

**NOTICE OF INCREASE IN REAL ESTATE ASSESSMENT**

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

**STARK**  
(Name of County)

Parcel Number: 2500-0300-0400

DICKINSON HOMSTAY, LLC  
  
PO BOX 399  
SAINT CLOUD, MN 56302-0399

Property Address:  
1170 ROUGHRIDER BLVD  
DICKINSON, ND 58601-0000

Legal Description:  
LOT 4, BLOCK 3, WEST RIDGE 1ST ADDITION  
Subdivision: WEST RIDGE 1ST (2500)

	True & Full Value*
Current Year Assessment (2025)	\$6,534,700
Prior Year Assessment (2024)	\$3,974,300
Change in Assessment	\$2,560,400

**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:

Name/Location	Date	Time
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](http://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)

#### **Assessment increase notice to property owner**

1. a. When any assessor has increased the true and full valuation of any lot or tract of land including any improvements to an amount that is an increase of three thousand dollars or more and ten percent or more from the amount of the previous year's assessment, the assessor shall deliver written notice of the amount of increase and the amount of the previous year's assessment to the property owner at the expense of the assessment district for which the assessor is employed. Delivery of written notice to a property owner under this subdivision must be completed at least fifteen days before the meeting of the local board of equalization.
- b. If written notice by the assessor was not required under subdivision a and action by the township, city, or county board of equalization or order of the state board of equalization has increased the true and full valuation of any lot or tract of land and improvements to an amount that results in a cumulative increase of three thousand dollars or more and ten percent or more from the amount of the previous year's assessment, written notice of the amount of increase and the amount of the previous year's assessment must be delivered to the property owner. The written notice under this subdivision must be mailed or delivered at the expense of the township, city, or county that made the assessment increase or at the expense of the township, city, or county that was ordered to make the increase by the state board of equalization. Delivery of written notice to a property owner under this subdivision must be completed within fifteen days after the meeting of the township, city, or county board of equalization that made or ordered the assessment increase and within thirty days after the meeting of the state board of equalization, if the state board of equalization ordered the assessment increase.
- c. The tax commissioner shall prescribe suitable forms for written notices under this subsection. The written notice under a subdivision must show the true and full value of the property, including improvements, that the assessor determined for the current year and for the previous year and must also show the date prescribed by law for the meeting of the local board of equalization of the assessment district in which the property is located and the meeting date of the county board of equalization.
- d. Delivery of written notice under this section must be by personal delivery to the property owner, mail addressed to the property owner at the property owner's last known address, or electronic mail to the property owner directed with verification of receipt to an electronic mail address at which the property owner has consented to receive notice. See N.D.C.C. §57-02-53.

#### **Limitation on increase**

The board of a township, city, or county may not increase the valuation returned by the assessor to an amount that results in a cumulative increase of more than fifteen percent from the amount of the previous year's assessment without giving the owner or the owner's agent reasonable notice and opportunity to be heard regarding the intention of the board to increase it.

#### **Township Board of Equalization**

The township board of equalization consists of the members of the township board of supervisors. The board shall meet annually at its usual meeting place within the month of April. At least ten days before the meeting, the township clerk posts a notice at the usual meeting place and publishes a notice in the official newspaper of the township. The notice must state the meeting time and day in April. See N.D.C.C. § 57-09-01.

#### **City Board of Equalization**

The city board of equalization consists of the members of the city governing body. The board shall meet annually at its usual meeting place within the first fifteen days of April. However, if a person is the assessor for two or more cities or townships, the city auditor, after consulting with the assessor, sets an alternate date in April for the equalization meeting. At least ten days before the alternate meeting, the city auditor posts a notice at the usual meeting place and publishes a notice in the official newspaper of the city. The notice must state the meeting time and day in April. See N.D.C.C. § 57-11-01.

#### **County Board of Equalization**

The county board of equalization consists of the members of the county commission and meets within the first ten days of June of each year at its usual meeting place to review and equalize assessments. See N.D.C.C. §§ 57-12-01 and 57-14-08(3).

#### **State Board of Equalization**

The state board of equalization meets annually on the second Tuesday in August on the grounds of the state capitol to examine and compare the assessments of taxable property as returned by the counties in the state. The board proceeds to equalize the values so that all assessments of similar taxable property are uniform and equal throughout the state at the true and full value as required by law.

In equalizing individual assessments, the board may reduce the assessment on any separate piece or parcel of real estate if the taxpayer appealed the assessment to the board either by appearing personally or by a representative before the board or by mail or other communication to the board to explain the reasons for requesting the reduction. The board does not have the authority to reduce an assessment unless the taxpayer has first appealed the assessment to the township or city board of equalization and county board of equalization where the property was assessed. See N.D.C.C. §§ 57-13-03 and 57-13-04 and, in the case of a new assessment, § 57-14-08(6). North Dakota Century Code § 57-14-08(6) provides that the State Board of Equalization may reduce a "new" assessment if the owner first appealed to the county board of equalization (does not require going before local equalization board.)

9. A property owner may appeal the assessment, classification, and exempt status of the owner's property to the state board of equalization if the property owner was foreclosed from attending assessment proceedings because of the failure to substantially comply with the notice requirements in N.D.C.C. chs. 57-02 or 57-12, or because of an irregularity in the township, city, or county assessment proceedings.

#### **New reassessment of property - Allowance See N.D.C.C. § 57-14-08**

1. Upon the filing of a petition signed by not less than ten freeholders in a political subdivision, or by the governing body of that subdivision, requesting a new assessment of property in the subdivision or upon investigation by the board of county commissioners, the board of county commissioners, before October first, may order a new assessment of any class of property, or of all property, located within the subdivision or within any subdivision. The state board of equalization or the tax commissioner may order a new assessment of any class of property or all property located in any political subdivision. The new assessment and equalization must be conducted under the terms and conditions as set forth in the state board of equalization or tax commissioner's order. The local governing body responsible for performing the new assessment may petition the state board of equalization or tax commissioner for a modification of any or all of the order's terms and conditions. The state board of equalization or tax commissioner may for good cause show n grant all or part of the modification request.

JOE HIRSCHFELD  
CITY ASSESSOR  
ASSESSING

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



RECEIVED MAR 18 2025

RECEIVED MAR 25 2025

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 Department's 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



April 7, 2025

Mr. Joseph Hirschfeld, City Assessor  
38 1<sup>st</sup> Street W  
Dickinson, ND 58601

Re: Dickinson Homstay LLC, parcel 2500-0300-0400, address 1170 Roughrider BLVD

Mr. Hirschfeld,

We believe the new value for 2025 of \$6,534,700 is excessive and submit the following documentation in support of a reduced value to \$4,957,400 or \$59,728 a key. This is still a 25% increase over the prior year value and inline with the submitted documentation.

Attachments are as follows:

Letter Of Authorization

Summary Income Statement Year Ending December 31, 2024

Summary Income Statement Year Ending December 31, 2023

Income Capitalization based on Income Statements

CoStar Hawthorne Suites Summary – Midscale Hotel

CoStar LaQunita Inn & Suites Upper Midscale Hotel – sale 4/16/2024 – assessed \$4,111,200 or \$52,040 a room

CoStar Townplace Suites Upper Midscale Hotel – sale 10/17/2024 – assessed at \$5,864,800 or \$65,164 a room

2025 PRC Hawthorne Suites

2025 PRC La Qunita

2025 PRC Townplace Suites

Please let me know if you have questions.

A handwritten signature in black ink that reads "Lisa Clements".

Sincerely,

Lisa Clements

**2025 Tax Year**  
**STATEMENT OF AGENCY**  
**LETTER OF AUTHORIZATION**

**DICKINSON HOMSTAY LLC** \_\_\_\_\_ HEREBY APPOINTS AND GRANTS:

**MERITAX, LLC / Lisa Clements**

A RESTRICTED AND LIMITED AGENCY FOR THE DISTINCT AND LIMITED PURPOSE ONLY OF REAL PROPERTY TAX MATTERS PERTAINING TO OUR PROPERTY:

ADDRESS: **1170 ROUGHRIDER BLVD**                      PARCEL ID: **2500-0300-0400**

THIS AGENCY INCORPORATES FILING APPEALS, CLAIMS, PETITIONS, AND PROTESTS, REVIEWING APPRAISALS, DISCUSSING VALUATION AND CLASSIFICATIONS WITH ASSESSING AND TAXING REPRESENTATIVES, APPEARING BEFORE ASSESSMENT AND VALUATION APPEAL BOARDS, RECEIVE NOTICES OF DECISIONS ON PROTESTED OR APPEALED MATTERS FOR THE PROPERTIES OWNED REFERENCED ABOVE.

THE AGENT REFERENCED ABOVE IS AUTHORIZED TO PROCEED AS THOUGH THE PROPERTY OWNER WERE PERSONALLY PRESENT AND INVOLVED IN THE PROCEEDINGS. THE RIGHTS, POWERS, AND AUTHORIZATION OF AGENT HEREIN GRANTED SHALL COMMENCE UPON THE EXECUTION OF THIS LETTER OF AUTHORIZATION AND SHALL REMAIN IN PLACE UNTIL SPECIFICALLY REVOKED.

