

STR # 35409 / Created February 16, 2023

Monthly STAR Report : Baymont Inn & Suites Dublin

For the Month of: January 2023

Currency: US Dollar / Competitive Set Data Excludes Subject Property



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

Baymont Inn & Suites Dublin 100 PM Watson Dr Dublin, GA 31021 Phone: (478) 275-3008

STR # 35409 ChainID: 46913 MgtCo: None Owner: None

For the Month of: January 2023 Date Created: February 16, 2023 Monthly Competitive Set Data Excludes Subject Property

January 2023

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	37.7	48.4	77.8	41.95	66.64	63.0	15.82	32.28	49.0
Year To Date	37.7	48.4	77.8	41.95	66.64	63.0	15.82	32.28	49.0
Running 3 Month	35.8	51.0	70.2	45.23	65.85	68.7	16.19	33.57	48.2
Running 12 Month	60.7	58.1	104.5	56.84	65.25	87.1	34.49	37.90	91.0

January 2023 vs. 2022 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	-43.2	0.8	-43.6	-22.9	8.7	-29.0	-56.2	9.5	-60.0
Year To Date	-43.2	0.8	-43.6	-22.9	8.7	-29.0	-56.2	9.5	-60.0
Running 3 Month	-41.2	-1.2	-40.5	-12.5	6.4	-17.8	-48.5	5.1	-51.0
Running 12 Month	-18.3	0.6	-18.8	3.9	4.3	-0.4	-15.1	4.9	-19.1

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

Baymont Inn & Suites Dublin 100 PM Watson Dr Dublin, GA 31021 Phone: (478) 275-3008

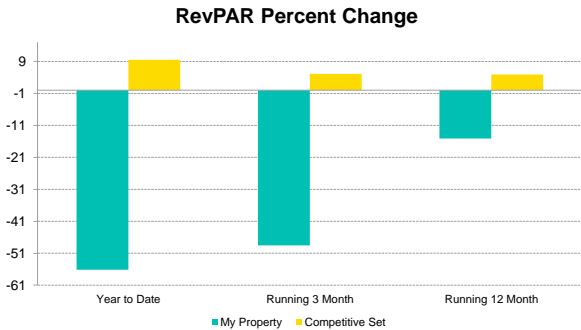
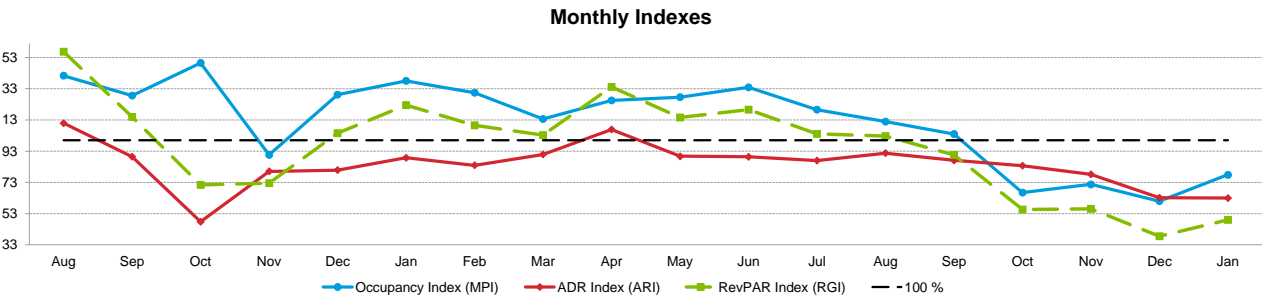
STR # 35409 ChainID: 46913 MgtCo: None Owner: None

For the Month of: January 2023 Date Created: February 16, 2023 Monthly Competitive Set Data Excludes Subject Property

