



BOARD OF EQUALIZATION MEETING AGENDA

Wednesday, April 09, 2025 at 5:00 PM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

President: Scott Decker
Vice President: Dr. Robert Baer
Jason Fridrich
John Odermann
Joe Ridl

CALL TO ORDER

Call Meeting to Order: and proceed to inquire if the clerk has a copy of the published notice of the meeting as published. A copy of the notice should become part of the minutes.

Presented by: Vice President Dr. Robert Baer

ROLL CALL

OPENING CEREMONIES

Pledge of Allegiance

1. OTHER BUSINESS:

A. **Abatement Hearing:** HND Properties

Presented by: Assessor Hirschfeld

2. REGULAR AGENDA:

A. After the Meeting has been duly opened: The Chairperson should ask if the work of the local Assessor has been completed and all assessments entered in the assessment roll.

Presented by: Assessor Hirschfeld

B. **Assessor's Report:** Level of assessment and report on property classes (Enc.)

Presented by: Assessor Hirschfeld

- C. The Board of Equalization** shall proceed to equalize and correct the assessment roll (NDCC 57-11-03)

The Board may change the valuation and assessment of any real property upon the roll by increasing or diminishing the assessed valuation thereof as shall be reasonable and just to render taxation uniform (NDCC 57-11-03).

***Except that the valuation of any property returned by the Assessor shall not be increased more than twenty-five percent without first giving the owner or his agent notice of the intention of the Board to increase it (NDCC 57-11-03).

Presented by: Assessor Hirschfeld

- D. During the Session:** of the Board, any person, his attorney or his agent, feeling aggrieved by anything in the assessment roll, may apply to the Board for the correction of alleged errors in the listing or valuation of his real property, and the Board may correct the errors as it may deem just. (NDCC 57-11-04)

Presented by: Assessor Hirschfeld

- E. Adding Property to the Assessment List:** The Board of Equalization shall place upon and add to the assessment roll any real property subject to taxation which has been omitted by the owner or the Assessor, and shall enter the property at a valuation which will bear an equal and just proportion of the taxation (NDCC 57-11-05).

Presented by: Assessor Hirschfeld

- F. No reduction after session of board:** After the adjournment of the Board each year, neither the governing body of the city nor the City Board of Equalization shall change or alter any assessment. Neither shall the governing body or the Board of Equalization reduce or abate, or authorize the reduction, abatement or return, of any taxes levied upon such assessments for any cause except that the property assessed was not subject to taxation at the time the assessment was made (NDCC 57-11-06).

Presented by: Vice President Dr. Robert Baer

- G. Exemption Applications:** Consider applications that may be filed for exemption of improvements to residential or commercial buildings (NDCC 57-02.2-02 & 03 and 57-02-08(35)(36).

Please refer to Attachment A

Motion required to approve exemptions.

Presented by: Assessor Hirschfeld

3. ADJOURNMENT

- A. Adjournment:** May adjourn having completed equalization.

Presented by: Vice President Dr. Robert Baer

Link for viewing Board of Equalization Meeting:

<https://www.dickinsongov.com/meetings>

This link will not be live until approximately 5:00 pm on April 9, 2025.

Teams Meeting: <https://tinyurl.com/2uaj7822>

Teams Meeting ID: 236 469 765 443 **Meeting Passcode:** GC69NX3b

Teams Phone #: 1-701-506-0320 **Phone Conference ID:** 680 218 073#

Local Phone #: 701-456-7006

Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator by the Friday preceding the meeting.

Application For Abatement Or Refund Of Taxes

North Dakota Century Code § 57-23-04

Section 1. Item A.

File with the County Auditor on or before November 1 of the year following the year in which the tax becomes delinquent.

State of North Dakota
County of Stark
Name Heather Dressler - HND Properties
Address 1720 Market Dr Ste J
Assessment District Dickinson
Property I.D. No. 41-2290-01000110
Telephone No. (605) 484-4696

Legal description of the property involved in this application:

Lots 1 & 4, Block 1 The Maket Addition, The Market Business Condos, Suite J of Building 1720

Total true and full value of the property described above for the year 2024 is:

Land \$ 377.800
Improvements \$ _____
Total \$ 377.800
(1)

Total true and full value of the property described above for the year 2024 should be:

Land \$ 0
Improvements \$ 0
Total \$ 0
(2)

The difference of \$ 377,800.00 true and full value between (1) and (2) above is due to the following reason(s):

