



EconoLodge

VERO BEACH, FLORIDA



EconoLodge



ECONO LODGE VERO BEACH - DOWNTOWN

OFFERING MEMORANDUM



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UNITED STATES

CUSHMAN & WAKEFIELD HOSPITALITY TEAM LOCATIONS



Cushman & Wakefield's Hospitality Team Located Nationwide

Cushman & Wakefield Global Hospitality is the premier capital markets advisor to the hospitality industry. Integrated as part of the C&W's Equity, Debt and Structured Finance platform, the group has arranged over \$20.0 billion of equity and debt on behalf of the world's largest hotel and resort owners in the past five years.

We understand our clients' real estate vision and deliver tailored, best-in-class solutions that maximize return on investment and create an engaging experience. Our team employs industry best practices and leverages our experienced, talented teams to ensure our clients' businesses thrive in the ever-changing real estate landscape.

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This is an offering memorandum and should not be considered an appraisal. In making any decision that relies upon Cushman & Wakefield's work, you should know that Cushman & Wakefield has not followed the guidelines for development of an appraisal or analysis contained in the uniform standards of professional Appraisal practice of appraisal foundation.

This opinion is based upon Cushman & Wakefield's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan.



CUSHMAN & WAKEFIELD, INC.

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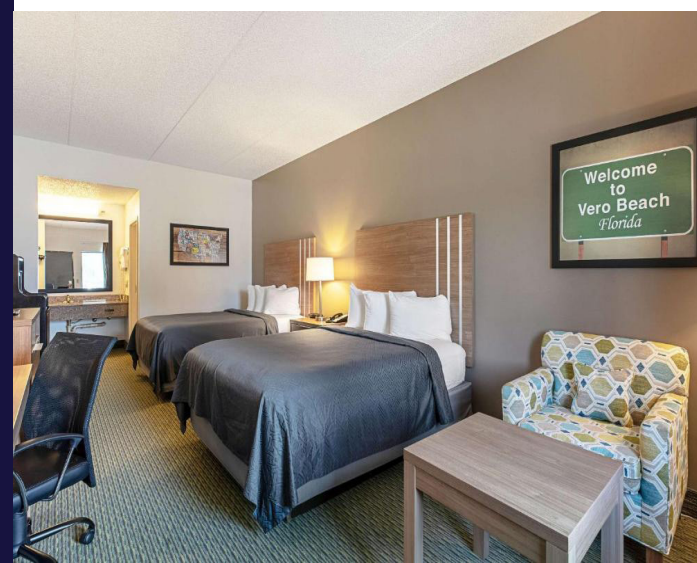
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01

INVESTMENT OVERVIEW

OFFERING SUMMARY

Cushman & Wakefield’s Hospitality Group has been retained to offer for sale the fee simple interest in the **66-room Econo Lodge, located in Vero Beach, Florida**. The property is a two-story, limited-service hotel located along US Highway 1, providing ease of access to commuters along one of Vero Beach’s main thoroughfares. Ideal for both business and leisure travelers, the hotel is a short drive to Vero Beach’s pristine shores, shopping destinations, and popular demand generators such as the Vero Beach Outlets, McKee Botanical Garden, Jackie Robinson Training Complex, and the Vero Beach International Airport. Additionally, the property presents a compelling opportunity for investors to maintain the current Econo Lodge affiliation for operational stability, or reposition the asset under another nationally recognized flag to potentially capture higher ADR and expanded customer segments. **The Econo Lodge Vero Beach offers investors the opportunity to acquire a 66-room property in an established and growing market.**



EXECUTIVE SUMMARY

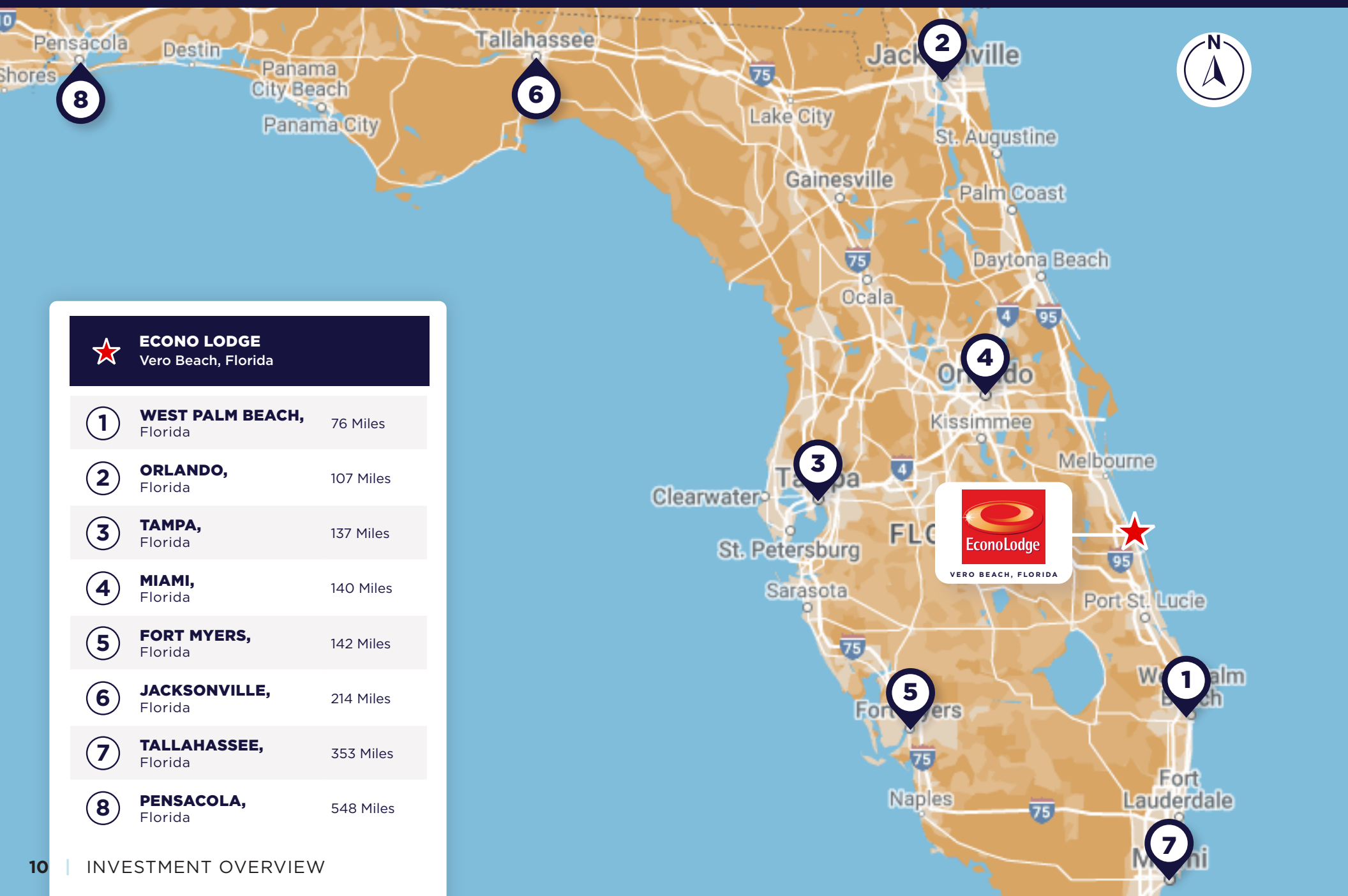
Acquisition Price	\$4,750,000
Hotel	Econo Lodge Vero Beach - Downtown
Address	950 US Highway 1 Vero Beach, Florida 32960
Year Built	1993
Interest	Fee Simple
Stories	2
Rooms	66 + 2-Bedroom Manager’s Suite
Building Area	± 29,516 SF
Lot Size	± 2.16 Acres
Zoning District and Description	CG, General Commercial
Amenities	Breakfast Area, Free Parking, Laundry Facilities, Outdoor Pool
Assessor’s Parcel Number	33391200015000000005.3

INVESTMENT HIGHLIGHTS

- Excellent owner-operator acquisition opportunity.
- Ideal first-time hotel buyer opportunity.
- Spacious & renovated 2-bedroom Manager's Suite on-site.
- Opportunity to increase RevPAR to competitive set standards and exceed performance of competition through strong, hands-on management and increased marketing.
- Very well-maintained building that is continuously updated by current ownership, leaving very minimal change of ownership PIP expected for a buyer.
- Despite recent slowdown throughout most Florida markets, the hotel boasts proven financials and presents a going-in 7.7% CAP Rate based on 2025 NOI.
- Financial Performance:
 - **2025:** \$1,071,830 Total Revenue | **\$364,956 NOI***
 - **2024:** \$1,264,634 Total Revenue | **\$420,049 NOI***
 - **2023:** \$1,094,432 Total Revenue | **\$411,608 NOI***
 - *Calculated NOI is Inclusive of 0% Management Fee (Owner/Operator Assumption) and 4% Reserve for Replacements.
- Rebranding potential with interest from Quality Inn, Red Roof, Baymont, and multiple other flags.
- Opportunity to increase RevPAR to competitive set standards and exceed performance of competition through strong, hands-on management and increased marketing.
- Situated in Vero Beach, a growing Florida market known for tourism, beaches, and proximity to major highways, attracting both leisure and business travelers.
- Close to corporate offices, medical facilities, and popular attractions, providing a balanced mix of transient, leisure, and group business.
- Located directly along US Highway 1 and within close proximity to 20th Street, 17th Street, and Jimmy Buffet Memorial Highway, providing ease of access and displaying excellent signage to commuters along some of Vero Beach's main thoroughfares.
- The section of US Highway 1 closest to the property has an Average Annual Daily Traffic (AADT) count of approximately 30,500 vehicles per day.
- Vero Beach and the Treasure Coast continue to see population growth, expanding residential development, and rising commercial activity— supporting long-term lodging demand.



REGIONAL MAP



 **ECONO LODGE**
Vero Beach, Florida

1 WEST PALM BEACH,
Florida 76 Miles

2 ORLANDO,
Florida 107 Miles

3 TAMPA,
Florida 137 Miles

4 MIAMI,
Florida 140 Miles

5 FORT MYERS,
Florida 142 Miles

6 JACKSONVILLE,
Florida 214 Miles

7 TALLAHASSEE,
Florida 353 Miles

8 PENSACOLA,
Florida 548 Miles

LOCAL MAP



AERIAL VIEW



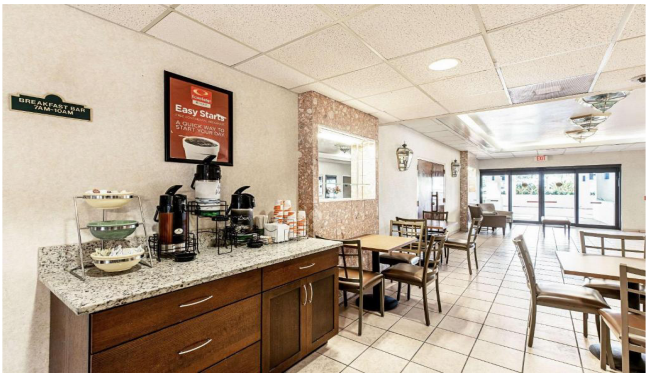
PROPERTY BOUNDARY



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





02

FINANCIAL ANALYSIS

PRICING SUMMARY

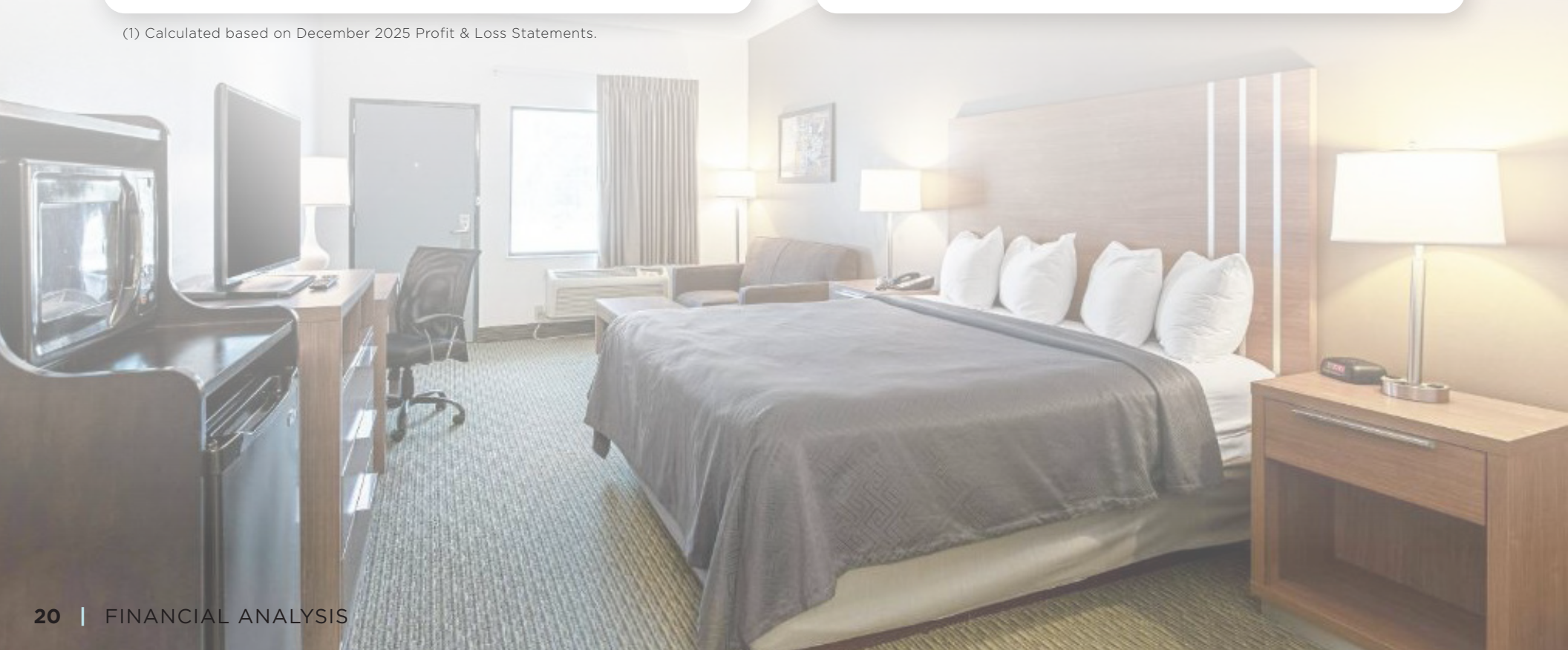
Current

Acquisition Price	\$4,750,000
Rooms	66
Price Per Room	\$71,970
Property Improvement Plan (PIP)	\$150,000 (~\$2,273 / room)
CAP Rate ⁽¹⁾	7.68%

Pro Forma

CAP Rate - Year 3 (2028) Includes Acquisition Price & PIP	10.67%
RRM - Year 3 (2028) Includes Acquisition Price & PIP	3.96
Five-Year Leveraged IRR	20.7%
Average Cash on Cash Return	11.6%

(1) Calculated based on December 2025 Profit & Loss Statements.



