

**NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT**

**CITY OF DICKINSON**  
(Name of Twp/City/District)

**STARK**  
(Name of County)

Parcel Number: 1150-0200-0102

**LODGEPROS DICKINSON, LLC**

1910 8TH AVE NE  
ABERDEEN, SD 57401-3207

Property Address:  
2431 3RD AVENUE W  
Dickinson, ND 58601-0000

Legal Description:  
S55' LOT 1, ALL LOT 2, BLOCK 2, LUTZ'S 1ST  
Subdivision: LUTZ'S 1ST(1150)

	<b>True &amp; Full Value*</b>
<b>Current Year Assessment (2025)</b>	\$2,568,100
<b>Prior Year Assessment (2024)</b>	\$1,636,400
<b>Change in Assessment</b>	\$931,700

**Reason for increase in value:**  
Equalization due to revaluation, new construction, etc. Contact City Assesor's office prior to Monday, March 31, 2025 with questions.

**You are hereby notified in accordance with North Dakota Century Code, the true and full valuation on property you own has increased since the previous year's assessment to one or more of the following levels:**

- The assessor has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.
- The township, city, or county board of equalization proposes to increase the true and full value returned by the assessor resulting in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment.
- The township, city, or county board of equalization, or action by the State Board of Equalization has increased the true and full valuation to a level of 10% or more and \$3,000 or more from the previous year's assessment.

An increase in assessment may mean that your property taxes on the parcel will increase. The taxing district must base its tax rate on the number of dollars raised from property taxes in the previous taxable year by the taxing district. By August 31 each year the county shall provide an estimated tax statement to the owner of each parcel with a total estimated tax of at least \$100.

**Hearing Schedule**

Unless the increase results from actions taken by the State Board of Equalization, a property owner may appeal the current year's assessment by contacting the assessor or the boards of equalization. The equalization boards will hold hearings as follows:		
<b>Name/Location</b>	<b>Date</b>	<b>Time</b>
Dickinson Township/City Board of Equalization City Hall Commission Room	April 9, 2025	5:00 pm
Stark County Board of Equalization Stark Cty Courthouse Commission Rm	June 3, 2025	10:00 am
North Dakota State Board of Equalization ND State Capital	August 12, 2025	8:30 am CT

**Assessment Official:** Joseph J. Hirschfeld, City Assessor

**Mailing Address:** 38 1st Street W dickinsoncity.northdakotaassessors.com

**City, State, Zip:** Dickinson, ND 58601

**Phone:** 701-456-7734

**Date:** 3/18/2025

\* As provided for in N.D.C.C. §§ 57-02-27.1 and 57-02-27.2  
24743 (Revised 7-2023)

JOE HIRSCHFELD  
CITY ASSESSOR  
ASSESSING

Joe.Hirschfeld@dfckinsongov.com  
Tel: 701.456.7744 O: 701.456.7734



March 18, 2025

Dickinson Property Owners:

Dickinson residential properties have increased in value by approximately 7-8% since last year and the median sales ratio again fell below the 90% threshold set by the North Dakota State Board of Equalization (BOE). This prompted an increase to the Assessing Departments manual level (improvements value) of roughly 7.5% to total value. If you have received a Notice of Increase (colored paper), that means that your property increased by at least \$3,000 and 10%. Persons whose house changed in some form (i.e., remodel, addition, new garage, etc.) will receive one of these. A small percentage of persons whose house was part of the Residential Revaluation process for 2024 and whose property record cards were corrected for errors, may also receive a Notice of Increase. All others will receive a Notice of Valuation on white paper.

A City-wide commercial revaluation project was completed last year, providing a strong basis from which to make comparison to varying property types. Sales also indicated that commercial properties were undervalued. The completion of the commercial revaluation project removed the "vacancy factor" from commercial vacant lots and this year the "vacancy factor" was removed from residential lots. A review of the 2024 commercial sales noted that hotel/motel properties and apartments were the most out of tolerance. Adjustments were made to these two classes of properties and the aforementioned vacant lots, resulting in an increase to the commercial valuation adequate to bring values within tolerance, and no further adjustments were needed.

The City BOE meeting is scheduled for Wednesday, April 9<sup>th</sup> at 5:00 P.M. at City Hall. The City Commission respectfully requests that you contact the Assessing Department to review your value if you wish to protest, prior to attending the meeting. The Assessing Department further requests that you attempt to contact us and/or supply any materials to support your value opinion by Monday, March 31st, to give us enough time to review your property record card and respond back to you properly.

Sincerely,

Joe Hirschfeld  
City Assessor

LodgePros Dickinson LLC  
Balance Sheet  
Tuesday, December 31, 2024

ASSETS:

Cash - WF	(\$95,477.07)
Cash - Other accts & on hand	15,055.50
Total Cash	<u>(80,421.57)</u>

Receivables:

Direct Bill	9,719.75
In-house	(615.58)
Insurance claims	(11,954.93)
Total Receivables	<u>(2,850.76)</u>

Prepaid Expenses	5,162.00
Total Prepaid Expenses	<u>5,162.00</u>

Property and Equipment

Land	294,251.80
Building	3,114,239.38
Parking Lot and Improvements	231,033.81
Signs	48,771.85
Furniture, fixtures and equipment	527,237.09
Total Property and Equipment	<u>4,215,533.93</u>
Accumulated Depreciation	<u>(1,814,777.71)</u>
Net Property and Equipment	2,400,756.22

Other Assets:

Organizational Costs	372.00
Financing Costs	21,115.50
Start-up Costs	3,125.46
Escrow Deposits	60,621.74
Total Other Assets	<u>85,234.70</u>
Accumulated Amortization	<u>(7,582.81)</u>
Net Other Assets	77,651.89

Total Assets	<u><u>2,400,297.78</u></u>
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LIABILITIES AND EQUITY

Liabilities:

Accounts Payable	11,959.17
Accrued Sales & Lodging Taxes	1,541.85
Payroll Taxes & Benefits	225.14
Accrued Property Taxes	21,281.39
Accrued Interest	1,889.44
Accrued Salaries	6,560.00
Advance Room Deposits	270.98
Total Current Liabilities	<u>43,727.97</u>

Notes Payable	1,016,853.30
Notes Payable- Other	625,000.00
Total Liabilities	<u>1,685,581.27</u>

Owners' Equity:

Equity- Limited Members	1,118,593.00
Equity -General Members	154,660.00
Distributions	(666,548.00)
Retained Earnings	115,925.53
Net Profit - (Loss)	(7,914.02)
Total Equity	<u>714,716.51</u>
Total Liabilities and Equity	<u><u>2,400,297.78</u></u>

LodgePros Dickinson LLC  
Statement of Operations  
For the Twelve Months Ending Tuesday, December 31, 2024

	Current Month	Ratio %	Current Month Previous Year	Ratio %	Current Month Budget	Ratio %	Year-to-Date	Ratio %	Year-to-Date Previous Year	Ratio %	Year-to-Date Budget	Ratio %
AVERAGE DAILY RATE	\$73.46	0.00%	\$84.18	0.00%	\$82.08	0.00%	\$83.43	0.00%	\$92.53	0.00%	\$89.49	0.00%
OCCUPANCY	14.47	0.00%	17.99	0.00%	30.48	0.00%	44.36	0.00%	31.31	0.00%	46.73	0.00%
Occupied rooms	287.00	0.00%	357.00	0.00%	604.80	0.00%	10,391.00	0.00%	7,315.00	0.00%	10,945.58	0.00%
Available rooms	1,984.00	0.00%	1,984.00	0.00%	1,984.00	0.00%	23,424.00	0.00%	23,360.00	0.00%	23,424.00	0.00%
<b>REVENUES</b>												
Room sales	21,082.03	97.12%	30,053.43	98.94%	49,641.98	98.52%	866,877.37	97.45%	676,837.24	98.60%	979,513.22	98.64%
Other operating revenue	625.75	2.88%	320.48	1.06%	743.91	1.48%	22,649.31	2.55%	9,577.47	1.40%	13,463.04	1.36%
<b>Total Revenues</b>	<b>21,707.78</b>	<b>100.00%</b>	<b>30,373.91</b>	<b>100.00%</b>	<b>50,385.89</b>	<b>100.00%</b>	<b>889,526.68</b>	<b>100.00%</b>	<b>686,414.71</b>	<b>100.00%</b>	<b>992,976.26</b>	<b>100.00%</b>
<b>EXPENSES:</b>												
Management wages	6,862.32	31.61%	5,192.32	17.09%	6,208.33	12.32%	64,404.41	7.24%	51,276.31	7.47%	74,499.96	7.50%
Front Desk wages	11,321.63	52.15%	10,626.09	34.98%	8,499.46	16.87%	131,100.31	14.74%	113,348.23	16.51%	100,348.44	10.11%
Housekeeping wages	2,050.16	9.44%	1,821.78	6.00%	2,476.66	4.92%	45,106.27	5.07%	30,922.74	4.50%	44,822.15	4.51%
Maintenance wages	2,466.30	11.36%	2,678.77	8.82%	1,987.47	3.94%	31,999.52	3.60%	13,862.83	2.02%	23,849.64	2.40%
Payroll taxes	1,683.99	7.76%	2,043.59	6.73%	1,515.62	3.01%	21,664.86	2.44%	16,757.43	2.44%	19,251.32	1.94%
Other employee benefits	1,355.54	6.24%	(839.62)	(2.76%)	1,152.50	2.29%	12,829.16	1.44%	10,456.93	1.52%	13,830.00	1.39%
<b>Total Payroll Expense</b>	<b>25,739.94</b>	<b>118.57%</b>	<b>21,522.93</b>	<b>70.86%</b>	<b>21,840.04</b>	<b>43.35%</b>	<b>307,104.53</b>	<b>34.52%</b>	<b>236,624.47</b>	<b>34.47%</b>	<b>276,601.51</b>	<b>27.86%</b>
Cleaning & laundry supplies		0.00%	734.69	2.42%	647.14	1.28%	8,302.20	0.93%	6,722.80	0.98%	11,711.78	1.18%
Linens		0.00%		0.00%	501.98	1.00%	9,620.14	1.08%	4,822.55	0.70%	9,084.83	0.91%
Guest room supplies	472.48	2.18%	623.62	2.05%	465.70	0.92%	8,343.16	0.94%	5,348.25	0.78%	8,428.10	0.85%
Other supplies	351.82	1.62%	890.88	2.93%	819.54	1.63%	9,745.48	1.10%	9,546.33	1.39%	9,834.48	0.99%
Telephone expense	277.36	1.28%	496.78	1.64%	506.49	1.01%	3,705.40	0.42%	5,859.54	0.85%	6,077.88	0.61%
Credit card expense	783.74	3.61%	616.20	2.03%	1,687.39	3.35%	23,155.21	2.60%	22,623.69	3.30%	30,538.17	3.08%
Travel & vehicle expense	50.00	0.23%	50.00	0.16%	550.00	1.09%	5,656.15	0.64%	7,879.98	1.15%	6,600.00	0.66%
Professional fees	2,389.50	11.01%	2,283.30	7.52%	2,407.74	4.78%	34,482.74	3.88%	29,219.67	4.26%	28,892.88	2.91%
Other	622.59	2.87%	164.89	0.54%	214.58	0.43%	7,081.82	0.80%	1,616.04	0.24%	2,574.96	0.26%
Cable & satellite TV	1,858.62	8.56%	1,486.87	4.90%	1,490.70	2.96%	21,949.24	2.47%	17,844.18	2.60%	17,888.40	1.80%
Repairs & maintenance	3,316.76	15.28%	19,352.18	63.71%	3,416.67	6.78%	63,853.30	7.18%	47,006.13	6.85%	41,000.04	4.13%
Utilities	3,958.43	18.24%	3,583.44	11.80%	4,151.90	8.24%	47,498.51	5.34%	51,097.19	7.44%	49,822.80	5.02%
Complimentary food		0.00%	51.02	0.17%	290.30	0.58%	3,172.91	0.36%	3,121.21	0.45%	5,253.88	0.53%
Other marketing	711.91	3.28%	913.53	3.01%	855.45	1.70%	23,261.91	2.62%	20,150.27	2.94%	16,137.64	1.63%
Management fees	1,054.00	4.86%	1,503.00	4.95%	2,482.10	4.93%	43,340.00	4.87%	33,842.16	4.93%	48,975.66	4.93%
Adv & marketing fund	474.34	2.19%	676.20	2.23%	1,116.94	2.22%	19,504.67	2.19%	15,228.79	2.22%	22,039.05	2.22%
Royalties	843.28	3.88%	1,202.13	3.96%	1,985.68	3.94%	34,875.05	3.90%	27,073.41	3.94%	39,180.52	3.95%
Stay rewarded program fees	210.82	0.97%	300.53	0.99%	496.42	0.99%	8,668.72	0.97%	6,768.30	0.99%	9,795.14	0.99%
Systems and training fees	1,340.08	6.17%	1,367.31	4.50%	1,651.52	3.28%	27,825.19	3.13%	21,622.56	3.15%	19,818.24	2.00%
Property taxes	7,928.05	36.52%	1,103.25	3.63%	1,233.17	2.45%	21,281.39	2.39%	14,567.25	2.12%	14,798.04	1.49%
Insurance	4,243.00	19.55%	2,169.00	7.14%	2,169.17	4.31%	27,578.02	3.10%	23,918.35	3.48%	26,030.04	2.62%
Bad debts	101.51	0.47%	503.14	1.66%	208.33	0.41%	2,978.83	0.33%	6,052.57	0.88%	2,499.96	0.25%
<b>Total Operating Expenses</b>	<b>56,728.23</b>	<b>261.33%</b>	<b>61,594.89</b>	<b>202.79%</b>	<b>51,188.95</b>	<b>101.59%</b>	<b>762,784.57</b>	<b>85.75%</b>	<b>618,555.69</b>	<b>90.11%</b>	<b>703,584.00</b>	<b>70.86%</b>
<b>Net Operating Income</b>	<b>(35,020.45)</b>	<b>(161.33%)</b>	<b>(31,220.98)</b>	<b>(102.79%)</b>	<b>(803.06)</b>	<b>(1.59%)</b>	<b>126,742.11</b>	<b>14.25%</b>	<b>67,859.02</b>	<b>9.89%</b>	<b>289,392.26</b>	<b>29.14%</b>
Interest expense	3,595.73	16.56%	3,872.02	12.75%	3,820.86	7.58%	47,467.33	5.34%	62,893.72	9.16%	47,558.26	4.79%
Depreciation & amortization	7,407.71	34.12%	7,407.38	24.39%	7,408.00	14.70%	88,892.08	9.99%	88,892.08	12.95%	88,896.00	8.95%
Non-operating income/expense	(45.47)	(0.21%)	(52.42)	(0.17%)		0.00%	(1,703.28)	(0.19%)	(2,499.69)	(0.36%)		0.00%
		(211.81%)		(139.75%)								
<b>NET INCOME (LOSS)</b>	<b>(45,978.42)</b>	<b>(211.81%)</b>	<b>(42,447.96)</b>	<b>(139.75%)</b>	<b>(12,031.92)</b>	<b>(23.88%)</b>	<b>(7,914.02)</b>	<b>(0.89%)</b>	<b>(81,427.09)</b>	<b>(11.86%)</b>	<b>152,938.00</b>	<b>15.40%</b>