		Occupancy (%)								Supply			
		Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Baymont Inn & Suites Dublin		37.7	-43.2	37.7	-43.2	35.8	-41.2	60.7	-18.3	0.0	0.0	0.0	0.0
Market: Georgia South		50.9	6.8	50.9	6.8	52.6	2.5	57.6	0.8	-0.5	-0.5	-0.8	-0.3
Market Class: Midscale Class		49.1	-3.9	49.1	-3.9	50.4	-4.1	55.5	-4.4	-3.1	-3.1	-4.8	-4.4
Submarket: Georgia South Area		47.2	2.5	47.2	2.5	48.2	-0.8	53.6	-0.4	-0.5	-0.5	-0.6	-0.6
Submarket Scale: Midscale Chains		60.9	3.6	60.9	3.6	60.5	-0.4	66.5	1.2	0.7	0.7	1.5	2.0
Competitive Set: Competitors		48.4	0.8	48.4	0.8	51.0	-1.2	58.1	0.6	0.0	0.0	0.0	0.0
		Average Daily Rate								Demand			
		Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Baymont Inn & Suites Dublin		41.95	-22.9	41.95	-22.9	45.23	-12.5	56.84	3.9	-43.2	-43.2	-41.2	-18.3
Market: Georgia South		99.07	8.3	99.07	8.3	104.90	8.0	111.26	10.6	6.2	6.2	1.8	0.4
Market Class: Midscale Class		74.34	2.7	74.34	2.7	76.00	4.1	78.43	8.1	-6.8	-6.8	-8.7	-8.6
Submarket: Georgia South Area		83.00	7.4	83.00	7.4	83.44	5.7	85.32	10.6	1.9	1.9	-1.4	-1.0
Submarket Scale: Midscale Chains		102.67	9.0	102.67	9.0	103.50	6.3	105.97	11.5	4.4	4.4	1.1	3.1
Competitive Set: Competitors		66.64	8.7	66.64	8.7	65.85	6.4	65.25	4.3	0.8	0.8	-1.2	0.6
		RevPAR								Revenue			
		Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Baymont Inn & Suites Dublin		15.82	-56.2	15.82	-56.2	16.19	-48.5	34.49	-15.1	-56.2	-56.2	-48.5	-15.1
Market: Georgia South		50.39	15.7	50.39	15.7	55.14	10.7	64.13	11.4	15.1	15.1	9.9	11.0
Market Class: Midscale Class		36.53	-1.4	36.53	-1.4	38.27	-0.1	43.51	3.3	-4.4	-4.4	-4.9	-1.2
Submarket: Georgia South Area		39.15	10.0	39.15	10.0	40.24	4.9	45.75	10.2	9.4	9.4	4.2	9.5
Submarket Scale: Midscale Chains		62.55	13.0	62.55	13.0	62.66	5.9	70.51	12.8	13.8	13.8	7.4	15.0
Competitive Set: Competitors		32.28	9.5	32.28	9.5	33.57	5.1	37.90	4.9	9.5	9.5	5.1	4.9
		Census/Sample - Properties & Rooms											
		Census			Sample			Sample %					
		Properties		Rooms	Properties		Rooms	Rooms					
Market: Georgia South		571		37670	340		26569	70.5					
Market Class: Midscale Class		71		4786	58		4031	84.2					
Submarket: Georgia South Area		245		12485	122		8071	64.6					
Submarket Scale: Midscale Chains		70		4899	68		4853	99.1					
Competitive Set: Competitors		6		290	6		290	100.0					

Tab 4 - Competitive Set Report

Baymont Inn & Suites Dublin
 100 PM Watson Dr
 Dublin, GA 31021
 Phone: (478) 275-3008
 STR # 35409
 ChainID: 46913
 MgtCo: None
 Owner: None
 For the Month of: January 2023
 Date Created: February 16, 2023
 Monthly Competitive Set Data Excludes Subject Property