Agreed to and accepted by:

By: *Laura L. Pfannenstein* CFO

Printed: Laura L. Pfannenstein

Date: 3/25/25

DICKINSON HAWTHORN  
SUMMARY INCOME STATEMENT  
For the Twelve Months Ending December 31, 2024

04/07/25 10:52 AM

CURRENT PERIOD								YEAR TO DATE								
Actual	CPOR	Budget	CPOR	Variance Actual	Last Year	CPOR	Variance Actual		Actual	CPOR	% Sales	Budget	% Sales	Variance Actual	Last Year	% Sales
56.7%		59.9%			55.9%			OCCUPANCY %	74.5%			72.5%			73.0%	
\$91.96		\$90.00			\$86.60			ADR	\$101.77			\$103.59			\$98.44	
\$52.18		\$53.87			\$48.43			REV PAR	\$75.80			\$75.15			\$71.91	
								SALES								
134,263	\$91.96	138,600	\$90.00	(4,337)	124,613	\$86.60	9,650	Room Revenues	2,302,597	\$101.77	98.6%	2,283,026	98.7%	19,571	2,178,417	98.4%
3,082	\$2.11	1,760	\$1.14	1,322	2,785	\$1.94	297	Other Revenues	31,781	\$1.40	1.4%	31,070	1.3%	711	35,748	1.6%
137,345	\$94.07	140,360	\$91.14	(3,015)	127,398	\$88.53	9,947	TOTAL SALES	2,334,378	\$103.18	100.0%	2,314,096	100.0%	20,282	2,214,165	100.0%
								COST OF SALES								
56,165	\$38.47	56,604	\$36.76	438	48,713	\$33.85	(7,452)	Rooms	724,358	\$32.02	31.0%	779,309	33.7%	54,951	775,729	35.0%
500	\$0.34	499	\$0.32	(1)	508	\$0.35	8	Telephone	5,949	\$0.26	0.3%	5,988	0.3%	39	5,993	0.3%
(96)	(\$0.07)	760	\$0.49	856	(954)	(\$0.66)	(858)	Other	(7,247)	(\$0.32)	(0.3%)	14,000	0.6%	21,247	(8,392)	(0.4%)
56,569	\$38.75	57,863	\$37.57	1,294	48,267	\$33.54	(8,302)	TOTAL COST OF SALES	723,060	\$31.96	31.0%	799,297	34.5%	76,237	773,330	34.9%
80,776	\$55.33	82,497	\$53.57	(1,722)	79,131	\$54.99	1,645	GROSS PROFIT	1,611,317	\$71.22	69.0%	1,514,799	65.5%	96,518	1,440,835	65.1%
								GENERAL EXPENSES								
48,497	\$33.22	32,188	\$20.90	(16,309)	53,221	\$36.98	4,724	General & Administrative	247,146	\$10.92	10.6%	241,137	10.4%	(6,009)	244,033	11.0%
6,715	\$4.60	6,930	\$4.50	215	6,232	\$4.33	(482)	Franchise Fees	115,142	\$5.09	4.9%	114,151	4.9%	(991)	108,933	4.9%
6,867	\$4.70	7,018	\$4.56	151	6,370	\$4.43	(497)	Management Fees	116,719	\$5.16	5.0%	115,704	5.0%	(1,015)	110,708	5.0%
10,431	\$7.14	8,681	\$5.64	(1,750)	8,217	\$5.71	(2,214)	Advertising & Promotion	141,066	\$6.23	6.0%	130,296	5.6%	(10,770)	134,720	6.1%
11,439	\$7.83	11,920	\$7.74	481	9,455	\$6.57	(1,983)	Heat, Light & Power	116,291	\$5.14	5.0%	137,917	6.0%	21,626	121,792	5.5%
12,854	\$8.80	14,844	\$9.64	1,990	12,279	\$8.53	(575)	Repairs & Maintenance	180,727	\$7.99	7.7%	171,147	7.4%	(9,579)	179,272	8.1%
96,802	\$66.30	81,581	\$52.97	(15,221)	95,774	\$66.56	(1,028)	TOTAL GENERAL EXPENSES	917,091	\$40.53	39.3%	910,352	39.3%	(6,739)	899,458	40.6%
(16,026)	(\$10.98)	917	\$0.60	(16,942)	(16,643)	(\$11.57)	617	HOUSE PROFIT	694,226	\$30.68	29.7%	604,447	26.1%	89,779	541,378	24.5%
13,263	\$9.08	3,258	\$2.12	(10,005)	2,197	\$1.53	(11,066)	Real Estate Taxes	49,101	\$2.17	2.1%	39,096	1.7%	(10,005)	38,314	1.7%
35,408	\$24.25	17,000	\$11.04	(18,408)	19,695	\$13.69	(15,713)	Insurance	51,964	\$2.30	2.2%	33,557	1.5%	(18,407)	33,402	1.5%
(64,697)	(\$44.31)	(19,341)	(\$12.56)	(45,355)	(38,535)	(\$26.78)	(26,162)	GROSS OPERATING PROFIT	593,160	\$26.22	25.4%	531,794	23.0%	61,367	469,662	21.2%
0	\$0.00	0	\$0.00	0	0	\$0.00	0	Small Capital Expense	0	\$0.00	0.0%	0	0.0%	0	5,842	0.3%
27,428	\$18.79	21,364	\$13.87	(6,064)	34,204	\$23.77	6,776	Depreciation Expense	262,333	\$11.59	11.2%	256,269	11.1%	(6,064)	245,844	11.1%
104	\$0.07	104	\$0.07	0	104	\$0.07	0	Amortization Expense	1,250	\$0.06	0.1%	1,248	0.1%	(2)	1,250	0.1%
(92,229)	(\$63.17)	(40,809)	(\$26.50)	(51,420)	(72,843)	(\$50.62)	(19,386)	NET OPERATING INCOME	329,577	\$14.57	14.1%	274,277	11.9%	55,301	216,726	9.8%

DICKINSON HAWTHORN  
SUMMARY INCOME STATEMENT  
For the Twelve Months Ending December 31, 2023

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CURRENT PERIOD								YEAR TO DATE								
Actual	CPOR	Budget	CPOR	Variance Actual	Last Year	CPOR	Variance Actual	Actual	CPOR	% Sales	Budget	% Sales	Variance Actual	Last Year	% Sales	
55.9%		48.0%			67.2%						69.8%			74.7%		
\$86.60		\$94.74			\$77.65			\$98.44			\$93.44			\$86.20		
\$48.43		\$45.47			\$52.15			\$71.91			\$65.25			\$64.37		
124,613	\$86.60	117,000	\$94.74	7,613	134,182	\$77.65	(9,569)	2,178,417	\$98.44	98.4%	1,976,820	98.7%	201,597	1,950,092	98.3%	
2,785	\$1.94	1,810	\$1.47	975	3,203	\$1.85	(417)	35,748	\$1.62	1.6%	25,120	1.3%	10,628	34,146	1.7%	
127,398	\$88.53	118,810	\$96.20	8,588	137,385	\$79.51	(9,987)	2,214,165	\$100.05	100.0%	2,001,940	100.0%	212,225	1,984,239	100.0%	
48,824	\$33.93	53,959	\$43.69	5,135	50,366	\$29.15	1,542	775,840	\$35.06	35.0%	821,978	41.1%	46,138	756,537	38.1%	
508	\$0.35	540	\$0.44	32	436	\$0.25	(72)	5,993	\$0.27	0.3%	6,480	0.3%	487	6,324	0.3%	
(954)	(\$0.66)	750	\$0.61	1,704	(651)	(\$0.38)	304	(8,392)	(\$0.38)	(0.4%)	10,575	0.5%	18,967	(1,393)	(0.1%)	
48,378	\$33.62	55,249	\$44.74	6,871	50,151	\$29.02	1,773	773,441	\$34.95	34.9%	839,033	41.9%	65,592	761,467	38.4%	
79,020	\$54.91	63,561	\$51.47	15,459	87,234	\$50.48	(8,214)	1,440,724	\$65.10	65.1%	1,162,907	58.1%	277,817	1,222,771	61.6%	
23,079	\$16.04	31,407	\$25.43	8,328	42,697	\$24.71	19,619	213,891	\$9.67	9.7%	215,203	10.7%	1,312	213,245	10.7%	
6,232	\$4.33	5,850	\$4.74	(382)	6,709	\$3.88	477	108,933	\$4.92	4.9%	98,841	4.9%	(10,092)	97,526	4.9%	
6,370	\$4.43	5,941	\$4.81	(429)	6,869	\$3.98	499	110,708	\$5.00	5.0%	100,099	5.0%	(10,609)	99,212	5.0%	
8,217	\$5.71	7,560	\$6.12	(656)	10,221	\$5.91	2,004	134,720	\$6.09	6.1%	121,281	6.1%	(13,439)	123,947	6.2%	
9,455	\$6.57	13,849	\$11.21	4,394	12,667	\$7.33	3,212	121,792	\$5.50	5.5%	141,425	7.1%	19,633	137,041	6.9%	
12,296	\$8.54	14,348	\$11.62	2,052	9,251	\$5.35	(3,045)	179,289	\$8.10	8.1%	181,269	9.1%	1,981	184,759	9.3%	
65,649	\$45.62	78,955	\$63.93	13,307	88,415	\$51.17	22,766	869,332	\$39.28	39.3%	858,118	42.9%	(11,214)	855,730	43.1%	
13,371	\$9.29	(15,394)	(\$12.46)	28,765	(1,181)	(\$0.68)	14,552	571,392	\$25.82	25.8%	304,789	15.2%	266,603	367,041	18.5%	
2,197	\$1.53	3,283	\$2.66	1,086	964	\$0.56	(1,233)	38,314	\$1.73	1.7%	39,396	2.0%	1,082	38,639	1.9%	
16,557	\$11.51	9,000	\$7.29	(7,557)	13,708	\$7.93	(2,849)	30,264	\$1.37	1.4%	17,513	0.9%	(12,751)	29,286	1.5%	
(5,383)	(\$3.74)	(27,677)	(\$22.41)	22,295	(15,853)	(\$9.17)	10,470	502,814	\$22.72	22.7%	247,880	12.4%	254,934	299,116	15.1%	
0	\$0.00	0	\$0.00	0	(7,337)	(\$4.25)	(7,337)	0	\$0.00	0.0%	0	0.0%	0	(110,650)	(5.6%)	
0	\$0.00	0	\$0.00	0	(5,200)	(\$3.01)	(5,200)	5,842	\$0.26	0.3%	0	0.0%	(5,842)	3,259	0.2%	
0	\$0.00	0	\$0.00	0	864	\$0.50	864	0	\$0.00	0.0%	0	0.0%	0	864	0.0%	
19,245	\$13.37	19,245	\$15.58	0	19,853	\$11.49	608	230,885	\$10.43	10.4%	230,885	11.5%	0	230,525	11.6%	
104	\$0.07	104	\$0.08	0	104	\$0.06	0	1,250	\$0.06	0.1%	1,248	0.1%	(2)	1,250	0.1%	
(24,732)	(\$17.19)	(47,026)	(\$38.08)	22,294	(24,137)	(\$13.97)	(594)	264,837	\$11.97	12.0%	15,747	0.8%	249,090	173,868	8.8%	

