



\$ 221,667

Holiday Inn Viera - AD 1 Viera Hotels, Ilc
2016 Actual/Budget & January to March 2017 Forecast

REVENUES	1st Year	%	Actual												Forecast	
			Partial-March	April	May	June	July	August	September	October	November	December	January	February	March	
Rooms	\$ 3,284,794.94	78.99%	\$ 230,080	\$ 230,865	\$ 232,943	\$ 232,575	\$ 256,278	\$ 185,084	\$ 179,199	\$ 275,901	\$ 217,641	\$ 165,310	\$ 294,418	\$ 356,950	\$ 487,600	
F&B	\$ 850,698.93	19.98%	\$ 39,132	\$ 90,170	\$ 76,874	\$ 67,393	\$ 58,423	\$ 37,633	\$ 49,031	\$ 38,625	\$ 55,514	\$ 80,270	\$ 64,306	\$ 73,214	\$ 100,114	
Other	\$ 42,746.60	#DIV/0!	\$ 4,594	\$ 9,372	\$ 6,909	\$ 1,629	\$ 1,594	\$ 467	\$ 3,048	\$ 1,552	\$ 3,521	\$ 1,959	\$ 2,700	\$ 2,700	\$ 2,700	
Total Revenue	\$ 4,158,239.87	98.97%	\$ 273,806	\$ 330,407	\$ 316,726	\$ 301,597	\$ 316,295	\$ 223,135	\$ 231,279	\$ 316,078	\$ 276,676	\$ 247,539	\$ 317,538	\$ 432,864	\$ 590,414	
Dept Costs																
Rooms Dept Cost	\$ 886,223.26	21.31%	\$ 34,896	\$ 70,258	\$ 64,920	\$ 73,716	\$ 90,729	\$ 66,776	\$ 60,105	\$ 65,795	\$ 69,229	\$ 57,697	\$ 70,102	\$ 75,367	\$ 86,635	
F&B Cost	\$ 755,094.11	18.16%	\$ 34,487	\$ 78,897	\$ 81,778	\$ 56,158	\$ 62,973	\$ 42,474	\$ 49,164	\$ 42,912	\$ 44,270	\$ 60,308	\$ 58,634	\$ 64,078	\$ 78,961	
Departmental Profit	\$ 2,516,923	60.53%	\$ 204,423	\$ 181,252	\$ 170,028	\$ 171,723	\$ 162,593	\$ 113,885	\$ 122,009	\$ 207,371	\$ 163,177	\$ 129,534	\$ 182,633	\$ 293,419	\$ 424,819	
UNDISTRIBUTED EXPENSES																
Administrative & General	\$ 376,501.64	9.05%	\$ 20,045	\$ 31,925	\$ 38,010	\$ 24,015	\$ 29,479	\$ 28,533	\$ 24,925	\$ 27,965	\$ 23,567	\$ 27,958	\$ 29,514	\$ 32,455	\$ 38,112	
Sales & Marketing	\$ 516,653.16	12.42%	\$ 27,100	\$ 34,393	\$ 31,670	\$ 36,718	\$ 39,737	\$ 35,379	\$ 33,162	\$ 41,464	\$ 36,889	\$ 33,438	\$ 44,083	\$ 54,866	\$ 67,804	
Repairs & Maintenance	\$ 244,394.81	5.88%	\$ 4,123	\$ 10,970	\$ 23,547	\$ 19,134	\$ 28,991	\$ 25,704	\$ 22,207	\$ 18,580	\$ 22,738	\$ 18,258	\$ 16,722	\$ 16,099	\$ 17,322	
Energy	\$ 204,438.74	4.92%	\$ 13,815	\$ 15,678	\$ 2,272	\$ 19,596	\$ 21,440	\$ 12,742	\$ 13,591	\$ 20,888	\$ 15,446	\$ 14,504	\$ 16,368	\$ 17,171	\$ 20,928	
Total Undistributed	\$ 1,341,988.35	32.27%	\$ 65,083	\$ 92,966	\$ 95,499	\$ 99,463	\$ 119,648	\$ 102,358	\$ 93,885	\$ 108,896	\$ 98,589	\$ 94,157	\$ 111,297	\$ 120,591	\$ 144,165	
Gross Operating Profit	\$ 1,040,928.57	25.03%	\$ 139,340	\$ 88,286	\$ 74,529	\$ 72,261	\$ 42,946	\$ 11,526	\$ 28,124	\$ 98,475	\$ 64,588	\$ 35,377	\$ 71,336	\$ 172,828	\$ 280,654	