LodgePros Dickinson LLC  
Statement of Operations  
For the Twelve Months Ending Tuesday, December 31, 2024

	Current Month	Ratio %	Current Month Previous Year	Ratio %	Current Month Budget	Ratio %	Year-to-Date	Ratio %	Year-to-Date Previous Year	Ratio %	Year-to-Date Budget	Ratio %
AVERAGE DAILY RATE	\$73.46	0.00%	\$84.18	0.00%	\$82.08	0.00%	\$83.43	0.00%	\$92.53	0.00%	\$89.49	0.00%
OCCUPANCY	14.47	0.00%	17.99	0.00%	30.48	0.00%	44.36	0.00%	31.31	0.00%	46.73	0.00%
Occupied rooms:												
Occupied Rooms	287.00		357.00		604.80		10,391.00		7,315.00		10,945.58	
Total Occupied rooms	287.00	0.00%	357.00	0.00%	604.80	0.00%	10,391.00	0.00%	7,315.00	0.00%	10,945.58	0.00%
Available rooms:												
Rooms Available	1,984.00		1,984.00		1,984.00		23,424.00		23,360.00		23,424.00	
Total Available rooms	1,984.00	0.00%	1,984.00	0.00%	1,984.00	0.00%	23,424.00	0.00%	23,360.00	0.00%	23,424.00	0.00%
REVENUES												
Room sales:												
Room Sales	21,082.03		30,053.43		49,641.98		866,877.37		676,837.24		979,513.22	
Total Room sales	21,082.03	97.12%	30,053.43	98.94%	49,641.98	98.52%	866,877.37	97.45%	676,837.24	98.60%	979,513.22	98.64%
Other operating revenue:												
Sales Rev-C Store	174.38		184.43		344.74		6,579.25		3,175.78		6,238.98	
Sales Revenue - Breakfast	51.00				12.10		200.80		127.33		218.91	
Cost of Sales-C Store	(59.77)		(58.64)		(447.55)		(3,485.05)		(2,021.06)		(8,099.74)	
Cost of Sales-Kit/Utensils							(101.29)		(214.31)			
Rev-Gst Lndry	80.00		119.75		169.34		3,415.00		1,961.35		3,064.75	
Cash Short/Over	140.14		(0.06)		217.73		11,006.64		2,003.08		3,940.40	
Misc Operating Income	240.00		75.00		447.55		5,033.96		4,545.30		8,099.74	
Total Other operating revenue	625.75	2.88%	320.48	1.06%	743.91	1.48%	22,649.31	2.55%	9,577.47	1.40%	13,463.04	1.36%
Total Revenues	21,707.78	100.00%	30,373.91	100.00%	50,385.89	100.00%	889,526.68	100.00%	686,414.71	100.00%	992,976.26	100.00%
EXPENSES:												
Management wages:												
Manager wages	6,862.32		5,192.32		6,208.33		64,404.41		51,276.31		74,499.96	
Total Management wages	6,862.32	31.61%	5,192.32	17.09%	6,208.33	12.32%	64,404.41	7.24%	51,276.31	7.47%	74,499.96	7.50%
Front Desk wages:												
Front Desk Wages	11,321.63		10,626.09		8,499.46		131,100.31		113,348.23		100,348.44	
Total Front Desk wages	11,321.63	52.15%	10,626.09	34.98%	8,499.46	16.87%	131,100.31	14.74%	113,348.23	16.51%	100,348.44	10.11%
Housekeeping wages:												
Housekeeping wages	2,050.16		1,821.78		2,476.66		45,106.27		30,922.74		44,822.15	
Total Housekeeping wages	2,050.16	9.44%	1,821.78	6.00%	2,476.66	4.92%	45,106.27	5.07%	30,922.74	4.50%	44,822.15	4.51%
Maintenance wages:												
Maintenance wages	2,466.30		2,678.77		1,987.47		31,999.52		13,862.83		23,849.64	
Total Maintenance wages	2,466.30	11.36%	2,678.77	8.82%	1,987.47	3.94%	31,999.52	3.60%	13,862.83	2.02%	23,849.64	2.40%
Payroll taxes:												
FICA	1,650.15		1,938.41		1,515.62		20,697.12		15,985.43		19,251.32	
Federal Unemployment	16.58		84.91				751.29		609.31			
State Unemployment	17.26		20.27				216.45		162.69			

LodgePros Dickinson LLC  
Statement of Operations  
For the Twelve Months Ending Tuesday, December 31, 2024

	Current Month	Ratio %	Current Month Previous Year	Ratio %	Current Month Budget	Ratio %	Year-to-Date	Ratio %	Year-to-Date Previous Year	Ratio %	Year-to-Date Budget	Ratio %
Total Payroll taxes	1,683.99	7.76%	2,043.59	6.73%	1,515.62	3.01%	21,664.86	2.44%	16,757.43	2.44%	19,251.32	1.94%
Other employee benefits:												
Group Insurance	1,071.28		(1,118.38)		872.98		9,503.21		7,957.66		10,475.76	
Workmens Compensation	94.62		50.24		101.47		1,134.89		855.60		1,217.64	
Other Employee Benefits	189.64		228.52		178.05		2,191.06		1,643.67		2,136.60	
Total Other employee benefits	1,355.54	6.24%	(839.62)	(2.76%)	1,152.50	2.29%	12,829.16	1.44%	10,456.93	1.52%	13,830.00	1.39%
Total Payroll Expense	25,739.94	118.57%	21,522.93	70.86%	21,840.04	43.35%	307,104.53	34.52%	236,624.47	34.47%	276,601.51	27.86%
Cleaning & laundry supplies:												
Cleaning Supplies			364.20		163.30		2,648.65		2,124.08		2,955.31	
Laundry Supplies			370.49		483.84		5,653.55		4,598.72		8,756.47	
Total Cleaning & laundry supplies		0.00%	734.69	2.42%	647.14	1.28%	8,302.20	0.93%	6,722.80	0.98%	11,711.78	1.18%
Linens:												
Linens					501.98		9,620.14		4,822.55		9,084.83	
Total Linens		0.00%		0.00%	501.98	1.00%	9,620.14	1.08%	4,822.55	0.70%	9,084.83	0.91%
Guest room supplies:												
Guest Room Supplies	472.48		623.62		465.70		8,343.16		5,348.25		8,428.10	
Total Guest room supplies	472.48	2.18%	623.62	2.05%	465.70	0.92%	8,343.16	0.94%	5,348.25	0.78%	8,428.10	0.85%
Other supplies:												
Uniforms			77.71		97.68		2,095.35		1,415.69		1,172.16	
Pest Control	326.73		313.92		329.35		3,757.87		3,633.66		3,952.20	
Maintenance Supplies	25.09		130.88		42.67		875.59		926.65		512.04	
Other Supplies					23.07		127.35		377.34		276.84	
Postage					7.48		129.90		58.68		89.76	
Office Supplies			368.37		319.29		2,759.42		3,134.31		3,831.48	
Total Other supplies	351.82	1.62%	890.88	2.93%	819.54	1.63%	9,745.48	1.10%	9,546.33	1.39%	9,834.48	0.99%
Telephone expense:												
Local Phone Service	242.46		464.28		506.49		3,363.26		5,569.36		6,077.88	
Long Distance-Mgmt	34.90		32.50				342.14		290.18			
Total Telephone expense	277.36	1.28%	496.78	1.64%	506.49	1.01%	3,705.40	0.42%	5,859.54	0.85%	6,077.88	0.61%
Credit card expense:												
Credit Card Expenses	783.74		616.20		1,687.39		23,155.21		22,623.69		30,538.17	
Total Credit card expense	783.74	3.61%	616.20	2.03%	1,687.39	3.35%	23,155.21	2.60%	22,623.69	3.30%	30,538.17	3.08%
Travel & vehicle expense:												
Travel					125.00		164.67				1,500.00	
Meals & Entertainment					83.33		290.28		82.03		999.96	
Vehicle Expense	50.00		50.00		50.00		928.20		776.25		600.00	
Lodging					166.67		1,382.00		7,021.70		2,000.04	
Convention & Meeting Expense					125.00		2,891.00				1,500.00	
Total Travel & vehicle expense	50.00	0.23%	50.00	0.16%	550.00	1.09%	5,656.15	0.64%	7,879.98	1.15%	6,600.00	0.66%

LodgePros Dickinson LLC  
Statement of Operations  
For the Twelve Months Ending Tuesday, December 31, 2024