**LIMITED SERVICE HOTEL/MOTEL MODEL**

**2025 ASSESSMENT YEAR**

**Hawthorn - Dickinson ND**

Income Capitalization - Statement of Operations

	Number of Rooms	83	83
	Average Room Rate	\$98.44	\$101.77
	Occup Rate	73.0%	74.5%
	Rooms RevPar	\$71.86	\$75.82
		<u>RE</u>	<u>Per Key</u>
	2023 Assessment	\$3,495,600	\$42,116
	2024 Assessment	\$3,974,300	\$47,883
	2025 Assessment	\$6,534,700	\$78,731
<b>Departments</b>		<b><u>2023</u></b>	<b><u>2024</u></b>
	Total Revenue	\$2,214,165	\$2,334,378
	Departmental Expenses	<u>773,330</u>	<u>723,060</u>
	<b>Gross Operating Income</b>	\$1,440,835	\$1,611,318
<b>Deductions From Income</b>			
	Administrative and General	\$244,033	\$247,146
	Franchise Fees	108,933	115,142
	Management Fee	110,708	116,719
	Advertising & Promo	134,720	141,066
	Utilities	121,792	116,291
	Repair & Maintenance	<u>179,272</u>	<u>180,727</u>
	Total Deductions	<u>899,458</u>	<u>917,091</u>
	<b>Gross Operating Profit</b>	<b>\$541,377</b>	<b>\$694,227</b>
<b>Other Deductions</b>			
	Insurance	33,402	51,964
	Reserves	<u>57,633</u>	<u>64,453</u>
	<b>Net Profit</b>	<b>\$450,342</b>	<b>\$577,810</b>
	Capitalization Rate	9.50%	9.50%
	Effective Tax Rate	<u>0.99%</u>	<u>0.99%</u>
	Loaded Capitalization Rate	10.49%	10.49%
	<b>Total Value to The Project</b>	<b>\$4,293,056</b>	<b>\$5,508,201</b>
	Less Personal Property Value @10%	<u>429,306</u>	<u>550,820</u>
	<b><u>REMAINING VALUE TO THE REAL ESTATE</u></b>	<b><u>\$3,863,800</u></b>	<b><u>\$4,957,400</u></b>
	<b>Per Key</b>	<b>\$46,552</b>	<b>\$59,728</b>





# Hawthorn Suites by Wyndham Dickinson - 1170 Roughrider Blvd

Dickinson, North Dakota 58601 (Stark County) - North Dakota Area Submarket

Midscale

Hotel

## Property Summary

Rooms	83
Built	2001
Stories	4
Brand	Hawthorn Suites by Wyndham
Operation Type	Franchise
Meeting Space	176 SF
Parking Spaces	71 (0.86/Room)
Commercial Asking Rent	Withheld



## Property Details

Land Area	3.08 AC (134,200 SF)	Building FAR	0.30
Primary Corridors	Interior	Hotel Location Type	Interstate
Zoning	GC	Parcel	41250003000400

## Amenities

### Site Amenities

- Business Center
- On-Site Retail
- Fitness Center
- Pool
- Meeting Event Space
- Restaurant
- On-Site Bar

## Transportation

Parking Details	71 Surface Spaces; Ratio of 0.86/Room
Traffic Volume	6,322 on 30th Ave SW (2022); 1,634 on Not Available (2020); 7,052 on I- 94 (2022); 1,723 on I- 94 Bus Lp (2022); 1,142 on I-94 (Bus) (2015); 6,787 on W 10th St (2022); 4,768 on I-94 (2015); 670 on I- 94 Bus Lp (2022); 783 on 26th Ave W (2015); 5,108 on W 10th St (2022)
Walk Score @	Car-Dependent (28)

## Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Western Edge	1	1,000	2	Feb 2018	-

Showing 1 of 1 Tenants

## Contact Details

### Recorded Owner

Dickinson Homstay Llc

### True Owner

<b>Brutger Equities, Inc</b> 100 4th Ave S Saint Cloud, MN 56301 USA (320) 529-2818 brutgerequities.com	<b>Larry Brutger</b> CEO	LBrutger@brutgerequities.com	(320) 529-2818
---	-----------------------------	------------------------------	----------------





# Hawthorn Suites by Wyndham Dickinson - 1170 Roughrider Blvd

Dickinson, North Dakota 58601 (Stark County) - North Dakota Area Submarket

Midscale

Hotel

---

## Contact Details (Continued)

---

### Hotel Operator

---

#### Brutger Equities, Inc

100 4th Ave S  
Saint Cloud, MN 56301 USA  
(320) 529-2818  
brutgerequities.com

---

### Parent Company

---

#### Wyndham Hotels & Resorts

22 Sylvan Way  
Parsippany, NJ 07054 USA  
(973) 753-6000  
www.wyndhamhotels.com

---

### Developer

---

#### Roers Development Inc

1260 Villard  
Dickinson, ND 58601 USA

---



**Sale Summary**

Sold	4/16/2024
Sale Price	\$4,400,000 (\$55,696/Room)
Rooms	79
Price Status	Full Value
Built	2012
Land Area	1.84 AC/80,150 SF
Actual Cap Rate	<b>8.88%</b>
Sale Comp Status	Research Complete
Sale Comp ID	6729810
Parcel Numbers	41056001000201



**Contacts**

Type	Name	Location	Phone
Recorded Buyer	Iron Mountain Hospitality Llc	-	-
True Buyer	Dhiraj K Sharma	Bismarck, ND 58503	(847) 951-7879
Contacts	Dhiraj Sharma (847) 951-7879		
Buyer Broker	Marcus & Millichap	Minneapolis, MN 55416	(952) 852-9700
Contacts	Jon Ruzicka (952) 852-9767, Joseph Ferguson (818) 836-1643, Jared Plamann (920) 858-0615, Jake Erickson (651) 278-8265		
Recorded Seller	Dik Lodging Llc	-	-
True Seller	Patrick Giese	Dickinson, ND 58601	(701) 260-4221
Contacts	Patrick Giese (701) 260-4221		
Listing Broker	None on the deal	-	-

**Property Details**

Brand	La Quinta Inns & Suites	Parent Company	Wyndham Hotels & Resorts
Hotel Opened	Apr 2012	Operation Type	Franchise
Operation Status	Open	Hotel Location Type	Interstate
Stories	4	Primary Corridors	Interior
Meeting Space	576 SF	Largest Meeting Space	576 SF
Building FAR	0.57		
Parking Spaces	86 Surface Spaces; Ratio of 1.09/Room		

**Transaction Details**

Sale Date	4/16/2024	Sale Price	\$4,400,000 (\$55,696/Room)
Land Price	\$2,391,316/AC (\$54.90/SF)	Sale Type	Investment
Recording Date	4/25/2024	Zoning	CI
% Improved	72.58%	Document Number	000003182038
Parcel Number	41056001000201		



**Sale Summary**

Sold	10/17/2024
Sale Price	\$9,500,000 (\$105,556/Room)
Rooms	90
Price Status	Confirmed
Built	2016
Land Area	2.41 AC/104,980 SF
Actual Cap Rate	10.00%
Sale Comp Status	Research Complete
Sale Comp ID	6917253
Parcel Numbers	41800001000100



**Contacts**

Type	Name	Location	Phone
Recorded Buyer	Khyber Hospitality LLC	-	-
True Buyer	Tower West Holdings LLC	Gillette, WY 82716	(307) 672-6252
Recorded Seller	ND Dickinson Lodging Associates LLC	Provo, UT 84604	-
True Seller	Lodging Dynamics Hospitality Group	Provo, UT 84604	(801) 919-3440
Listing Broker	CBRE	Denver, CO 80202	(303) 628-1700
Contacts	Larry Kaplan (303) 842-3517		

**Property Details**

Brand	TownePlace Suites	Parent Company	Marriott International
Hotel Opened	Feb 2016	Operation Type	Franchise
Operation Status	Open	Hotel Location Type	Interstate
Stories	4	Primary Corridors	Interior
Meeting Space	1,680 SF	Largest Meeting Space	1,680 SF
Building FAR	0.64		
Parking Spaces	117 Surface Spaces; Ratio of 1.30/Room		

**Transaction Details**

Sale Date	10/17/2024	Sale Price	\$9,500,000 (\$105,556/Room)
Land Price	\$3,941,894/AC (\$90.49/SF)	Sale Type	Investment
Hold Period	105 Months	Recording Date	10/17/2024
Zoning	GC	% Improved	80.20%
Parcel Number	41800001000100		

**Parcel Number:** 2500-0300-0400  
**Deed Holder:** DICKINSON HOMSTAY, LLC  
**Property Address:** 1170 ROUGHRIDER BLVD  
 DICKINSON, ND 58601-0000 [MAP THIS ADDRESS](#)  
**Map Area:** HOTELS  
**Legal Description:** LOT 4, BLOCK 3, WEST RIDGE 1ST ADDITION  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 2500-0300-0400 Photo

1 / 6



<b>Land Value</b>	<b>Dwelling Value</b>	<b>Improvement Value</b>	<b>Total Value</b>
\$1,414,000	\$0	\$5,120,700	\$6,534,700

[Get Current Year Tax Estimate](#)

**Prior Year Value Information**

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$1,414,000	\$0	\$2,560,300	\$3,974,300
2023	\$1,228,000	\$0	\$2,267,600	\$3,495,600

▼ More Years...