Occupancy (%)	2021					2022													2023	Year To Date			Running 3 Month			Running 12 Month		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	2021	2022	2023	2021	2022	2023	2021	2022	2023	
My Property	78.3	76.7	83.9	52.4	63.5	66.4	74.1	79.0	78.2	81.3	77.7	67.2	61.5	61.3	42.1	40.1	29.7	37.7	47.5	66.4	37.7	44.1	60.8	35.8	41.2	74.3	60.7	
Competitive Set	55.4	59.6	56.1	57.8	49.1	48.1	56.8	69.6	62.3	63.7	58.0	56.2	54.9	58.9	63.3	55.9	48.8	48.4	45.7	48.1	48.4	46.8	51.6	51.0	54.5	57.8	58.1	
Index (MPI)	141.4	128.6	149.5	90.6	129.2	138.1	130.4	113.6	125.5	127.6	133.9	119.6	112.0	104.0	66.5	71.7	61.0	77.8	103.9	138.1	77.8	94.1	117.9	70.2	75.5	128.6	104.5	
Rank	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	1 of 7	1 of 7	3 of 7	2 of 7	1 of 7	1 of 7	3 of 7	3 of 7	4 of 7	6 of 7	6 of 7	7 of 7	5 of 7	4 of 7	1 of 7	5 of 7	4 of 7	3 of 7	7 of 7	5 of 6	1 of 7	4 of 7	
% Chg																												
My Property	47.0	49.5	61.1	10.4	60.0	39.8	7.9	1.2	-4.6	0.9	-2.4	-16.6	-21.4	-20.1	-49.8	-23.5	-53.2	-43.2	32.9	39.8	-43.2	-11.5	38.0	-41.2	-31.7	80.5	-18.3	
Competitive Set	-11.7	-0.9	-1.0	9.3	16.7	5.2	16.3	21.9	-13.5	5.4	-9.5	-12.6	-0.7	-1.2	12.9	-3.3	-0.8	0.8	-1.2	5.2	0.8	-0.1	10.2	-1.2	3.7	5.9	0.6	
Index (MPI)	66.4	51.0	62.8	1.0	37.1	32.9	-7.2	-17.0	10.3	-4.3	7.9	-4.5	-20.8	-19.1	-55.6	-20.9	-52.8	-43.6	34.6	32.9	-43.6	-11.4	25.3	-40.5	-34.1	70.4	-18.8	
Rank	1 of 6	1 of 6	2 of 7	4 of 7	1 of 7	1 of 7	6 of 7	7 of 7	3 of 7	5 of 7	3 of 7	5 of 7	7 of 7	7 of 7	7 of 7	6 of 7	7 of 7	7 of 7	1 of 6	1 of 7	7 of 7	5 of 6	1 of 7	7 of 7	6 of 6	1 of 6	7 of 7	
ADR	2021					2022													2023	Year To Date			Running 3 Month			Running 12 Month		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	2021	2022	2023	2021	2022	2023	2021	2022	2023	
	69.91	57.87	30.16	49.51	50.63	54.41	52.28	58.76	69.75	58.73	58.48	57.31	59.09	57.15	55.58	51.82	40.80	41.95	44.42	54.41	41.95	44.67	51.71	45.23	41.38	54.69	56.84	
	63.07	64.71	63.17	61.82	62.58	61.32	62.26	64.61	65.25	65.43	65.45	65.85	64.42	65.62	66.39	66.27	64.61	66.64	60.31	61.32	66.64	59.08	61.91	65.85	58.79	62.54	65.25	
	110.9	89.4	47.7	80.1	80.9	88.7	84.0	90.9	106.9	89.8	89.3	87.0	91.7	87.1	83.7	78.2	63.1	63.0	73.7	88.7	63.0	75.6	83.5	68.7	70.4	87.5	87.1	
Rank	2 of 7	5 of 7	7 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	3 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	6 of 7	7 of 7	7 of 7	7 of 7	5 of 7	7 of 7	7 of 7	7 of 7	6 of 7	7 of 7	6 of 6	5 of 7	5 of 7
% Chg																												
My Property	75.5	50.3	-26.2	12.0	11.7	22.5	12.5	21.5	5.3	0.3	-3.7	-5.5	-15.5	-1.3	84.3	4.7	-19.4	-22.9	-1.7	22.5	-22.9	-5.5	15.7	-12.5	-18.0	32.2	3.9	
Competitive Set	5.5	6.8	6.0	4.5	8.6	1.7	3.5	6.7	6.2	2.9	3.4	2.9	2.1	1.4	5.1	7.2	3.2	8.7	7.9	1.7	8.7	4.1	4.8	6.4	1.1	6.4	4.3	
Index (ARI)	66.4	40.7	-30.4	7.2	2.9	20.5	8.7	13.9	-0.9	-2.5	-6.9	-8.2	-17.3	-2.6	75.4	-2.4	-21.9	-29.0	-8.9	20.5	-29.0	-9.3	10.5	-17.8	-18.9	24.3	-0.4	
Rank	1 of 6	1 of 6	7 of 7	2 of 7	4 of 7	1 of 7	3 of 7	1 of 7	4 of 7	5 of 7	7 of 7	7 of 7	7 of 7	5 of 7	1 of 7	4 of 7	7 of 7	7 of 7	6 of 6	1 of 7	7 of 7	6 of 6	1 of 7	7 of 7	6 of 6	1 of 6	4 of 7	
RevPAR	2021					2022													2023	Year To Date			Running 3 Month			Running 12 Month		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	2021	2022	2023	2021	2022	2023	2021	2022	2023	
	54.72	44.37	25.29	25.93	32.16	36.11	38.77	46.44	54.52	47.77	45.44	38.51	36.35	35.02	23.39	20.77	12.13	15.82	21.09	36.11	15.82	19.69	31.46	16.19	17.03	40.62	34.49	
	34.92	38.59	35.43	35.75	30.76	29.47	35.40	44.95	40.63	41.70	37.99	36.99	35.40	38.65	42.04	37.05	31.51	32.28	27.56	29.47	32.28	27.67	31.95	33.57	32.07	36.12	37.90	
	156.7	115.0	71.4	72.5	104.6	122.5	109.5	103.3	134.2	114.6	119.6	104.1	102.7	90.6	55.6	56.1	38.5	49.0	76.5	122.5	49.0	71.2	98.5	48.2	53.1	112.5	91.0	
Rank	1 of 7	4 of 7	5 of 7	5 of 7	4 of 7	3 of 7	4 of 7	4 of 7	2 of 7	3 of 7	4 of 7	4 of 7	4 of 7	5 of 7	6 of 7	6 of 7	7 of 7	7 of 7	4 of 7	3 of 7	7 of 7	5 of 7	4 of 7	7 of 7	5 of 6	4 of 7	4 of 7	
% Chg																												
My Property	158.1	124.7	18.8	23.6	78.7	71.2	21.5	23.0	0.5	1.2	-6.0	-21.2	-33.6	-21.1	-7.5	-19.9	-62.3	-56.2	30.7	71.2	-56.2	-16.4	59.8	-48.5	-44.0	138.5	-15.1	
Competitive Set	-6.8	5.8	4.9	14.2	26.7	6.9	20.4	30.2	-8.1	8.5	-6.4	-10.1	1.4	0.2	18.7	3.6	2.4	9.5	6.6	6.9	9.5	4.0	15.5	5.1	4.8	12.6	4.9	
Index (RGI)	177.0	112.5	13.3	8.2	41.1	60.1	0.9	-5.5	9.4	-6.7	0.4	-12.4	-34.5	-21.2	-22.0	-22.7	-63.2	-60.0	22.6	60.1	-60.0	-19.6	38.4	-51.0	-46.6	111.8	-19.1	
Rank	1 of 6	1 of 6	2 of 7	3 of 7	1 of 7	1 of 7	6 of 7	6 of 7	2 of 7	6 of 7	5 of 7	6 of 7	7 of 7	7 of 7	7 of 7	6 of 7	7 of 7	7 of 7	1 of 6	1 of 7	7 of 7	6 of 6	1 of 7	7 of 7	6 of 6	1 of 6	7 of 7	