	Current Month	Ratio %	Current Month Previous Year	Ratio %	Current Month Budget	Ratio %	Year-to-Date	Ratio %	Year-to-Date Previous Year	Ratio %	Year-to-Date Budget	Ratio %
Professional fees:												
Internal Accounting	2,389.50		2,283.30		2,407.74		34,431.95		29,110.95		28,892.88	
Legal Fees							50.79		108.72			
<b>Total Professional fees</b>	<b>2,389.50</b>	<b>11.01%</b>	<b>2,283.30</b>	<b>7.52%</b>	<b>2,407.74</b>	<b>4.78%</b>	<b>34,482.74</b>	<b>3.88%</b>	<b>29,219.67</b>	<b>4.26%</b>	<b>28,892.88</b>	<b>2.91%</b>
Other:												
Dues & Subscriptions	465.00				75.00		465.00		807.33		900.00	
Licenses & Fees	(96.00)		150.00		50.00		83.65		541.84		600.00	
Use Tax	181.02		14.89		47.92		622.21		266.87		575.04	
Bank Charges					8.33						99.96	
Miscellaneous Expense	72.57				33.33		5,910.96				399.96	
<b>Total Other</b>	<b>622.59</b>	<b>2.87%</b>	<b>164.89</b>	<b>0.54%</b>	<b>214.58</b>	<b>0.43%</b>	<b>7,081.82</b>	<b>0.80%</b>	<b>1,616.04</b>	<b>0.24%</b>	<b>2,574.96</b>	<b>0.26%</b>
Cable & satellite TV:												
Cable & Satellite TV	1,441.69		1,258.93		1,254.51		16,946.08		15,107.16		15,054.12	
High Speed Internet	416.93		227.94		236.19		5,003.16		2,737.02		2,834.28	
<b>Total Cable &amp; satellite TV</b>	<b>1,858.62</b>	<b>8.56%</b>	<b>1,486.87</b>	<b>4.90%</b>	<b>1,490.70</b>	<b>2.96%</b>	<b>21,949.24</b>	<b>2.47%</b>	<b>17,844.18</b>	<b>2.60%</b>	<b>17,888.40</b>	<b>1.80%</b>
Repairs & maintenance:												
Building	225.44		14,562.22		1,250.00		26,391.49		26,391.03		15,000.00	
Parking Lot & Grounds	55.92		1,358.23		833.33		6,345.61		8,832.67		9,999.96	
Furniture & Equipment	3,035.40		3,431.73		416.67		23,327.14		8,142.58		5,000.04	
Floor Coverings					416.67		1,601.44		1,365.39		5,000.04	
Elevator					416.67		6,187.62		2,274.36		5,000.04	
Other R & M					83.33						999.96	
<b>Total Repairs &amp; maintenance</b>	<b>3,316.76</b>	<b>15.28%</b>	<b>19,352.18</b>	<b>63.71%</b>	<b>3,416.67</b>	<b>6.78%</b>	<b>63,853.30</b>	<b>7.18%</b>	<b>47,006.13</b>	<b>6.85%</b>	<b>41,000.04</b>	<b>4.13%</b>
Utilities:												
Electricity	2,740.26		2,333.70		3,009.85		30,890.14		32,832.34		36,118.20	
Gas	166.40		170.23		251.59		2,757.17		2,467.23		3,019.08	
Water and Sewer	708.04		764.27		564.44		9,754.93		12,030.39		6,773.28	
Garbage Removal	343.73		315.24		326.02		4,096.27		3,767.23		3,912.24	
<b>Total Utilities</b>	<b>3,958.43</b>	<b>18.24%</b>	<b>3,583.44</b>	<b>11.80%</b>	<b>4,151.90</b>	<b>8.24%</b>	<b>47,498.51</b>	<b>5.34%</b>	<b>51,097.19</b>	<b>7.44%</b>	<b>49,822.80</b>	<b>5.02%</b>
Complimentary food:												
Complimentary Food & Beverage			51.02		290.30		3,172.91		3,121.21		5,253.88	
<b>Total Complimentary food</b>		<b>0.00%</b>	<b>51.02</b>	<b>0.17%</b>	<b>290.30</b>	<b>0.58%</b>	<b>3,172.91</b>	<b>0.36%</b>	<b>3,121.21</b>	<b>0.45%</b>	<b>5,253.88</b>	<b>0.53%</b>
Other marketing:												
Printed Media			173.00		30.00				519.11		360.00	
Travel Agent Commissions	601.33		640.65		759.52		20,726.67		14,343.63		14,986.54	
Guest Relations & Promotions	10.00		20.00		24.26		841.60		889.80		291.12	
Other Advertising & Promotion	100.58		79.88		41.67		1,505.06		4,397.73		499.98	
Help Wanted Adv							188.58					
<b>Total Other marketing</b>	<b>711.91</b>	<b>3.28%</b>	<b>913.53</b>	<b>3.01%</b>	<b>855.45</b>	<b>1.70%</b>	<b>23,261.91</b>	<b>2.62%</b>	<b>20,150.27</b>	<b>2.94%</b>	<b>16,137.64</b>	<b>1.63%</b>
Management fees:												
Management Fees	1,054.00		1,503.00		2,482.10		43,340.00		33,842.16		48,975.66	
<b>Total Management fees</b>	<b>1,054.00</b>	<b>4.86%</b>	<b>1,503.00</b>	<b>4.95%</b>	<b>2,482.10</b>	<b>4.93%</b>	<b>43,340.00</b>	<b>4.87%</b>	<b>33,842.16</b>	<b>4.93%</b>	<b>48,975.66</b>	<b>4.93%</b>

LodgePros Dickinson LLC  
Statement of Operations  
For the Twelve Months Ending Tuesday, December 31, 2024

	Current Month	Ratio %	Current Month Previous Year	Ratio %	Current Month Budget	Ratio %	Year-to-Date	Ratio %	Year-to-Date Previous Year	Ratio %	Year-to-Date Budget	Ratio %
Adv & marketing fund:												
Advertising Fund Fees	474.34		676.20		1,116.94		19,504.67		15,228.79		22,039.05	
Total Adv & marketing fund	474.34	2.19%	676.20	2.23%	1,116.94	2.22%	19,504.67	2.19%	15,228.79	2.22%	22,039.05	2.22%
Royalties:												
Royalties	843.28		1,202.13		1,985.68		34,675.05		27,073.41		39,180.52	
Total Royalties	843.28	3.88%	1,202.13	3.96%	1,985.68	3.94%	34,675.05	3.90%	27,073.41	3.94%	39,180.52	3.95%
Stay rewarded program fees:												
Stay Rewarded	210.82		300.53		496.42		8,668.72		6,768.30		9,795.14	
Total Stay rewarded program fees	210.82	0.97%	300.53	0.99%	496.42	0.99%	8,668.72	0.97%	6,768.30	0.99%	9,795.14	0.99%
Systems and training fees:												
Systems and training fees	1,340.08		1,367.31		1,651.52		27,825.19		21,622.56		19,818.24	
Total Systems and training fees	1,340.08	6.17%	1,367.31	4.50%	1,651.52	3.28%	27,825.19	3.13%	21,622.56	3.15%	19,818.24	2.00%
Property taxes:												
Real Estate Taxes	7,928.05		1,103.25		1,233.17		21,281.39		14,567.25		14,798.04	
Total Property taxes	7,928.05	36.52%	1,103.25	3.63%	1,233.17	2.45%	21,281.39	2.39%	14,567.25	2.12%	14,798.04	1.49%
Insurance:												
Insurance	4,243.00		2,169.00		2,169.17		27,578.02		23,918.35		26,030.04	
Total Insurance	4,243.00	19.55%	2,169.00	7.14%	2,169.17	4.31%	27,578.02	3.10%	23,918.35	3.48%	26,030.04	2.62%
Bad debts:												
Bad Debts-Skips & No Shows			191.06		208.33		123.22		721.53		2,499.96	
Bad Debts-Direct Bill			312.08				1,569.20		1,976.56			
Bad Debts-Hotel Errors							1,184.90		1,105.95			
Bad Debts-CC Chargebacks	101.51						101.51		2,248.53			
Total Bad debts	101.51	0.47%	503.14	1.66%	208.33	0.41%	2,978.83	0.33%	6,052.57	0.88%	2,499.96	0.25%
Total Operating Expenses	56,728.23	261.33%	61,594.89	202.79%	51,188.95	101.59%	762,784.57	85.75%	618,555.69	90.11%	703,584.00	70.86%
Net Operating Income	(35,020.45)	(161.33%)	(31,220.98)	(102.79%)	(803.06)	(1.59%)	126,742.11	14.25%	67,859.02	9.89%	289,392.26	29.14%
Interest expense:												
Interest Expense	3,595.73		3,872.02		3,820.86		47,467.33		62,893.72		47,558.26	
Total Interest expense	3,595.73	16.56%	3,872.02	12.75%	3,820.86	7.58%	47,467.33	5.34%	62,893.72	9.16%	47,558.26	4.79%
Depreciation & amortization:												
Depreciation	7,264.71		7,264.38		7,408.00		87,176.41		87,176.41		88,896.00	
Amortization	143.00		143.00				1,715.67		1,715.67			
Total Depreciation & amortization	7,407.71	34.12%	7,407.38	24.39%	7,408.00	14.70%	88,892.08	9.99%	88,892.08	12.95%	88,896.00	8.95%
Non-operating income/expense:												
Interest Income	(32.75)		(35.39)				(577.12)		(577.44)			
Discounts Taken	(12.72)		(17.03)				(1,126.16)		(1,128.97)			
Miscellaneous Income									(793.28)			



LodgePros Dickinson LLC  
Statement of Operations  
For the Twelve Months Ending Tuesday, December 31, 2024

	Current Month	Ratio %	Current Month Previous Year	Ratio %	Current Month Budget	Ratio %	Year-to-Date	Ratio %	Year-to-Date Previous Year	Ratio %	Year-to-Date Budget	Ratio %
Total Non-operating income/expense	(45.47)	(0.21%)	(52.42)	(0.17%)		0.00%	(1,703.28)	(0.19%)	(2,499.69)	(0.36%)		0.00%
NET INCOME (LOSS)	<u>(45,978.42)</u>	<u>(211.81%)</u>	<u>(42,447.96)</u>	<u>(139.75%)</u>	<u>(12,031.92)</u>	<u>(23.88%)</u>	<u>(7,914.02)</u>	<u>(0.89%)</u>	<u>(81,427.09)</u>	<u>(11.86%)</u>	<u>152,938.00</u>	<u>15.40%</u>
STATISTICS												
Room sales:												
Room Sales	21,082.03		30,053.43		49,641.98		866,877.37		676,837.24		979,513.22	
Total Room sales	<u>21,082.03</u>	<u>97.12%</u>	<u>30,053.43</u>	<u>98.94%</u>	<u>49,641.98</u>	<u>98.52%</u>	<u>866,877.37</u>	<u>97.45%</u>	<u>676,837.24</u>	<u>98.60%</u>	<u>979,513.22</u>	<u>98.64%</u>
Occupied rooms:												
Occupied Rooms	287.00		357.00		604.80		10,391.00		7,315.00		10,945.58	
Total Occupied rooms	<u>287.00</u>	<u>1.32%</u>	<u>357.00</u>	<u>1.16%</u>	<u>604.80</u>	<u>1.20%</u>	<u>10,391.00</u>	<u>1.17%</u>	<u>7,315.00</u>	<u>1.07%</u>	<u>10,945.58</u>	<u>1.10%</u>
Available rooms:												
Rooms Available	1,984.00		1,984.00		1,984.00		23,424.00		23,360.00		23,424.00	
Total Available rooms	<u>1,984.00</u>	<u>9.14%</u>	<u>1,984.00</u>	<u>6.53%</u>	<u>1,984.00</u>	<u>3.94%</u>	<u>23,424.00</u>	<u>2.63%</u>	<u>23,360.00</u>	<u>3.40%</u>	<u>23,424.00</u>	<u>2.36%</u>



## Monthly STAR Report : My Place Hotel Dickinson

For the Month of: December 2024

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

Table Of Contents	1
Monthly Performance at a Glance	2
STAR Summary	3
Competitive Set Report	4
Industry Report	5
Day of Week and Weekday/Weekend Report	6
Day of Week and Weekday/Weekend Report - Industry	7
Daily Data for the Month	8
Daily Data for the Month - Industry	9
Segmentation at a Glance	10
Segmentation Occupancy Analysis	11
Segmentation ADR Analysis	12
Segmentation RevPAR Analysis	13
Segmentation Index Analysis	14
Segmentation Ranking Analysis	15
Segmentation Day Of Week - Current Month	16
Segmentation Day Of Week - Year to Date	17
Segmentation Day Of Week - Running 3 Month	18
Segmentation Day Of Week - Running 12 Month	19
Additional Revenue ADR Analysis (TrevPOR)	20
Additional Revenue RevPAR Analysis (TrevPAR)	21
Response Report	22
Help	23

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

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Currency USD - U.S. Dollar

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

### December 2024

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	14.5	43.9	33.0	73.46	86.59	84.8	10.63	38.00	28.0
Year To Date	44.4	66.0	67.3	83.43	98.69	84.5	37.01	65.10	56.9
Running 3 Month	31.6	57.5	55.0	77.12	92.76	83.1	24.40	53.38	45.7
Running 12 Month	44.4	66.0	67.3	83.43	98.69	84.5	37.01	65.10	56.9

### December 2024 vs. 2023 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	-19.6	-11.6	-9.1	-12.7	13.3	-23.0	-29.9	0.2	-30.0
Year To Date	41.4	4.4	35.4	-9.9	6.9	-15.7	27.4	11.6	14.1
Running 3 Month	14.5	-7.2	23.4	-14.5	10.8	-22.8	-2.1	2.9	-4.8
Running 12 Month	41.4	4.4	35.4	-9.9	6.9	-15.7	27.4	11.6	14.1

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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
My Place Hotel Dickinson	14.5	-19.6	44.4	41.4	31.6	14.5	44.4	41.4
Market: North Dakota USA	41.4	-8.1	57.8	0.3	51.6	-4.0	57.8	0.3
MarketClass: Midscale	41.5	-9.6	59.6	1.0	52.8	-3.5	59.6	1.0
Submarket: North Dakota Area	38.5	-8.1	55.0	1.6	49.5	-2.7	55.0	1.6
SubmarketCollapsedScale: Midscale Chain	41.5	-11.3	60.7	2.0	53.3	-5.0	60.7	2.0
Competitive Set: Competitors	43.9	-11.6	66.0	4.4	57.5	-7.2	66.0	4.4

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.5	0.0	0.5
-1.3	-0.9	-1.0	-0.9
0.0	0.0	0.0	0.0
-2.1	-1.3	-1.6	-1.3
5.2	1.3	5.2	1.3
0.0	0.0	0.0	0.0

My Place Hotel Dickinson
Market: North Dakota USA
MarketClass: Midscale
Submarket: North Dakota Area
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Average Daily Rate								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
My Place Hotel Dickinson	73.46	-12.7	83.43	-9.9	77.12	-14.5	83.43	-9.9
Market: North Dakota USA	98.01	4.6	104.92	6.3	100.94	5.0	104.92	6.3
MarketClass: Midscale	90.42	3.3	97.68	3.7	92.54	2.3	97.68	3.7
Submarket: North Dakota Area	91.33	6.2	97.78	5.5	94.08	4.6	97.78	5.5
SubmarketCollapsedScale: Midscale Chain	100.54	5.7	109.81	5.2	105.17	4.1	109.81	5.2
Competitive Set: Competitors	86.59	13.3	98.69	6.9	92.76	10.8	98.69	6.9