**Land Information**

Lot Type	Square Feet	Acres
Acres x Rate	133,729	3.070

**Commercial Building Information**

Occupancy	Year Built	Building Area
▼ Hotel / Motel	2013	13,718
▼ Hotel / Motel Common Facilities	2013	240
▼ Hotel / Motel Common Facilities	2013	3,898

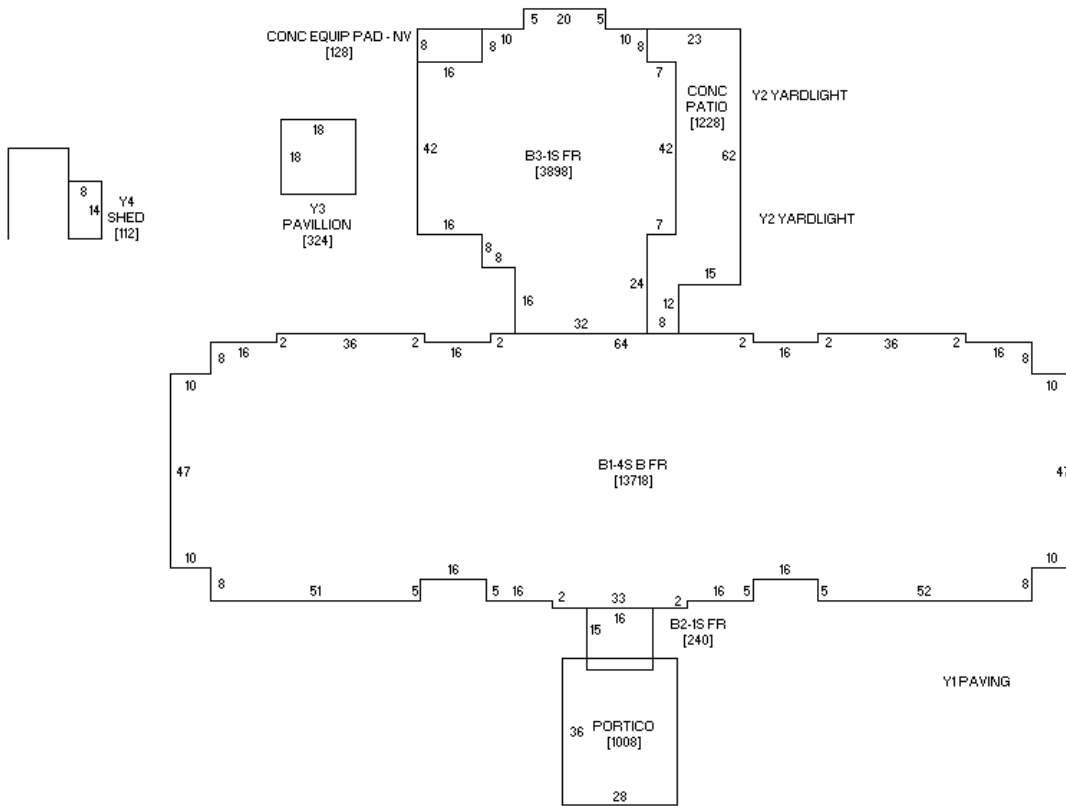
**Yard Extra Information**

Description	Item Count	Year Built
▼ PAVILLION	1	2013
▼ Paving - Concrete	1	2013
▼ Shed	1	2013

**Building Permit Information**

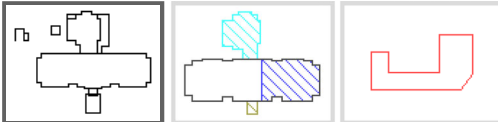
<b>Date</b>	<b>Number</b>	<b>Tag Descr</b>	<b>Tag Date</b>	<b>Amount</b>	<b>Reason</b>
11/20/2012	P100409	No	01/01/2014	6,000,000	New Bldg

Sketch



Sketch of Pin 2500-0300-0400

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GIS Map Information





**Parcel Number:** 0560-0100-0201  
**Deed Holder:** IRON MOUNTAIN HOSPITALITY, LLC  
**Property Address:** 552 12TH STREET W  
 DICKINSON, ND 58601-0000 [MAP THIS ADDRESS](#)  
**Map Area:** HOTELS  
**Legal Description:** E100' LOT 1, 0.84 ACRE TRACT LOT 2, BLOCK 1, KOSTELECKY 2ND ADDITION  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 0560-0100-0201 Photo

1 / 5



<b>Land Value</b>	<b>Dwelling Value</b>	<b>Improvement Value</b>	<b>Total Value</b>
\$852,000	\$0	\$3,259,200	\$4,111,200

[Get Current Year Tax Estimate](#)

**Prior Year Value Information**

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$852,000	\$0	\$1,629,600	\$2,481,600
2023	\$600,300	\$0	\$1,588,800	\$2,189,100
<a href="#">▼ More Years...</a>				

**Land Information**

<b>Lot Type</b>	<b>Square Feet</b>	<b>Acres</b>
Acres x Rate	80,150	1.840

**Commercial Building Information**

Occupancy	Year Built	Building Area
<a href="#">▼ Hotel / Motel</a>	2012	11,372
<a href="#">▼ Hotel / Motel Common Facilities</a>	2014	104
<a href="#">▼ Billboard</a>	2005	0

**Yard Extra Information**

Description	Item Count	Year Built
<a href="#">▼ Paving - Concrete</a>	1	2012
<a href="#">▼ Paving - Concrete</a>	1	1980

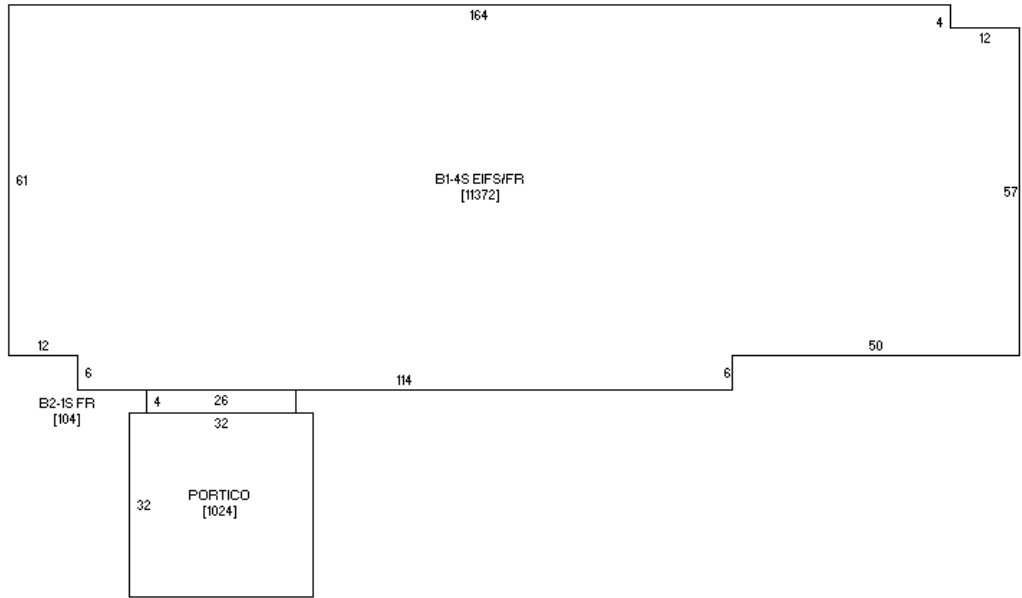
Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
04/16/2024	\$4,400,000	000 - Normal Arms-Length Transaction	3182038

Building Permit Information

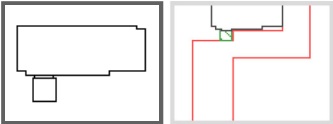
Date	Number	Tag Descr	Tag Date	Amount	Reason
09/20/2023	103621	Yes	01/01/2024	5,000	Misc
10/21/2011	P075113	Yes	01/01/2012	6,600,000	New Bldg

### Sketch



Sketch of Pin 0560-0100-0201

1 / 2



GIS Map Information



**Parcel Number:** 8000-0100-0100  
**Deed Holder:** KHYBER HOSPITALITY, LLC  
**Property Address:** 240 29TH STREET W  
 DICKINSON, ND 58601-0000 [MAP THIS ADDRESS](#)  
**Map Area:** HOTELS  
**Legal Description:** PARCEL A LOT 1, BLOCK 1, PORTER'S SECOND  
 SUBDIVISION  
**Property Report:** [PROPERTY REPORT \(PDF FILE\)](#)



Pin 8000-0100-0100 Photo

1 / 6



<b>Land Value</b>	<b>Dwelling Value</b>	<b>Improvement Value</b>	<b>Total Value</b>
\$480,800	\$0	\$5,384,000	\$5,864,800

[Get Current Year Tax Estimate](#)

**Prior Year Value Information**

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2024	\$480,800	\$0	\$2,692,200	\$3,173,000
2023	\$602,500	\$0	\$2,439,900	\$3,042,400

▼ More Years...