HISTORICALS

	12 Months Ending December 31, 2023		12 Months Ending December 31, 2024		12 Months Ending December 31, 2025	
	Amount	Ratio	Amount	Ratio	Amount	Ratio
REVENUE						
ROOMS	\$1,094,432	99.1%	\$1,264,634	97.1%	\$1,071,830	98.3%
OTHER OPERATED DEPARTMENTS	10,149	0.9%	37,147	2.9%	18,754	1.7%
TOTAL REVENUE	1,104,581	100.0%	1,301,781	100.0%	1,090,584	100.0%
DEPARTMENTAL EXPENSES						
ROOMS	298,472	27.3%	286,159	22.6%	231,318	21.6%
OTHER OPERATED DEPARTMENTS	400	3.9%	-	0.0%	612	3.3%
TOTAL DEPARTMENTAL EXPENSES	298,872	27.1%	286,159	22.0%	231,930	21.3%
GROSS OPERATING INCOME	805,709	72.9%	1,015,622	78.0%	858,653	78.7%
DEPARTMENTAL EXPENSES						
ADMINISTRATIVE & GENERAL	63,389	5.7%	90,847	7.0%	86,239	7.9%
SALES & MARKETING	132	0.0%	-	0.0%	799	0.1%
FRANCHISE FEES	45,908	4.2%	208,843	16.5%	137,487	12.8%
UTILITIES	80,815	7.3%	64,891	5.0%	71,798	6.6%
REPAIRS & MAINTENANCE	85,757	7.8%	33,507	2.6%	23,601	2.2%
TOTAL UNDISTRIBUTED OPERATING EXPENSES	276,001	25.0%	398,088	30.6%	319,924	29.3%
HOUSE PROFIT	529,708	48.0%	617,533	47.4%	538,730	49.4%
FIXED CHARGES						
BUILDING INSURANCE	45,452	4.1%	117,953	9.1%	102,827	9.4%
PROPERTY TAXES ⁽¹⁾	28,465	2.6%	27,460	2.1%	27,323	2.5%
MANAGEMENT FEES ⁽²⁾	-	0.0%	-	0.0%	-	0.0%
RESERVE FOR REPLACEMENTS ⁽³⁾	44,183	4.0%	52,071	4.0%	43,623	4.0%
TOTAL FIXED CHARGES	118,100	10.7%	197,485	15.2%	173,773	15.9%
NET OPERATING INCOME	\$411,608	37.3%	\$420,049	32.3%	\$364,956	33.5%
OPERATING STATISTICS						
OCCUPANCY	44.4%		49.3%		36.1%	
AVERAGE DAILY RATE (ADR)	\$102.38		\$106.27		\$123.30	
REVPAR	\$45.46		\$52.39		\$44.51	
NUMBER OF ROOMS	66		66		66	
DAYS IN PERIOD	365		366		365	
AVAILABLE ROOMS	24,090		24,156		24,090	
OCCUPIED ROOMS	10,696		11,909		8,696	

(1) Property Taxes have been derived from the Indian River County Property Tax Assessor's Office.

(2) Management Fees are set at 0.0% of Total Revenue, assuming owner-operator.

(3) Reserve for Replacements has been set at 4.0% of Total Revenue.

PRO FORMA ASSUMPTIONS

The following pages provide a Pro Forma and this page and the following page includes the revenue and expense assumptions used in the Pro Forma.

Operating Statistics

- Occupancy is projected to achieve 30.0 percent in Year One, 40.0 percent in Year Two, 42.0 percent in Year Three, 43.0 percent in Year Four, and 44.0 percent in Year Five.

OCCUPANCY ASSUMPTIONS	
Year 1	30.0%
Year 2	40.0%
Year 3	42.0%
Year 4	43.0%
Year 5	44.0%

AVERAGE DAILY RATE (ADR) ASSUMPTIONS	
Year 1	\$115.00
Year 2	\$120.00
Year 3	\$122.00
Year 4	\$124.00
Year 5	\$126.00

- Average Daily Rate is projected to achieve \$115.00 in Year One, \$120.00 in Year Two, \$122.00 in Year Three, \$124.00 in Year Four, and \$126.00 in Year Five.



PRO FORMA EXPENSE ASSUMPTIONS

Expenses are estimated based on industry averages by department and current operations. Property Taxes are based off information sourced from the county the property is located in. Insurance expenses are based on a typical property in this market.

DEPARTMENTAL EXPENSES

- Rooms Expense has been set to 19.0 percent, which is in line with industry averages.
- Other Operated Department revenue will grow proportionally with RevPAR year-over-year. Other Operated Department expenses will grow proportionally with RevPAR year-over-year as well.



UNDISTRIBUTED OPERATING EXPENSES

- Administrative & General expense has been set to 5.0 percent, which is in line with industry averages.
- Sales & Marketing expense has been set to 2.0 percent, which is in line with industry averages.
- Franchise Fee expense has been set to 10.0 percent, which is in line with the Econo Lodge Franchise Disclosure Document.
- Utilities expense set to 6.0 percent, which is in line with historical averages.
- Repairs & Maintenance expense set to 1.5 percent, which is in line with historical averages.



FIXED CHARGES

- Building Insurance expense is set to grow at 3.0 percent.
- Property Taxes have been estimated based on information sourced from the Indian River County Property Appraiser's Office website.
- Management Fees have been set at 0.0 percent of Total Revenue, assuming owner-operator.
- Reserve for Replacements have been set at 4.0 percent of Total Revenue.



PRO FORMA

	12 Months Ending December 2025		Year One		Year Two		Year Three		Year Four		Year Five	
	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio	Amount	Ratio
REVENUE												
ROOMS	\$1,071,830	98.3%	\$831,105	98.3%	\$1,156,320	98.3%	\$1,237,753	98.3%	\$1,284,479	98.3%	\$1,335,550	98.3%
OTHER OPERATED DEPARTMENTS	18,754	1.7%	14,536	1.7%	20,224	1.7%	21,589	1.7%	22,465	1.7%	23,359	1.7%
TOTAL REVENUE	1,090,584	100.0%	845,641	100.0%	1,176,544	100.0%	1,259,343	100.0%	1,306,944	100.0%	1,358,908	100.0%
DEPARTMENTAL EXPENSES												
ROOMS	231,318	21.6%	157,910	19.0%	219,701	19.0%	235,173	19.0%	244,051	19.0%	253,754	19.0%
OTHER OPERATED DEPARTMENTS	612	3.3%	474	3.3%	660	3.3%	705	3.3%	733	3.3%	762	3.3%
TOTAL DEPARTMENTAL EXPENSES	231,930	21.3%	158,384	18.7%	220,361	18.7%	235,878	18.7%	244,784	18.7%	254,517	18.7%
GROSS OPERATING INCOME	858,653	78.7%	687,257	81.3%	956,183	81.3%	1,023,465	81.3%	1,062,160	81.3%	1,104,392	81.3%
DEPARTMENTAL EXPENSES												
ADMINISTRATIVE & GENERAL	86,239	7.9%	42,282	5.0%	58,827	5.0%	62,967	5.0%	65,347	5.0%	67,945	5.0%
SALES & MARKETING	799	0.1%	16,913	2.0%	23,531	2.0%	25,187	2.0%	26,139	2.0%	27,178	2.0%
FRANCHISE FEES	137,487	12.8%	83,111	10.0%	115,632	10.0%	123,775	10.0%	128,448	10.0%	133,555	10.0%
UTILITIES	71,798	6.6%	50,738	6.0%	70,593	6.0%	75,561	6.0%	78,417	6.0%	81,534	6.0%
REPAIRS & MAINTENANCE	23,601	2.2%	12,685	1.5%	17,648	1.5%	18,890	1.5%	19,604	1.5%	20,384	1.5%
TOTAL UNDISTRIBUTED OPERATING EXPENSES	319,924	29.3%	205,728	24.3%	286,231	24.3%	306,380	24.3%	317,955	24.3%	330,597	24.3%
HOUSE PROFIT	538,730	49.4%	481,528	56.9%	669,952	56.9%	717,085	56.9%	744,205	56.9%	773,795	56.9%
FIXED CHARGES												
BUILDING INSURANCE	102,827	9.4%	107,968	12.8%	111,207	9.5%	114,544	9.1%	117,980	9.0%	121,519	8.9%
PROPERTY TAXES ⁽¹⁾	27,323	2.5%	28,689	3.4%	28,976	2.5%	29,266	2.3%	29,559	2.3%	29,854	2.2%
MANAGEMENT FEES ⁽²⁾	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
RESERVE FOR REPLACEMENTS ⁽³⁾	43,623	4.0%	33,826	4.0%	47,062	4.0%	50,374	4.0%	52,278	4.0%	54,356	4.0%
TOTAL FIXED CHARGES	173,773	15.9%	170,483	20.2%	187,245	15.9%	194,183	15.4%	199,816	15.3%	205,730	15.1%
NET OPERATING INCOME	\$364,956	33.5%	\$311,045	36.8%	\$482,707	41.0%	\$522,902	41.5%	\$544,389	41.7%	\$568,065	41.8%
OPERATING STATISTICS												
OCCUPANCY	36.1%		30.0%		40.0%		42.0%		43.0%		44.0%	
AVERAGE DAILY RATE (ADR)	\$123.30		\$115.00		\$120.00		\$122.00		\$124.00		\$126.00	
REVPAR	\$44.51		\$34.50		\$48.00		\$51.24		\$53.32		\$55.44	
NUMBER OF ROOMS	66		66		66		66		66		66	
DAYS IN PERIOD	365		365		365		366		365		365	
AVAILABLE ROOMS	24,090		24,090		24,090		24,156		24,090		24,090	
OCCUPIED ROOMS	8,696		7,227		9,636		10,146		10,359		10,600	

(1) Property Taxes have been derived from the Indian River County Property Tax Assessor's Office.

(2) Management Fees are set at 0.0% of Total Revenue, assuming owner-operator.

(3) Reserve for Replacements has been set at 4.0% of Total Revenue.

IRR ANALYSIS

SOURCE AND USE OF FUNDS		
Acquisition Price	\$4,750,000	
Project Improvement Plan Costs	150,000	
Franchise Application Fee	35,000	
Working Capital	47,500	
Financing Costs (1.00%)	40,585	
Acquisition - Soft Costs	50,000	
Total Acquisition Price	5,073,085	
Equity	1,014,617	20.0%
First Mortgage	4,058,468	
Number of Rooms	66	
Cost Per Room	76,865	

CAPITAL GAIN CALCULATION		
Fifth Year Net Operating Income	568,065	
Terminal CAP Rate	9.5%	
Gross Sale Price	5,979,634	
Selling Costs (Brokerage Fees, Attorney Fees, Closing Costs, etc.)	6.0%	
Net Sale Price	5,620,856	
Remaining First Mortgage Balance	3,747,181	
Return of Equity	1,014,617	
Capital Gain	859,057	
Sale Price per Room	90,601	

FIRST MORTGAGE						
Mortgage Amount	\$4,058,468		Monthly Payment:	30,655		
Interest Rate	7.75%		Annual Payment:	367,857		
Amortization Period (years)	25		Loan Type:	Fixed-Rate		
LTC	80%					
	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	
Beginning Balance	4,058,468	4,005,142	3,947,683	3,885,771	3,819,061	
Annual Payment	367,857	367,857	367,857	367,857	367,857	
Portion to Interest	314,531	310,399	305,945	301,147	295,977	
Portion to Principal	53,326	57,459	61,912	66,710	71,880	
Ending Balance	4,005,142	3,947,683	3,885,771	3,819,061	3,747,181	

YEARLY CASH FLOW SUMMARY						
	<u>Year 0</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Net Operating Income	364,956	311,045	482,707	522,902	544,389	568,065
First Mortgage Annual Payment	367,857	367,857	367,857	367,857	367,857	367,857
Cash Flow after Debt Service	(2,901)	(56,812)	114,850	155,044	176,532	200,208
Debt Service Coverage Ratio	0.99	0.85	1.31	1.42	1.48	1.54
Debt Yield	9%	8%	12%	13%	14%	15%

LEVERAGED IRR ANALYSIS						
	<u>Year 0</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>
Equity	(1,014,617)					
Cash Flow after Debt Service		(56,812)	114,850	155,044	176,532	200,208
Net Sale Price						5,620,856
Remaining First Mortgage Balance						(3,747,181)
Net Cash Flow	(1,014,617)	(56,812)	114,850	155,044	176,532	2,073,882
Cash on Cash Return		-5.6%	11.3%	15.3%	17.4%	19.7%
Cash plus Debt Reduction Return		-0.3%	17.0%	21.4%	24.0%	26.8%
Five-Year Leveraged IRR	20.7%					
Average Cash on Cash Return	11.6%					

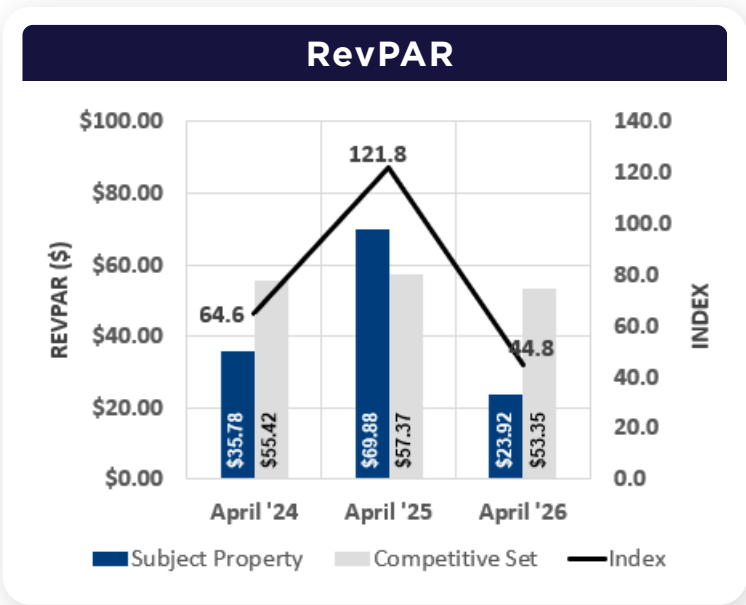
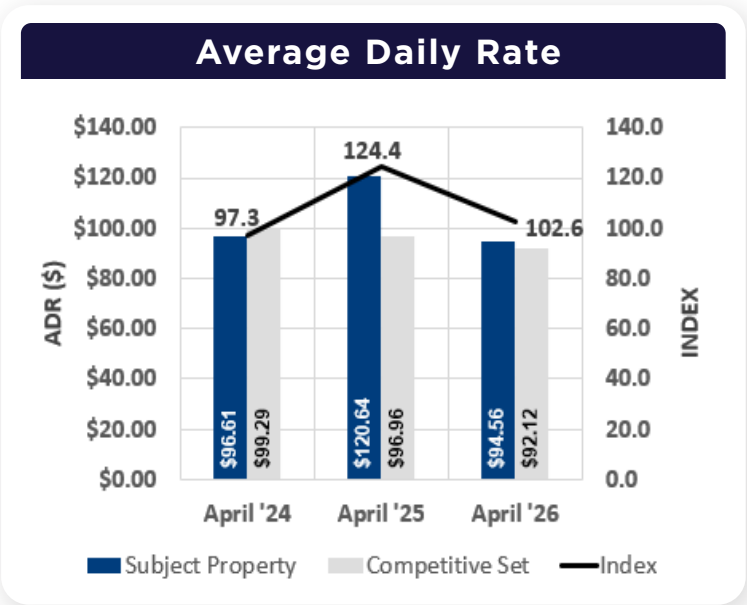
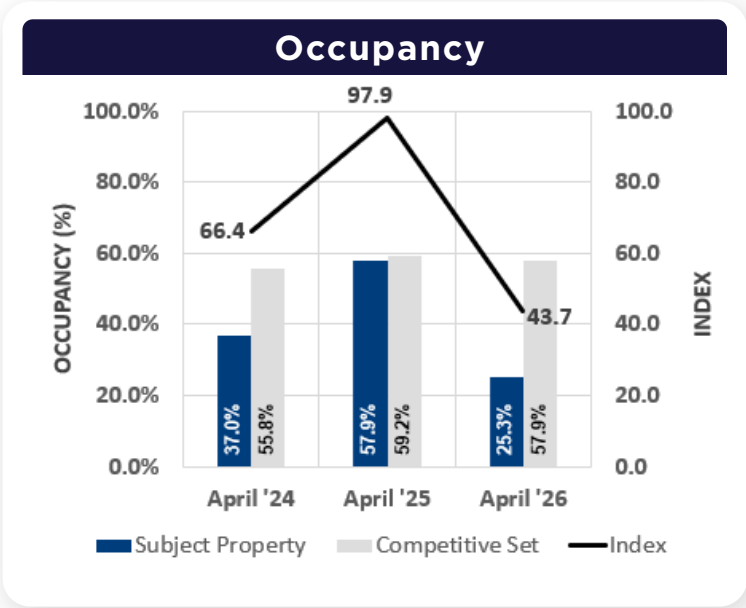


