1.0	5.2%	56.6	-4.5	-2.3%
Non Metro	57.4	1.1	16.0%	53.7	0.0	13.1%
Killeen-Temple-Ft Hood	56.7	0.5	22.5%	48.3	-3.0	5.3%
Laredo	55.9	-2.9	-0.6%	53.3	-4.3	-7.4%
Abilene	55.4	-3.4	8.8%	49.4	-3.8	3.7%
Victoria	55.4	0.1	6.2%	50.2	-3.2	-6.1%
Sherman-Denison	54.3	1.5	1.6%	47.2	-5.8	-8.9%
Wichita Falls	49.9	-0.8	8.6%	44.9	-1.8	6.7%
Corpus Christi	47.9	-1.3	4.8%	36.2	-1.3	4.3%
Brownsville-Harlingen	47.3	-2.6	-10.7%	39.2	3.9	-19.3%

MARKET RESULTS IN THE VARIOUS TEXAS MARKETS

See Page I Article for the overview and forecast of the emerging recession in lodging

Texas lodging room revenues gained 8.5% to \$7.25 billion in the year of 2008, after gaining 8.9% in 2007 and 13% in 2006. Revenues declined 9% in 2001, 1.3% in 2002, and 1.9% in 2003; they then gained 7.4% in the turnaround year of 2004, and 15% in 2005.

In the Fourth quarter of 2008, room revenues reached \$1.684 billion, up 7.6% from the \$1.564 billion in the Fourth quarter of 2007. Prices in the quarter rose by 4%.

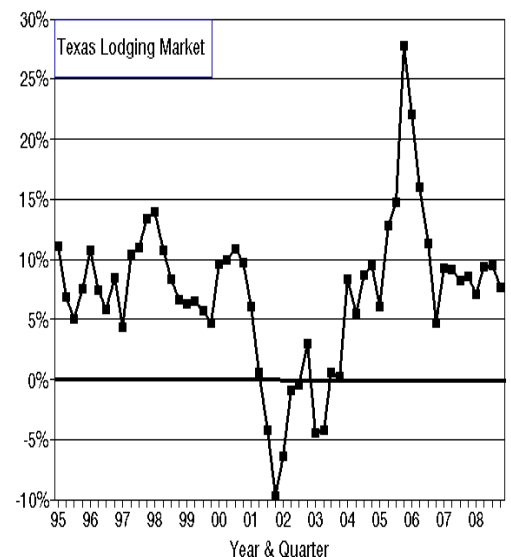
Annual 2008 roomnights sold, the measure of real consumer demand, increased by a healthy 3.2% including a 3.5% increase in the Fourth quarter, about the same as the prior year. Room supply grew 3%.

For the year, occupancy remained constant at 61.4%, well above the 58% long-term industry average, following a 0.1 point gain in 2007, a 1.2 point increase in 2006 and a 3.9 point increase in 2005. Annual REVPAR was \$55.12, up 5.1%. In the Fourth quarter, occupancy was 57.9%, up 0.3 points, and REVPAR gained 4.5%, to \$50.62, up \$2.18.

Through 2008, recent room revenues continue to match the long-term trend-line. For 2008, twelve of twenty-seven areas posted double digit revenue increases; three areas declined.

For the Fourth quarter, metros gaining more than 15% in room revenues were predominantly influenced by hurricanes or the expansion of the petroleum industry, or both; they include Beaumont / Port Arthur, Texarkana (Tx), Midland, Houston/Baytown/Sugar Land, and Odessa. Declining areas were Brownsville/Harlingen, Sherman/Denison, Laredo, Victoria, Dallas, McAllen/Edinburg, Waco and El Paso. The following table demonstrates the varying effects of recession, hurricanes, petrochemicals, and also, disruptions on the border:

% Change in Room Revenues



Texas Hotel Room Revenues

\$ millions, By Quarter