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-19.6	42.2	14.5	42.2
-9.4	-0.6	-5.0	-0.6
-9.6	0.9	-3.5	0.9
-10.0	0.3	-4.2	0.3
-6.7	3.3	0.0	3.3
-11.6	4.4	-7.2	4.4

My Place Hotel Dickinson
Market: North Dakota USA
MarketClass: Midscale
Submarket: North Dakota Area
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

RevPAR								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
My Place Hotel Dickinson	10.63	-29.9	37.01	27.4	24.40	-2.1	37.01	27.4
Market: North Dakota USA	40.58	-3.9	60.65	6.6	52.03	0.8	60.65	6.6
MarketClass: Midscale	37.53	-6.6	58.24	4.7	48.86	-1.3	58.24	4.7
Submarket: North Dakota Area	35.19	-2.4	53.76	7.2	46.58	1.8	53.76	7.2
SubmarketCollapsedScale: Midscale Chain	41.71	-6.3	66.68	7.2	56.07	-1.2	66.68	7.2
Competitive Set: Competitors	38.00	0.2	65.10	11.6	53.38	2.9	65.10	11.6

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
-29.9	28.1	-2.1	28.1
-5.2	5.7	-0.3	5.7
-6.6	4.6	-1.3	4.6
-4.5	5.8	0.2	5.8
-1.4	8.6	4.0	8.6
0.2	11.6	2.9	11.6

My Place Hotel Dickinson
Market: North Dakota USA
MarketClass: Midscale
Submarket: North Dakota Area
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
Market: North Dakota USA	336	24984	197	17689	71
MarketClass: Midscale	77	6163	63	5224	85
Submarket: North Dakota Area	234	15821	112	9724	61
SubmarketCollapsedScale: Midscale Chain	75	5775	65	5371	93
Competitive Set: Competitors	9	694	8	637	92

Market: North Dakota USA
MarketClass: Midscale
Submarket: North Dakota Area
SubmarketCollapsedScale: Midscale Chain
Competitive Set: Competitors

Tab 4 - Competitive Set Report - Performance Set

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300  
 Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group  
 For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)	2023						2024												Year to Date			Running 3 Month			Running 12 Month		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022	2023	2024	2022	2023	2024	2022	2023	2024
My Property	66.3	64.0	51.1	46.9	17.7	18.0	15.0	18.3	14.1	23.5	58.5	87.7	77.9	75.3	66.8	58.8	21.3	14.5	24.5	31.4	44.4	20.2	27.6	31.6	24.5	31.4	44.4
Competitive Set	82.0	78.9	73.5	73.2	63.2	49.6	47.6	41.1	51.5	60.1	75.5	87.9	87.4	87.1	79.0	72.6	56.0	43.9	57.4	63.2	66.0	51.3	62.0	57.5	57.4	63.2	66.0
Index (MPI)	80.9	81.1	69.6	64.1	28.0	36.3	31.5	44.6	27.3	39.1	77.5	99.7	89.1	86.4	84.5	81.0	38.0	33.0	42.7	49.7	67.3	39.3	44.6	55.0	42.7	49.7	67.3
Rank	8 of 9	8 of 9	8 of 9	9 of 9	9 of 9	9 of 9	9 of 9	8 of 9	9 of 9	9 of 9	8 of 9	6 of 9	8 of 9	8 of 9	8 of 9	7 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9
% Chg																											
My Property	4.3	78.1	47.7	48.6	-3.7	71.6	-21.6	71.1	95.1	155.4	308.5	78.0	17.4	17.8	30.5	25.5	20.3	-19.6	14.6	28.0	41.4	105.0	37.1	14.5	14.6	28.0	41.4
Competitive Set	-0.3	-1.7	-2.3	16.1	31.0	17.0	-3.0	-8.3	10.8	21.4	9.1	14.7	6.6	10.3	7.5	-0.7	-11.3	-11.6	10.7	10.0	4.4	4.3	20.9	-7.2	10.7	10.0	4.4
Index (MPI)	4.6	81.3	51.1	28.0	-26.5	46.7	-18.5	86.5	76.1	110.4	274.4	55.2	10.1	6.6	21.5	26.4	35.7	-9.1	3.5	16.3	35.4	96.6	13.4	23.4	3.5	16.3	35.4
Rank	3 of 9	1 of 9	1 of 9	2 of 9	9 of 9	1 of 9	7 of 9	1 of 9	1 of 9	1 of 9	1 of 9	2 of 9	2 of 9	3 of 9	2 of 9	1 of 9	1 of 9	5 of 9	4 of 9	2 of 9	1 of 9	1 of 9	2 of 9	1 of 9	4 of 9	2 of 9	1 of 9
ADR																											
My Property	96.45	96.18	93.41	93.77	86.56	84.18	80.76	77.26	81.23	79.22	84.35	86.57	90.60	86.95	79.12	77.92	77.38	73.46	73.73	92.61	83.43	75.90	90.16	77.12	73.73	92.61	83.43
Competitive Set	107.65	108.66	103.52	91.83	79.83	76.42	79.72	86.73	81.06	85.97	94.03	108.64	112.62	118.62	104.73	100.42	87.50	86.59	84.77	92.31	98.09	80.04	83.68	92.70	84.77	92.31	98.09
Index (ARI)	89.6	88.5	90.2	102.1	108.4	110.2	101.3	89.1	99.5	92.1	88.9	79.7	80.4	73.3	75.5	77.6	88.4	84.8	87.0	100.3	84.5	94.8	107.7	83.1	87.0	100.3	84.5
Rank	7 of 9	7 of 9	7 of 9	5 of 9	5 of 9	5 of 9	5 of 9	6 of 9	5 of 9	7 of 9	7 of 9	8 of 9	7 of 9	8 of 9	8 of 9	8 of 9	7 of 9	8 of 9	7 of 9	6 of 9	8 of 9	7 of 9	4 of 9	7 of 9	7 of 9	6 of 9	8 of 9
% Chg																											
My Property	29.4	25.1	25.7	31.2	6.1	5.6	3.3	-12.5	-1.8	-7.2	-15.8	-7.0	-6.1	-9.6	-15.3	-16.9	-10.6	-12.7	5.1	25.6	-9.9	10.7	18.8	-14.5	5.1	25.6	-9.9
Competitive Set	15.1	15.6	18.0	9.1	0.7	2.2	7.9	16.6	4.0	6.1	4.8	0.5	4.6	9.2	1.2	9.4	9.6	13.3	-0.1	8.9	6.9	3.8	4.6	10.8	-0.1	8.9	6.9
Index (ARI)	12.4	8.2	6.5	20.3	5.4	3.3	-4.2	-25.0	-5.5	-12.6	-19.6	-7.4	-10.2	-17.2	-16.3	-24.0	-18.4	-23.0	5.2	15.4	-15.7	6.6	13.6	-22.8	5.2	15.4	-15.7
Rank	1 of 9	3 of 9	3 of 9	2 of 9	2 of 9	3 of 9	5 of 9	9 of 9	8 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	9 of 9	3 of 9	1 of 9	9 of 9	1 of 9	2 of 9	9 of 9	3 of 9	1 of 9	9 of 9
RevPAR																											
My Property	63.97	61.57	47.76	43.96	15.33	15.15	12.09	14.15	11.42	18.65	49.32	75.90	70.55	65.43	52.83	45.84	16.48	10.63	18.08	29.05	37.01	15.30	24.91	24.40	18.08	29.05	37.01
Competitive Set	88.27	85.77	76.06	67.19	50.47	37.93	37.91	35.66	42.02	51.70	71.64	95.51	98.44	103.29	82.72	72.95	49.04	38.00	48.66	58.31	65.10	41.04	51.88	53.38	48.66	58.31	65.10
Index (RGI)	72.5	71.8	62.8	65.4	30.4	39.9	31.9	39.7	27.2	36.1	68.8	79.5	71.7	63.3	63.9	62.8	33.6	28.0	37.2	49.8	56.9	37.3	48.0	45.7	37.2	49.8	56.9
Rank	8 of 9	8 of 9	8 of 9	7 of 9	9 of 9	9 of 9	9 of 9	8 of 9	9 of 9	9 of 9	7 of 9	7 of 9	8 of 9	8 of 9	8 of 9	7 of 9	9 of 9	9 of 9	8 of 9	8 of 9	8 of 9	8 of 9	8 of 9	9 of 9	8 of 9	8 of 9	8 of 9
% Chg																											
My Property	34.9	122.9	85.6	95.0	2.2	81.3	-19.1	49.6	91.7	136.9	244.1	65.6	10.3	6.3	10.6	4.3	7.5	-29.9	20.4	60.7	27.4	126.9	62.8	-2.1	20.4	60.7	27.4
Competitive Set	14.8	13.6	15.3	26.6	31.9	19.6	3.7	6.9	15.2	28.8	14.3	15.2	11.5	20.4	6.7	6.6	-2.8	0.2	10.6	19.6	11.6	8.2	26.4	2.9	10.6	19.6	11.6
Index (RGI)	17.6	96.2	61.0	54.0	-22.5	51.6	-21.9	39.9	66.4	83.9	200.9	43.7	-1.1	-11.7	1.7	-3.9	10.7	-30.0	8.9	34.1	14.1	109.7	28.8	-4.8	8.9	34.1	14.1
Rank	2 of 9	1 of 9	1 of 9	1 of 9	8 of 9	1 of 9	7 of 9	2 of 9	1 of 9	1 of 9	1 of 9	2 of 9	5 of 9	9 of 9	4 of 9	6 of 9	2 of 9	9 of 9	3 of 9	1 of 9	2 of 9	1 of 9	2 of 9	6 of 9	3 of 9	1 of 9	2 of 9

Tab 5 - Industry Report

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

Submarket Class: North Dakota Area Midscale

Occupancy (%)	2023						2024												Year to Date			Running 3 Month			Running 12 Month		
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2022	2023	2024	2022	2023	2024	2022	2023	2024
My Property	66.3	64.0	51.1	46.9	17.7	18.0	15.0	18.3	14.1	23.5	58.5	87.7	77.9	75.3	66.8	58.8	21.3	14.5	24.5	31.4	44.4	20.2	27.6	31.6	24.5	31.4	44.4
Industry	73.1	73.9	71.5	66.3	53.8	46.2	46.0	49.8	48.5	57.2	64.6	72.0	73.0	69.9	68.3	67.4	51.4	41.5	55.8	58.7	59.3	51.6	55.6	53.6	55.8	58.7	59.3
Index (MPI)	90.8	86.6	71.5	70.7	32.9	39.0	32.5	36.8	29.0	41.1	90.5	121.8	106.7	107.6	97.7	87.2	41.4	34.9	44.0	53.5	74.8	39.1	49.7	59.0	44.0	53.5	74.8
% Chg																											
My Property	4.3	78.1	47.7	48.6	-3.7	71.6	-21.6	71.1	95.1	155.4	308.5	78.0	17.4	17.6	30.5	25.5	20.3	-19.6	14.6	28.0	41.4	105.0	37.1	14.5	14.6	28.0	41.4
Industry	7.6	7.2	6.2	2.6	9.6	14.1	9.1	9.9	-3.2	15.3	8.3	3.0	-0.1	-5.4	-4.5	1.6	-4.5	-10.1	6.9	5.2	1.1	3.0	7.8	-3.5	6.9	5.2	1.1
Index (MPI)	-3.1	66.2	39.0	44.8	-12.1	50.4	-28.2	55.6	101.5	121.5	277.0	72.8	17.5	24.3	36.7	23.5	25.9	-10.5	7.2	21.6	39.9	99.1	27.2	18.7	7.2	21.6	39.9
ADR																											
My Property	96.45	96.18	93.41	93.77	86.56	84.18	80.76	77.26	81.23	79.22	84.35	86.57	90.60	86.95	79.12	77.92	77.38	73.46	73.73	92.61	83.43	75.90	90.16	77.12	73.73	92.61	83.43
Industry	105.63	99.66	97.35	94.69	89.17	87.52	88.89	89.56	92.52	94.41	96.26	101.39	108.91	108.17	100.36	94.46	90.12	88.76	88.21	94.37	97.37	86.73	90.98	91.65	88.21	94.37	97.37
Index (ARI)	91.3	96.5	96.0	99.0	97.1	96.2	90.9	86.3	87.8	83.9	87.6	85.4	83.2	80.4	78.8	82.5	85.9	82.7	83.6	98.1	85.7	87.5	99.1	84.1	83.6	98.1	85.7
% Chg																											
My Property	29.4	25.1	25.7	31.2	6.1	5.6	3.3	-12.5	-1.8	-7.2	-15.8	-7.0	-6.1	-9.6	-15.3	-16.9	-10.6	-12.7	5.1	25.6	-9.9	10.7	18.8	-14.5	5.1	25.6	-9.9
Industry	5.1	6.3	5.2	5.8	4.8	4.1	3.6	1.9	-0.4	6.4	4.6	4.0	3.1	8.5	3.1	-0.2	1.1	1.4	8.7	7.0	3.2	7.7	4.9	0.7	8.7	7.0	3.2
Index (ARI)	23.1	17.7	19.4	24.1	1.3	1.5	-0.3	-14.2	-1.3	-12.8	-19.4	-10.5	-8.9	-16.7	-17.8	-16.7	-11.6	-14.0	-3.3	17.4	-12.7	2.8	13.2	-15.1	-3.3	17.4	-12.7
RevPAR																											
My Property	63.97	61.57	47.78	43.96	15.33	15.15	12.09	14.15	11.42	18.65	49.32	75.90	70.55	65.43	52.83	45.84	16.48	10.63	18.08	29.05	37.01	15.30	24.91	24.40	18.08	29.05	37.01
Industry	77.18	73.68	69.65	62.82	47.98	40.43	40.90	44.57	44.87	54.05	62.19	72.98	79.51	75.62	68.56	63.69	46.33	36.85	49.20	55.37	57.76	44.73	50.56	49.13	49.20	55.37	57.76
Index (RGI)	82.9	83.6	68.6	70.0	31.9	37.5	29.6	31.8	25.5	34.5	79.3	104.0	88.7	86.5	77.1	72.0	35.6	28.8	36.7	52.5	64.1	34.2	49.3	49.7	36.7	52.5	64.1
% Chg																											
My Property	34.9	122.9	85.6	95.0	2.2	81.3	-19.1	49.6	91.7	136.9	244.1	65.6	10.3	6.3	10.6	4.3	7.5	-29.9	20.4	60.7	27.4	126.9	62.8	-2.1	20.4	60.7	27.4
Industry	13.1	13.9	11.8	8.5	14.8	18.8	13.0	12.0	-3.6	22.6	13.3	7.1	3.0	2.6	-1.6	1.4	-3.4	-8.8	16.2	12.6	4.3	10.8	13.0	-2.8	16.2	12.6	4.3
Index (RGI)	19.3	95.7	68.0	79.6	-11.0	52.6	-28.4	33.6	98.8	93.2	203.8	54.6	7.1	3.5	12.3	2.8	11.4	-23.0	3.7	42.8	22.1	104.7	44.0	0.8	3.7	42.8	22.1