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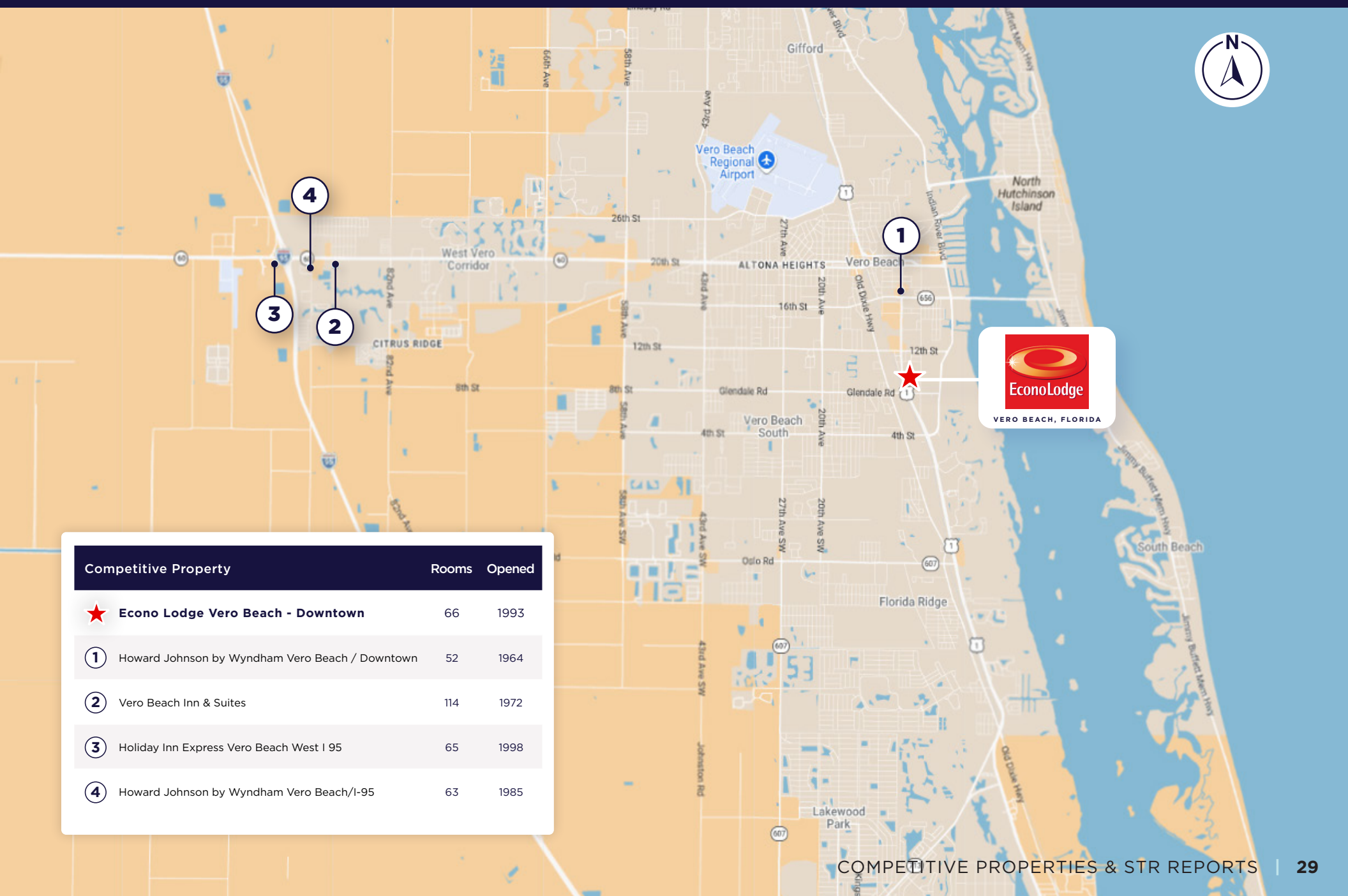
COMPETITIVE PROPERTIES & STR REPORT

OPERATING STATISTICS

Over the last three years, the property's Occupancy, RevPAR, and Average Daily Rate (ADR) have all fluctuated, achieving a **69.3 percent** average annual Occupancy penetration index, a **77.1 percent** average annual RevPAR penetration index, and a **108.1 percent** average annual ADR penetration Index. Aggressive yield strategies, along with a focused sales and marketing program should allow for Occupancy and RevPAR to continue achieving full market penetration, while also allowing ADR to continue achieving full market penetration.



COMPETITIVE SET



Competitive Property	Rooms	Opened
★ Econo Lodge Vero Beach - Downtown	66	1993
① Howard Johnson by Wyndham Vero Beach / Downtown	52	1964
② Vero Beach Inn & Suites	114	1972
③ Holiday Inn Express Vero Beach West I 95	65	1998
④ Howard Johnson by Wyndham Vero Beach/I-95	63	1985

COMPETITIVE SET TRENDS OVER THE YEARS | (2021 - 2025)

The following tables and illustrations depict trends in competitive set Occupancy, ADR, and RevPAR from *December 2021* through *December 2025*.

SUBJECT PROPERTY ECONO LODGE VERO BEACH - DOWNTOWN						
YEAR	OCCUPANCY	% Δ	ADR	% Δ	REVPAR	% Δ
2021	31.6%	-	\$90.07	-	\$28.47	-
2022	35.7%	13.1%	\$97.56	8.3%	\$34.86	22.4%
2023	44.4%	24.2%	\$102.38	4.9%	\$45.43	30.3%
2024	49.3%	11.0%	\$106.27	3.8%	\$52.35	15.2%
2025	36.1%	-26.7%	\$123.30	16.0%	\$44.49	-15.0%

COMPETITIVE SET						
YEAR	OCCUPANCY	% Δ	ADR	% Δ	REVPAR	% Δ
2021	62.2%	-	\$83.34	-	\$51.86	-
2022	69.4%	11.5%	\$100.90	21.1%	\$70.01	35.0%
2023	58.5%	-15.7%	\$105.85	4.9%	\$61.92	-11.6%
2024	57.3%	-2.1%	\$96.95	-8.4%	\$55.54	-10.3%
2025	56.6%	-1.2%	\$93.45	-3.6%	\$52.90	-4.8%

Source: STR

COMPETITIVE SET TRENDS CONTINUED | (CURRENT)

The following table depicts the trends in competitive set Occupancy, ADR, and RevPAR from as it relates to the most recent point in time. Data reflects the 12 month period ending in *April 30, 2026* in addition to the prior two years ending April as well.

TRAILING 12 MONTHS ENDING APRIL 30, 2026			
	TTM APRIL 2024	TTM APRIL 2025	TTM APRIL 2026
OCCUPANCY:			
Subject Property	37.0%	57.9%	25.3%
Competitive Set	55.8%	59.2%	57.9%
Penetration Index	66.4	97.9	43.7
ADR:			
Subject Property	\$96.61	\$120.64	\$94.56
Competitive Set	\$99.29	\$96.96	\$92.12
Penetration Index	97.3	124.4	102.6
RevPAR:			
Subject Property	\$35.78	\$69.88	\$23.92
Competitive Set	\$55.42	\$57.37	\$53.35
Penetration Index	64.6	121.8	44.8

Source: STR

STR REPORT

STR ID 29165 / Created May 20, 2026 / Live Data / Fiscal Year January 1 / Weekends: Friday & Saturday



Monthly STAR Report : Econo Lodge Vero Beach

For the Month of: April 2026

Currency: U.S. Dollar / Competitive Set Data Excludes Subject Property

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STR REPORT

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

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900 Currency USD - U.S. Dollar
STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc
For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

April 2026									
	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	26.7	69.3	38.5	90.73	85.26	106.4	24.24	59.10	41.0
Year To Date	36.4	76.1	47.7	102.28	107.71	95.0	37.18	82.00	45.3
Running 3 Month	39.9	80.3	49.7	105.86	113.08	93.6	42.28	90.79	46.6
Running 12 Month	25.3	57.9	43.7	94.56	92.12	102.6	23.92	53.35	44.8

April 2026 vs. 2025 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	-24.5	21.3	-37.8	-25.5	-10.3	-16.9	-43.8	8.8	-48.3
Year To Date	-47.4	5.5	-50.2	-29.1	-3.6	-26.4	-62.7	1.7	-63.3
Running 3 Month	-37.8	11.5	-44.2	-28.4	-2.2	-26.8	-55.5	9.0	-59.2
Running 12 Month	-56.3	-2.1	-55.4	-21.6	-5.0	-17.5	-65.8	-7.0	-63.2

STR REPORT

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

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Econo Lodge Vero Beach
Market: Florida Central South USA
MarketClass: Economy
Submarket: Fort Pierce/Port St Lucie
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Occupancy (%)							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
26.7	-24.5	36.4	-47.4	39.9	-37.8	25.3	-56.3
63.5	0.5	68.3	-5.2	70.6	-2.8	59.4	-6.4
51.3	-3.7	58.3	-11.9	60.8	-8.0	49.7	-12.3
65.7	0.8	70.8	-4.8	73.3	-2.7	62.1	-2.8
50.7	-6.0	60.6	-11.8	63.9	-7.6	52.0	-7.3
69.3	21.3	76.1	5.5	80.3	11.5	57.9	-2.1

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.0	0.0	0.0
0.4	0.1	-0.2	-0.1
-4.1	-2.8	-3.2	-2.6
3.0	3.0	3.0	-1.6
-8.5	-6.7	-7.3	-6.7
0.0	0.0	0.0	0.0

Econo Lodge Vero Beach
Market: Florida Central South USA
MarketClass: Economy
Submarket: Fort Pierce/Port St Lucie
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Average Daily Rate							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
90.73	-25.5	102.28	-29.1	105.86	-28.4	94.56	-21.6
165.25	1.6	176.33	-0.4	185.45	0.0	145.05	-1.8
82.70	-6.2	90.83	-13.0	95.01	-10.4	78.79	-13.5
163.60	4.8	186.81	4.1	198.54	5.0	150.28	0.8
81.60	1.3	94.10	-2.1	98.47	-1.2	79.01	-5.9
85.26	-10.3	107.71	-3.6	113.08	-2.2	92.12	-5.0

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-24.5	-47.4	-37.8	-56.3
0.9	-5.2	-3.1	-6.5
-7.6	-14.4	-11.0	-14.6
3.8	-2.0	0.2	-4.3
-13.9	-17.6	-14.4	-13.5
21.3	5.5	11.5	-2.1

Econo Lodge Vero Beach
Market: Florida Central South USA
MarketClass: Economy
Submarket: Fort Pierce/Port St Lucie
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

RevPAR							
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
24.24	-43.8	37.18	-62.7	42.28	-55.5	23.92	-65.8
104.97	2.2	120.37	-5.6	130.89	-2.9	86.18	-8.1
42.42	-9.6	52.97	-23.4	57.74	-17.6	39.17	-24.2
107.46	5.6	132.17	-0.9	145.51	2.2	93.32	-2.0
41.37	-4.8	57.05	-13.6	62.94	-8.8	41.12	-12.8
59.10	8.8	82.00	1.7	90.79	9.0	53.35	-7.0

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-43.8	-62.7	-55.5	-65.8
2.5	-5.6	-3.1	-8.2
-13.3	-25.5	-20.3	-26.1
8.8	2.1	5.3	-3.5
-12.8	-19.4	-15.4	-18.6
8.8	1.7	9.0	-7.0

Market: Florida Central South USA
MarketClass: Economy
Submarket: Fort Pierce/Port St Lucie
SubmarketCollapsedScale: Economy Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
304	21722	151	14264	66	
149	6936	36	2969	43	
106	7674	63	5909	77	
14	1244	13	1119	90	
4	294	4	294	100	