OTHER EXPENSES																
Management Fees	\$ 123,918.28	2.98%	\$ 8,214	\$ 9,912	\$ 9,502	\$ 9,048	\$ 9,489	\$ 6,694	\$ 6,938	\$ 9,482	\$ 8,300	\$ 7,426	\$ 8,214	\$ 12,986	\$ 17,712	
Property and Other Taxes	\$ 66,000.00	1.59%	\$ 4,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ (10,000)	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	
Insurance	\$ 99,898.00	2.40%	\$ 3,334	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	\$ 8,047	
FFE Reserve	\$ 166,955.46	4.02%	\$ 10,952	\$ 13,216	\$ 12,669	\$ 12,064	\$ 12,652	\$ 8,907	\$ 9,251	\$ 12,643	\$ 11,067	\$ 9,902	\$ 12,702	\$ 17,315	\$ 23,617	
Total Other Expenses	\$ 456,771.74	10.98%	\$ 26,500	\$ 39,175	\$ 36,218	\$ 37,159	\$ 38,188	\$ 31,648	\$ 32,237	\$ 20,172	\$ 27,414	\$ 25,375	\$ 36,963	\$ 46,347	\$ 57,376	
Net Income	\$ 723,496.83	17.40%	\$ 112,840	\$ 49,111	\$ 36,311	\$ 35,102	\$ 4,758	\$ (20,121)	\$ (4,113)	\$ 78,302	\$ 37,173	\$ 10,002	\$ 34,373	\$ 126,481	\$ 223,278	
Interest Expense	\$ 363,363.29		\$ -	\$ 21,000	\$ 24,629	\$ 28,103	\$ 28,981	\$ 29,523	\$ 28,611	\$ 29,608	\$ 28,665	\$ 30,658	\$ 31,000	\$ 31,000	\$ 31,000	
Amortisation	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Cash Flow	\$ 360,133.54	9%	\$ 92,253.76	\$ 28,110.99	\$ 11,681.95	\$ 6,998.70	\$ (24,223.01)	\$ (49,643.82)	\$ (32,723.13)	\$ 48,694.16	\$ 8,508.24	\$ (20,656.12)	\$ 4,372.97	\$ 96,480.78	\$ 193,278.06	

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

Holiday Inn Melbourne Viera Conference Center 8298 N Wickham Rd Melbourne, FL 32940-7923 Phone: (321) 255-0077
 STR # 28026 ChainID: 10326 MgtCo: None Owner: None
 For the Month of: December 2016 Date Created: January 17, 2017 Monthly Competitive Set Data Excludes Subject Property

December 2016

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	51.9	66.6	77.9	80.29	99.32	80.8	41.66	66.19	62.9
Year To Date	64.4	81.1	79.4	94.13	105.24	89.4	60.62	85.34	71.0
Running 3 Month	62.9	73.9	85.0	89.22	104.22	85.6	56.10	77.06	72.8
Running 12 Month	64.4	81.1	79.4	94.13	105.24	89.4	60.62	85.34	71.0

December 2016 vs. 2015 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	18.3	-9.5	30.7	-1.3	16.2	-15.1	16.8	5.2	11.0
Year To Date	9.7	2.9	6.6	4.6	11.7	-6.4	14.7	15.0	-0.2
Running 3 Month	32.3	-1.2	33.9	13.9	21.0	-5.8	50.7	19.5	26.1
Running 12 Month	9.7	2.9	6.6	4.6	11.7	-6.4	14.7	15.0	-0.2

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