Tab 5 - Response Report

Baymont Inn & Suites Dublin 100 PM Watson Dr Dublin, GA 31021 Phone: (478) 275-3008
STR # 35409 ChainID: 46913 MgtCo: None Owner: None
For the Month of: January 2023 Date Created: February 16, 2023

This Year
Jan 1st - New Year's Day
Jan 16th - Martin Luther King Day

January 2023 (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	31				

January 2022 (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	31					

Last Year
Jan 1st - New Year's Day
Jan 17th - Martin Luther King Day

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
35409	Baymont Inn & Suites Dublin	Dublin, GA	31021	(478) 275-3008	42	199709
19821	Days Inn Dublin	Dublin, GA	31021	(478) 275-7637	49	199001
29670	Quality Inn & Suites Dublin	Dublin, GA	31021-1712	(478) 246-1390	52	199402
31314	Motel 6 Dublin	Dublin, GA	31021-1788	(478) 272-3640	43	199510
35149	Rodeway Inn & Suites East Dublin	East Dublin, GA	31027	(478) 277-9161	44	199707
36455	Super 8 Dublin	Dublin, GA	31021-1715	(478) 246-7443	52	199805
41117	Best Western Bradford Inn	Swainsboro, GA	30401	(478) 237-2400	50	199606
					332	

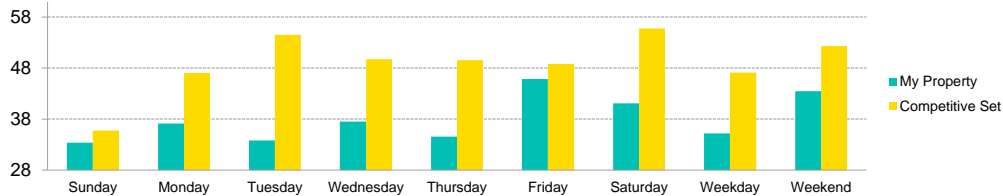
2021												2022											
Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Data received:
☐ = Monthly Only
☒ = Monthly & Daily