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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

For the Month of: December 2024 Date Created: February 26, 2025 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	12.5	-25.9	35.0	-15.4	35.7	-12.5	72.07	-13.4	81.64	11.6	88.3	-22.4	9.01	-35.9	28.61	-5.6	31.5	-32.1
	Year To Date	40.3	48.5	57.5	8.2	70.2	37.3	80.61	-10.2	92.70	7.0	87.0	-16.1	32.51	33.3	53.28	15.7	61.0	15.2
	Running 3 Month	27.4	5.4	46.0	-9.9	59.6	17.0	77.06	-14.3	86.25	10.4	89.3	-22.3	21.12	-9.7	39.64	-0.6	53.3	-9.1
	Running 12 Month	40.3	48.5	57.5	8.2	70.2	37.3	80.61	-10.2	92.70	7.0	87.0	-16.1	32.51	33.3	53.28	15.7	61.0	15.2
Monday	Current Month	14.4	-35.4	43.1	-17.5	33.4	-21.7	73.48	-13.7	85.57	9.7	85.9	-21.3	10.56	-44.3	36.86	-9.6	28.7	-38.4
	Year To Date	42.9	38.6	68.0	5.2	63.1	31.8	83.65	-10.9	96.86	5.1	86.4	-15.3	35.90	23.4	65.89	10.6	54.5	11.6
	Running 3 Month	30.4	1.2	58.2	-13.2	52.2	16.5	76.95	-14.6	92.31	7.6	83.4	-20.6	23.40	-13.6	53.74	-6.6	43.5	-7.5
	Running 12 Month	42.9	38.6	68.0	5.2	63.1	31.8	83.65	-10.9	96.86	5.1	86.4	-15.3	35.90	23.4	65.89	10.6	54.5	11.6
Tuesday	Current Month	13.8	-45.0	46.3	-17.9	29.7	-33.0	75.67	-10.2	87.87	12.0	86.1	-19.8	10.40	-50.6	40.67	-8.0	25.6	-46.3
	Year To Date	46.3	37.4	71.6	4.1	64.6	32.0	83.83	-8.7	99.54	6.8	84.2	-14.5	38.78	25.5	71.30	11.3	54.4	12.8
	Running 3 Month	33.9	8.6	63.5	-8.7	53.4	18.9	81.09	-9.6	97.02	12.2	83.6	-19.4	27.51	-1.9	61.65	2.4	44.6	-4.2
	Running 12 Month	46.3	37.4	71.6	4.1	64.6	32.0	83.83	-8.7	99.54	6.8	84.2	-14.5	38.78	25.5	71.30	11.3	54.4	12.8
Wednesday	Current Month	16.0	-28.1	49.5	-3.7	32.3	-25.3	73.81	-11.5	87.60	13.5	84.3	-22.0	11.82	-36.3	43.39	9.3	27.2	-41.8
	Year To Date	46.4	37.1	71.1	6.3	65.3	29.0	83.43	-10.0	98.69	5.9	84.5	-15.0	38.73	23.5	70.19	12.6	55.2	9.7
	Running 3 Month	35.0	11.9	63.5	-3.5	55.1	16.0	76.29	-14.9	94.43	10.5	80.8	-23.0	26.68	-4.7	59.93	6.6	44.5	-10.6
	Running 12 Month	46.4	37.1	71.1	6.3	65.3	29.0	83.43	-10.0	98.69	5.9	84.5	-15.0	38.73	23.5	70.19	12.6	55.2	9.7
Thursday	Current Month	13.7	-20.5	45.8	-4.2	29.8	-17.0	72.93	-12.6	86.06	12.5	84.7	-22.3	9.97	-30.5	39.45	7.8	25.3	-35.5
	Year To Date	44.4	39.0	66.4	6.3	66.9	30.8	81.49	-11.6	96.76	6.7	84.2	-17.1	36.18	22.9	64.21	13.4	56.4	8.4
	Running 3 Month	32.3	12.1	57.8	-4.0	55.9	16.7	73.90	-17.6	90.38	11.2	81.8	-25.9	23.89	-7.7	52.25	6.7	45.7	-13.5
	Running 12 Month	44.4	39.0	66.4	6.3	66.9	30.8	81.49	-11.6	96.76	6.7	84.2	-17.1	36.18	22.9	64.21	13.4	56.4	8.4
Friday	Current Month	15.2	10.8	45.7	-10.5	33.3	23.7	72.61	-14.8	89.33	13.7	81.3	-25.1	11.06	-5.6	40.81	1.8	27.1	-7.3
	Year To Date	45.2	41.0	66.2	4.1	68.3	35.4	84.75	-10.7	101.36	6.2	83.6	-15.9	38.30	25.9	67.10	10.5	57.1	13.9
	Running 3 Month	30.8	21.9	57.0	-7.7	54.0	32.0	75.95	-17.2	93.86	10.6	80.9	-25.1	23.37	0.9	53.49	2.1	43.7	-1.1
	Running 12 Month	45.2	41.0	66.2	4.1	68.3	35.4	84.75	-10.7	101.36	6.2	83.6	-15.9	38.30	25.9	67.10	10.5	57.1	13.9
Saturday	Current Month	16.4	41.9	42.9	-8.0	38.2	54.3	73.30	-13.4	89.44	16.3	82.0	-25.5	12.03	22.9	38.40	6.9	31.3	14.9
	Year To Date	45.0	49.6	65.3	5.2	69.0	42.2	85.89	-7.4	102.42	6.5	83.9	-13.0	38.69	38.6	66.88	12.1	57.8	23.7
	Running 3 Month	31.5	50.6	55.8	-4.2	56.4	57.1	78.07	-14.0	94.06	11.3	83.0	-22.8	24.58	29.5	52.52	6.7	46.8	21.3
	Running 12 Month	45.0	49.6	65.3	5.2	69.0	42.2	85.89	-7.4	102.42	6.5	83.9	-13.0	38.69	38.6	66.88	12.1	57.8	23.7
<b>Weekday/Weekend</b>																			
Weekday	Current Month	14.0	-31.9	43.6	-11.8	32.1	-22.8	73.65	-12.3	85.91	12.0	85.7	-21.7	10.31	-40.2	37.48	-1.2	27.5	-39.5
	Year To Date	44.1	39.9	66.9	6.0	65.8	32.0	82.66	-10.3	97.10	6.3	85.1	-15.6	36.43	25.6	65.00	12.7	56.0	11.5
	Running 3 Month	31.8	8.2	57.9	-7.4	55.0	16.9	77.15	-14.1	92.54	10.5	83.4	-22.3	24.57	-7.0	53.57	2.3	45.9	-9.1
	Running 12 Month	44.1	39.9	66.9	6.0	65.8	32.0	82.66	-10.3	97.10	6.3	85.1	-15.6	36.43	25.6	65.00	12.7	56.0	11.5
Weekend	Current Month	15.8	25.0	44.3	-9.3	35.7	37.8	72.97	-14.1	89.38	14.9	81.6	-25.3	11.54	7.3	39.61	4.2	29.1	3.0
	Year To Date	45.1	45.1	65.7	4.7	68.6	38.7	85.32	-9.1	101.88	6.3	83.7	-14.5	38.49	32.0	66.99	11.3	57.5	18.6
	Running 3 Month	31.1	34.9	56.4	-6.0	55.2	43.5	77.02	-15.6	93.96	11.0	82.0	-24.0	23.98	13.8	53.01	4.3	45.2	9.1
	Running 12 Month	45.1	45.1	65.7	4.7	68.6	38.7	85.32	-9.1	101.88	6.3	83.7	-14.5	38.49	32.0	66.99	11.3	57.5	18.6
Total	Current Month	14.5	-19.6	43.8	-11.1	33.0	-9.6	73.46	-12.7	86.81	12.7	84.6	-22.5	10.63	-29.9	38.03	0.2	27.9	-30.0
	Year To Date	44.4	41.4	66.6	5.6	66.6	33.9	83.43	-9.9	98.44	6.3	84.7	-15.2	37.01	27.4	65.57	12.3	56.5	13.5
	Running 3 Month	31.6	14.5	57.5	-7.0	55.1	23.2	77.12	-14.5	92.93	10.7	83.0	-22.7	24.40	-2.1	53.41	2.9	45.7	-4.8
	Running 12 Month	44.4	41.4	66.6	5.6	66.6	33.9	83.43	-9.9	98.44	6.3	84.7	-15.2	37.01	27.4	65.57	12.3	56.5	13.5