**Land Information**

Lot Type	Square Feet	Acres
Acres x Rate	104,980	2.410

**Commercial Building Information**

Occupancy	Year Built	Building Area
▼ Hotel / Motel	2015	16,308
▼ Hotel / Motel Common Facilities	2016	1,939
▼ Hotel / Motel Common Facilities	2015	112
▼ Hotel / Motel Common Facilities	2015	96

**Yard Extra Information**

Description	Item Count	Year Built
▼ Fencing - Vinyl	1	2015
▼ Paving - Asphalt	1	2016
▼ Sheds and Yard Structures	1	2015
▼ Trash Enclosure	1	2015

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
10/17/2024	\$9,500,000	000 - Normal Arms-Length Transaction	3184489

Building Permit Information

Date	Number	Tag Descr	Tag Date	Amount	Reason
04/08/2014	101173	Yes	02/01/2016	8,414,511	New Bldg



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DICKINSON HAWTHORN  
SUMMARY INCOME STATEMENT  
For the Twelve Months Ending December 31, 2024

DRAFT

02/26/25 09:29 PM

CURRENT PERIOD								YEAR TO DATE								
Actual	CPOR	Budget	CPOR	Variance Actual	Last Year	CPOR	Variance Actual		Actual	CPOR	% Sales	Budget	% Sales	Variance Actual	Last Year	% Sales
56.7%		59.9%			55.9%			OCCUPANCY %	74.5%			72.5%			73.0%	
\$91.96		\$90.00			\$86.60			ADR	\$101.77			\$103.59			\$98.44	
\$52.18		\$53.87			\$48.43			REV PAR	\$75.80			\$75.15			\$71.91	
								SALES								
134,263	\$91.96	138,600	\$90.00	(4,337)	124,613	\$86.60	9,650	Room Revenues	2,302,597	\$101.77	98.6%	2,283,026	98.7%	19,571	2,178,417	98.4%
3,082	\$2.11	1,760	\$1.14	1,322	2,785	\$1.94	297	Other Revenues	31,781	\$1.40	1.4%	31,070	1.3%	711	35,748	1.6%
137,345	\$94.07	140,360	\$91.14	(3,015)	127,398	\$88.53	9,947	TOTAL SALES	2,334,378	\$103.18	100.0%	2,314,096	100.0%	20,282	2,214,165	100.0%
								COST OF SALES								
56,341	\$38.59	56,604	\$36.76	262	48,713	\$33.85	(7,628)	Rooms	724,535	\$32.02	31.0%	779,309	33.7%	54,774	775,729	35.0%
500	\$0.34	499	\$0.32	(1)	508	\$0.35	8	Telephone	5,949	\$0.26	0.3%	5,988	0.3%	39	5,993	0.3%
(96)	(\$0.07)	760	\$0.49	856	(954)	(\$0.66)	(858)	Other	(7,247)	(\$0.32)	(0.3%)	14,000	0.6%	21,247	(8,392)	(0.4%)
56,745	\$38.87	57,863	\$37.57	1,117	48,267	\$33.54	(8,478)	TOTAL COST OF SALES	723,237	\$31.97	31.0%	799,297	34.5%	76,060	773,330	34.9%
80,600	\$55.21	82,497	\$53.57	(1,898)	79,131	\$54.99	1,469	GROSS PROFIT	1,611,141	\$71.21	69.0%	1,514,799	65.5%	96,342	1,440,835	65.1%
								GENERAL EXPENSES								
17,047	\$11.68	32,188	\$20.90	15,141	53,221	\$36.98	36,173	General & Administrative	215,697	\$9.53	9.2%	241,137	10.4%	25,441	244,033	11.0%
6,715	\$4.60	6,930	\$4.50	215	6,232	\$4.33	(482)	Franchise Fees	115,142	\$5.09	4.9%	114,151	4.9%	(991)	108,933	4.9%
6,867	\$4.70	7,018	\$4.56	151	6,370	\$4.43	(497)	Management Fees	116,719	\$5.16	5.0%	115,704	5.0%	(1,015)	110,708	5.0%
10,431	\$7.14	8,681	\$5.64	(1,750)	8,217	\$5.71	(2,214)	Advertising & Promotion	141,066	\$6.23	6.0%	130,296	5.6%	(10,770)	134,720	6.1%
11,439	\$7.83	11,920	\$7.74	481	9,455	\$6.57	(1,983)	Heat, Light & Power	116,291	\$5.14	5.0%	137,917	6.0%	21,626	121,792	5.5%
12,864	\$8.81	14,844	\$9.64	1,980	12,279	\$8.53	(585)	Repairs & Maintenance	180,737	\$7.99	7.7%	171,147	7.4%	(9,590)	179,272	8.1%
65,363	\$44.77	81,581	\$52.97	16,218	95,774	\$66.56	30,411	TOTAL GENERAL EXPENSES	885,652	\$39.14	37.9%	910,352	39.3%	24,700	899,458	40.6%
15,237	\$10.44	917	\$0.60	14,320	(16,643)	(\$11.57)	31,880	HOUSE PROFIT	725,489	\$32.07	31.1%	604,447	26.1%	121,042	541,378	24.5%
13,263	\$9.08	3,258	\$2.12	(10,005)	2,197	\$1.53	(11,066)	Real Estate Taxes	49,101	\$2.17	2.1%	39,096	1.7%	(10,005)	38,314	1.7%
16,552	\$11.34	17,000	\$11.04	449	19,695	\$13.69	3,143	Insurance	33,108	\$1.46	1.4%	33,557	1.5%	449	33,402	1.5%
(14,578)	(\$9.98)	(19,341)	(\$12.56)	4,763	(38,535)	(\$26.78)	23,957	GROSS OPERATING PROFIT	643,279	\$28.43	27.6%	531,794	23.0%	111,486	469,662	21.2%
0	\$0.00	0	\$0.00	0	0	\$0.00	0	Small Capital Expense	0	\$0.00	0.0%	0	0.0%	0	5,842	0.3%
21,364	\$14.63	21,364	\$13.87	0	34,204	\$23.77	12,840	Depreciation Expense	256,269	\$11.33	11.0%	256,269	11.1%	0	245,844	11.1%
104	\$0.07	104	\$0.07	0	104	\$0.07	0	Amortization Expense	1,250	\$0.06	0.1%	1,248	0.1%	(2)	1,250	0.1%
(36,046)	(\$24.69)	(40,809)	(\$26.50)	4,763	(72,843)	(\$50.62)	36,797	NET OPERATING INCOME	385,760	\$17.05	16.5%	274,277	11.9%	111,484	216,726	9.8%



STR # 63007 / Created January 16, 2025

# Monthly STAR Report : Hawthorn Suites by Wyndham Dickinson

For the Month of: December 2024

Currency: US Dollar / Competitive Set Data Excludes Subject Property



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Competitive Set Report	4
Response Report	5
Day of Week & Weekday/Weekend	6
Daily Data for the Month	7
Help	8

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

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7829  
 STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc  
 For the Month of: December 2024 Date Created: January 16, 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	56.7	43.1	131.8	91.98	107.35	85.7	52.19	46.23	112.9
Year To Date	74.2	69.3	107.1	102.16	122.59	83.3	75.81	84.92	89.3
Running 3 Month	72.4	59.2	122.2	95.88	115.15	83.3	69.38	68.18	101.8
Running 12 Month	74.2	69.3	107.1	102.16	122.59	83.3	75.81	84.92	89.3

### 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	1.5	-10.2	13.0	6.2	15.5	-8.1	7.7	3.8	3.8
Year To Date	1.6	4.9	-3.2	3.8	8.7	-4.5	5.4	14.0	-7.6
Running 3 Month	3.0	-2.8	6.0	5.3	11.5	-5.6	8.4	8.4	0.0
Running 12 Month	1.6	4.9	-3.2	3.8	8.7	-4.5	5.4	14.0	-7.6

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

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7829

STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc

For the Month of: December 2024 Date Created: January 16, 2025 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Hawthorn Suites by Wyndham Dickinson	56.7	1.5	74.2	1.6	72.4	3.0	74.2	1.6
Market: North Dakota	41.2	-8.6	57.8	0.2	51.5	-4.2	57.8	0.2
Market Class: Midscale Class	41.6	-7.7	59.6	2.4	52.8	-2.1	59.6	2.4
Submarket: North Dakota Area	38.3	-8.6	54.9	1.5	49.4	-2.8	54.9	1.5
Submarket Scale: Midscale Chains	41.3	-11.7	60.7	1.9	53.3	-5.1	60.7	1.9
Competitive Set: Competitors	43.1	-10.2	69.3	4.9	59.2	-2.8	69.3	4.9

Hawthorn Suites by Wyndham Dickinson
Market: North Dakota
Market Class: Midscale Class
Submarket: North Dakota Area
Submarket Scale: Midscale Chains
Competitive Set: Competitors

Supply			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
0.0	0.3	0.0	0.3
-1.3	-0.8	-1.0	-0.8
-2.3	-2.2	-2.2	-2.2
-2.0	-1.3	-1.5	-1.3
5.2	1.5	5.2	1.5
0.0	0.0	0.0	0.0

Average Daily Rate								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Hawthorn Suites by Wyndham Dickinson	91.98	6.2	102.16	3.8	95.88	5.3	102.16	3.8
Market: North Dakota	98.07	4.7	104.93	6.3	100.96	5.0	104.93	6.3
Market Class: Midscale Class	90.68	2.4	97.93	3.2	92.86	1.8	97.93	3.2
Submarket: North Dakota Area	91.27	6.1	97.78	5.5	94.07	4.6	97.78	5.5
Submarket Scale: Midscale Chains	100.54	5.7	109.81	5.2	105.17	4.1	109.81	5.2
Competitive Set: Competitors	107.35	15.5	122.59	8.7	115.15	11.5	122.59	8.7

Hawthorn Suites by Wyndham Dickinson
Market: North Dakota
Market Class: Midscale Class
Submarket: North Dakota Area
Submarket Scale: Midscale Chains
Competitive Set: Competitors

Demand			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
1.5	1.9	3.0	1.9
-9.8	-0.6	-5.1	-0.6
-9.8	0.1	-4.3	0.1
-10.4	0.2	-4.3	0.2
-7.1	3.5	-0.2	3.5
-10.2	4.9	-2.8	4.9

RevPAR								
Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	
Hawthorn Suites by Wyndham Dickinson	52.19	7.7	75.81	5.4	69.38	8.4	75.81	5.4
Market: North Dakota	40.39	-4.3	60.60	6.5	51.95	0.6	60.60	6.5
Market Class: Midscale Class	37.73	-5.5	58.34	5.6	49.00	-0.3	58.34	5.6
Submarket: North Dakota Area	34.98	-3.0	53.70	7.1	46.48	1.6	53.70	7.1
Submarket Scale: Midscale Chains	41.52	-6.7	66.67	7.2	56.01	-1.3	66.67	7.2
Competitive Set: Competitors	46.23	3.8	84.92	14.0	68.18	8.4	84.92	14.0