STR REPORT

Tab 4 - Competitive Set Report - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	94.2	95.8	83.3	78.4	79.3	35.4	25.0	20.6	17.7	18.1	16.2	17.9	23.1	20.5	26.1	40.6	52.1	26.7	42.8	69.2	36.4	43.7	64.2	39.9	37.0	57.9	25.3
Competitive Set	62.0	66.2	72.6	79.9	79.1	57.2	50.6	44.8	42.6	42.6	45.5	53.0	55.4	57.4	64.2	86.1	85.6	69.3	66.4	72.2	76.1	68.7	72.0	80.3	55.8	59.2	57.9
Index (MPI)	151.9	144.7	114.7	98.0	100.2	61.9	49.4	46.0	41.6	42.6	35.6	33.9	41.7	35.7	40.6	47.2	60.8	38.5	64.5	95.8	47.7	63.7	89.2	49.7	66.4	97.9	43.7
Rank	1 of 5	1 of 5	1 of 5	2 of 5	3 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	3 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	4 of 5	5 of 5
% Chg																											
My Property	139.1	137.3	106.7	50.7	88.3	-5.3	-37.1	-45.2	-53.2	-44.9	-43.8	-66.0	-75.5	-78.6	-68.7	-48.1	-34.3	-24.5	-34.3	61.4	-47.4	-34.1	46.9	-37.8	-19.0	56.4	-56.3
Competitive Set	19.5	30.5	21.2	9.2	1.7	3.9	1.9	-0.7	-7.8	-12.8	2.8	-11.7	-10.7	-13.3	-11.6	7.7	8.2	21.3	-10.9	8.6	5.5	-8.2	4.8	11.5	-18.9	6.0	-2.1
Index (MPI)	100.1	81.8	70.5	38.0	85.1	-8.8	-38.3	-44.9	-49.3	-36.8	-45.3	-61.4	-72.5	-75.3	-64.6	-51.8	-39.3	-37.8	-26.2	48.6	-50.2	-28.3	40.1	-44.2	-0.1	47.5	-55.4
Rank	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	3 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	1 of 5	5 of 5	5 of 5	5 of 5	1 of 5	5 of 5	4 of 5	1 of 5
ADR	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	124.15	127.88	136.21	150.22	157.04	121.73	92.35	92.74	90.87	86.15	81.54	81.99	80.58	92.81	86.57	108.53	111.48	90.73	108.44	144.23	102.28	113.20	147.86	105.86	96.61	120.64	94.56
Competitive Set	88.71	94.00	100.55	117.28	128.66	95.01	87.05	81.98	82.96	81.54	75.31	75.02	74.86	83.83	88.44	117.94	130.46	85.26	112.98	111.74	107.71	118.91	115.67	113.08	99.29	96.96	92.12
Index (ARI)	139.9	136.1	135.5	128.1	122.1	128.1	106.1	113.1	109.5	105.7	108.3	109.3	107.9	110.7	97.9	92.0	85.5	106.4	96.0	129.1	95.0	95.2	127.8	93.6	97.3	124.4	102.6
Rank	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	3 of 5	2 of 5	2 of 5	2 of 5	2 of 5	2 of 5	2 of 5	2 of 5	3 of 5	4 of 5	5 of 5	2 of 5	3 of 5	1 of 5	3 of 5	3 of 5	1 of 5	3 of 5	3 of 5	1 of 5	2 of 5
% Chg																											
My Property	42.9	46.0	45.8	26.7	28.4	27.6	9.3	11.3	6.4	4.9	-3.7	-20.3	-35.1	-27.4	-36.4	-27.8	-29.0	-25.5	-6.8	33.0	-29.1	-7.9	30.6	-28.4	-7.0	24.9	-21.6
Competitive Set	-1.4	2.0	7.6	-6.6	1.3	-3.8	-1.5	-3.7	-2.1	-1.6	-6.3	-14.8	-15.8	-10.8	-12.0	0.6	1.4	-10.3	-11.1	-1.1	-3.6	-12.0	-2.7	-2.2	-5.7	-2.3	-5.0
Index (ARI)	44.9	43.2	35.5	35.6	26.8	32.6	11.0	15.7	8.7	6.6	2.7	-6.5	-22.9	-18.6	-27.7	-28.2	-30.0	-16.9	4.8	34.5	-26.4	4.7	34.3	-26.8	-1.4	27.9	-17.5
Rank	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	2 of 5	2 of 5	2 of 5	2 of 5	3 of 5	4 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	2 of 5	1 of 5	5 of 5	3 of 5	1 of 5	5 of 5	3 of 5	1 of 5	5 of 5
RevPAR	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	116.94	122.51	113.51	117.70	124.58	43.10	23.06	19.11	16.08	15.62	13.22	14.71	18.60	19.01	22.55	44.10	58.08	24.24	46.47	99.74	37.18	49.49	94.95	42.28	35.78	69.88	23.92
Competitive Set	55.03	62.22	73.05	93.76	101.82	54.31	44.02	36.74	35.32	34.74	34.30	39.74	41.34	48.11	56.77	101.55	111.74	59.10	75.05	80.63	82.00	81.67	83.27	90.79	55.42	57.37	53.35
Index (RGI)	212.5	196.9	155.4	125.5	122.3	79.4	52.4	52.0	45.5	45.0	38.5	37.0	45.0	39.5	39.7	43.4	52.0	41.0	61.9	123.7	45.3	60.6	114.0	46.6	64.6	121.8	44.8
Rank	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	4 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	1 of 5	5 of 5	5 of 5	1 of 5	5 of 5	5 of 5	2 of 5	5 of 5
% Chg																											
My Property	241.6	246.5	201.2	90.9	141.8	20.9	-31.2	-39.0	-50.2	-42.2	-45.9	-72.9	-84.1	-84.5	-80.1	-62.5	-53.4	-43.8	-38.8	114.7	-62.7	-39.3	91.8	-55.5	-24.7	95.3	-65.8
Competitive Set	17.8	33.1	30.4	2.0	3.0	0.0	0.4	-4.4	-9.7	-14.2	-3.6	-24.8	-24.9	-22.7	-22.3	8.3	9.7	8.8	-20.9	7.4	1.7	-19.2	2.0	9.0	-23.6	3.5	-7.0
Index (RGI)	189.9	160.3	131.0	87.2	134.7	21.0	-31.5	-36.2	-44.9	-32.6	-43.8	-63.9	-78.8	-79.9	-74.4	-65.4	-57.5	-48.3	-22.7	99.8	-63.3	-24.9	88.2	-59.2	-1.5	88.7	-63.2
Rank	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	1 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	5 of 5	1 of 5	5 of 5	5 of 5	1 of 5	5 of 5	3 of 5	1 of 5	5 of 5

Currency USD - U.S. Dollar

Occupancy (%)	2024		2025												2026				Year to Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2024	2025	2026	2024	2025	2026	2024	2025	2026
My Property	94.2	95.8	83.3	78.4	79.3	35.4	25.0	20.6	17.7	18.1	16.2	17.9	23.1	20.5	26.1	40.6	52.1	26.7	42.8	69.2	36.4	43.7	64.2	39.9	37.0	57.9	25.3
Industry	69.3	68.7	68.6	78.2	74.9	55.0	47.2	44.6	45.3	46.9	44.7	49.9	50.3	51.0	53.5	72.5	68.1	52.5	60.5	69.1	61.4	61.5	69.2	64.2	52.8	57.6	52.1
Index (MPI)	135.9	139.4	121.4	100.2	105.9	64.4	52.9	46.2	39.0	38.7	36.2	35.9	45.9	40.2	48.7	56.0	76.5	50.9	70.9	100.1	59.2	71.1	92.8	62.2	70.2	100.6	48.6

[illegible]

% Chg

10

% Chg

[illegible]

STR REPORT

Tab 6 - Day of Week and Weekday/Weekend Report - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Day of Week	Time Period	Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
			% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	22.3	-21.3	50.2	17.3	44.5	-32.9	89.48	-25.8	76.26	-17.0	117.3	-10.7	20.00	-41.7	38.26	-2.6	52.3	-40.1
	Year To Date	28.3	-56.6	61.3	9.9	46.1	-60.5	95.41	-34.2	98.92	-6.1	96.5	-29.9	26.96	-71.5	60.64	3.2	44.5	-72.3
	Running 3 Month	30.3	-49.2	65.1	16.1	46.6	-56.3	98.65	-33.9	103.17	-4.7	95.6	-30.6	29.89	-66.4	67.13	10.6	44.5	-69.6
	Running 12 Month	20.5	-62.3	45.4	-1.7	45.1	-61.7	89.85	-25.9	86.09	-5.5	104.4	-21.6	18.41	-72.1	39.09	-7.1	47.1	-69.9
Monday	Current Month	16.3	-51.7	67.8	24.7	24.0	-61.3	91.37	-22.2	76.89	-15.5	118.8	-7.9	14.88	-62.4	52.11	5.4	28.6	-64.3
	Year To Date	32.1	-51.4	77.0	11.8	41.7	-56.5	99.01	-32.2	99.35	-7.7	99.7	-26.5	31.77	-67.0	76.45	3.2	41.6	-68.0
	Running 3 Month	34.6	-42.3	80.4	18.2	43.1	-51.2	102.02	-32.3	102.99	-6.6	99.1	-27.5	35.31	-60.9	82.80	10.5	42.6	-64.6
	Running 12 Month	23.4	-58.4	57.3	0.4	40.8	-58.6	92.89	-22.9	87.45	-7.5	106.2	-16.7	21.71	-68.0	50.14	-7.2	43.3	-65.5
Tuesday	Current Month	23.9	-38.5	70.7	21.8	33.8	-49.5	88.32	-30.1	77.98	-18.6	113.3	-14.1	21.08	-57.0	55.11	-0.9	38.2	-56.6
	Year To Date	32.0	-53.6	80.3	11.5	39.8	-58.4	97.85	-31.5	103.40	-6.7	94.6	-26.6	31.31	-68.2	83.04	4.1	37.7	-69.4
	Running 3 Month	35.1	-45.2	83.5	16.6	42.0	-53.0	100.41	-31.2	107.24	-5.5	93.6	-27.2	35.23	-62.3	89.50	10.2	39.4	-65.8
	Running 12 Month	23.4	-59.5	60.5	-1.3	38.7	-58.9	91.85	-23.4	89.14	-6.9	103.0	-17.8	21.52	-69.0	53.91	-8.0	39.9	-66.2
Wednesday	Current Month	26.1	-23.9	74.6	26.2	34.9	-39.7	89.40	-31.5	84.04	-11.1	106.4	-22.9	23.30	-47.8	62.72	12.3	37.1	-53.5
	Year To Date	33.0	-50.5	80.7	10.0	40.8	-55.0	107.12	-26.2	103.02	-5.8	104.0	-21.7	35.33	-63.4	83.17	3.7	42.5	-64.7
	Running 3 Month	35.5	-42.8	83.7	13.3	42.5	-49.5	112.53	-24.3	107.30	-5.2	104.9	-20.1	40.00	-56.7	89.81	7.4	44.5	-59.6
	Running 12 Month	24.4	-56.7	61.2	0.3	39.9	-56.8	96.11	-20.8	89.11	-7.5	107.9	-14.3	23.47	-65.7	54.55	-7.3	43.0	-63.0
Thursday	Current Month	27.9	-23.3	70.3	15.0	39.6	-33.4	92.01	-20.6	80.64	-14.7	114.1	-6.9	25.65	-39.1	56.72	-1.9	45.2	-37.9
	Year To Date	36.0	-49.0	76.0	-0.7	47.4	-48.6	97.80	-31.7	102.10	-6.6	95.8	-26.9	35.24	-65.2	77.64	-7.3	45.4	-62.4
	Running 3 Month	40.6	-38.8	81.5	6.0	49.8	-42.3	102.08	-30.1	107.39	-5.7	95.1	-25.9	41.40	-57.2	87.49	-0.1	47.3	-57.2
	Running 12 Month	25.9	-55.2	59.5	-3.1	43.6	-53.8	92.20	-23.3	88.39	-7.8	104.3	-16.8	23.88	-65.6	52.57	-10.7	45.4	-61.5
Friday	Current Month	33.7	-11.0	74.1	24.0	45.5	-28.2	91.85	-23.6	98.44	0.4	93.3	-23.9	30.96	-32.0	72.99	24.5	42.4	-45.4
	Year To Date	46.1	-37.3	77.8	-1.1	59.3	-36.6	107.46	-25.5	120.33	1.4	89.3	-26.5	49.51	-53.3	93.55	0.2	52.9	-53.4
	Running 3 Month	51.8	-23.9	83.5	7.5	62.0	-29.2	111.05	-25.0	128.83	4.0	86.2	-27.9	57.49	-43.0	107.54	11.7	53.5	-49.0
	Running 12 Month	29.4	-51.5	59.5	-5.6	49.4	-48.6	98.18	-18.8	99.56	-1.6	98.6	-17.5	28.84	-60.6	59.21	-7.1	48.7	-57.6
Saturday	Current Month	36.7	-3.0	75.9	18.1	48.4	-17.9	91.71	-22.2	99.42	1.7	92.2	-23.5	33.70	-24.5	75.50	20.1	44.6	-37.1
	Year To Date	47.1	-36.0	79.8	0.0	59.0	-36.0	106.83	-25.5	124.99	4.9	85.5	-29.0	50.28	-52.4	99.76	4.8	50.4	-54.5
	Running 3 Month	53.7	-23.1	85.0	5.5	63.1	-27.1	110.08	-25.0	134.46	8.6	81.9	-30.9	59.07	-42.3	114.34	14.5	51.7	-49.6
	Running 12 Month	30.1	-51.7	62.0	-3.8	48.6	-49.8	98.43	-18.1	102.16	-0.4	96.4	-17.8	29.66	-60.4	63.35	-4.2	46.8	-58.7
Weekday/Weekend																			
Weekday	Current Month	23.6	-31.5	67.2	21.4	35.1	-43.6	90.16	-26.6	79.71	-15.0	113.1	-13.6	21.30	-49.7	53.60	3.1	39.7	-51.3
	Year To Date	32.3	-52.1	75.1	8.2	43.0	-55.7	99.52	-31.1	101.50	-6.6	98.0	-26.2	32.16	-67.0	76.20	1.1	42.2	-67.3
	Running 3 Month	35.2	-43.5	78.8	14.0	44.7	-50.4	103.26	-30.3	105.74	-5.6	97.6	-26.1	36.37	-60.6	83.35	7.6	43.6	-63.4
	Running 12 Month	23.5	-58.4	56.8	-1.1	41.4	-57.9	92.67	-23.2	88.15	-7.2	105.1	-17.3	21.80	-68.0	50.06	-8.1	43.6	-65.2
Weekend	Current Month	35.2	-7.0	75.0	21.0	46.9	-23.1	91.78	-22.9	98.94	1.1	92.8	-23.7	32.33	-28.3	74.25	22.2	43.5	-41.3
	Year To Date	46.6	-36.7	78.8	-0.6	59.1	-36.3	107.14	-25.5	122.69	3.2	87.3	-27.8	49.89	-52.8	96.66	2.6	51.6	-54.0
	Running 3 Month	52.7	-23.6	84.3	6.4	62.6	-28.1	110.56	-25.0	131.67	6.3	84.0	-29.4	58.28	-42.7	110.94	13.0	52.5	-49.3
	Running 12 Month	29.7	-51.6	60.7	-4.7	49.0	-49.2	98.31	-18.5	100.88	-1.0	97.4	-17.7	29.25	-60.5	61.28	-5.6	47.7	-58.2
Total	Current Month	26.7	-24.5	69.3	21.3	38.5	-37.8	90.73	-25.5	85.26	-10.3	106.4	-16.9	24.24	-43.8	59.10	8.8	41.0	-48.3
	Year To Date	36.4	-47.4	76.1	5.5	47.7	-50.2	102.28	-29.1	107.71	-3.7	95.0	-26.4	37.18	-62.7	82.00	1.6	45.3	-63.3
	Running 3 Month	39.9	-37.8	80.3	11.5	49.7	-44.2	105.86	-28.4	113.08	-2.2	93.6	-26.8	42.28	-55.5	90.79	9.0	46.6	-59.2
	Running 12 Month	25.3	-56.3	57.9	-2.2	43.7	-55.4	94.56	-21.6	91.96	-5.3	102.8	-17.3	23.92	-65.8	53.26	-7.3	44.9	-63.1