- ☐ 1. Agricultural property true and full value exceeds its agricultural value defined in N.D.C.C. § 57-02-27.2
- ☐ 2. Residential or commercial property's true and full value exceeds the market value
- ☐ 3. Error in property description, entering the description, or extending the tax
- ☐ 4. Nonexisting improvement assessed
- ☒ 5. Complainant or property is exempt from taxation. Attach a copy of Application for Property Tax Exemption.
- ☐ 6. Duplicate assessment
- ☐ 7. Property improvement was destroyed or damaged by fire, flood, tornado, or other natural disaster (see N.D.C.C. § 57-23-04(1)(g))
- ☐ 8. Error in noting payment of taxes, taxes erroneously paid
- ☐ 9. Property qualifies for Homestead Credit (N.D.C.C. § 57-02-08.1) or Disabled Veterans Credit (N.D.C.C. § 57-02-08.8). Attach a copy of the application.
- ☐ 10. Other (explain) _____

The following facts relate to the market value of the residential or commercial property described above. For agricultural property, go directly to question #5.

1. Purchase price of property: \$ 399,808 Date of purchase: 08-24-23
Terms: Cash ☒ Contract _____ Trade _____ Other (explain) _____
Was there personal property involved in the purchase price? no Estimated value: \$ 0
yes/no
2. Has the property been offered for sale on the open market? no If yes, how long? n/a
yes/no
Asking price: \$ _____ Terms of sale: _____
3. The property was independently appraised: no Purpose of appraisal: _____
yes/no
Market value estimate: \$ _____
Appraisal was made by whom? _____
4. The applicant's estimate of market value of the property involved in this application is \$ _____
5. The estimated agricultural productive value of this property is excessive because of the following condition(s): _____

Applicant asks that This property is being rented out as a Church. mv 2025 application for exemption was recently approved. so I am asking for abatement for 2024 tax year as well and partial 2023 since I was not aware as the owner of the property that I could apply for tax exemption.

By filing this application, I consent to an inspection of the above-described property by an authorized assessment official for the purpose of making an appraisal of the property. I understand the official will give me reasonable notification of the inspection. See N.D.C.C. § 57-23-05.1.

I declare under the penalties of N.D.C.C. § 12.1-11-02, which provides for a Class A misdemeanor for making a false statement in a governmental matter, that this application is, to the best of my knowledge and belief, a true and correct application.

Signature of Preparer (if other than applicant) [Signature] Date 03-24-25 Signature of Applicant [Signature] Date 03-24-25

24775
(2-2016)

Recommendation of the Governing Body of the City or Township

Recommendation of the governing board of _____

On _____, _____, the governing board of this municipality, after examination of this application and the facts, passed a resolution recommending to the Board of County Commissioners that the application be _____

Dated this _____ day of _____, _____.

City Auditor or Township Clerk

Action by the Board of County Commissioners

Application was _____ by action of _____ County Board of Commissioners.

Approved/Rejected

Based upon an examination of the facts and the provisions of North Dakota Century Code § 57-23-04, we approve this application. The taxable valuation is reduced from \$ _____ to \$ _____ and the taxes are reduced accordingly. The taxes, if paid, will be refunded to the extent of \$ _____. The Board accepts \$ _____ in full settlement of taxes for the tax year _____.

We reject this application in whole or in part for the following reason(s). Written explanation of the rationale for the decision must be attached.

Dated _____, _____

County Auditor

Chairperson

Certification of County Auditor

I certify that the Board of County Commissioners took the action stated above and the records of my office and the office of the County Treasurer show the following facts as to the assessment and the payment of taxes on the property described in this application.

Year	Taxable Value	Tax	Date Paid (if paid)	Payment Made Under Written Protest?
				yes/no

I further certify that the taxable valuation and the taxes ordered abated or refunded by the Board of County Commissioner are as follows:

Year	Reduction in Taxable Valuation	Reduction in Taxes

County Auditor

Date

Application For Abatement
Or Refund Of Taxes

Name of Applicant

HND Properties

County Auditor's File No.

004-2025

Date Application Was Filed
With The County Auditor

3/31/25

Date County Auditor Mailed
Application to Township
Clerk or City Auditor

4/1/25

(must be within five business days of filing date)

Application For Property Tax Exemption

This application must be filed with the assessor every year by February 1 of the year for which the exemption is claimed

Property Number: 2990-0100-0110

Property Owner: HND PROPERTIES, LLC

Property Address: 1720 MARKET DR STE J

Mailing Address: 677 8TH AVE W

DICKINSON, ND 58601-4742

Legal Description:

LOTS 1 & 4, BLOCK 1, THE MARKET ADDITION, THE
MARKET BUSINESS CONDOS, SUITE J OF BUILDING
1720

Date property was acquired _____ Market value of property claimed exempt \$ _____

Exemption Claimed Pursuant to One of the Following Sections of the North Dakota Century Code.