Hawthorn Suites by Wyndham Dickinson
Market: North Dakota
Market Class: Midscale Class
Submarket: North Dakota Area
Submarket Scale: Midscale Chains
Competitive Set: Competitors

Revenue			
Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
7.7	5.7	8.4	5.7
-5.5	5.7	-0.4	5.7
-7.6	3.2	-2.6	3.2
-5.0	5.7	0.1	5.7
-1.8	8.8	3.9	8.8
3.8	14.0	8.4	14.0

Census/Sample - Properties & Rooms					
Census		Sample		Sample %	
Properties	Rooms	Properties	Rooms	Rooms	
Market: North Dakota	336	25000	197	17705	70.8
Market Class: Midscale Class	82	6619	68	5680	85.8
Submarket: North Dakota Area	234	15832	112	9735	61.5
Submarket Scale: Midscale Chains	75	5775	65	5371	93.0
Competitive Set: Competitors	5	391	5	391	100.0

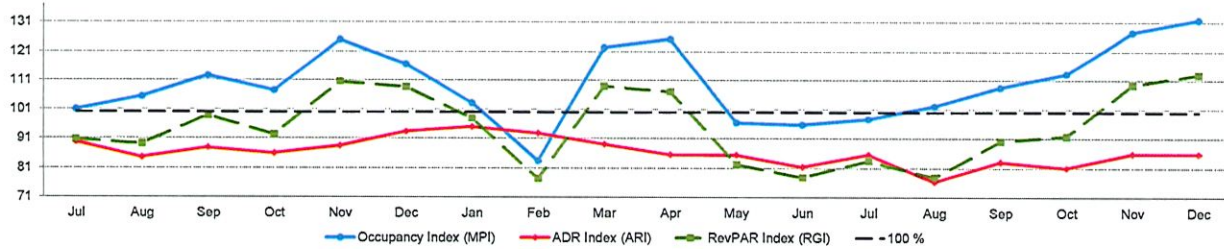
Market: North Dakota
Market Class: Midscale Class
Submarket: North Dakota Area
Submarket Scale: Midscale Chains
Competitive Set: Competitors



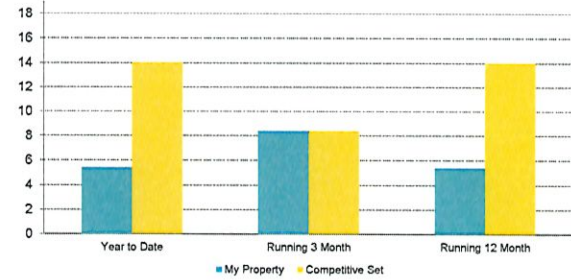
# Tab 4 - Competitive Set Report

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7820  
 STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc  
 For the Month of: December 2024 Date Created: January 16, 2025 Monthly Competitive Set Data Excludes Subject Property

### Monthly Indexes



### RevPAR Percent Change



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	90.0	90.5	90.9	82.8	72.1	55.9	48.4	42.7	62.4	77.3	80.5	87.8	88.3	94.7	90.2	80.0	72.3	56.7	74.7	73.0	74.2	64.1	70.3	72.4	74.7	73.0	74.2
Competitive Set	90.0	85.8	80.7	77.0	57.7	47.9	46.9	51.2	51.0	61.8	83.4	91.7	90.5	92.8	83.2	77.8	56.7	43.1	62.1	66.0	69.3	53.8	60.9	59.2	62.1	66.0	69.3
Index (MPI)	101.0	105.4	112.7	107.5	125.0	116.6	103.2	83.5	122.4	125.2	96.4	95.7	97.6	102.1	108.5	113.2	127.5	131.8	120.2	110.6	107.1	119.0	115.3	122.2	120.2	110.6	107.1
Rank	4 of 6	3 of 6	1 of 6	3 of 6	2 of 6	3 of 6	3 of 6	4 of 6	2 of 6	2 of 6	5 of 6	5 of 6	4 of 6	4 of 6	1 of 6	1 of 6	1 of 6	1 of 6	1 of 6	3 of 6	2 of 6	1 of 6	2 of 6	1 of 6	1 of 6	3 of 6	2 of 6
% Chg																											
My Property	0.3	2.6	0.9	25.7	22.2	-16.7	-30.3	-23.1	16.9	54.9	0.0	-2.3	-2.9	4.6	-0.8	6.3	0.2	1.5	15.8	-2.2	1.6	-4.7	0.7	3.0	15.8	-2.2	1.6
Competitive Set	0.8	-2.7	3.0	8.1	14.0	21.4	7.4	21.5	9.1	14.3	6.6	6.3	0.5	8.1	3.1	1.0	-1.7	-10.2	-0.5	6.3	4.9	0.7	13.2	-2.8	-0.5	6.3	4.9
Index (MPI)	-0.5	5.5	-2.0	16.3	7.2	-31.4	-35.2	-36.7	7.1	35.5	2.3	-8.0	-3.4	-3.2	-3.7	5.3	2.0	13.0	16.3	-8.0	-3.2	-5.3	-3.1	6.0	16.3	-8.0	-3.2
Rank	4 of 6	2 of 6	4 of 6	2 of 6	4 of 6	6 of 6	6 of 6	6 of 6	4 of 6	1 of 6	2 of 6	6 of 6	5 of 6	4 of 6	4 of 6	2 of 6	3 of 6	3 of 6	1 of 6	5 of 6	5 of 6	5 of 6	4 of 6	3 of 6	1 of 6	5 of 6	5 of 6
ADR	2023						2024												Year To Date			Running 3 Month			Running 12 Month		
My Property	115.98	110.20	105.85	96.01	88.76	86.62	91.74	90.40	88.57	89.84	100.04	114.36	121.80	113.58	106.75	100.45	83.30	91.08	96.22	98.45	102.16	85.30	91.06	95.88	86.22	98.45	102.16
Competitive Set	120.18	130.28	120.55	111.74	100.40	92.91	96.08	97.52	99.50	105.06	117.22	140.86	142.50	149.03	128.02	123.95	108.79	107.35	104.85	112.70	122.59	99.65	103.25	115.15	104.85	112.70	122.59
Index (ARI)	89.8	84.6	87.8	85.9	88.4	93.2	94.9	92.7	89.0	85.5	85.3	81.3	85.5	78.2	83.0	81.0	85.8	85.7	82.2	87.3	83.3	85.6	88.2	83.3	82.2	87.3	83.3
Rank	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	4 of 6	5 of 6	5 of 6	5 of 6	4 of 6	6 of 6	5 of 6	5 of 6	4 of 6	5 of 6	5 of 6	4 of 6	5 of 6	5 of 6	4 of 6	5 of 6	5 of 6	4 of 6	5 of 6
% Chg																											
My Property	17.8	7.1	8.1	5.0	1.7	11.0	15.4	10.7	1.7	0.1	-1.3	1.9	5.1	3.1	0.8	4.6	5.1	6.2	-1.2	14.2	3.8	8.5	6.8	5.3	-1.2	14.2	3.8
Competitive Set	10.7	11.0	9.1	9.3	1.1	-2.8	3.1	1.2	0.4	5.7	8.7	9.2	10.4	14.4	6.7	10.9	8.4	15.5	5.6	7.6	8.7	6.6	3.6	11.5	5.6	7.6	8.7
Index (ARI)	6.5	-3.5	-0.9	-3.9	0.6	14.6	11.0	9.4	1.3	-5.3	-0.2	-6.7	-4.8	-9.9	-5.5	-5.7	-3.0	-8.1	-6.4	6.1	-4.5	1.8	3.0	-5.6	-6.4	6.1	-4.5
Rank	2 of 6	6 of 6	4 of 6	5 of 6	3 of 6	1 of 6	1 of 6	1 of 6	3 of 6	4 of 6	0 of 6	6 of 6	6 of 6	6 of 6	5 of 6	6 of 6	5 of 6	6 of 6	6 of 6	1 of 6	6 of 6	3 of 6	2 of 6	6 of 6	6 of 6	1 of 6	6 of 6
RevPAR	2023						2024												Year To Date			Running 3 Month			Running 12 Month		
My Property	105.48	99.75	96.25	70.51	64.02	48.44	44.39	38.61	55.28	69.45	80.48	100.39	107.68	107.57	96.33	88.43	67.45	52.10	64.38	71.91	75.81	54.66	63.99	69.38	64.38	71.91	75.81
Competitive Set	116.29	111.82	97.28	86.09	57.92	44.55	45.34	49.01	50.75	64.88	97.80	120.04	129.03	138.28	106.98	96.42	61.67	46.23	65.13	74.47	84.92	53.64	62.91	68.18	65.13	74.47	84.92
Index (RGI)	90.7	89.2	88.9	82.4	110.5	108.7	97.9	77.4	108.9	107.0	82.3	77.8	83.5	77.8	90.0	91.7	108.4	112.9	98.9	96.6	89.3	101.9	101.7	101.8	98.9	96.6	89.3
Rank	4 of 6	4 of 6	4 of 6	4 of 6	2 of 6	3 of 6	3 of 6	5 of 6	3 of 6	3 of 6	5 of 6	6 of 6	5 of 6	6 of 6	4 of 6	5 of 6	2 of 6	2 of 6	4 of 6	4 of 6	4 of 6	4 of 6	3 of 6	2 of 6	4 of 6	4 of 6	4 of 6
% Chg																											
My Property	18.2	9.9	9.1	32.0	24.3	-7.1	-19.6	-14.9	18.0	54.9	7.6	-0.4	2.1	7.8	0.1	11.2	5.4	7.7	14.4	11.7	5.4	3.4	17.1	8.4	14.4	11.7	5.4
Competitive Set	11.5	8.0	12.3	18.1	15.3	18.3	10.8	22.9	9.6	20.8	15.9	16.1	10.9	23.7	10.0	12.0	6.5	3.8	5.1	14.3	14.0	7.3	17.3	8.4	5.1	14.3	14.0
Index (RGI)	5.9	1.8	-2.9	11.8	7.8	-21.4	-27.4	-30.8	8.5	28.3	-7.2	-14.2	-8.0	-12.8	-0.9	-0.7	-1.1	3.8	8.9	-2.3	-7.6	-3.6	-0.2	0.0	8.9	-2.3	-7.6
Rank	2 of 6	3 of 6	4 of 6	1 of 6	4 of 6	5 of 6	6 of 6	6 of 6	4 of 6	1 of 6	6 of 6	6 of 6	6 of 6	6 of 6	5 of 6	5 of 6	3 of 6	3 of 6	1 of 6	4 of 6	6 of 6	5 of 6	3 of 6	3 of 6	1 of 6	4 of 6	6 of 6