STR REPORT

Tab 7 - Day of Week and Weekday/Weekend Report - Industry

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Day of Week	Time Period	Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Industry		Index (MPI)		My Property		Industry		Index (ARI)		My Property		Industry		Index (RGI)	
			% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	22.3	-21.3	44.7	-1.7	50.0	-20.0	89.48	-25.8	75.48	-7.8	118.6	-19.6	20.00	-41.7	33.74	-9.3	59.3	-35.7
	Year To Date	28.3	-56.6	52.7	-10.6	53.6	-51.5	95.41	-34.2	84.85	-11.5	112.4	-25.6	26.96	-71.5	44.74	-20.9	60.2	-63.9
	Running 3 Month	30.3	-49.2	55.2	-5.3	54.8	-46.4	98.65	-33.9	87.35	-10.9	112.9	-25.8	29.89	-66.4	48.26	-15.6	61.9	-60.2
	Running 12 Month	20.5	-62.3	45.4	-9.7	45.1	-58.3	89.85	-25.9	75.00	-12.0	119.8	-15.8	18.41	-72.1	34.09	-20.5	54.0	-64.9
Monday	Current Month	16.3	-51.7	50.2	-2.1	32.4	-50.7	91.37	-22.2	78.03	-3.7	117.1	-19.1	14.88	-62.4	39.19	-5.7	38.0	-60.1
	Year To Date	32.1	-51.4	58.9	-9.7	54.5	-46.1	99.01	-32.2	88.51	-8.8	111.9	-25.6	31.77	-67.0	52.14	-17.7	60.9	-59.9
	Running 3 Month	34.6	-42.3	61.8	-4.5	56.0	-39.6	102.02	-32.3	91.34	-7.9	111.7	-26.5	35.31	-60.9	56.45	-12.0	62.6	-55.6
	Running 12 Month	23.4	-58.4	49.8	-8.9	46.9	-54.4	92.89	-22.9	77.51	-9.8	119.8	-14.5	21.71	-68.0	38.63	-17.8	56.2	-61.0
Tuesday	Current Month	23.9	-38.5	51.3	-4.3	46.5	-35.7	88.32	-30.1	78.18	-8.7	113.0	-23.5	21.08	-57.0	40.14	-12.6	52.5	-50.8
	Year To Date	32.0	-53.6	60.8	-9.4	52.7	-48.7	97.85	-31.5	89.58	-8.6	109.2	-25.1	31.31	-68.2	54.42	-17.2	57.5	-61.6
	Running 3 Month	35.1	-45.2	63.6	-5.1	55.2	-42.2	100.41	-31.2	92.66	-7.5	108.4	-25.7	35.23	-62.3	58.89	-12.2	59.8	-57.1
	Running 12 Month	23.4	-59.5	51.5	-9.4	45.5	-55.3	91.85	-23.4	77.99	-9.8	117.8	-15.2	21.52	-69.0	40.15	-18.2	53.6	-62.1
Wednesday	Current Month	26.1	-23.9	53.4	-1.2	48.8	-23.0	89.40	-31.5	81.19	-4.7	110.1	-28.1	23.30	-47.8	43.34	-5.8	53.8	-44.6
	Year To Date	33.0	-50.5	62.1	-8.3	53.1	-46.0	107.12	-26.2	90.46	-8.0	118.4	-19.8	35.33	-63.4	56.18	-15.6	62.9	-56.7
	Running 3 Month	35.5	-42.8	64.8	-5.1	54.8	-39.7	112.53	-24.3	93.67	-7.2	120.1	-18.4	40.00	-56.7	60.71	-12.0	65.9	-50.8
	Running 12 Month	24.4	-56.7	52.0	-9.2	46.9	-52.3	96.11	-20.8	78.51	-9.6	122.4	-12.4	23.47	-65.7	40.86	-17.9	57.4	-58.2
Thursday	Current Month	27.9	-23.3	53.2	-0.9	52.4	-22.7	92.01	-20.6	79.41	-6.8	115.9	-14.8	25.65	-39.1	42.27	-7.6	60.7	-34.1
	Year To Date	36.0	-49.0	61.4	-12.9	58.7	-41.4	97.80	-31.7	89.70	-9.7	109.0	-24.4	35.24	-65.2	55.04	-21.3	64.0	-55.7
	Running 3 Month	40.6	-38.8	65.1	-8.1	62.3	-33.4	102.08	-30.1	93.39	-9.3	109.3	-22.9	41.40	-57.2	60.76	-16.6	68.1	-48.7
	Running 12 Month	25.9	-55.2	52.5	-10.1	49.4	-50.2	92.20	-23.3	78.70	-9.8	117.2	-15.0	23.88	-65.6	41.29	-18.9	57.8	-57.6
Friday	Current Month	33.7	-11.0	56.4	-2.0	59.8	-9.2	91.85	-23.6	88.26	-0.7	104.1	-23.0	30.96	-32.0	49.75	-2.7	62.2	-30.1
	Year To Date	46.1	-37.3	66.2	-10.0	69.6	-30.4	107.46	-25.5	102.29	-3.9	105.1	-22.4	49.51	-53.3	67.69	-13.5	73.2	-46.0
	Running 3 Month	51.8	-23.9	70.9	-3.9	73.0	-20.8	111.05	-25.0	108.09	-2.9	102.7	-22.8	57.49	-43.0	76.63	-6.7	75.0	-38.9
	Running 12 Month	29.4	-51.5	55.4	-9.4	53.1	-46.5	98.18	-18.8	85.98	-6.8	114.2	-12.9	28.84	-60.6	47.59	-15.6	60.6	-53.4
Saturday	Current Month	36.7	-3.0	58.3	-2.1	63.0	-0.9	91.71	-22.2	89.34	-0.9	102.7	-21.5	33.70	-24.5	52.10	-3.0	64.7	-22.2
	Year To Date	47.1	-36.0	67.6	-8.4	69.6	-30.1	106.83	-25.5	103.49	-3.7	103.2	-22.7	50.28	-52.4	69.99	-11.8	71.8	-46.0
	Running 3 Month	53.7	-23.1	72.1	-3.6	74.4	-20.3	110.08	-25.0	109.39	-1.7	100.6	-23.6	59.07	-42.3	78.91	-5.3	74.9	-39.1
	Running 12 Month	30.1	-51.7	56.8	-8.2	53.0	-47.3	98.43	-18.1	86.95	-6.5	113.2	-12.4	29.66	-60.4	49.41	-14.2	60.0	-53.9
Weekday/Weekend																			
Weekday	Current Month	23.6	-31.5	50.8	-1.9	46.5	-30.2	90.16	-26.6	78.73	-6.3	114.5	-21.7	21.30	-49.7	40.02	-8.1	53.2	-45.3
	Year To Date	32.3	-52.1	59.2	-10.2	54.6	-46.6	99.52	-31.1	88.74	-9.2	112.1	-24.1	32.16	-67.0	52.54	-18.5	61.2	-59.5
	Running 3 Month	35.2	-43.5	62.1	-5.5	56.7	-40.2	103.26	-30.3	91.81	-8.5	112.5	-23.8	36.37	-60.6	57.02	-13.5	63.8	-54.4
	Running 12 Month	23.5	-58.4	50.3	-9.4	46.8	-54.0	92.67	-23.2	77.62	-10.1	119.4	-14.5	21.80	-68.0	39.01	-18.6	55.9	-60.7
Weekend	Current Month	35.2	-7.0	57.3	-2.1	61.4	-5.0	91.78	-22.9	88.81	-0.8	103.3	-22.3	32.33	-28.3	50.93	-2.8	63.5	-26.2
	Year To Date	46.6	-36.7	66.9	-9.2	69.6	-30.3	107.14	-25.5	102.90	-3.8	104.1	-22.6	49.89	-52.8	68.84	-12.6	72.5	-46.0
	Running 3 Month	52.7	-23.6	71.5	-3.8	73.7	-20.6	110.56	-25.0	108.75	-2.3	101.7	-23.2	58.28	-42.7	77.77	-6.0	74.9	-39.0
	Running 12 Month	29.7	-51.6	56.1	-8.8	53.0	-46.9	98.31	-18.5	86.47	-6.7	113.7	-12.7	29.25	-60.5	48.50	-14.9	60.3	-53.6
Total	Current Month	26.7	-24.5	52.6	-2.0	50.8	-23.0	90.73	-25.5	81.66	-4.6	111.1	-21.9	24.24	-43.8	42.92	-6.5	56.5	-39.9
	Year To Date	36.4	-47.4	61.4	-9.9	59.2	-41.7	102.28	-29.1	93.11	-7.4	109.8	-23.4	37.18	-62.7	57.15	-16.6	65.1	-55.3
	Running 3 Month	39.9	-37.8	64.6	-5.2	61.8	-34.4	105.86	-28.4	96.87	-6.6	109.3	-23.4	42.28	-55.5	62.61	-11.4	67.5	-49.8
	Running 12 Month	25.3	-56.3	51.9	-9.3	48.7	-51.9	94.56	-21.6	80.34	-9.0	117.7	-13.9	23.92	-65.8	41.72	-17.4	57.3	-58.5

STR REPORT

Tab 8 - Daily Data for the Month - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900
STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc
For the Month of: April 2026 Date Created: May 20, 2026 Daily Competitive Set Data Excludes Subject Property

	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu
Occupancy (%)	April																													
	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	31.8	31.8	34.8	33.3	27.3	18.2	39.4	31.8	39.4	28.8	30.3	13.6	16.7	18.2	19.7	27.3	33.3	39.4	22.7	16.7	19.7	19.7	18.2	37.9	43.9	25.8	13.6	18.2	27.3	22.7
Competitive Set	93.2	76.5	79.9	77.6	57.8	71.4	71.4	76.5	75.5	72.4	75.9	53.4	69.0	71.8	68.4	67.7	69.7	72.8	46.3	65.0	65.6	62.9	66.0	74.5	77.6	43.2	65.6	73.8	72.1	66.0
Index (MPI)	34.1	41.6	43.6	43.0	47.2	25.5	55.2	41.6	52.2	39.7	40.0	25.5	24.1	25.3	28.8	40.3	47.8	54.1	49.1	25.7	30.0	31.3	27.6	50.9	56.7	59.6	20.8	24.6	37.8	34.4
% Chg																														
My Property	-36.4	-43.2	-37.8	-40.5	-41.9	-69.2	-38.1	-43.2	8.3	-29.6	-4.8	-35.7	-52.2	-29.4	-18.8	-28.0	0.0	36.8	-11.8	-8.3	8.3	62.5	20.0	78.6	26.1	30.8	-40.0	-42.9	-5.3	-40.0
Competitive Set	44.2	9.2	29.8	29.5	51.8	26.5	17.3	33.1	35.4	21.7	29.7	11.3	41.0	32.7	24.8	23.6	30.6	28.9	4.6	17.9	10.9	1.1	3.2	15.3	-5.8	5.8	15.6	41.8	27.7	16.2
Index (MPI)	-55.9	-48.0	-52.1	-54.1	-61.7	-75.7	-47.2	-57.4	-20.0	-42.2	-28.5	-42.3	-66.1	-46.8	-34.9	-41.7	-23.4	6.1	-15.7	-22.3	-2.3	60.7	16.3	54.9	33.8	23.6	-48.1	-59.7	-25.8	-48.4
ADR	April																													
	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	97.03	101.22	100.28	97.67	98.50	94.20	90.37	88.77	97.50	91.23	91.88	92.29	94.68	88.89	86.06	88.07	93.14	87.29	87.20	93.21	89.39	90.01	83.10	83.43	91.04	80.44	81.31	82.15	83.23	81.44
Competitive Set	102.08	93.73	96.50	100.60	75.21	79.11	78.71	80.98	77.02	95.77	93.59	77.03	76.45	79.17	79.41	79.81	104.06	101.21	79.05	78.38	78.99	77.25	77.03	97.87	102.27	73.73	73.47	75.23	74.30	74.08
Index (ARI)	95.1	108.0	103.9	97.1	131.0	119.1	114.8	109.6	126.6	95.3	98.2	119.8	123.8	112.3	108.4	110.3	89.5	86.2	110.3	118.9	113.2	116.5	107.9	85.2	89.0	109.1	110.7	109.2	112.0	109.9
% Chg																														
My Property	-35.0	-29.2	-32.0	-34.6	-35.6	-36.1	-34.4	-40.3	-3.1	-13.5	-11.6	-10.3	4.1	-7.4	-10.7	-6.4	-4.9	-7.2	-7.6	-3.9	-22.5	-25.3	-22.3	-25.3	-8.6	-17.2	-15.4	-13.8	-12.2	-13.7
Competitive Set	-2.2	-7.0	-7.1	-2.6	-23.5	-20.3	-18.8	-18.5	-17.6	1.5	0.4	-17.7	-15.1	-13.2	-14.6	-12.1	16.8	11.8	-8.5	-12.5	-18.4	-16.0	-16.3	-5.3	0.3	-17.7	-13.4	-13.1	-9.9	-11.0
Index (ARI)	-33.6	-23.8	-26.7	-32.8	-15.8	-19.8	-19.2	-26.7	17.5	-14.7	-12.0	9.0	22.7	6.6	4.6	6.5	-18.6	-17.0	1.0	9.7	-5.0	-11.1	-7.2	-21.2	-8.9	0.7	-2.2	-0.8	-2.5	-3.0
RevPAR	April																													
	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	30.87	32.21	34.95	32.56	26.86	17.13	35.60	28.25	38.41	26.26	27.84	12.59	15.78	16.16	16.95	24.02	31.05	34.39	19.82	15.53	17.61	17.73	15.11	31.60	40.00	20.72	11.09	14.94	22.70	18.51
Competitive Set	95.13	71.74	77.13	78.02	43.49	56.51	56.22	61.98	58.15	69.38	70.99	41.14	52.79	56.82	54.29	54.02	72.56	73.67	36.57	50.92	51.85	48.61	50.83	72.90	79.31	31.85	48.23	55.53	53.58	48.88
Index (RGI)	32.5	44.9	45.3	41.7	61.8	30.3	63.3	45.6	66.0	37.9	39.2	30.6	29.9	28.4	31.2	44.5	42.8	46.7	54.2	30.5	34.0	36.5	29.7	43.4	50.4	65.1	23.0	26.9	42.4	37.9
% Chg																														
My Property	-58.7	-59.8	-57.7	-61.1	-62.6	-80.3	-59.4	-66.1	5.0	-39.1	-15.8	-42.3	-50.2	-34.7	-27.5	-32.6	-4.9	27.0	-18.5	-11.9	-16.0	21.4	-6.8	33.3	15.3	8.3	-49.2	-50.7	-16.8	-48.2
Competitive Set	41.0	1.6	20.6	26.1	16.1	0.8	-4.7	8.5	11.6	23.5	30.2	-8.4	19.6	15.2	6.6	8.6	52.5	44.1	-4.3	3.2	-9.5	-15.1	-13.6	9.2	-5.5	-12.9	0.1	23.3	15.0	3.3
Index (RGI)	-70.7	-60.4	-64.9	-69.2	-67.8	-80.5	-57.4	-68.8	-5.9	-50.7	-35.3	-37.1	-58.4	-43.3	-32.0	-38.0	-37.7	-11.9	-14.8	-14.7	-7.2	42.9	7.9	22.1	22.0	24.4	-49.2	-60.0	-27.7	-49.9

STR REPORT

Tab 9 - Daily Data for the Month - Industry

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Daily Competitive Set Data Excludes Subject Property

	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu
Occupancy (%)	April																													
	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	31.8	31.8	34.8	33.3	27.3	18.2	39.4	31.8	39.4	28.8	30.3	13.6	16.7	18.2	19.7	27.3	33.3	39.4	22.7	16.7	19.7	19.7	18.2	37.9	43.9	25.8	13.6	18.2	27.3	22.7
Industry	57.8	53.3	54.3	52.4	45.0	50.0	51.6	53.8	55.0	53.5	58.1	44.7	51.7	54.7	53.5	55.8	59.1	62.4	44.5	49.3	47.8	48.5	51.2	58.6	60.5	44.5	50.0	51.4	53.3	50.9
Index (MPI)	55.0	59.7	64.2	63.7	60.6	36.4	76.4	59.1	71.7	53.8	52.2	30.5	32.3	33.3	36.8	48.9	56.4	63.2	51.1	33.8	41.2	40.6	35.5	64.7	72.6	57.9	27.2	35.4	51.2	44.6

% Chg	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	-36.4	-43.2	-37.8	-40.5	-41.9	-69.2	-38.1	-43.2	8.3	-29.6	-4.8	-35.7	-52.2	-29.4	-18.8	-28.0	0.0	36.8	-11.8	-8.3	8.3	62.5	20.0	78.6	26.1	30.8	-40.0	-42.9	-5.3	-40.0
Industry	-4.7	-11.8	-12.3	-18.5	-7.4	-10.4	-7.8	-1.8	8.8	-2.0	5.7	0.3	4.9	11.9	8.1	10.4	9.3	20.6	1.3	-2.0	-7.0	-5.1	-4.1	-1.5	-10.3	-0.3	0.3	1.3	-1.4	-0.6
Index (MPI)	-33.3	-35.7	-29.1	-27.0	-37.3	-65.6	-32.9	-42.2	-0.4	-28.2	-9.9	-35.9	-54.4	-36.9	-24.8	-34.8	-8.5	13.4	-12.9	-6.5	16.4	71.3	25.1	81.3	40.6	31.2	-40.2	-43.6	-3.9	-39.6