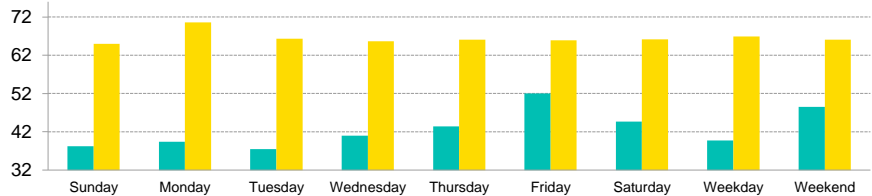
Tab 6 - Day of Week and Weekday/Weekend Report

Baymont Inn & Suites Dublin 100 PM Watson Dr Dublin, GA 31021 Phone: (478) 275-3008
STR # 35409 ChainID: 46913 MgtCo: None Owner: None
For the Month of: January 2023 Date Created: February 16, 2023 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR

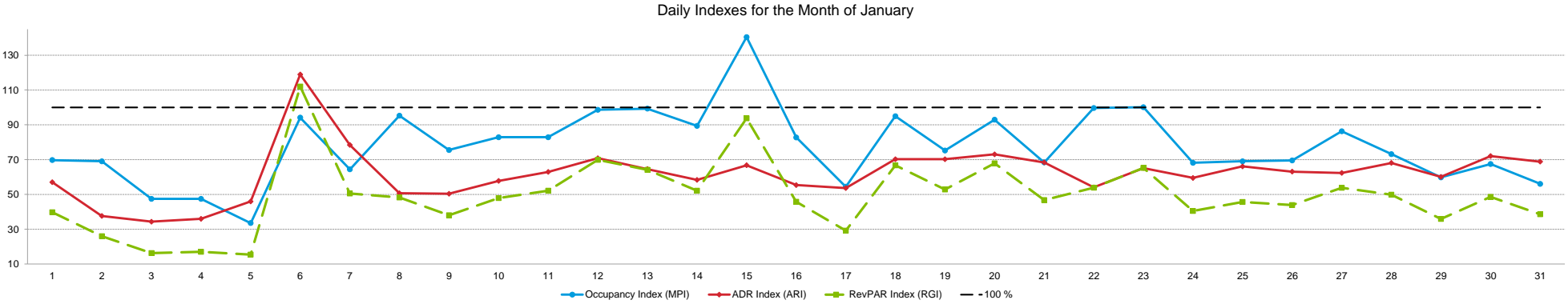


		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	33.3	-34.0	35.7	5.3	93.3	-37.3	38.26	-27.0	65.01	10.5	58.9	-33.9	12.75	-51.8	23.22	16.3	54.9	-58.6
	Year To Date	33.3	-34.0	35.7	5.3	93.3	-37.3	38.26	-27.0	65.01	10.5	58.9	-33.9	12.75	-51.8	23.22	16.3	54.9	-58.6
	Running 3 Month	29.1	-34.3	37.4	1.7	77.9	-35.4	41.34	-16.3	63.25	6.0	65.4	-21.0	12.04	-45.0	23.64	7.8	50.9	-49.0
	Running 12 Month	49.0	-17.7	42.2	-0.8	116.2	-17.0	53.96	2.8	62.56	3.1	86.3	-0.3	26.44	-15.4	26.38	2.2	100.2	-17.3
Monday	Current Month	37.1	-40.9	47.0	-7.3	79.0	-36.2	39.39	-27.0	70.60	16.6	55.8	-37.4	14.63	-56.8	33.21	8.0	44.1	-60.1
	Year To Date	37.1	-40.9	47.0	-7.3	79.0	-36.2	39.39	-27.0	70.60	16.6	55.8	-37.4	14.63	-56.8	33.21	8.0	44.1	-60.1
	Running 3 Month	34.6	-44.4	50.4	-4.9	68.7	-41.5	42.85	-14.7	66.37	9.6	64.6	-22.2	14.83	-52.6	33.43	4.3	44.4	-54.5
	Running 12 Month	57.0	-19.4	56.4	1.7	101.1	-20.7	54.02	2.0	64.36	5.2	83.9	-3.0	30.79	-17.8	36.28	7.0	84.9	-23.1
Tuesday	Current Month	33.8	-51.9	54.5	-7.1	62.1	-48.2	37.50	-29.8	66.31	7.0	56.5	-34.5	12.68	-66.2	36.13	-0.5	35.1	-66.1
	Year To Date	33.8	-51.9	54.5	-7.1	62.1	-48.2	37.50	-29.8	66.31	7.0	56.5	-34.5	12.68	-66.2	36.13	-0.5	35.1	-66.1
	Running 3 Month	35.9	-44.3	54.9	-6.3	65.4	-40.6	43.33	-13.6	66.27	8.4	65.4	-20.3	15.55	-51.9	36.35	1.5	42.8	-52.7
	Running 12 Month	59.1	-20.5	60.4	-0.6	97.7	-20.1	54.55	0.9	64.46	5.2	84.6	-4.1	32.22	-19.8	38.96	4.6	82.7	-23.4
Wednesday	Current Month	37.5	-49.6	49.7	-11.9	75.4	-42.8	41.00	-23.9	65.69	7.9	62.4	-29.4	15.37	-61.6	32.67	-5.0	47.1	-59.6
	Year To Date	37.5	-49.6	49.7	-11.9	75.4	-42.8	41.00	-23.9	65.69	7.9	62.4	-29.4	15.37	-61.6	32.67	-5.0	47.1	-59.6
	Running 3 Month	36.3	-40.2	55.0	-2.3	65.9	-38.8	44.28	-12.9	65.73	6.9	67.4	-18.5	16.06	-47.9	36.16	4.5	44.4	-50.1
	Running 12 Month	61.8	-16.5	61.3	-0.3	100.9	-16.2	54.69	0.1	64.42	4.4	84.9	-4.2	33.82	-16.5	39.47	4.1	85.7	-19.7
Thursday	Current Month	34.5	-44.2	49.6	-3.7	69.6	-42.1	43.38	-19.9	66.05	8.6	65.7	-26.2	14.98	-55.4	32.74	4.6	45.7	-57.3
	Year To Date	34.5	-44.2	49.6	-3.7	69.6	-42.1	43.38	-19.9	66.05	8.6	65.7	-26.2	14.98	-55.4	32.74	4.6	45.7	-57.3