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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 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	12.5	-25.9	32.3	-9.1	38.7	-18.5	72.07	-13.4	81.62	-0.4	88.3	-13.1	9.01	-35.9	26.34	-9.4	34.2	-29.2
	Year To Date	40.3	48.5	46.4	2.2	87.0	45.3	80.61	-10.2	90.07	3.8	89.5	-13.5	32.51	33.3	41.77	6.1	77.8	25.7
	Running 3 Month	27.4	5.4	41.4	-4.6	66.2	10.5	77.06	-14.3	83.08	-0.4	92.8	-13.9	21.12	-9.7	34.39	-5.0	61.4	-4.9
	Running 12 Month	40.3	48.5	46.4	2.2	87.0	45.3	80.61	-10.2	90.07	3.8	89.5	-13.5	32.51	33.3	41.77	6.1	77.8	25.7
Monday	Current Month	14.4	-35.4	40.3	-9.0	35.6	-29.0	73.48	-13.7	84.86	0.0	86.6	-13.7	10.56	-44.3	34.22	-9.0	30.9	-38.8
	Year To Date	42.9	38.6	59.4	1.7	72.3	36.3	83.65	-10.9	93.21	3.3	89.7	-13.7	35.90	23.4	55.35	5.0	64.9	17.5
	Running 3 Month	30.4	1.2	53.3	-5.9	57.0	7.6	76.95	-14.6	87.71	0.4	87.7	-14.9	23.40	-13.6	46.75	-5.6	50.0	-8.5
	Running 12 Month	42.9	38.6	59.4	1.7	72.3	36.3	83.65	-10.9	93.21	3.3	89.7	-13.7	35.90	23.4	55.35	5.0	64.9	17.5
Tuesday	Current Month	13.8	-45.0	41.6	-15.3	33.1	-35.0	75.67	-10.2	85.90	1.6	88.1	-11.7	10.40	-50.6	35.72	-14.0	29.1	-42.6
	Year To Date	46.3	37.4	63.5	1.8	72.8	35.0	83.83	-8.7	94.23	1.6	89.0	-10.2	38.78	25.5	59.88	3.4	64.8	21.3
	Running 3 Month	33.9	8.6	56.6	-4.6	60.0	13.8	81.09	-9.6	89.42	1.0	90.7	-10.5	27.51	-1.9	50.61	-3.7	54.4	1.9
	Running 12 Month	46.3	37.4	63.5	1.8	72.8	35.0	83.83	-8.7	94.23	1.6	89.0	-10.2	38.78	25.5	59.88	3.4	64.8	21.3
Wednesday	Current Month	16.0	-28.1	42.3	-12.4	37.9	-17.9	73.81	-11.5	84.98	0.5	86.9	-11.9	11.82	-36.3	35.93	-12.0	32.9	-27.7
	Year To Date	46.4	37.1	63.2	1.9	73.5	34.6	83.43	-10.0	94.81	2.8	88.0	-12.4	38.73	23.5	59.92	4.7	64.6	17.9
	Running 3 Month	35.0	11.9	56.3	-3.2	62.1	15.7	76.29	-14.9	89.37	0.0	85.4	-14.9	26.68	-4.7	50.34	-3.3	53.0	-1.5
	Running 12 Month	46.4	37.1	63.2	1.9	73.5	34.6	83.43	-10.0	94.81	2.8	88.0	-12.4	38.73	23.5	59.92	4.7	64.6	17.9
Thursday	Current Month	13.7	-20.5	40.3	-10.1	33.9	-11.5	72.93	-12.6	85.70	1.9	85.1	-14.2	9.97	-30.5	34.57	-8.4	28.8	-24.1
	Year To Date	44.4	39.0	59.5	1.3	74.6	37.3	81.49	-11.6	94.92	3.1	85.8	-14.3	36.18	22.9	56.51	4.5	64.0	17.7
	Running 3 Month	32.3	12.1	53.3	-3.9	60.6	16.6	73.90	-17.6	88.35	-0.3	83.6	-17.4	23.89	-7.7	47.11	-4.1	50.7	-3.7
	Running 12 Month	44.4	39.0	59.5	1.3	74.6	37.3	81.49	-11.6	94.92	3.1	85.8	-14.3	36.18	22.9	56.51	4.5	64.0	17.7
Friday	Current Month	15.2	10.8	49.5	-6.9	30.8	19.1	72.61	-14.8	100.62	2.2	72.2	-16.7	11.06	-5.6	49.79	-4.9	22.2	-0.8
	Year To Date	45.2	41.0	63.7	-1.3	70.9	42.8	84.75	-10.7	108.67	2.9	78.0	-13.2	38.30	25.9	69.27	1.6	55.3	23.9
	Running 3 Month	30.8	21.9	59.2	-3.4	52.0	26.2	75.95	-17.2	100.31	-2.6	75.7	-15.0	23.37	0.9	59.40	-5.9	39.3	7.2
	Running 12 Month	45.2	41.0	63.7	-1.3	70.9	42.8	84.75	-10.7	108.67	2.9	78.0	-13.2	38.30	25.9	69.27	1.6	55.3	23.9
Saturday	Current Month	16.4	41.9	46.1	-9.4	35.6	56.6	73.30	-13.4	100.11	1.2	73.2	-14.4	12.03	22.9	46.16	-8.3	26.1	34.0
	Year To Date	45.0	49.6	62.5	-1.8	72.0	52.3	85.89	-7.4	110.33	3.4	77.8	-10.4	38.69	38.6	68.99	1.6	56.1	36.4
	Running 3 Month	31.5	50.6	56.2	-4.9	56.0	58.4	78.07	-14.0	101.08	-2.3	77.2	-12.0	24.58	29.5	56.84	-7.1	43.2	39.4
	Running 12 Month	45.0	49.6	62.5	-1.8	72.0	52.3	85.89	-7.4	110.33	3.4	77.8	-10.4	38.69	38.6	68.99	1.6	56.1	36.4
Weekday/Weekend	Current Month	14.0	-31.9	39.2	-10.9	35.7	-23.5	73.65	-12.3	84.69	0.8	87.0	-13.0	10.31	-40.2	33.19	-10.2	31.1	-33.4
	Year To Date	44.1	39.9	58.4	1.9	75.4	37.4	82.66	-10.3	93.63	2.9	88.3	-12.8	36.43	25.6	54.71	4.8	66.6	19.8
	Running 3 Month	31.8	8.2	52.3	-4.0	60.9	12.7	77.15	-14.1	87.86	0.3	87.8	-14.3	24.57	-7.0	45.92	-3.7	53.5	-3.4
	Running 12 Month	44.1	39.9	58.4	1.9	75.4	37.4	82.66	-10.3	93.63	2.9	88.3	-12.8	36.43	25.6	54.71	4.8	66.6	19.8
Weekend	Current Month	15.8	25.0	47.8	-8.1	33.1	36.1	72.97	-14.1	100.37	1.7	72.7	-15.6	11.54	7.3	47.97	-6.6	24.1	14.9
	Year To Date	45.1	45.1	63.1	-1.5	71.5	47.4	85.32	-9.1	109.49	3.2	77.9	-11.9	38.49	32.0	69.13	1.6	55.7	29.9
	Running 3 Month	31.1	34.9	57.7	-4.1	53.9	40.7	77.02	-15.6	100.69	-2.5	76.5	-13.5	23.98	13.8	58.12	-6.5	41.3	21.7
	Running 12 Month	45.1	45.1	63.1	-1.5	71.5	47.4	85.32	-9.1	109.49	3.2	77.9	-11.9	38.49	32.0	69.13	1.6	55.7	29.9
Total	Current Month	14.5	-19.6	41.4	-11.1	34.9	-9.6	73.46	-12.7	89.36	0.1	82.2	-12.8	10.63	-29.9	37.01	-11.1	28.7	-21.1
	Year To Date	44.4	41.4	59.8	0.8	74.2	40.3	83.43	-9.9	98.39	2.8	84.8	-12.4	37.01	27.4	58.80	3.7	62.9	22.9
	Running 3 Month	31.6	14.5	53.8	-4.0	58.8	19.3	77.12	-14.5	91.75	-0.7	84.1	-13.9	24.40	-2.1	49.36	-4.7	49.4	2.7
	Running 12 Month	44.4	41.4	59.8	0.8	74.2	40.3	83.43	-9.9	98.39	2.8	84.8	-12.4	37.01	27.4	58.80	3.7	62.9	22.9



Tab 8 - Daily Data for the Month - Performance Set

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300  
 Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group  
 For the Month of: December 2024 Date Created: February 26, 2025 Daily Competitive Set Data Excludes Subject Property

	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	Fri	Sat	Sun	Mon	Tue
<b>Occupancy (%)</b>	<b>December</b>																														
	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	3.1	9.4	12.5	10.9	12.5	7.8	15.6	17.2	15.6	15.6	21.9	17.2	20.3	26.6	21.9	26.6	21.9	21.9	17.2	23.4	14.1	6.3	6.3	9.4	9.4	7.8	9.4	9.4	14.1	14.1	9.4
Competitive Set	36.4	52.9	60.0	61.2	57.1	57.9	55.4	40.2	51.8	57.5	55.1	50.4	30.9	45.2	38.5	52.6	55.4	54.5	45.2	45.8	40.8	32.2	26.7	28.9	27.3	30.6	39.1	30.3	27.9	31.4	29.7
Index (MPI)	8.6	17.7	20.8	17.9	21.9	13.5	28.2	42.8	30.2	27.2	39.7	34.1	50.9	58.8	56.9	50.5	39.5	40.2	38.0	51.1	34.5	19.4	23.4	32.5	34.3	25.5	24.0	30.9	50.3	44.8	31.6
<b>% Chg</b>																															
My Property	-88.2	-70.0	-72.4	-70.8	-52.9	-58.3	-23.1	-47.6	-58.3	-52.4	-41.7	-45.0	30.0	70.0	10.7	41.7	16.7	133.3	120.0	275.0	350.0	100.0	300.0	200.0	100.0	150.0	100.0	200.0	350.0	800.0	100.0
Competitive Set	-34.6	-23.2	-16.6	-6.9	5.8	3.9	11.7	3.2	-5.7	2.0	0.9	-4.7	-24.2	2.1	-11.9	2.4	-4.1	10.2	6.7	13.6	13.5	-9.7	-20.9	-26.7	-23.7	-27.2	-0.4	-21.5	-15.6	-0.5	-35.9
Index (MPI)	-82.0	-50.9	-66.9	-68.7	-55.5	-59.9	-31.1	-49.3	-55.8	-53.3	-42.2	-42.3	71.5	66.5	32.4	38.3	21.6	111.8	109.3	230.1	296.3	121.5	405.9	309.2	162.1	243.6	100.8	282.4	433.4	804.5	212.2
<b>ADR</b>	<b>December</b>																														
	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	76.25	76.82	80.11	82.35	75.47	80.00	75.99	71.54	73.37	68.33	70.99	70.20	69.67	70.56	69.31	70.93	71.78	72.09	71.70	72.64	67.03	69.28	69.55	77.44	74.45	77.40	72.77	86.02	77.33	77.95	89.30
Competitive Set	77.81	87.59	91.41	91.97	89.96	90.18	94.67	80.88	86.45	90.22	89.22	87.21	83.94	87.42	84.38	90.08	90.93	83.98	83.26	91.12	89.26	80.41	74.44	78.45	81.72	81.05	91.46	83.14	85.38	82.63	79.60
Index (ARI)	98.0	87.7	87.6	89.5	83.9	88.7	80.3	86.4	84.9	75.7	79.6	80.5	83.0	80.7	82.1	78.7	78.9	85.8	86.2	79.7	75.1	86.2	93.4	98.7	91.1	95.5	79.6	103.5	90.6	94.3	112.2
<b>% Chg</b>																															
My Property	-7.1	-7.2	-3.8	-0.9	-9.8	-6.1	-11.2	-14.8	-12.9	-17.9	-15.7	-16.3	-26.1	-26.2	-17.5	-22.4	-12.7	-11.6	-12.5	-12.6	85.0	-18.5	-13.1	-36.8	-10.5	-3.3	-6.5	7.5	-3.3	-2.6	-8.8
Competitive Set	7.1	11.9	17.0	17.7	20.5	14.1	22.8	9.7	4.9	12.3	12.3	13.5	4.7	14.5	16.9	19.8	15.5	10.2	8.3	17.8	17.6	8.0	-0.3	3.3	11.5	3.6	26.0	9.2	16.5	11.0	-0.1
Index (ARI)	-13.3	-17.0	-17.7	-15.7	-25.2	-17.7	-27.7	-22.3	-17.0	-26.9	-25.0	-26.3	-29.4	-35.5	-29.4	-35.2	-24.4	-19.7	-19.2	-25.8	65.8	-24.5	-12.8	-38.8	-19.7	-6.7	-26.3	-1.5	-17.0	-12.9	-8.7
<b>RevPAR</b>	<b>December</b>																														
	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	2.38	7.20	10.01	9.01	9.43	6.25	11.87	12.30	11.46	10.68	15.53	12.06	14.15	18.74	15.16	18.84	15.70	15.77	12.34	17.02	9.43	4.33	4.35	7.26	6.98	6.05	6.82	8.06	10.87	10.96	8.37
Competitive Set	28.34	40.34	54.82	56.31	51.40	52.24	52.46	32.51	44.78	51.84	49.16	43.95	33.47	39.52	32.45	47.38	50.39	45.75	37.65	41.77	36.43	25.88	19.87	22.66	22.32	24.81	35.75	25.19	23.86	25.95	23.62
Index (RGI)	8.4	15.5	18.3	16.0	18.4	12.0	22.6	37.8	25.6	20.6	31.6	27.5	42.3	47.4	46.7	39.8	31.2	34.5	32.8	40.8	25.9	16.7	21.9	32.0	31.3	24.4	19.1	32.0	45.6	42.2	35.4
<b>% Chg</b>																															
My Property	-89.1	-72.2	-73.5	-71.1	-57.6	-60.9	-31.7	-55.4	-63.7	-60.9	-50.8	-54.0	-3.9	25.5	-3.7	9.9	1.9	106.4	92.6	227.7	777.5	63.0	247.7	89.6	79.0	141.9	87.1	222.6	335.0	776.9	82.4
Competitive Set	-30.0	-14.1	-2.4	9.5	27.5	18.6	37.2	13.3	-1.1	14.5	13.2	8.1	-20.6	16.9	3.0	22.7	10.8	21.3	15.5	33.8	33.5	-2.5	-21.2	-24.3	-14.9	-24.6	26.4	-14.3	-1.7	11.4	-36.0
Index (RGI)	-84.4	-67.6	-72.8	-73.6	-69.7	-67.0	-50.2	-60.6	-63.3	-65.9	-56.6	-57.4	21.0	7.3	-6.5	-10.4	-8.1	70.1	66.7	144.8	557.1	67.2	341.1	150.5	110.5	220.7	46.0	275.5	342.5	687.4	165.1

Tab 9 - Daily Data for the Month - Industry

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 20, 2025 Daily Competitive Set Data Excludes Subject Property