ADR	April																													
	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	97.03	101.22	100.28	97.67	98.50	94.20	90.37	88.77	97.50	91.23	91.88	92.29	94.68	88.89	86.06	88.07	93.14	87.29	87.20	93.21	89.39	90.01	83.10	83.43	91.04	80.44	81.31	82.15	83.23	81.44
Industry	86.78	81.03	89.00	89.11	78.08	78.57	76.93	79.70	78.22	86.33	86.28	74.14	80.55	83.49	83.36	84.21	90.63	92.70	74.50	77.29	76.58	78.45	76.99	86.95	89.00	75.17	75.61	75.25	76.95	76.18
Index (ARI)	111.8	124.9	112.7	109.6	126.2	119.9	117.5	111.4	124.7	105.7	106.5	124.5	117.5	106.5	103.2	104.6	102.8	94.2	117.1	120.6	116.7	114.7	107.9	96.0	102.3	107.0	107.5	109.2	108.2	106.9

% Chg	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	-35.0	-29.2	-32.0	-34.6	-35.6	-36.1	-34.4	-40.3	-3.1	-13.5	-11.6	-10.3	4.1	-7.4	-10.7	-6.4	-4.9	-7.2	-7.6	-3.9	-22.5	-25.3	-22.3	-25.3	-8.6	-17.2	-15.4	-13.8	-12.2	-13.7
Industry	-11.1	-15.7	-11.5	-12.1	-13.5	-12.5	-14.7	-10.4	-4.6	0.1	-0.4	-6.6	0.3	4.5	4.6	4.7	11.8	11.8	-7.0	0.2	-3.4	-2.3	-4.2	0.7	1.4	-2.1	-0.5	-2.0	0.0	-1.8
Index (ARI)	-27.0	-15.9	-23.1	-25.6	-25.6	-27.0	-23.1	-33.4	1.5	-13.6	-11.2	-3.9	3.8	-11.4	-14.6	-10.6	-14.9	-17.0	-0.7	-4.1	-19.7	-23.5	-18.9	-25.9	-9.8	-15.4	-15.0	-12.0	-12.2	-12.1

RevPAR	April																													
	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	30.87	32.21	34.95	32.56	26.86	17.13	35.60	28.25	38.41	26.26	27.84	12.59	15.78	16.16	16.95	24.02	31.05	34.39	19.82	15.53	17.61	17.73	15.11	31.60	40.00	20.72	11.09	14.94	22.70	18.51
Industry	50.19	43.17	48.31	46.65	35.15	39.25	39.67	42.90	43.00	46.23	50.10	33.17	41.61	45.63	44.56	46.96	53.54	57.80	33.16	38.07	36.60	38.07	39.42	50.93	53.85	33.46	37.84	38.67	40.99	38.79
Index (RGI)	61.5	74.6	72.3	69.8	76.4	43.6	89.7	65.8	89.3	56.8	55.6	37.9	37.9	35.4	38.0	51.2	58.0	59.5	59.8	40.8	48.1	46.6	38.3	62.1	74.3	61.9	29.3	38.6	55.4	47.7

% Chg	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	-58.7	-59.8	-57.7	-61.1	-62.6	-80.3	-59.4	-66.1	5.0	-39.1	-15.8	-42.3	-50.2	-34.7	-27.5	-32.6	-4.9	27.0	-18.5	-11.9	-16.0	21.4	-6.8	33.3	15.3	8.3	-49.2	-50.7	-16.8	-48.2
Industry	-15.2	-25.6	-22.4	-28.3	-19.9	-21.7	-21.3	-12.0	3.8	-1.9	5.3	-6.4	5.3	16.9	13.1	15.6	22.1	34.9	-5.8	-1.8	-10.2	-7.3	-8.1	-0.8	-9.1	-2.4	-0.2	-0.8	-1.5	-2.4
Index (RGI)	-51.3	-45.9	-45.5	-45.7	-53.3	-74.9	-48.4	-61.5	1.1	-37.9	-20.1	-38.4	-52.7	-44.1	-35.8	-41.7	-22.1	-5.8	-13.5	-10.3	-6.5	31.0	1.5	34.4	26.9	11.0	-49.1	-50.3	-15.6	-46.9

STR REPORT

Tab 10 - Segmentation at a Glance - My Property vs. Competitive Set - Performance Set

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

Currency USD - U.S. Dollar

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

April 2026

	Transient		Group		Contract		Total	
		% Chg		% Chg		% Chg		% Chg
Occupancy (%)	My Property		My Property		My Property		My Property	26.7 -24.5
	Comp set		Comp set		Comp set		Comp set	69.3 21.3
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	38.5 -37.8
ADR	My Property		My Property		My Property		My Property	90.73 -25.5
	Comp set		Comp set		Comp set		Comp set	85.26 -10.3
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	106.4 -16.9
RevPAR	My Property		My Property		My Property		My Property	24.24 -43.8
	Comp set		Comp set		Comp set		Comp set	59.10 8.8
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	41.0 -48.3

Year To Date

	Transient		Group		Contract		Total	
		% Chg		% Chg		% Chg		% Chg
Occupancy (%)	My Property		My Property		My Property		My Property	36.4 -47.4
	Comp set		Comp set		Comp set		Comp set	76.1 5.5
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	47.7 -50.2
ADR	My Property		My Property		My Property		My Property	102.28 -29.1
	Comp set		Comp set		Comp set		Comp set	107.71 -3.6
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	95.0 -26.4
RevPAR	My Property		My Property		My Property		My Property	37.18 -62.7
	Comp set		Comp set		Comp set		Comp set	82.00 1.7
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	45.3 -63.3

STR REPORT

Tab 11 - Segmentation Occupancy Analysis - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900
STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

		Occupancy (%)												Percent Change (%)													
Current Month		Transient			Group			Contract			Total			Transient			Group			Contract			Total				
		My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry					
2024	Nov										94.2	62.0	70.7										139.1	19.5	26.5		
	Dec										95.8	66.2	68.0										137.3	30.5	27.5		
2025	Jan										83.3	72.6	69.9										106.7	21.2	17.6		
	Feb										78.4	79.9	77.6										50.7	9.2	11.9		
	Mar										79.3	79.1	74.1										88.3	1.7	10.3		
	Apr										35.4	57.2	55.7										-5.3	3.9	6.0		
	May										25.0	50.6	47.8										-37.1	1.9	2.2		
	Jun										20.6	44.8	45.2										-45.2	-0.7	-0.4		
	Jul										17.7	42.6	47.0										-53.2	-7.8	2.1		
	Aug										18.1	42.6	47.4										-44.9	-12.8	4.8		
	Sep										16.2	45.5	46.4										-43.8	2.8	1.0		
	Oct										17.9	53.0	50.5										-66.0	-11.7	-16.8		
	Nov										23.1	55.4	50.8										-75.5	-10.7	-28.1		
	Dec										20.5	57.4	51.5										-78.6	-13.3	-24.2		
2026	Jan										26.1	64.2	55.9										-68.7	-11.6	-20.0		
	Feb										40.6	86.1	72.5										-48.1	7.7	-6.6		
	Mar										52.1	85.6	68.6										-34.3	8.2	-7.5		
	Apr										26.7	69.3	53.4										-24.5	21.3	-4.1		
Year To Date																											
2024											42.8	66.4	62.0										-34.3	-10.9	-12.8		
2025											69.2	72.2	69.2										61.4	8.6	11.7		
2026											36.4	76.1	62.4										-47.4	5.5	-9.8		
Running 3 Month																											
2024											43.7	68.7	62.9										-34.1	-8.2	-13.1		
2025											64.2	72.0	69.0										46.9	4.8	9.8		
2026											39.9	80.3	64.7										-37.8	11.5	-6.3		
Running 12 Month																											
2024											37.0	55.8	55.3										-19.0	-18.9	-14.0		
2025											57.9	59.2	58.7										56.4	6.0	6.1		
2026											25.3	57.9	52.9										-56.3	-2.1	-9.8		

STR REPORT

Tab 12 - Segmentation ADR Analysis - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

		Average Daily Rate												Percent Change (%)													
Current Month		Transient			Group			Contract			Total			Transient			Group			Contract			Total				
		My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry					
2024	Nov										124.15	88.71	95.36										42.9	-1.4	20.5		
	Dec										127.88	94.00	95.78										46.0	2.0	18.0		
2025	Jan										136.21	100.55	98.56										45.8	7.6	12.4		
	Feb										150.22	117.28	116.42										26.7	-6.6	4.3		
	Mar										157.04	128.66	123.27										28.4	1.3	4.4		
	Apr										121.73	95.01	90.22										27.6	-3.8	3.1		
	May										92.35	87.05	82.89										9.3	-1.5	1.3		
	Jun										92.74	81.98	79.06										11.3	-3.7	-0.4		
	Jul										90.87	82.96	76.57										6.4	-2.1	-0.9		
	Aug										86.15	81.54	75.69										4.9	-1.6	-0.1		
	Sep										81.54	75.31	74.16										-3.7	-6.3	-0.7		
	Oct										81.99	75.02	75.36										-20.3	-14.8	-14.4		
	Nov										80.58	74.66	77.33										-35.1	-15.8	-18.9		
	Dec										92.81	83.83	77.58										-27.4	-10.8	-19.0		
2026	Jan										86.57	88.44	87.38										-36.4	-12.0	-11.3		
	Feb										108.53	117.94	112.86										-27.8	0.6	-3.1		
	Mar										111.48	130.46	120.89										-29.0	1.4	-1.9		
	Apr										90.73	85.26	89.30										-25.5	-10.3	-1.0		
Year To Date																											
2024											108.44	112.98	102.42										-6.8	-11.1	-11.4		
2025											144.23	111.74	108.39										33.0	-1.1	5.8		
2026											102.28	107.71	104.21										-29.1	-3.6	-3.9		
Running 3 Month																											
2024											113.20	118.91	107.14										-7.9	-12.0	-11.4		
2025											147.86	115.67	111.86										30.6	-2.7	4.4		
2026											105.86	113.08	109.28										-28.4	-2.2	-2.3		
Running 12 Month																											
2024											96.61	99.29	89.85										-7.0	-5.7	-7.3		
2025											120.64	96.96	94.04										24.9	-2.3	4.7		
2026											94.56	92.12	87.69										-21.6	-5.0	-6.7		

STR REPORT

Tab 13 - Segmentation RevPAR Analysis - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach950 US Highway 1Vero Beach, FL 32960United StatesPhone: 7725690900

STR ID: 29165ChainID: FL527Operator:Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026Date Created: May 20, 2026Monthly Competitive Set Data Excludes Subject Property

RevPAR													Percent Change (%)												
Current Month		Transient			Group			Contract			Total			Transient			Group			Contract			Total		
		My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry
2024	Nov										116.94	55.03	67.38										241.6	17.8	52.4
	Dec										122.51	62.22	65.09										246.5	33.1	50.4
2025	Jan										113.51	73.05	68.85										201.2	30.4	32.2
	Feb										117.70	93.76	90.39										90.9	2.0	16.7
	Mar										124.58	101.82	91.38										141.8	3.0	15.2
	Apr										43.10	54.31	50.22										20.9	0.0	9.3
	May										23.06	44.02	39.60										-31.2	0.4	3.5
	Jun										19.11	36.74	35.72										-39.0	-4.4	-0.8
	Jul										16.08	35.32	35.99										-50.2	-9.7	1.2
	Aug										15.62	34.74	35.88										-42.2	-14.2	4.7
	Sep										13.22	34.30	34.40										-45.9	-3.6	0.3
	Oct										14.71	39.74	38.04										-72.9	-24.8	-28.8
	Nov										18.60	41.34	39.29										-84.1	-24.9	-41.7
	Dec										19.01	48.11	39.99										-84.5	-22.7	-38.6
2026	Jan										22.55	56.77	48.85										-80.1	-22.3	-29.0
	Feb										44.10	101.55	81.83										-62.5	8.3	-9.5
	Mar										58.08	111.74	82.93										-53.4	9.7	-9.2
	Apr										24.24	59.10	47.66										-43.8	8.8	-5.1
Year To Date																									
2024											46.47	75.05	63.47										-38.8	-20.9	-22.7
2025											99.74	80.63	75.04										114.7	7.4	18.2
2026											37.18	82.00	65.05										-62.7	1.7	-13.3
Running 3 Month																									
2024											49.49	81.67	67.34										-39.3	-19.2	-23.0
2025											94.95	83.27	77.19										91.8	2.0	14.6
2026											42.28	90.79	70.70										-55.5	9.0	-8.4
Running 12 Month																									
2024											35.78	55.42	49.70										-24.7	-23.6	-20.3
2025											69.88	57.37	55.18										95.3	3.5	11.0
2026											23.92	53.35	46.42										-65.8	-7.0	-15.9

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Tab 14 - Segmentation Index Analysis - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900
STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc
For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Indexes													Percent Change (%)												
Current Month		Transient			Group			Contract			Total			Transient			Group			Contract			Total		
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2024	Nov										151.9	139.9	212.5										100.1	44.9	189.9
	Dec										144.7	136.1	196.9										81.8	43.2	160.3
2025	Jan										114.7	135.5	155.4										70.5	35.5	131.0
	Feb										98.0	128.1	125.5										38.0	35.6	87.2
	Mar										100.2	122.1	122.3										85.1	26.8	134.7
	Apr										61.9	128.1	79.4										-8.8	32.6	21.0
	May										49.4	106.1	52.4										-38.3	11.0	-31.5
	Jun										46.0	113.1	52.0										-44.9	15.7	-36.2
	Jul										41.6	109.5	45.5										-49.3	8.7	-44.9
	Aug										42.6	105.7	45.0										-36.8	6.6	-32.6
	Sep										35.6	108.3	38.5										-45.3	2.7	-43.8
	Oct										33.9	109.3	37.0										-61.4	-6.5	-63.9
	Nov										41.7	107.9	45.0										-72.5	-22.9	-78.8
	Dec										35.7	110.7	39.5										-75.3	-18.6	-79.9
2026	Jan										40.6	97.9	39.7										-64.6	-27.7	-74.4
	Feb										47.2	92.0	43.4										-51.8	-28.2	-65.4
	Mar										60.8	85.5	52.0										-39.3	-30.0	-57.5
	Apr										38.5	106.4	41.0										-37.8	-16.9	-48.3
Year To Date																									
2024											64.5	96.0	61.9										-26.2	4.8	-22.7
2025											95.8	129.1	123.7										48.6	34.5	99.8
2026											47.7	95.0	45.3										-50.2	-26.4	-63.3
Running 3 Month																									
2024											63.7	95.2	60.6										-28.3	4.7	-24.9
2025											89.2	127.8	114.0										40.1	34.3	88.2
2026											49.7	93.6	46.6										-44.2	-26.8	-59.2
Running 12 Month																									
2024											66.4	97.3	64.6										-0.1	-1.4	-1.5
2025											97.9	124.4	121.8										47.5	27.9	88.7
2026											43.7	102.6	44.8										-55.4	-17.5	-63.2

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Tab 15 - Segmentation Ranking Analysis - Performance Set

Econo Lodge Vero Beach950 US Highway 1Vero Beach, FL 32960United StatesPhone: 7725690900

STR ID: 29165ChainID: FL527Operator:Owner: Jiyaan Inc

For the Month of: April 2026Date Created: May 20, 2026Monthly Competitive Set Data Excludes Subject Property