- ☒ 1 N D C C § 57-02-08(9): property used exclusively for public worship or property belonging to a religious organization and used for religious purposes Church ☒ Parsonage ☐ Other (attach explanation) ☐
- ☐ 2 N D C C § 57-02-08(8): property owned by an institution of public charity and used for the charitable purposes for which it was organized Public Hospital ☐ Nursing Home ☐ Other (attach explanation) ☐
- ☐ 3 N D C C § 57-02-08(11): property owned by nonprofit lodges, clubs, etc. and used for their meetings and ceremonies
a If licensed to sell alcoholic beverages, describe each area of the building where these beverages are sold or consumed _____
b If food is sold, describe each area of the building where the food is sold or consumed. _____
- ☐ 4 N D C C § 57-02-08(20): buildings owned and occupied as a homestead by one of the following:
a Paraplegic Disabled Veteran or Veteran awarded specially adapted housing or unmarried surviving spouse ☐ (2)(5)
b Permanently and Totally Disabled Person Confined to a Wheelchair or unmarried surviving spouse ☐ (2)
- ☐ 5 N D C C § 57-02-08(22): buildings owned by a blind person and/or spouse and occupied as a home by the blind person. (2)
- ☐ 6 N D C C § 57-02-08(26): buildings owned and occupied as a homestead by a paraplegic disabled person or unmarried surviving spouse. (2)(3)
- ☐ 7 N D C C § 57-02-08(31): group homes owned by nonprofit corporations.
- ☐ 8 N D C C § 57-55-10: mobile home is exempt or the provisions of N D C C ch. 57-55 apply
- ☐ 9 N D C C § _____ Subsection _____

For what purpose(s) was the property used during the 12-month period prior to the year for which this exemption is claimed? (Note: Be specific. If there were several types of use, indicate such usages by square foot areas of the building and floor location. If additional space is needed, attach another sheet.) _____

Is any income derived from the use of any portion of this property by other individuals or groups, whether considered as rent or reimbursement for expenses or services rendered? Yes ☒ No ☐ If Yes, give details _____

- (1) Provide a current copy of organizational documents supporting claim (e.g., articles of incorporation and by-laws, etc.) if claiming exemption for the first time or upon request.
- (2) Provide an affidavit or physician's certificate if claiming exemption for the first time.
- (3) Provide an annual statement that previous year's income did not exceed the amount provided in N D C C § 57-02-08.1
- (4) Provide a copy of the DD form 214 showing veteran's honorable discharge from active military service if claiming exemption for the first time.
- (5) Provide evidence from the Department of Veterans Affairs showing award of specially adapted housing if claiming exemption for this status for the first time.
- (6) A person shall furnish to the assessor or other assessment officials when requested to do so any information that is believed will support the claim for exemption for a subsequent year.

I, 2025 make application for real property tax exemption for the year 2025 on the property described above and, in compliance with North Dakota Century Code § 57-02-14.1, certify the information is accurate to the best of my (our) knowledge and belief.

Note: N D C C § 12-1-11-02 provides that making a false statement in a governmental matter is punishable as a Class A misdemeanor.

Applicant

Date

Application is

Approved ☒Disapproved ☐

Assessor or Director of Tax Equalization

Date

April 4, 2025

Dickinson City Commissioners
Dickinson, ND 58601

Honorable Mayor and Commissioners:

I have prepared the 2025 annual report of the City of Dickinson Assessor's Department to the City of Dickinson Commissioners who act as the City Board of Equalization. This report will include a statistical analysis of property values within Dickinson, and provide the True and Full value of all taxable property that is not exempt from property taxes by state law. Within this report will be charts and graphs to help illustrate the breakdown of values for both Residential and Commercial class properties.

The State of North Dakota requires that properties be valued at 90-100% of median property values based upon Mass Appraisal methodology. Preliminary figures from the State of North Dakota indicate that Dickinson properties have been selling for more than that of appraised values, with median Residential properties sale price at 84.95% of True and Full value. Commercial properties are also below tolerance at 86.7%. To comply with state law (N.D.C.C. § 57-02-11), the Dickinson Assessor's Office has spent the last year from June 2024 until now researching market conditions in preparation for making any changes.

1551 properties received a Notice of Increase, meaning that their property value increased by at least \$3,000 and 10% or more. Predominate reasons for receiving an increase would be due to new construction, being part of a revaluation area where a correction to the property card was made, or due to a current sale, where the property card was updated. Changing the class of a property from/to residential/commercial or from exempt to taxable would also result in a Notice of Increase. 873 of these notices went to owners of vacant residential lots, where the vacancy factor was removed.

