

BENCHMARKER DEPARTMENT STATEMENT



PROPERTY MAINTENANCE AND UTILITIES

EXPENSES	Comparative Set - Average of 4 Properties				Doubletree Hotel							
	Year End 2007 Average \$	Ratio To Expense	\$ Per Available Room/Year	\$ Per Occupied Room/Day	Year End 2007 Average \$	Var- iance	Ratio To Expense	Var- iance*	\$ Per Available Room/Year	Var- iance	\$ Per Occupied Room/Day	Var- iance
Property Maintenance Expenses												
Salaries, Wages, and Bonuses	\$ 159,262	16.1	\$ 539	\$ 1.80	\$ 232,892	46.2%	22.8	6.7%	\$ 779	44.6%	\$ 2.72	50.9%
Payroll-Related Expenses	51,918	5.3	176	0.59	52,834	1.8%	5.2	-0.1%	177	0.7%	0.62	5.0%
Total Payroll and Related Expenses	\$ 211,180	21.4	\$ 714	\$ 2.39	\$ 285,726	35.3%	28.0	6.6%	\$ 956	33.8%	\$ 3.34	39.6%
Contract Services	\$ 9,077	0.9	\$ 31	\$ 0.10	\$ 68,049	NC	6.7	5.7%	\$ 228	NC	\$ 0.79	NC
All Other Expenses	245,616	24.9	830	2.78	207,798	-15.4%	20.4	-4.5%	695	-16.3%	2.43	-12.7%
Total Property Maintenance Expenses	\$ 465,872	47.2	\$ 1,575	\$ 5.27	\$ 561,573	20.5%	55.0	7.8%	\$ 1,878	19.2%	\$ 6.56	24.4%
Utility Costs												
Electricity	\$ 314,106	31.8	\$ 1,062	\$ 3.35	\$ 248,653	-20.8%	24.4	-7.5%	\$ 832	-21.7%	\$ 2.90	-18.3%
Gas / Fuel	114,405	11.6	387	1.29	113,755	-0.6%	11.1	-0.5%	380	-1.6%	1.33	2.6%
Steam	0	0.0	0	0.00	0	NC	0.0	NC	0	NC	0.00	NC
Water / Sewer	114,067	11.6	386	1.29	96,353	-15.5%	9.4	-2.1%	322	-16.4%	1.13	-12.8%
Other	(22,137)	(2.2)	(75)	(0.25)	0	NC	0.0	NC	0	NC	0.00	NC
Total Utilities	\$ 520,442	52.8	\$ 1,760	\$ 5.89	\$ 458,761	-11.9%	45.0	-7.8%	\$ 1,534	-12.8%	\$ 5.36	-9.0%
Total Maintenance & Utility Expenses	\$ 986,315	100.0	\$ 3,335	\$ 11.16	\$ 1,020,334	3.4%	100.0	0.0%	\$ 3,412	2.3%	\$ 11.91	6.7%

4	Number of Properties in Comparative Set	1	Number of Properties in Subject Set
296	Average Number of Rooms	299	Number of Rooms
81.8%	Average Occupancy	77.9%	Occupancy
\$90.66	Average ADR	\$90.83	ADR
\$74.15	Average RevPAR	\$70.72	RevPAR

NC - Not Comparable

* Expressed as percentage points difference