	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	Fri	Sat	Sun	Mon	Tue
<b>Occupancy (%)</b>	<b>December</b>																														
	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	3.1	9.4	12.5	10.9	12.5	7.8	15.6	17.2	15.6	15.6	21.9	17.2	20.3	26.6	21.9	26.6	21.9	21.9	17.2	23.4	14.1	6.3	6.3	9.4	9.4	7.8	9.4	9.4	14.1	14.1	9.4
Industry	32.0	45.3	51.4	50.7	48.0	59.3	55.4	33.6	48.2	50.8	47.8	43.0	56.3	56.3	36.1	46.4	46.8	46.6	39.8	41.3	36.3	29.1	28.2	26.3	24.0	30.5	41.0	36.4	30.6	33.5	32.5
Index (MPI)	9.8	20.7	24.3	21.6	26.1	13.2	28.2	51.2	32.4	30.7	45.7	40.0	36.1	47.2	60.6	57.3	46.7	46.9	43.1	56.7	38.7	21.5	22.2	35.6	39.1	25.6	22.9	25.7	45.9	42.0	28.8
<b>% Chg</b>																															
My Property	-88.2	-70.0	-72.4	-70.8	-52.9	-58.3	-23.1	-47.6	-58.3	-52.4	-41.7	-45.0	30.0	70.0	16.7	41.7	16.7	133.3	120.0	275.0	350.0	100.0	300.0	200.0	100.0	150.0	100.0	200.0	350.0	800.0	100.0
Industry	-21.3	-14.3	-9.9	-8.2	-5.0	-7.7	-12.1	-9.8	-9.8	-9.2	-11.2	-10.5	-2.8	6.5	3.9	3.2	2.9	13.8	15.4	21.3	11.2	2.9	8.3	-30.6	-44.3	-34.2	-13.8	-21.6	-16.3	21.3	-16.6
Index (MPI)	-85.0	-65.0	-69.4	-68.2	-50.5	-54.8	-12.5	-41.9	-53.8	-47.6	-34.3	-38.5	33.7	59.6	12.3	37.2	13.4	105.1	90.7	209.2	304.8	94.3	269.3	332.0	259.3	279.6	132.1	282.5	437.3	641.7	139.7
<b>ADR</b>	<b>December</b>																														
	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	76.25	76.82	80.11	82.35	75.47	80.00	75.99	71.54	73.37	68.33	70.99	70.20	69.67	70.56	69.31	70.93	71.78	72.09	71.79	72.64	67.03	69.28	69.55	77.44	74.45	77.40	72.77	86.02	77.33	77.95	89.30
Industry	80.85	83.35	86.46	84.56	88.39	101.99	103.23	79.52	86.20	86.97	86.37	84.63	103.59	103.55	82.88	88.84	88.70	86.25	83.76	95.31	93.68	81.64	80.54	81.08	80.64	85.51	99.90	96.43	83.20	83.07	83.20
Index (ARI)	94.3	92.2	92.7	97.4	85.4	78.4	73.6	90.0	85.1	78.6	82.2	82.9	67.3	68.1	83.6	79.8	80.9	83.6	85.7	76.2	71.5	84.9	86.3	95.5	92.3	90.5	72.8	89.2	92.9	93.8	107.3
<b>% Chg</b>																															
My Property	-7.1	-7.2	-3.8	-0.9	-9.8	-6.1	-11.2	-14.8	-12.9	-17.9	-15.7	-16.3	-26.1	-26.2	-17.5	-22.4	-12.7	-11.6	-12.5	-12.6	95.0	-18.5	-13.1	-36.8	-10.5	-3.3	-6.5	7.5	-3.3	-2.6	-8.8
Industry	1.6	-2.8	0.1	0.3	6.0	-3.1	-1.7	-0.6	-1.2	0.8	0.8	2.0	6.1	5.7	3.4	5.9	5.0	3.5	2.0	8.4	7.1	-0.3	0.8	2.1	-4.7	-2.3	1.7	-3.5	-5.7	5.5	3.7
Index (ARI)	-8.6	-4.5	-3.9	-1.1	-14.9	-3.1	-9.6	-14.3	-11.9	-18.6	-16.4	-18.0	-30.3	-30.2	-20.2	-26.6	-16.9	-14.6	-14.2	-19.4	82.0	-18.3	-13.8	-38.1	-6.1	-0.9	-8.0	11.5	2.5	-7.6	-12.0
<b>RevPAR</b>	<b>December</b>																														
	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	2.38	7.20	10.01	9.01	9.43	6.25	11.87	12.30	11.46	10.66	15.53	12.06	14.15	18.74	15.16	18.84	15.70	15.77	12.34	17.02	9.43	4.33	4.35	7.20	0.98	6.05	6.82	8.06	10.87	10.96	8.37
Industry	25.86	37.79	44.45	42.85	42.40	60.53	57.23	28.72	41.59	44.21	41.32	36.40	58.35	58.25	29.90	41.21	41.55	40.23	33.37	39.38	34.01	23.74	22.67	21.35	19.34	26.11	40.92	35.14	25.46	27.85	27.04
Index (RGI)	9.2	19.1	22.5	21.0	22.2	10.3	20.7	46.0	27.6	24.2	37.6	33.1	24.3	32.2	50.7	45.7	37.8	39.2	37.0	43.2	27.7	18.2	19.2	34.0	36.1	23.2	16.7	23.0	42.7	39.4	31.0
<b>% Chg</b>																															
My Property	-89.1	-72.2	-73.5	-71.1	-57.6	-60.9	-31.7	-55.4	-63.7	-60.9	-50.8	-54.0	-3.9	25.5	-3.7	9.9	1.9	106.4	92.6	227.7	777.5	63.0	247.7	89.6	79.0	141.9	87.1	222.6	335.0	776.9	82.4
Industry	-20.1	-16.8	-9.8	-7.9	0.6	-10.6	-13.6	-10.3	-10.8	-8.4	-10.6	-8.7	3.2	12.6	7.4	9.3	8.1	17.8	17.7	31.5	19.1	2.7	9.2	-29.1	-46.9	-35.7	-12.4	-24.4	-21.0	26.0	-13.5
Index (RGI)	-86.3	-66.5	-70.6	-68.6	-57.8	-56.2	-20.9	-50.2	-59.3	-57.3	-45.0	-49.6	-6.9	11.4	-10.4	0.5	-5.8	75.2	63.6	149.2	636.9	58.8	218.5	167.3	237.5	276.3	113.5	326.4	450.5	585.3	110.8

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

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Currency USD - U.S. Dollar

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

## December 2024

	Transient		Group		Contract		Total		
		% Chg		% Chg		% Chg		% Chg	
<b>Occupancy (%)</b>	My Property		My Property		My Property		My Property	14.5	-19.6
	Comp set		Comp set		Comp set		Comp set	43.9	-11.6
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	33.0	-9.1
<b>ADR</b>	My Property		My Property		My Property		My Property	73.46	-12.7
	Comp set		Comp set		Comp set		Comp set	86.59	13.3
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	84.8	-23.0
<b>RevPAR</b>	My Property		My Property		My Property		My Property	10.63	-29.9
	Comp set		Comp set		Comp set		Comp set	38.00	0.2
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	28.0	-30.0

## Year To Date

	Transient		Group		Contract		Total		
		% Chg		% Chg		% Chg		% Chg	
<b>Occupancy (%)</b>	My Property		My Property		My Property		My Property	44.4	41.4
	Comp set		Comp set		Comp set		Comp set	66.0	4.4
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	67.3	35.4
<b>ADR</b>	My Property		My Property		My Property		My Property	83.43	-9.9
	Comp set		Comp set		Comp set		Comp set	98.69	6.9
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	84.5	-15.7
<b>RevPAR</b>	My Property		My Property		My Property		My Property	37.01	27.4
	Comp set		Comp set		Comp set		Comp set	65.10	11.6
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	56.9	14.1

# Tab 11 - Segmentation Occupancy Analysis - Performance Set

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

		Occupancy (%)									Percent Change (%)																	
		Transient			Group			Contract			Total			Transient			Group			Contract			Total					
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			
		2023	Jul										66.3	82.0	73.1													4.3
	Aug										64.0	78.9	73.9													78.1	-1.7	7.2
	Sep										51.1	73.5	71.5													47.7	-2.3	6.2
	Oct										46.9	73.2	66.3													48.6	16.1	2.6
	Nov										17.7	63.2	53.8													-3.7	31.0	9.6
	Dec										18.0	49.6	46.2													71.6	17.0	14.1
2024	Jan										15.0	47.6	46.0													-21.6	-3.9	9.1
	Feb										18.3	41.1	49.8													71.1	-8.3	9.9
	Mar										14.1	51.5	48.5													95.1	10.8	-3.2
	Apr										23.5	60.1	57.2													155.4	21.4	15.3
	May										58.5	75.5	64.6													308.5	9.1	8.3
	Jun										87.7	87.9	72.0													78.0	14.7	3.0
	Jul										77.9	87.4	73.0													17.4	6.6	-0.1
	Aug										75.3	87.1	69.9													17.6	10.3	-5.4
	Sep										66.8	79.0	68.3													30.5	7.5	-4.5
	Oct										58.8	72.6	67.4													25.5	-0.7	1.6
	Nov										21.3	56.0	51.4													20.3	-11.3	-4.5
	Dec										14.5	43.9	41.5													-19.6	-11.6	-10.1

Year To Date																												
2022											24.5	57.4	55.8													14.6	10.7	6.9
2023											31.4	63.2	58.7													28.0	10.0	5.2
2024											44.4	66.0	59.3													41.4	4.4	1.1

Running 3 Month																												
2022											20.2	51.3	51.6													105.0	4.3	3.0
2023											27.6	62.0	55.6													37.1	20.9	7.8
2024											31.6	57.5	53.6													14.5	-7.2	-3.5

Running 12 Month																												
2022											24.5	57.4	55.8													14.6	10.7	6.9
2023											31.4	63.2	58.7													28.0	10.0	5.2
2024											44.4	66.0	59.3													41.4	4.4	1.1

# Tab 12 - Segmentation ADR Analysis - Performance Set

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

Current Month		Average Daily Rate												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			
2023	Jul											96.45	107.65	105.63											29.4	15.1	5.1	
	Aug											96.18	108.66	99.66												25.1	15.6	6.3
	Sep											93.41	103.52	97.35												25.7	18.0	5.2
	Oct											93.77	91.83	94.69												31.2	9.1	5.8
	Nov											86.56	79.83	89.17												6.1	0.7	4.8
	Dec											84.18	76.42	87.52												5.6	2.2	4.1
2024	Jan											80.76	79.72	88.89												3.3	7.9	3.6
	Feb											77.26	86.73	89.56												-12.5	16.6	1.9
	Mar											81.23	81.66	92.52												-1.8	4.0	-0.4
	Apr											79.22	85.97	94.41												-7.2	6.1	6.4
	May											84.35	94.93	96.26												-15.8	4.8	4.6
	Jun											86.57	108.64	101.39												-7.0	0.5	4.0
	Jul											90.60	112.62	108.91												-6.1	4.6	3.1
	Aug											86.95	118.62	108.17												-9.6	9.2	8.5
	Sep											79.12	104.73	100.36												-15.3	1.2	3.1
	Oct											77.92	100.42	94.46												-16.9	9.4	-0.2
	Nov											77.38	87.50	90.12												-10.6	9.6	1.1
	Dec											73.46	86.59	88.78												-12.7	13.3	1.4

Year To Date		Average Daily Rate												Percent Change (%)														
		Transient			Group			Contract			Total			Transient			Group			Contract			Total					
2022														73.73	84.77	88.21										5.1	-0.1	8.7
2023														92.61	92.31	94.37										25.6	8.9	7.0
2024														83.43	98.69	97.37										-9.9	6.9	3.2

Running 3 Month		Average Daily Rate												Percent Change (%)														
		Transient			Group			Contract			Total			Transient			Group			Contract			Total					
2022														75.90	80.04	86.73										10.7	3.8	7.7
2023														90.16	83.68	90.98										18.8	4.6	4.9
2024														77.12	92.76	91.65										-14.5	10.8	0.7

Running 12 Month		Average Daily Rate												Percent Change (%)														
		Transient			Group			Contract			Total			Transient			Group			Contract			Total					
2022														73.73	84.77	88.21										5.1	-0.1	8.7
2023														92.61	92.31	94.37										25.6	8.9	7.0
2024														83.43	98.69	97.37										-9.9	6.9	3.2



# Tab 14 - Segmentation Index Analysis - Performance Set

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

Current Month	Indexes												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		
2023 Jul												80.9	89.6	72.5										4.6	12.4	17.6
Aug												81.1	88.5	71.8										81.3	8.2	96.2
Sep												69.6	90.2	62.8										51.1	6.5	61.0
Oct												64.1	102.1	65.4										28.0	20.3	54.0
Nov												28.0	108.4	30.4										-26.5	5.4	-22.5
Dec												36.3	110.2	39.9										46.7	3.3	51.6
2024 Jan												31.5	101.3	31.9										-18.5	-4.2	-21.9
Feb												44.6	89.1	39.7										86.5	-25.0	39.9
Mar												27.3	99.5	27.2										76.1	-5.5	66.4
Apr												39.1	92.1	36.1										110.4	-12.6	83.9
May												77.5	88.9	68.8										274.4	-19.6	200.9
Jun												99.7	79.7	79.5										55.2	-7.4	43.7
Jul												89.1	80.4	71.7										10.1	-10.2	-1.1
Aug												86.4	73.3	63.3										6.6	-17.2	-11.7
Sep												84.5	75.5	63.9										21.5	-16.3	1.7
Oct												81.0	77.6	62.8										26.4	-24.0	-3.9
Nov												38.0	88.4	33.6										35.7	-18.4	10.7
Dec												33.0	84.8	28.0										-9.1	-23.0	-30.0