Currency USD - U.S. Dollar

Submarket Class: Fort Pierce/Port St Lucie Economy

Current Month		Ranking												Percent Change (%)											
		Transient			Group			Contract			Total			Transient			Group			Contract			Total		
		Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR	Occ	ADR	RevPAR
2024	Nov										1 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
	Dec										1 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
2025	Jan										1 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
	Feb										2 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
	Mar										3 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
	Apr										5 of 5	1 of 5	4 of 5										3 of 5	1 of 5	1 of 5
	May										5 of 5	3 of 5	5 of 5										5 of 5	2 of 5	5 of 5
	Jun										5 of 5	2 of 5	5 of 5										5 of 5	2 of 5	5 of 5
	Jul										5 of 5	2 of 5	5 of 5										5 of 5	2 of 5	5 of 5
	Aug										5 of 5	2 of 5	5 of 5										5 of 5	2 of 5	5 of 5
	Sep										5 of 5	2 of 5	5 of 5										5 of 5	3 of 5	5 of 5
	Oct										5 of 5	2 of 5	5 of 5										5 of 5	4 of 5	5 of 5
	Nov										5 of 5	2 of 5	5 of 5										5 of 5	5 of 5	5 of 5
	Dec										5 of 5	2 of 5	5 of 5										5 of 5	5 of 5	5 of 5
2026	Jan										5 of 5	3 of 5	5 of 5										5 of 5	5 of 5	5 of 5
	Feb										5 of 5	4 of 5	5 of 5										5 of 5	5 of 5	5 of 5
	Mar										5 of 5	5 of 5	5 of 5										5 of 5	5 of 5	5 of 5
	Apr										5 of 5	2 of 5	5 of 5										5 of 5	5 of 5	5 of 5
Year To Date											5 of 5	3 of 5	5 of 5										5 of 5	2 of 5	5 of 5
2024											3 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
2025											5 of 5	3 of 5	5 of 5										5 of 5	5 of 5	5 of 5
2026																									
Running 3 Month											5 of 5	3 of 5	5 of 5										5 of 5	3 of 5	5 of 5
2024											5 of 5	1 of 5	1 of 5										1 of 5	1 of 5	1 of 5
2025											5 of 5	3 of 5	5 of 5										5 of 5	5 of 5	5 of 5
2026																									
Running 12 Month											5 of 5	3 of 5	5 of 5										4 of 5	3 of 5	3 of 5
2024											4 of 5	1 of 5	2 of 5										1 of 5	1 of 5	1 of 5
2025											5 of 5	2 of 5	5 of 5										5 of 5	5 of 5	5 of 5
2026																									

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Tab 16 - Segmentation Day Of Week - Current Month - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Current Month												Percent Change (%)											
Transient			Group			Contract			Total			Transient			Group			Contract			Total		
My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry
Occupancy (%)																							
Sunday									22.3		44.8										-21.3		-1.9
Monday									16.3		52.1										-51.7		0.8
Tuesday									23.9		53.7										-38.5		-1.7
Wednesday									26.1		56.3										-23.9		1.9
Thursday									27.9		55.4										-23.3		0.2
Weekday									23.6		52.7										-31.5		0.1
Friday									33.7		58.5										-11.0		-0.6
Saturday									36.7		59.7										-3.0		-2.4
Weekend									35.2		59.1										-7.0		-1.5
Total									26.7		54.4										-24.5		-0.4
ADR																							
Sunday									89.48		82.09										-25.8		-5.2
Monday									91.37		85.73										-22.2		-2.0
Tuesday									88.32		87.11										-30.1		-4.9
Wednesday									89.40		89.79										-31.5		-2.2
Thursday									92.01		87.84										-20.6		-3.6
Weekday									90.16		86.91										-26.6		-3.5
Friday									91.85		96.18										-23.6		0.5
Saturday									91.71		96.65										-22.2		-0.5
Weekend									91.78		96.42										-22.9		-0.1
Total									90.73		89.66										-25.5		-2.5
RevPAR																							
Sunday									20.00		36.75										-41.7		-7.0
Monday									14.88		44.64										-62.4		-1.2
Tuesday									21.08		46.74										-57.0		-6.5
Wednesday									23.30		50.53										-47.8		-0.3
Thursday									25.65		48.63										-39.1		-3.5
Weekday									21.30		45.83										-49.7		-3.4
Friday									30.96		56.27										-32.0		-0.1
Saturday									33.70		57.73										-24.5		-2.9
Weekend									32.33		57.00										-28.3		-1.5
Total									24.24		48.81										-43.8		-2.8

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Tab 17 - Segmentation Day Of Week - Year to Date - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

	Year To Date												Percent Change (%)																	
	Transient			Group			Contract			Total			Transient			Group			Contract			Total								
	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry									
Occupancy (%)																														
Sunday										28.3			52.5												-56.6			-10.6		
Monday										32.1			60.0												-51.4			-8.4		
Tuesday										32.0			62.5												-53.6			-7.9		
Wednesday										33.0			63.9												-50.5			-6.5		
Thursday										36.0			62.8												-49.0			-11.2		
Weekday										32.3			60.4												-52.1			-8.9		
Friday										46.1			67.5												-37.3			-8.5		
Saturday										47.1			69.1												-36.0			-7.2		
Weekend										46.6			68.3												-36.7			-7.8		
Total										36.4			62.6												-47.4			-8.6		
ADR																														
Sunday										95.41			94.21												-34.2			-9.7		
Monday										99.01			99.81												-32.2			-6.4		
Tuesday										97.85			102.16												-31.5			-5.7		
Wednesday										107.12			102.35												-26.2			-5.6		
Thursday										97.80			101.21												-31.7			-7.0		
Weekday										99.52			100.16												-31.1			-6.7		
Friday										107.46			113.54												-25.5			-2.1		
Saturday										106.83			115.30												-25.5			-2.1		
Weekend										107.14			114.43												-25.5			-2.1		
Total										102.28			104.57												-29.1			-5.2		
RevPAR																														
Sunday										26.96			49.50												-71.5			-19.3		
Monday										31.77			59.89												-67.0			-14.3		
Tuesday										31.31			63.89												-68.2			-13.1		
Wednesday										35.33			65.44												-63.4			-11.8		
Thursday										35.24			63.56												-65.2			-17.4		
Weekday										32.16			60.49												-67.0			-15.0		
Friday										49.51			76.67												-53.3			-10.4		
Saturday										50.28			79.66												-52.4			-9.1		
Weekend										49.89			78.17												-52.8			-9.8		
Total										37.18			65.50												-62.7			-13.3		

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Tab 18 - Segmentation Day Of Week - Running 3 Month - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

	Running 3 Month												Percent Change (%)													
	Transient			Group			Contract			Total			Transient			Group			Contract			Total				
	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry					
Occupancy (%)																										
Sunday										30.3		54.6											-49.2		-5.6	
Monday										34.6		62.5											-42.3		-3.3	
Tuesday										35.1		64.8											-45.2		-3.9	
Wednesday										35.5		66.2											-42.8		-3.9	
Thursday										40.6		66.0											-38.8		-6.6	
Weekday										35.2		62.8											-43.5		-4.5	
Friday										51.8		71.5											-23.9		-2.7	
Saturday										53.7		72.9											-23.1		-2.8	
Weekend										52.7		72.2											-23.6		-2.8	
Total										39.9		65.3											-37.8		-4.2	
ADR																										
Sunday										98.65		97.55											-33.9		-8.7	
Monday										102.02		103.49											-32.3		-5.2	
Tuesday										100.41		105.88											-31.2		-4.6	
Wednesday										112.53		105.98											-24.3		-5.3	
Thursday										102.08		105.55											-30.1		-6.6	
Weekday										103.26		103.91											-30.3		-6.0	
Friday										111.05		120.16											-25.0		-0.9	
Saturday										110.08		122.62											-25.0		0.4	
Weekend										110.56		121.40											-25.0		-0.2	
Total										105.86		109.12											-28.4		-4.2	
RevPAR																										
Sunday										29.89		53.22											-66.4		-13.8	
Monday										35.31		64.72											-60.9		-8.4	
Tuesday										35.23		68.57											-62.3		-8.3	
Wednesday										40.00		70.15											-56.7		-9.0	
Thursday										41.40		69.70											-57.2		-12.8	
Weekday										36.37		65.27											-60.6		-10.2	
Friday										57.49		85.92											-43.0		-3.5	
Saturday										59.07		89.40											-42.3		-2.4	
Weekend										58.28		87.66											-42.7		-3.0	
Total										42.28		71.31											-55.5		-8.2	

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Tab 19 - Segmentation Day Of Week - Running 12 Month - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

	Running 12 Month												Percent Change (%)													
	Transient			Group			Contract			Total			Transient			Group			Contract			Total				
	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry					
Occupancy (%)																										
Sunday										20.5		45.4											-62.3		-10.7	
Monday										23.4		50.5											-58.4		-9.3	
Tuesday										23.4		52.7											-59.5		-9.7	
Wednesday										24.4		53.5											-56.7		-9.3	
Thursday										25.9		53.6											-55.2		-10.1	
Weekday										23.5		51.2											-58.4		-9.8	
Friday										29.4		56.6											-51.5		-9.6	
Saturday										30.1		58.2											-51.7		-8.9	
Weekend										29.7		57.4											-51.6		-9.2	
Total										25.3		52.9											-56.3		-9.6	
ADR																										
Sunday										89.85		81.32											-25.9		-10.6	
Monday										92.89		85.01											-22.9		-8.1	
Tuesday										91.85		86.32											-23.4		-8.0	
Wednesday										96.11		86.58											-20.8		-7.8	
Thursday										92.20		86.48											-23.3		-7.9	
Weekday										92.67		85.26											-23.2		-8.4	
Friday										98.18		93.75											-18.8		-5.4	
Saturday										98.43		94.98											-18.1		-5.4	
Weekend										98.31		94.38											-18.5		-5.4	
Total										94.56		88.08											-21.6		-7.4	
RevPAR																										
Sunday										18.41		36.95											-72.1		-20.2	
Monday										21.71		42.95											-68.0		-16.7	
Tuesday										21.52		45.52											-69.0		-16.9	
Wednesday										23.47		46.28											-65.7		-16.4	
Thursday										23.88		46.34											-65.6		-17.3	
Weekday										21.80		43.62											-68.0		-17.4	
Friday										28.84		53.06											-60.6		-14.5	
Saturday										29.66		55.27											-60.4		-13.8	
Weekend										29.25		54.16											-60.5		-14.1	
Total										23.92		46.62											-65.8		-16.3	

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Tab 20 - Additional Revenue ADR Analysis (TrevPOR) - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaa Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

		Revenue Per Rooms Sold											Percent Change (%)												Ranking					
		Room			F&B			Other			Total (TrevPOR**)		Room			F&B			Other			Total (TrevPOR**)			My Prop vs. Comp Set					
Current Month		My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	Room	F&B	Other	Total	
2024	Nov	124.15		87.72							124.15			42.9		22.5							42.9							
	Dec	127.88		89.40							127.88			46.0		21.9							46.0							
2025	Jan	136.21		89.70							136.21			45.8		15.0							45.8							
	Feb	150.22		104.47							150.22			26.7		7.4							26.7							
	Mar	157.04		110.41							157.04			28.4		7.0							28.4							
	Apr	121.73		83.44							121.73			27.6		2.8							27.6							
	May	92.35		76.91							92.35			9.3		1.0							9.3							
	Jun	92.74		74.73							92.74			11.3		-0.7							11.3							
	Jul	90.87		71.92							90.87			6.4		-1.1							6.4							
	Aug	86.15		71.85							86.15			4.9		-0.7							4.9							
	Sep	81.54		69.21							81.54			-3.7		-1.9							-3.7							
	Oct	81.99		69.12							81.99			-20.3		-15.3							-20.3							
	Nov	80.58		70.02							80.58			-35.1		-20.2							-35.1							
	Dec	92.81		71.34							92.81			-27.4		-20.2							-27.4							
2026	Jan	86.57		77.76							86.57			-36.4		-13.3							-36.4							
	Feb	108.53		99.55							108.53			-27.8		-4.7							-27.8							
	Mar	111.48		105.97							111.48			-29.0		-4.0							-29.0							
	Apr	90.73		81.73							90.73			-25.5		-2.0							-25.5							
Year To Date																														
2024		108.44		90.91							108.44			-6.8		-12.6							-6.8							
2025		144.23		98.16							144.23			33.0		8.0							33.0							
2026		102.28		92.68							102.28			-29.1		-5.6							-29.1							
Running 3 Month																														
2024		113.20		94.94							113.20			-7.9		-12.4							-7.9							
2025		147.86		101.08							147.86			30.6		6.5							30.6							
2026		105.86		97.01							105.86			-28.4		-4.0							-28.4							
Running 12 Month																														
2024		96.61		82.04							96.61			-7.0		-8.0							-7.0							
2025		120.64		86.89							120.64			24.9		5.9							24.9							
2026		94.56		79.88							94.56			-21.6		-8.1							-21.6							

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

STR REPORT

Tab 21 - Additional Revenue RevPAR Analysis (TrevPAR) - Performance Set

Currency USD - U.S. Dollar

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900

STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc

Submarket Class: Fort Pierce/Port St Lucie Economy

For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

		Revenue Per Rooms Available											Percent Change (%)												Ranking					
		Room			F&B			Other			Total (TrevPAR**)		Room			F&B			Other			Total (TrevPAR**)			My Prop vs. Comp Set					
Current Month		My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	My Prop	Comp Set	Industry	Room	F&B	Other	Total	
2024	Nov	116.94		60.81							116.94			241.6		58.3							241.6							
	Dec	122.51		61.45							122.51			246.5		64.4							246.5							
2025	Jan	113.51		61.55							113.51			201.2		37.9							201.2							
	Feb	117.70		81.74							117.70			90.9		21.4							90.9							
	Mar	124.58		82.71							124.58			141.8		22.6							141.8							
	Apr	43.10		45.85							43.10			20.9		11.2							20.9							
	May	23.06		36.29							23.06			-31.2		6.4							-31.2							
	Jun	19.11		33.36							19.11			-39.0		4.2							-39.0							
	Jul	16.08		32.59							16.08			-50.2		2.9							-50.2							
	Aug	15.62		33.67							15.62			-42.2		8.3							-42.2							
	Sep	13.22		30.96							13.22			-45.9		-2.4							-45.9							
	Oct	14.71		34.51							14.71			-72.9		-28.5							-72.9							
	Nov	18.60		35.22							18.60			-84.1		-42.1							-84.1							
	Dec	19.01		36.37							19.01			-84.5		-40.8							-84.5							
2026	Jan	22.55		41.60							22.55			-80.1		-32.4							-80.1							
	Feb	44.10		72.21							44.10			-62.5		-11.7							-62.5							
	Mar	58.08		72.14							58.08			-53.4		-12.8							-53.4							
	Apr	24.24		42.87							24.24			-43.8		-6.5							-43.8							
Year To Date																														
2024		46.47		54.95							46.47			-38.8		-23.7							-38.8							
2025		99.74		67.80							99.74			114.7		23.4							114.7							
2026		37.18		56.95							37.18			-62.7		-16.0							-62.7							
Running 3 Month																														
2024		49.49		58.42							49.49			-39.3		-23.3							-39.3							
2025		94.95		69.98							94.95			91.8		19.8							91.8							
2026		42.28		62.30							42.28			-55.5		-11.0							-55.5							
Running 12 Month																														
2024		35.78		43.30							35.78			-24.7		-21.6							-24.7							
2025		69.88		50.03							69.88			95.3		15.5							95.3							
2026		23.92		41.58							23.92			-65.8		-16.9							-65.8							

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

STR REPORT

Tab 22 - Response Report - Performance Set

Econo Lodge Vero Beach 950 US Highway 1 Vero Beach, FL 32960 United States Phone: 7725690900
STR ID: 29165 ChainID: FL527 Operator: Owner: Jiyaan Inc
For the Month of: April 2026 Date Created: May 20, 2026 Monthly Competitive Set Data Excludes Subject Property