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# Tab 5 - Response Report

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7829  
 STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc  
 For the Month of: December 2024 Date Created: January 16, 2025

### This Year

- Dec 24th - Christmas Eve
- Dec 25th - Christmas Day
- Dec 26th - First Day of Kwanzaa
- Dec 26th - First Day of Hanukkah
- Dec 31st - New Year's Eve

### Last Year

- Dec 8th - First Day of Hanukkah
- Dec 24th - Christmas Eve
- Dec 25th - Christmas Day
- Dec 26th - First Day of Kwanzaa
- Dec 31st - New Year's Eve

December 2024 (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				

December 2023 (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						

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
63007	Hawthorn Suites by Wyndham Dickinson	Dickinson, ND	58601	(701) 483-7829	83	201309
52766	Holiday Inn Express & Suites Dickinson	Dickinson, ND	58601	(701) 456-8000	56	200407
61377	Hampton Inn & Suites Dickinson	Dickinson, ND	58601	(701) 456-0100	85	201207
61856	La Quinta Inn & Suites by Wyndham Dickinson	Dickinson, ND	58601	(701) 456-2500	79	201204
64096	Candlewood Suites Dickinson	Dickinson, ND	58601	(701) 761-2050	81	201504
64814	TownePlace Suites Dickinson	Dickinson, ND	58601	(701) 483-4724	90	201602
					474	

2023												2024											
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

Data received:

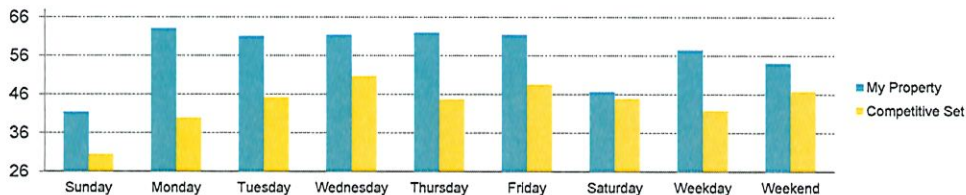
- = Monthly Only
- = Monthly & Daily



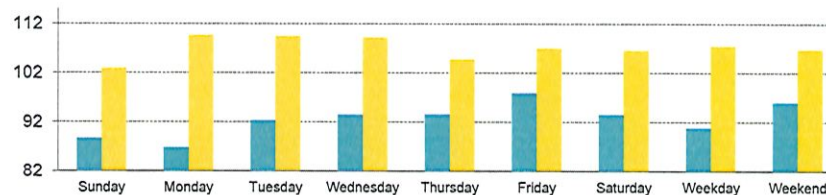
# Tab 6 - Day of Week and Weekday/Weekend Report

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7829  
 STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc  
 For the Month of: December 2024 Date Created: January 15, 2025 Monthly Competitive Set Data Excludes Subject Property

### Current Month Occupancy



### Current Month ADR



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	41.4	-24.6	30.6	-13.3	135.5	-13.0	88.69	4.5	102.91	15.6	86.2	-9.6	36.76	-21.1	31.48	0.2	116.8	-21.3
	Year To Date	59.9	-3.4	56.5	8.8	106.0	-11.2	101.18	5.8	114.85	8.4	88.1	-2.4	60.58	2.3	64.89	18.0	93.4	-13.3
	Running 3 Month	56.7	-8.7	43.4	-4.2	130.7	-4.7	93.74	5.7	107.45	11.0	87.2	-4.7	53.17	-3.5	46.63	6.3	114.0	-9.2
	Running 12 Month	59.9	-3.4	56.5	8.8	106.0	-11.2	101.18	5.8	114.85	8.4	88.1	-2.4	60.58	2.3	64.89	18.0	93.4	-13.3
Monday	Current Month	63.1	3.8	39.9	-23.4	158.0	35.5	98.00	0.4	109.69	16.1	79.2	-13.6	54.85	4.1	43.82	-11.1	125.2	17.1
	Year To Date	77.6	3.1	72.3	3.1	107.3	0.0	98.00	2.8	122.54	8.0	80.0	-4.9	76.04	5.9	88.58	11.4	85.8	-4.9
	Running 3 Month	75.5	-1.2	61.2	-10.4	123.5	10.2	95.13	5.3	115.44	9.7	82.4	-4.0	71.86	4.0	70.61	-1.7	101.8	5.8
	Running 12 Month	77.6	3.1	72.3	3.1	107.3	0.0	98.00	2.8	122.54	8.0	80.0	-4.9	76.04	5.9	88.58	11.4	85.8	-4.9
Tuesday	Current Month	61.2	4.2	45.3	-23.5	135.2	36.3	92.30	6.8	109.49	14.3	84.3	-6.6	56.49	11.3	49.57	-12.6	114.0	27.4
	Year To Date	78.7	2.7	77.7	3.1	101.3	-0.3	99.59	2.9	126.58	9.8	78.7	-6.3	78.40	5.7	98.32	13.1	79.7	-6.6
	Running 3 Month	79.1	8.8	69.3	-5.4	114.0	15.1	95.44	3.9	122.69	13.9	77.8	-8.7	75.48	13.1	85.08	7.7	88.7	5.0
	Running 12 Month	78.7	2.7	77.7	3.1	101.3	-0.3	99.59	2.9	126.58	9.8	78.7	-6.3	78.40	5.7	98.32	13.1	79.7	-6.6
Wednesday	Current Month	61.4	11.5	50.8	-1.9	121.0	13.6	93.51	9.2	109.20	17.5	85.6	-7.1	57.46	21.7	55.44	15.3	103.6	5.5
	Year To Date	78.1	4.4	76.2	5.6	102.5	-1.1	100.42	4.2	124.29	8.7	80.8	-4.1	78.39	8.8	94.66	14.8	82.8	-5.2
	Running 3 Month	77.8	10.2	67.8	0.8	114.9	9.4	97.09	5.9	117.45	11.4	82.7	-4.9	75.58	16.8	79.60	12.3	94.9	4.0
	Running 12 Month	78.1	4.4	76.2	5.6	102.5	-1.1	100.42	4.2	124.29	8.7	80.8	-4.1	78.39	8.8	94.66	14.8	82.8	-5.2
Thursday	Current Month	62.0	13.8	44.7	-6.7	138.8	22.0	93.55	7.0	104.79	14.3	89.3	-6.4	58.04	21.7	46.84	6.7	123.9	14.1
	Year To Date	75.4	3.7	68.3	5.1	110.4	-1.4	101.13	4.6	119.69	8.5	84.5	-3.6	76.22	8.4	81.71	14.1	93.3	-5.0
	Running 3 Month	75.0	11.3	57.6	-2.9	130.2	14.6	95.21	6.0	111.41	11.1	85.5	-4.6	71.39	18.0	64.15	7.9	111.3	9.3
	Running 12 Month	75.4	3.7	68.3	5.1	110.4	-1.4	101.13	4.6	119.69	8.5	84.5	-3.6	76.22	8.4	81.71	14.1	93.3	-5.0
Friday	Current Month	61.4	15.4	48.7	-2.4	126.3	18.3	97.92	12.6	107.02	13.8	91.5	-1.1	60.17	29.9	52.08	11.1	115.5	17.0
	Year To Date	75.6	-0.4	67.5	3.7	112.0	-3.9	107.94	4.8	123.58	8.7	87.3	-3.6	81.60	4.4	83.42	12.7	97.8	-7.4
	Running 3 Month	73.4	-0.8	58.1	-2.4	126.3	1.7	98.22	6.5	113.99	11.1	86.2	-4.1	72.09	5.7	66.22	8.4	108.9	-2.5
	Running 12 Month	75.6	-0.4	67.5	3.7	112.0	-3.9	107.94	4.8	123.58	8.7	87.3	-3.6	81.60	4.4	83.42	12.7	97.8	-7.4
Saturday	Current Month	46.7	-15.4	44.9	3.5	104.0	-18.2	93.61	5.9	106.63	16.9	87.8	-9.4	43.71	-10.4	47.86	21.0	91.3	-26.0
	Year To Date	72.7	-1.4	66.3	5.3	109.7	-6.4	109.16	3.2	124.41	8.5	87.7	-4.9	79.37	1.8	82.44	14.3	96.3	-11.0
	Running 3 Month	66.9	-3.0	56.3	2.8	118.8	-5.6	98.03	5.1	113.02	11.2	86.7	-5.5	65.60	2.0	63.66	14.3	103.0	-10.8
	Running 12 Month	72.7	-1.4	66.3	5.3	109.7	-6.4	109.16	3.2	124.41	8.5	87.7	-4.9	79.37	1.8	82.44	14.3	96.3	-11.0
Weekday/Weekend	Current Month	57.5	1.4	41.8	-14.0	137.7	17.9	90.90	5.5	107.55	15.7	84.5	-8.7	52.28	7.0	44.93	-0.6	116.4	7.6
	Year To Date	74.0	2.4	70.2	5.1	105.3	-2.5	99.99	4.0	122.04	8.7	81.9	-4.4	73.95	6.5	85.69	14.2	86.3	-6.8
	Running 3 Month	72.9	4.6	60.0	-3.9	121.6	8.8	95.42	5.5	115.76	11.7	82.4	-5.6	69.59	10.3	69.46	7.4	100.2	2.7
	Running 12 Month	74.0	2.4	70.2	5.1	105.3	-2.5	99.99	4.0	122.04	8.7	81.9	-4.4	73.95	6.5	85.69	14.2	86.3	-6.8
Weekend (Fri-Sat)	Current Month	54.1	-0.3	46.8	0.3	115.6	-0.6	96.06	9.5	106.84	15.2	89.9	-5.0	51.94	9.2	49.97	15.6	103.9	-5.5
	Year To Date	74.2	-0.9	66.9	4.5	110.9	-5.2	108.54	4.0	123.99	8.6	87.5	-4.2	80.49	3.1	82.93	13.5	97.1	-9.2
	Running 3 Month	70.2	-1.8	57.2	0.1	122.6	-1.9	98.13	5.8	113.51	11.1	86.4	-4.8	68.84	3.9	64.94	11.2	106.0	-6.6
	Running 12 Month	74.2	-0.9	66.9	4.5	110.9	-5.2	108.54	4.0	123.99	8.6	87.5	-4.2	80.49	3.1	82.93	13.5	97.1	-9.2
Total	Current Month	56.7	1.5	43.1	-10.2	131.8	13.0	91.98	6.2	107.35	15.5	85.7	-8.1	52.19	7.7	46.23	3.8	112.9	3.8
	Year To Date	74.2	1.6	69.3	4.9	107.1	-3.2	102.16	3.8	122.59	8.7	83.3	-4.5	75.81	5.4	84.92	14.0	89.3	-7.6
	Running 3 Month	72.4	3.0	59.2	-2.8	122.2	6.0	95.88	5.3	115.15	11.5	83.3	-5.6	69.38	8.4	68.18	8.4	101.8	0.0
	Running 12 Month	74.2	1.6	69.3	4.9	107.1	-3.2	102.16	3.8	122.59	8.7	83.3	-4.5	75.81	5.4	84.92	14.0	89.3	-7.6