	Running 3 Month	36.1	-35.6	51.4	-3.1	70.2	-33.5	46.79	-9.8	65.12	5.4	71.9	-14.4	16.88	-41.9	33.48	2.1	50.4	-43.1
	Running 12 Month	60.1	-19.5	56.0	-3.9	107.2	-16.3	54.89	0.5	64.28	3.6	85.4	-3.1	32.98	-19.1	36.02	-0.4	91.6	-18.8
Friday	Current Month	45.8	-37.4	48.8	12.5	93.9	-44.4	52.02	-8.4	65.93	5.6	78.9	-13.2	23.84	-42.7	32.17	18.8	74.1	-51.7
	Year To Date	45.8	-37.4	48.8	12.5	93.9	-44.4	52.02	-8.4	65.93	5.6	78.9	-13.2	23.84	-42.7	32.17	18.8	74.1	-51.7
	Running 3 Month	38.6	-43.7	52.6	2.9	73.4	-45.3	49.56	-7.8	66.35	4.4	74.7	-11.7	19.15	-48.1	34.92	7.5	54.9	-51.7
	Running 12 Month	68.8	-17.6	63.2	0.8	108.9	-18.2	61.10	9.2	67.42	4.4	90.6	4.6	42.06	-10.0	42.61	5.2	98.7	-14.4
Saturday	Current Month	41.1	-44.7	55.8	22.5	73.6	-54.9	44.65	-19.7	66.16	4.7	67.5	-23.3	18.34	-55.6	36.90	28.3	49.7	-65.4
	Year To Date	41.1	-44.7	55.8	22.5	73.6	-54.9	44.65	-19.7	66.16	4.7	67.5	-23.3	18.34	-55.6	36.90	28.3	49.7	-65.4
	Running 3 Month	38.3	-46.4	55.2	4.6	69.3	-48.8	49.26	-7.2	66.69	3.7	73.9	-10.5	18.86	-50.3	36.83	8.5	51.2	-54.2
	Running 12 Month	69.4	-18.4	67.1	5.9	103.5	-23.0	62.29	11.5	67.87	4.0	91.8	7.2	43.25	-9.1	45.53	10.1	95.0	-17.4
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	35.2	-44.4	47.1	-4.9	74.7	-41.5	39.74	-25.8	66.86	10.1	59.4	-32.7	13.99	-58.8	31.50	4.7	44.4	-60.6
	Year To Date	35.2	-44.4	47.1	-4.9	74.7	-41.5	39.74	-25.8	66.86	10.1	59.4	-32.7	13.99	-58.8	31.50	4.7	44.4	-60.6
	Running 3 Month	34.4	-40.3	49.9	-3.2	69.0	-38.3	43.82	-13.3	65.50	7.3	66.9	-19.2	15.08	-48.2	32.67	3.9	46.2	-50.1
	Running 12 Month	57.4	-18.7	55.3	-0.8	103.9	-18.1	54.45	1.2	64.11	4.4	84.9	-3.1	31.27	-17.8	35.43	3.6	88.3	-20.6
Weekend (Fri-Sat)	Current Month	43.5	-41.1	52.3	17.3	83.1	-49.8	48.54	-13.5	66.05	5.1	73.5	-17.7	21.09	-49.1	34.53	23.3	61.1	-58.7
	Year To Date	43.5	-41.1	52.3	17.3	83.1	-49.8	48.54	-13.5	66.05	5.1	73.5	-17.7	21.09	-49.1	34.53	23.3	61.1	-58.7
	Running 3 Month	38.5	-45.1	53.9	3.8	71.3	-47.1	49.41	-7.5	66.52	4.0	74.3	-11.1	19.00	-49.2	35.87	8.0	53.0	-53.0
	Running 12 Month	69.1	-18.0	65.1	3.3	106.1	-20.6	61.70	10.4	67.66	4.2	91.2	5.9	42.66	-9.5	44.07	7.7	96.8	-16.0
Total	Current Month	37.7	-43.2	48.4	0.8	77.8	-43.6	41.95	-22.9	66.64	8.7	63.0	-29.0	15.82	-56.2	32.28	9.5	49.0	-60.0
	Year To Date	37.7	-43.2	48.4	0.8	77.8	-43.6	41.95	-22.9	66.64	8.7	63.0	-29.0	15.82	-56.2	32.28	9.5	49.0	-60.0
	Running 3 Month	35.8	-41.2	51.0	-1.2	70.2	-40.5	45.23	-12.5	65.85	6.4	68.7	-17.8	16.19	-48.5	33.57	5.1	48.2	-51.0
	Running 12 Month	60.7	-18.3	58.1	0.6	104.5	-18.8	56.84	3.9	65.25	4.3	87.1	-0.4	34.49	-15.1	37.90	4.9	91.0	-19.1