Year To Date						
2022						42.7 87.0 37.2
2023						49.7 100.3 49.8
2024						67.3 84.5 56.9

Percent Change (%)								
								3.5 5.2 8.9
								16.3 15.4 34.1
								35.4 -15.7 14.1

Running 3 Month						
2022						39.3 94.8 37.3
2023						44.6 107.7 48.0
2024						55.0 83.1 45.7

Percent Change (%)								
								96.6 6.6 109.7
								13.4 13.6 28.8
								23.4 -22.8 -4.8

Running 12 Month						
2022						42.7 87.0 37.2
2023						49.7 100.3 49.8
2024						67.3 84.5 56.9

Percent Change (%)								
								3.5 5.2 8.9
								16.3 15.4 34.1
								35.4 -15.7 14.1

# Tab 15 - Segmentation Ranking Analysis - Performance Set

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 Monthly Competitive Set Data Excludes Subject Property

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		
2023 Jul												8 of 9	7 of 9	8 of 9										3 of 9	1 of 9	2 of 9
2023 Aug												8 of 9	7 of 9	8 of 9										1 of 9	3 of 9	1 of 9
2023 Sep												8 of 9	7 of 9	8 of 9										1 of 9	3 of 9	1 of 9
2023 Oct												9 of 9	5 of 9	7 of 9										2 of 9	2 of 9	1 of 9
2023 Nov												9 of 9	5 of 9	9 of 9										9 of 9	2 of 9	8 of 9
2023 Dec												9 of 9	5 of 9	9 of 9										1 of 9	3 of 9	1 of 9
2024 Jan												9 of 9	5 of 9	9 of 9										7 of 9	5 of 9	7 of 9
2024 Feb												8 of 9	6 of 9	8 of 9										1 of 9	9 of 9	2 of 9
2024 Mar												9 of 9	5 of 9	9 of 9										1 of 9	8 of 9	1 of 9
2024 Apr												9 of 9	7 of 9	9 of 9										1 of 9	9 of 9	1 of 9
2024 May												8 of 9	7 of 9	7 of 9										1 of 9	9 of 9	1 of 9
2024 Jun												6 of 9	8 of 9	7 of 9										2 of 9	9 of 9	2 of 9
2024 Jul												8 of 9	7 of 9	8 of 9										2 of 9	9 of 9	5 of 9
2024 Aug												8 of 9	8 of 9	8 of 9										3 of 9	9 of 9	9 of 9
2024 Sep												8 of 9	8 of 9	8 of 9										2 of 9	9 of 9	4 of 9
2024 Oct												7 of 9	8 of 9	7 of 9										1 of 9	9 of 9	6 of 9
2024 Nov												9 of 9	7 of 9	9 of 9										1 of 9	9 of 9	2 of 9
2024 Dec												9 of 9	8 of 9	9 of 9										5 of 9	9 of 9	9 of 9

Year To Date						
2022				9 of 9	7 of 9	8 of 9
2023				9 of 9	6 of 9	8 of 9
2024				9 of 9	8 of 9	8 of 9

Percent Change (%)											
									4 of 9	3 of 9	3 of 9
									2 of 9	1 of 9	1 of 9
									1 of 9	9 of 9	2 of 9

Running 3 Month						
2022				9 of 9	7 of 9	8 of 9
2023				9 of 9	4 of 9	8 of 9
2024				9 of 9	7 of 9	9 of 9

Percent Change (%)											
									1 of 9	1 of 9	1 of 9
									2 of 9	2 of 9	2 of 9
									1 of 9	9 of 9	6 of 9

Running 12 Month						
2022				9 of 9	7 of 9	8 of 9
2023				9 of 9	6 of 9	8 of 9
2024				9 of 9	8 of 9	8 of 9

Percent Change (%)											
									4 of 9	3 of 9	3 of 9
									2 of 9	1 of 9	1 of 9
									1 of 9	9 of 9	2 of 9







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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 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	My Prop	Comp Set	Industry		
<b>Occupancy (%)</b>																									
Sunday									27.4	46.0	38.2												5.4	-9.9	-3.0
Monday									30.4	58.2	45.4												1.2	-13.2	-4.3
Tuesday									33.9	63.5	48.3												8.6	-8.7	-3.4
Wednesday									35.0	63.5	48.5												11.9	-3.5	-1.1
Thursday									32.3	57.8	47.1												12.1	-4.0	-2.7
Weekday									31.8	57.9	45.5												8.2	-7.4	-2.6
Friday									30.8	57.0	53.1												21.9	-7.7	-0.4
Saturday									31.5	55.8	51.1												50.6	-4.2	-1.3
Weekend									31.1	56.4	52.1												34.9	-6.0	-0.8
Total									31.6	57.5	47.4												14.5	-7.0	-2.0
<b>ADR</b>																									
Sunday									77.06	86.25	73.68												-14.3	10.4	2.1
Monday									76.95	92.31	77.70												-14.6	7.6	3.2
Tuesday									81.09	97.02	79.23												-9.6	12.2	3.7
Wednesday									76.29	94.43	79.17												-14.9	10.5	3.1
Thursday									73.90	90.38	77.99												-17.6	11.2	1.4
Weekday									77.15	92.54	77.75												-14.1	10.5	2.8
Friday									75.95	93.86	88.34												-17.2	10.6	1.4
Saturday									78.07	94.06	88.70												-14.0	11.3	2.2
Weekend									77.02	93.96	88.52												-15.6	11.0	1.8
Total									77.12	92.93	81.09												-14.5	10.7	2.5
<b>RevPAR</b>																									
Sunday									21.12	39.64	28.16												-9.7	-0.6	-1.0
Monday									23.40	53.74	35.30												-13.6	-6.6	-1.3
Tuesday									27.51	61.65	38.28												-1.9	2.4	0.2
Wednesday									26.68	59.93	38.37												-4.7	6.6	1.9
Thursday									23.89	52.25	36.70												-7.7	6.7	-1.4
Weekday									24.57	53.57	35.41												-7.0	2.3	0.2
Friday									23.37	53.49	46.93												0.9	2.1	1.0
Saturday									24.58	52.52	45.35												29.5	6.7	0.9
Weekend									23.98	53.01	46.14												13.8	4.3	0.9
Total									24.40	53.41	38.44												-2.1	2.9	0.4

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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 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	My Prop	Comp Set	Industry
<b>Occupancy (%)</b>																							
Sunday						40.3	57.5	42.0													48.5	8.2	2.3
Monday						42.9	68.0	50.2													38.6	5.2	2.0
Tuesday						46.3	71.6	53.7													37.4	4.1	1.6
Wednesday						46.4	71.1	53.5													37.1	5.5	1.9
Thursday						44.4	66.4	51.8													39.0	6.3	1.8
Weekday						44.1	66.9	50.3													39.9	5.9	2.0
Friday						45.2	66.2	57.0													41.0	4.1	0.9
Saturday						45.0	65.3	55.8													49.6	5.2	0.5
Weekend						45.1	65.7	56.4													45.1	4.7	0.7
Total						44.4	66.6	52.0													41.4	5.5	1.6
<b>ADR</b>																							
Sunday						80.61	92.70	77.93													-10.2	7.0	4.6
Monday						83.65	96.86	81.26													-10.9	5.1	4.8
Tuesday						83.83	99.54	82.11													-8.7	6.8	3.2
Wednesday						83.43	98.69	82.56													-10.0	5.6	4.1
Thursday						81.49	96.76	82.68													-11.6	6.7	4.0
Weekday						82.66	97.10	81.46													-10.3	6.2	4.1
Friday						84.75	101.36	93.94													-10.7	6.2	4.4
Saturday						85.89	102.42	94.87													-7.4	6.5	5.3
Weekend						85.32	101.88	94.40													-9.1	6.3	4.9
Total						83.43	98.44	85.44													-9.9	6.2	4.3
<b>RevPAR</b>																							
Sunday						32.51	53.28	32.70													33.3	15.7	7.0
Monday						35.90	65.89	40.77													23.4	10.6	6.9
Tuesday						38.78	71.30	44.11													25.5	11.3	4.9
Wednesday						38.73	70.19	44.15													23.5	11.4	6.0
Thursday						36.18	64.21	42.87													22.9	13.4	5.8
Weekday						36.43	65.00	40.93													25.6	12.5	6.2
Friday						38.30	67.10	53.53													25.9	10.5	5.3
Saturday						38.69	66.88	52.96													38.6	12.1	5.9
Weekend						38.49	66.99	53.24													32.0	11.3	5.6
Total						37.01	65.57	44.43													27.4	12.1	6.0

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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 26, 2025 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				
2023	Jul	96.45		105.63							96.45			29.4		5.1							29.4										
	Aug	96.18		99.66							96.18			25.1		6.3							25.1										
	Sep	93.41		97.35							93.41			25.7		5.2							25.7										
	Oct	93.77		94.69							93.77			31.2		5.8							31.2										
	Nov	86.56		89.17							86.56			6.1		4.8							6.1										
2024	Dec	84.18		87.52							84.18			5.6		4.1						5.6											
	Jan	80.76		88.89							80.76			3.3		3.6						3.3											
	Feb	77.26		89.56							77.26			-12.5		1.9						-12.5											
	Mar	81.23		92.52							81.23			-1.8		-0.4						-1.8											
	Apr	79.22		94.41							79.22			-7.2		6.4						-7.2											
	May	84.35		96.26							84.35			-15.8		4.6						-15.8											
	Jun	86.57		101.39							86.57			-7.0		4.0						-7.0											
	Jul	90.60		108.91							90.60			-6.1		3.1						-6.1											
	Aug	86.95		108.17							86.95			-9.6		8.5						-9.6											
	Sep	79.12		100.36							79.12			-15.3		3.1						-15.3											
	Oct	77.92		94.46							77.92			-16.9		-0.2						-16.9											
	Nov	77.38		90.12							77.38			-10.6		1.1						-10.6											
Dec	73.46		88.78							73.46			-12.7		1.4						-12.7												

Year To Date																																
2022		73.73		88.21							73.73			5.1		8.7						5.1										
2023		92.61		94.37							92.61			25.6		7.0						25.6										
2024		83.43		97.37							83.43			-9.9		3.2						-9.9										

Running 3 Month																																
2022		75.90		86.73							75.90			10.7		7.7						10.7										
2023		90.16		90.98							90.16			18.8		4.9						18.8										
2024		77.12		91.65							77.12			-14.5		0.7						-14.5										

Running 12 Month																																
2022		73.73		88.21							73.73			5.1		8.7						5.1										
2023		92.61		94.37							92.61			25.6		7.0						25.6										
2024		83.43		97.37							83.43			-9.9		3.2						-9.9										

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

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

Currency USD - U.S. Dollar

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012809 United States Phone: 7014830300

Property ID: 61952 ChainID: MYPDICK Operator: Legacy Management LLC Owner: The Rivett Group

Submarket Class: North Dakota Area Midscale

For the Month of: December 2024 Date Created: February 28, 2025 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			
2023	Jul	63.97		77.18							63.97			34.9		13.1									34.9							
	Aug	61.57		73.68							61.57			122.9		13.9									122.9							
	Sep	47.78		69.65							47.78			85.6		11.8									85.6							
	Oct	43.96		62.82							43.96			95.0		8.5									95.0							
	Nov	15.33		47.98							15.33			2.2		14.8									2.2							
	Dec	15.15		40.43							15.15			81.3		18.8									81.3							
2024	Jan	12.09		40.90							12.09			-19.1		13.0									-19.1							
	Feb	14.15		44.57							14.15			49.6		12.0									49.6							
	Mar	11.42		44.87							11.42			91.7		-3.6									91.7							
	Apr	18.65		54.05							18.65			136.9		22.6									136.9							
	May	49.32		62.19							49.32			244.1		13.3									244.1							
	Jun	75.90		72.98							75.90			65.6		7.1									65.6							
	Jul	70.55		79.51							70.55			10.3		3.0									10.3							
	Aug	65.43		75.62							65.43			6.3		2.6									6.3							
	Sep	52.83		68.56							52.83			10.6		-1.6									10.6							
	Oct	45.84		63.69							45.84			4.3		1.4									4.3							
	Nov	16.48		46.33							16.48			7.5		-3.4									7.5							
	Dec	10.63		36.85							10.63			-29.9		-8.8									-29.9							

Year To Date																																	
2022		18.08		49.20							18.08			20.4		16.2								20.4									
2023		29.05		55.37							29.05			60.7		12.6									60.7								
2024		37.01		57.76							37.01			27.4		4.3									27.4								

Running 3 Month																																	
2022		15.30		44.73							15.30			126.9		10.8								126.9									
2023		24.91		50.56							24.91			62.8		13.0									62.8								
2024		24.40		49.13							24.40			-2.1		-2.8									-2.1								

Running 12 Month																																	
2022		18.08		49.20							18.08			20.4		16.2								20.4									
2023		29.05		55.37							29.05			60.7		12.6									60.7								
2024		37.01		57.76							37.01			27.4		4.3									27.4								

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





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