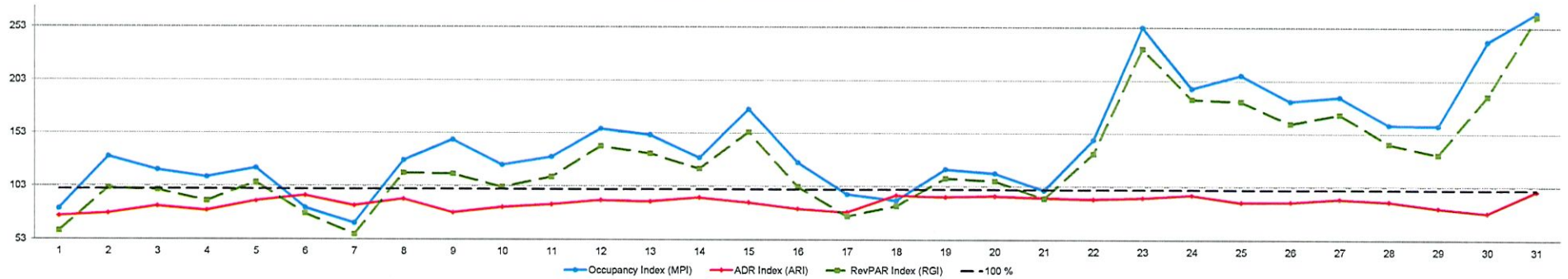
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Tab 7 - Daily Data for the Month

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7829  
 STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc  
 For the Month of: December 2024 Date Created: January 16, 2025 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of December



Occupancy (%)	December																															
	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	
My Property	28.9	69.9	74.7	73.5	72.3	56.6	48.2	44.6	73.5	73.5	74.7	72.3	53.0	55.4	56.6	66.3	56.6	51.8	54.2	55.4	38.6	41.0	43.4	44.6	45.8	49.4	80.7	44.6	36.1	62.7	56.6	
Competitive Set	35.3	53.5	63.2	66.0	60.4	68.5	70.3	35.0	50.1	59.8	57.3	46.0	35.0	42.7	52.9	59.3	57.8	48.1	45.5	48.1	38.9	27.9	17.1	22.8	22.0	26.9	43.0	27.6	22.5	26.1	21.2	
Index (MPI)	81.9	130.7	118.2	111.4	119.8	82.6	68.5	127.2	146.6	122.8	130.4	157.0	151.3	129.6	175.7	125.2	89.4	89.6	119.1	115.3	99.2	146.9	253.1	195.8	208.2	183.9	187.9	101.4	166.6	240.2	266.8	
% Chg																																
My Property	-69.6	-12.1	-1.6	8.9	3.4	-9.6	-14.9	-14.0	15.1	13.0	10.7	33.3	12.8	4.5	9.3	31.0	-2.1	2.4	21.6	21.1	10.3	-10.5	-12.2	23.3	31.0	0.0	103.0	-5.1	20.0	136.4	80.8	
Competitive Set	-14.3	-22.0	-17.4	-4.4	12.4	16.5	37.5	-6.2	-19.3	-7.9	-6.3	-20.0	-36.6	-2.9	-19.2	7.3	2.7	32.2	8.5	30.6	15.2	-14.8	-40.2	-39.5	-33.3	-30.0	37.7	-12.2	-11.1	18.6	-45.8	
Index (MPI)	-64.6	12.7	19.1	14.0	-7.9	-22.4	-38.1	-8.3	42.7	22.6	18.1	66.7	77.9	7.7	35.3	22.1	-4.6	-22.5	12.1	-7.3	-4.2	5.1	46.8	103.7	96.6	42.9	47.4	8.0	35.0	99.3	233.2	

ADR	December																															
	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	76.69	87.83	96.05	92.01	97.32	101.15	94.90	93.40	87.04	94.43	96.84	94.39	91.00	94.64	92.48	90.98	87.19	95.14	93.10	100.07	96.20	88.50	80.66	91.51	89.10	88.64	99.58	89.84	88.24	82.69	91.75	
Competitive Set	102.50	113.55	114.37	115.77	109.68	107.91	112.42	103.22	111.62	113.63	113.19	105.30	102.89	102.82	105.52	111.21	110.81	100.84	100.34	106.86	104.36	97.30	94.10	96.53	101.05	100.38	109.17	100.98	106.28	105.20	92.95	
Index (ARI)	74.8	77.3	84.0	80.0	88.7	93.7	84.4	90.5	78.0	83.0	85.6	89.6	88.4	92.0	87.6	81.6	78.7	94.3	92.8	93.6	92.2	91.0	92.1	94.8	88.2	88.3	91.2	89.0	83.0	78.6	88.7	
% Chg																																
My Property	-11.5	1.3	10.9	7.2	12.2	13.1	7.0	9.7	-0.8	4.8	6.7	8.9	4.6	4.8	13.5	4.8	2.4	15.5	5.7	16.7	10.6	6.7	1.1	10.4	10.7	-1.2	18.1	-2.9	-1.5	-11.7	-2.0	
Competitive Set	22.0	21.1	19.2	26.0	26.4	16.6	29.9	13.5	11.5	16.7	17.5	13.5	8.1	10.7	16.7	20.6	15.9	8.5	5.9	15.2	14.0	10.7	6.8	4.1	13.5	7.1	27.0	10.1	12.2	10.1	-9.1	
Index (ARI)	-28.0	-16.3	-6.9	-14.9	-11.3	-3.0	-17.0	-3.3	-11.0	-10.2	-9.2	-4.1	-3.2	-5.3	-2.7	-13.1	-11.6	6.4	-0.1	1.3	-3.0	-3.6	-5.3	6.1	-2.4	-7.8	-7.6	-11.9	-12.2	-19.8	7.8	

RevPAR	December																															
	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	22.18	61.37	71.75	68.06	70.35	57.28	45.73	41.64	63.97	69.40	72.34	68.23	48.24	52.45	52.37	60.28	40.37	40.20	50.48	55.46	37.09	36.25	37.50	40.80	40.79	43.78	60.30	40.05	31.89	51.80	51.05	
Competitive Set	36.18	60.70	72.25	76.30	66.20	73.06	79.07	36.17	55.95	68.13	64.85	48.50	36.05	43.92	34.00	58.88	65.75	58.29	45.68	51.38	40.57	27.12	16.12	21.97	22.23	20.96	46.91	27.89	23.92	27.44	19.73	
Index (RGI)	61.3	101.1	99.3	89.1	106.3	77.4	57.8	115.1	114.3	101.9	111.6	140.7	133.6	119.4	154.0	102.4	75.1	84.6	110.5	107.9	91.4	133.7	233.1	165.7	193.6	162.4	171.4	143.6	133.3	188.7	263.3	
% Chg																																
My Property	-73.1	-11.0	9.2	16.8	16.0	2.3	-6.3	-5.6	14.2	18.4	18.1	45.2	18.0	9.6	24.1	37.2	0.3	18.2	28.6	41.3	22.0	-4.5	-11.2	36.2	45.1	-1.2	139.9	-7.9	18.2	108.6	77.1	
Competitive Set	5.4	-5.6	-1.5	20.4	42.1	35.9	78.6	6.5	-10.0	7.5	10.1	-9.2	-31.4	7.5	-5.7	29.4	18.9	43.4	14.9	50.4	31.3	-5.7	-36.1	-37.0	-24.3	-25.0	74.9	-3.3	-0.3	30.6	-50.7	
Index (RGI)	-74.5	-5.7	10.9	-3.0	-18.3	-24.7	-48.6	-11.3	26.9	10.2	7.2	59.9	72.1	2.0	31.6	6.1	-15.7	-17.5	11.9	-6.1	-7.0	1.3	39.0	116.1	91.7	31.8	37.1	-4.8	18.6	59.8	259.1	

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