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Tab 7 - Daily Data for the Month

Baymont Inn & Suites Dublin 100 PM Watson Dr Dublin, GA 31021 Phone: (478) 275-3008
STR # 35409 ChainID: 46913 MgtCo: None Owner: None
For the Month of: January 2023 Date Created: February 16, 2023 Daily Competitive Set Data Excludes Subject Property



	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	
Occupancy (%)	January																															
	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	31	
	My Property	23.8	28.6	21.4	21.4	16.7	42.9	33.3	28.6	33.3	42.9	42.9	47.6	50.0	42.9	54.8	38.1	31.0	52.4	40.5	50.0	50.0	33.3	45.2	35.7	33.3	33.3	40.5	38.1	26.2	40.5	38.1
	Competitive Set	34.1	41.4	45.2	45.2	49.7	45.5	51.7	30.0	44.1	51.7	51.7	48.3	50.3	47.9	39.0	46.1	56.8	55.2	53.8	53.8	73.1	33.4	45.2	52.4	48.3	47.9	46.9	52.1	43.8	60.0	67.9
Index (MPI)	69.7	69.0	47.4	47.4	33.6	94.2	64.4	95.2	75.5	82.9	82.9	98.6	99.3	89.4	140.4	82.7	54.4	94.9	75.2	92.9	68.4	99.7	100.1	68.1	69.0	69.5	86.3	73.2	59.8	67.5	56.1	

% Chg																															
My Property	-58.3	-36.8	-70.0	-71.0	-78.1	-48.6	-57.6	-36.8	-60.0	-45.5	-41.9	-16.7	-12.5	-43.8	0.0	-44.8	-59.4	-35.3	-32.0	-27.6	-27.6	-44.0	-32.1	-34.8	-51.7	-39.1	-51.4	-54.3	-26.7	-19.0	-40.7
Competitive Set	-2.9	-14.3	-20.1	-21.6	-10.0	10.9	15.4	-6.5	-17.9	-3.8	-2.0	0.7	18.7	-2.8	21.6	0.4	-14.6	-8.0	2.6	18.2	54.7	0.0	-16.0	-9.0	-13.0	-4.8	5.4	12.7	18.7	15.2	13.2
Index (MPI)	-57.1	-26.3	-62.4	-63.0	-75.7	-53.6	-63.2	-32.5	-51.3	-43.3	-40.8	-17.3	-26.3	-42.1	-17.8	-45.1	-52.4	-29.6	-33.7	-38.7	-53.2	-44.0	-19.2	-28.3	-44.5	-36.1	-53.9	-59.4	-38.2	-29.7	-47.7