Currency USD - U.S. Dollar

April 2026 (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		

April 2025 (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			

Monthly Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
29165	Econo Lodge Vero Beach	Vero Beach,FL	32960	7725690900	66	199309
4288	Howard Johnson by Wyndham Vero Beach / Dow	Vero Beach,FL	32960	7725675171	52	196405
759	Vero Beach Inn & Suites	Vero Beach,FL	32966	7725678321	114	197206
36628	Holiday Inn Express Vero Beach West I 95	Vero Beach,FL	32966	7725672500	65	199806
15113	Howard Johnson by Wyndham Vero Beach/I-95	Vero Beach,FL	32966	7724108453	63	198506
					360	

2024												2025												2026				
May	Jun	Jul	Aug	Sep	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

Segmentation Data

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
29165	Econo Lodge Vero Beach	Vero Beach,FL	32960	7725690900	66	199309
4288	Howard Johnson by Wyndham Vero Beach / Dow	Vero Beach,FL	32960	7725675171	52	196405
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					360	

2024												2025												2026				
May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep

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

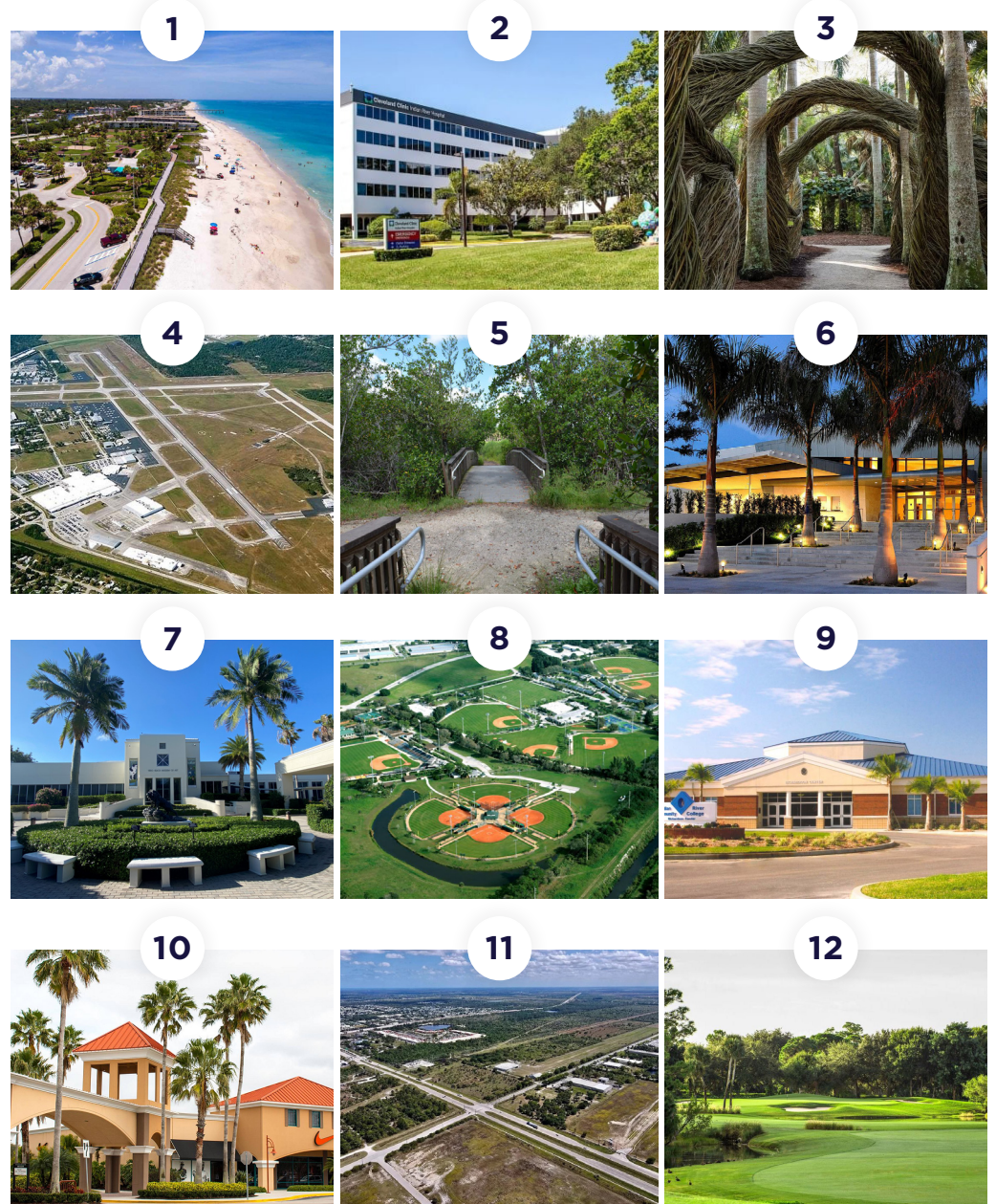


04

MARKET OVERVIEW

MAJOR DEMAND GENERATORS

	DEMAND GENERATOR	DISTANCE
1	VERO BEACH	1.0 Miles
2	CLEVELAND CLINIC INDIAN RIVER HOSPITAL	1.8 Miles
3	MCKEE BOTANICAL GARDEN	2.1 Miles
4	VERO BEACH REGIONAL AIRPORT	1.8 Miles
5	LAGOON GREENWAY	3.0 Miles
6	RIVERSIDE THEATRE	3.0 Miles
7	VERO BEACH MUSEUM OF ART	3.0 Miles
8	JACKIE ROBINSON TRAINING COMPLEX	3.4 Miles
9	INDIAN RIVER STATE COLLEGE - MUELLER CAMPUS	6.0 Miles
10	VERO BEACH OUTLETS	7.9 Miles
11	NEW HIBISCUS AIRPARK	10.3 Miles
12	BENT PINE GOLF CLUB	10.5 Miles



MAJOR DEMAND GENERATORS MAP



MAJOR DEMAND GENERATORS

1



Vero Beach
1.0 Miles

Vero Beach, located on Florida's Atlantic coast, is known for its beautiful beaches, cultural attractions, and vibrant community. It functions as a hub for tourism, offering recreational activities, shopping, and dining experiences. The city benefits the area by boosting the local economy, providing employment opportunities, and enhancing the quality of life for residents and visitors alike.

2



Cleveland Clinic Indian River Hospital
1.8 Miles

The Cleveland Clinic Indian River Hospital is a 332-bed, not for profit hospital offering comprehensive medical services to the Treasure Coast community. The hospital provides services that include orthopedic services, minimally invasive vascular surgery, neurosurgery, stroke services, robotics surgery, a state of-the-art wound healing center, bariatric surgery and the only maternity wing in the community. The hospital features all private rooms and is the largest private-sector employer in Indian River County.

3



McKee Botanical Garden
2.1 Miles

McKee Botanical Garden is situated on an 18-acre tropical hammock in Vero Beach. It features a diverse botanical collection, award-winning art exhibitions, special events and educational opportunities for all ages. McKee Botanical Gardens is also listed on the National Register of Historic Places, and is endorsed by the Nature Conservancy as a project of national significance.

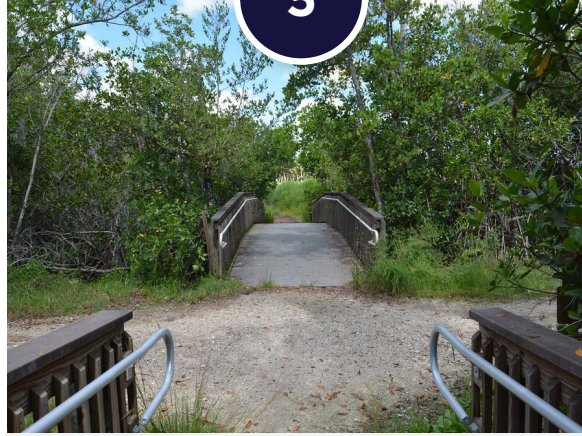
4



Vero Beach Regional Airport
3.0 Miles

Vero Beach Regional Airport is located in Indian River County, about one mile from downtown Vero Beach. The airport has three runways, with the longest runway measuring 7,314 feet. Also, the airport serves all facets of general aviation, including intercontinental business jets and most air carrier aircraft. According to a 2019 Florida Statewide Aviation Economic Impact Study, the airport contributes \$1.32 billion in direct, indirect, and induced economic impact, including over 5,500 jobs to the City of Vero Beach.

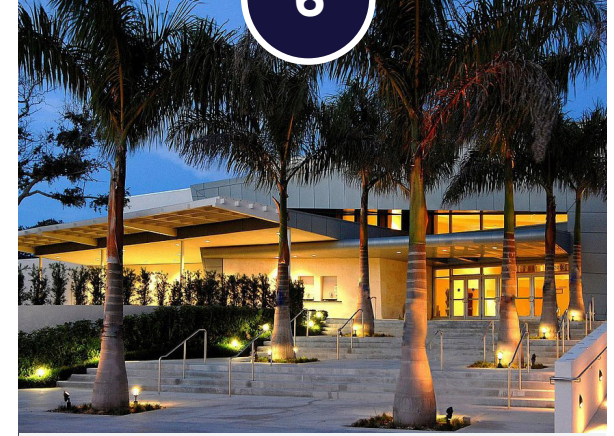
5



Lagoon Greenway
3.0 Miles

Lagoon Greenway is a 187-acre property located at the intersection of 8th Street and Indian River Boulevard that boasts an ecologically diverse three-mile trail system for hiking, jogging or bicycling. The Greenway includes an out-and-back hike is one mile, a long loop trail that offers 2.5-3 miles of walking or biking, and a short mini-adventure trail along a single-lane through the shaded oak hammock. The trails are open to the public year round.

6



Riverside Theatre
3.0 Miles

Riverside Theatre in Vero Beach is a premier performing arts venue offering a variety of live performances, including Broadway-quality shows, comedy, and concerts. It functions as a cultural hub, providing educational programs and community engagement initiatives. The theatre benefits the Vero Beach area by enhancing cultural life, supporting local artists, and boosting the local economy through tourism and events.

MAJOR DEMAND GENERATORS

7



Vero Beach Museum of Art
3.0 Miles

The Vero Beach Museum of Art was established in 1978 solely to create a regional center for the appreciation and teaching of the arts and humanities. Over time, the museum doubled in size to approximately 54,500 square feet, and grew to include the Alice and Jim Beckwith Sculpture Park, a covered atrium, a new entrance vestibule and a 20,000 square foot building for exhibitons and collections. The museum also offers many other events including art classes, community events and special youth events.

8



Jackie Robinson Training Complex
3.4 Miles

The Jackie Robinson Training Complex is an 80-acre, multi sport campus located in Vero Beach. The facility is home to a 6,500-seat Holman Stadium, a Major League clubhouse, four full-size baseball fields, four softball and youth baseball fields, and one multi-sports field for soccer, lacrosse, football, and rugby. The facility also features 89 on-site hotel rooms, a dining room, numerous meeting and conference spaces, on-site recreation such as basketball and a competition-size swimming pool, and two fitness gyms.

9



Indian River State College - Mueller Campus
6.0 Miles

Indian River State College is home to five campuses and numerous other sites throughout the St. Lucie, Indian River, Martin, and Okeechobee counties. The college offers more than 100 programs leading to Bachelor's Degrees, Associate Degrees, Technical Certificates, and Applied Technology Diplomas, as well as Career Training programs. Indian River State College is also consistently one of the most affordable public, postsecondary institutions in the United States.

10



Vero Beach Outlets
7.9 Miles

Vero Beach Outlets is the Treasure Coast's premiere outlet shopping destination with approximately 340,000 square feet of retail space. The Outlets offer a wide variety of retail and shopping selections that include Coach Outlet, Michael Kors Outlet, and Polo Ralph Lauren Factory Store, amongst many others. Complimentary memberships are also offered to customers and include group tour packages and access to special events throughout the year.

11



New Hibiscus Airpark
10.3 Miles

The New Hibiscus Airpark, located approximately seven miles west of Vero Beach, is a privately-owned facility serving local and transient general aviation users. It features a 3,120 foot turf runway and supports activities like agricultural spraying and recreational flying. The airpark benefits the Vero Beach area by supporting the local citrus industry and providing a hub for general aviation enthusiasts.

12

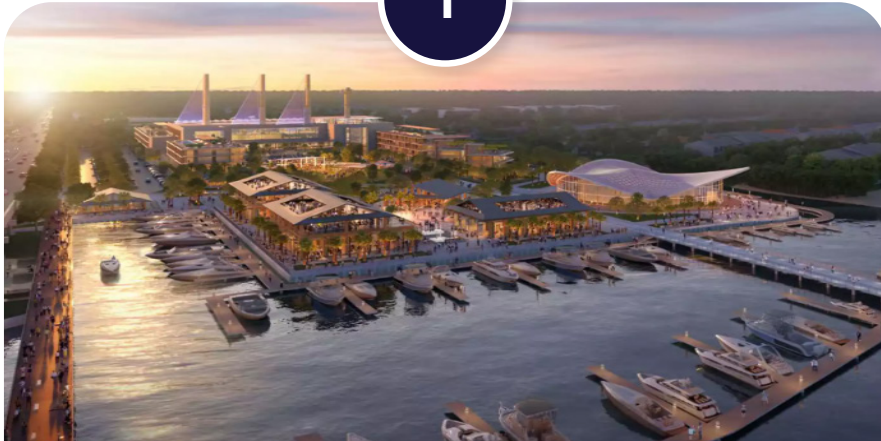


Bent Pine Golf Club
10.5 Miles

Opened in 1968, Bent Pine Golf Club offers an 18-hole golf course featuring two sets of tees and is located in Vero Beach, Florida. Bent Pine features six tee locations from the Kenny Perry 7,006 yards to the forward silver tees 4,998 yards. The club was host to six U.S. Open qualifiers in addition to numerous Boys and Girls State Championships and Qualifier rounds.

RECENT, CURRENT, & UPCOMING DEVELOPMENT

1



“Three Corners” Waterfront Mega-Project
1.4 Miles

The “Three Corners” Waterfront Mega-Project in Vero Beach is a planned \$250 million mixed-use redevelopment of a 38-acre riverfront site at the former city power plant, designed to transform the area into a vibrant public destination. The project will include hotels, restaurants, retail spaces, a marina, parks, and event venues, creating a walkable waterfront district aimed at boosting tourism and local economic activity. After years of planning, the city began formal negotiations with a development team in 2025–2026, marking a major step toward execution. Construction is expected to begin around 2027, with initial phases potentially opening by 2028 or later depending on approvals and permitting. Overall, the project is positioned as a transformative long-term investment that will reshape Vero Beach’s downtown waterfront and community identity.

2



Indian River Mall Redevelopment
6.1 Miles

The Indian River Mall redevelopment in Vero Beach is a planned transformation of the aging enclosed mall into a hybrid open-air and enclosed retail center designed to better align with modern shopping trends. The project is being led by developer DTS Properties, which acquired much of the property for approximately \$25.6 million, and current plans call for demolishing large portions of the mall to make way for about 115,000 square feet of new retail space, restaurants, and a central green area. As of early 2026, the project is still in the planning and county review phase, with no firm construction start date yet announced while approvals and design revisions continue. Overall, the redevelopment represents a significant shift toward a more modern retail and community-focused destination in Vero Beach.





VERO BEACH, FLORIDA

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Direct: (954) 377-0527

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