ADR	January																															
	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	31	
	My Property	37.92	35.93	23.49	23.49	30.20	78.50	51.36	33.69	33.66	38.22	42.09	46.68	44.13	39.15	43.59	37.04	36.34	46.97	47.03	47.52	46.16	35.23	43.04	39.65	42.24	41.59	40.30	43.78	37.29	45.44	44.18
	Competitive Set	66.49	95.40	68.45	65.29	65.76	65.99	65.49	66.51	66.81	66.12	66.85	65.91	68.34	67.11	65.27	66.87	67.74	66.85	66.97	65.08	67.50	65.17	66.04	66.69	63.90	65.88	64.64	64.26	62.10	63.07	64.15
Index (ARI)	57.0	37.7	34.3	36.0	45.9	119.0	78.4	50.7	50.4	57.8	63.0	70.8	64.6	58.3	66.8	55.4	53.6	70.3	70.2	73.0	68.4	54.1	65.2	59.5	66.1	63.1	62.4	68.1	60.1	72.1	68.9	

% Chg																															
My Property	-31.6	-33.6	-56.7	-54.4	-44.4	45.0	-0.7	-28.4	-35.2	-29.0	-21.5	-13.7	-20.4	-29.1	-11.7	-31.8	-33.1	-14.6	-12.2	-16.0	-20.2	-35.1	-18.3	-21.9	-23.7	-24.1	-33.5	-24.6	-33.2	-21.8	-20.1
Competitive Set	12.3	49.0	11.4	8.4	6.6	5.4	3.7	12.7	9.3	8.0	8.4	8.1	8.7	5.1	9.8	14.3	11.2	11.4	12.8	3.3	8.9	14.7	11.0	3.7	3.3	7.4	5.3	1.9	4.1	5.8	2.8
Index (ARI)	-39.1	-55.4	-61.1	-57.9	-47.8	37.6	-4.2	-36.5	-40.7	-34.2	-27.6	-20.1	-26.8	-32.5	-19.6	-40.3	-39.8	-23.3	-22.1	-18.7	-26.8	-43.4	-26.4	-24.7	-26.2	-29.3	-36.8	-26.0	-35.8	-26.1	-22.3

RevPAR	January																															
	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	31	
	My Property	9.03	10.27	5.03	5.03	5.03	33.64	17.12	9.63	11.22	16.38	18.04	22.23	22.07	16.78	23.87	14.11	11.25	24.60	19.04	23.76	23.08	11.74	19.47	14.16	14.08	13.86	16.31	16.68	9.77	18.39	16.83
	Competitive Set	22.70	39.48	30.92	29.50	32.65	30.04	33.87	19.95	29.49	34.20	34.58	31.82	34.40	32.17	25.46	30.80	38.51	36.88	36.02	35.01	49.35	21.80	29.83	34.95	30.85	31.58	30.31	33.46	27.19	37.84	43.58
	Index (RGI)	39.8	26.0	16.3	17.1	15.4	112.0	50.5	48.2	38.0	47.9	52.2	69.9	64.1	52.2	93.8	45.8	29.2	66.7	52.8	67.9	46.8	53.9	65.3	40.5	45.6	43.9	53.8	49.8	35.9	48.6	38.6

% Chg																															
My Property	-71.5	-58.1	-87.0	-86.7	-87.8	-25.4	-57.9	-54.8	-74.1	-61.2	-54.4	-28.1	-30.4	-60.1	-11.7	-62.4	-72.8	-44.7	-40.3	-39.2	-42.2	-63.7	-44.6	-49.1	-63.2	-53.8	-67.7	-65.5	-51.0	-36.7	-52.7
Competitive Set	9.0	27.7	-11.0	-14.9	-4.0	17.0	19.6	5.4	-10.4	3.9	6.2	8.8	29.0	2.2	33.6	14.8	-5.0	2.5	15.8	22.1	68.6	14.7	-6.8	-5.6	-10.1	2.2	11.0	14.9	23.6	21.9	16.3
Index (RGI)	-73.8	-67.2	-85.4	-84.4	-87.3	-36.2	-64.8	-57.1	-71.1	-62.7	-57.1	-33.9	-46.0	-61.0	-33.9	-67.2	-71.4	-46.1	-48.4	-50.2	-65.7	-68.3	-40.6	-46.1	-59.0	-54.8	-70.9	-70.0	-60.4	-48.0	-59.3

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