As a reminder, sales adjustments made to the property record card may occur in areas that have not been revalued; however, it should be noted that those adjustments will result in no additional change once the neighborhood does go through the revaluation process.

With both classes of properties within tolerance after adjustments, the Assessing Department respectfully requests that no changes be made to the 2025 valuations as submitted.

2025 True and Full Value for the City of Dickinson is \$3,344,732,288, an increase of \$349,124,620 from 2024. The True and Full valuation of Residential properties is \$2,037,637,800 and Commercial properties increased in True and Full valuation to \$1,307,094,488. These values are as of April 1, 2025, new totals will be run just prior to the BOE meeting and will be on the **Highlights** page, where the motion should be taken from.

Increases to New Construction total \$84,798,818 of True and Full Value with decreases in value of \$3,392,300. A poll of Assessment officials from North Dakota's larger cities noted that no other jurisdiction besides Dickinson was providing an exemption to medical clinics. Therefore, the clinic portion of CHI St. Alexius was given a taxable value, while the hospital remains exempt. Sanford Clinic was also fully valued for taxation. This added significantly to the new value added by commercial properties. The new construction Taxable Value increase from new growth is \$3,992,438 that can be used towards new property taxes without changing existing Mills.

The Assessing Department asks that you review the data that we have provided to you and that you approve the 2025 assessment roll as submitted. We have spent the past several weeks visiting with property owners and listening to their concerns. We corrected errors when noticed, and at every turn, attempted to educate the public as to the assessment process and Mass Appraisal valuations.

April 9, 2025 is the date of the next Board of Equalization meeting, and we are at your service in reviewing any property concerns brought before you by concerned citizens and taxpayers. We ask that they bring a copy of an appraisal, or other market-derived data with them to support their opinion of value, if it differs from that of the Assessing Departments. We are looking for specific market derived data not considered in the assessment as to why the valuation is incorrect, not just a differing opinion based upon personal tastes and preferences.

Respectfully submitted,

Joe Hirschfeld
Assessor
City of Dickinson

Assessing Department Staff:

Deb Kirschenheiter
Heather Avers-Davis
Tracy Simnioniw
Heidi Hoff
Andraia Schwan
Denise Barth

Function of the Assessing Department

The function of the Dickinson Assessing Department is to provide a Fair and Equitable valuation of all property located within the City of Dickinson. The Assessing Department keeps a record of property ownership and boundaries in the appraisal process. Many varied tasks and responsibilities are included in attaining this objective.

The Appraisal Process

The Assessing Department is responsible for the valuation of all classes of property and performing an extensive analysis of the factors affecting these values. New properties are entered into the CAMA (computer aided mass appraisal) system, in a manner consistent with existing properties. A sales ratio study is then conducted to determine the percentage a property is selling at, compared to its assessed value. State of North Dakota law requires the State Board of Equalization (SBOE) to determine the valuation process and SBOE policies require that, on a median basis, properties assessed value must be within 90-100% of their True and Full value. If this ratio falls outside of the 90-100% tolerance zone, an adjustment to the median property values is required.

By definition, median means that ½ of the properties will be over a certain value and ½ will be under. With a valuation that has a median sales ratio at 100%, ½ of properties will be valued above sales price, this is acceptable by North Dakota law. I would like to describe the following scenario, which simplifies the valuation method but accurately describes the Ad Valorem tax valuation process.

	Column1	Sale Price	T&F	Ratio %
	\$460,000 Asking Price			
	1	\$490,000	\$388,066	79%
	2	\$460,000	\$388,066	84%
	3	\$300,000	\$388,066	129%
	4	\$425,000	\$388,066	91%
	5	\$375,000	\$388,066	103%

In a recent workshop with the Dickinson City Commission, a current property listed for sale in Dickinson for \$460,000 was presented. Each Commissioner was to “buy” this property for what they thought the value is. The purpose was to show variability in the market and there was no right or wrong answer. There is quite a bit of variance, with one “outlier” which can and does occur in the market naturally. The Assessing Departments job is then to make sense out of these sales and to value parcels appropriately for taxation.

There is a lot of information missing, for instance, if the sales occurred in order during the year as sale #3 first, followed by #5, #4, #2 and #1 respectively, one could say that the market is increasing. If they occurred in reverse order, the market would be decreasing. Either way, when assessed values come out the following spring, certain homeowners would/could have legitimate concerns about their value.

If the above sales occurred randomly, it could be said that the market is inconsistent. In ALL THREE scenarios, the method of valuing the properties for assessment would be the same. A review of the sales ratio (yellow column) would occur. The median (middle value) has to be identified (in this case 91% is the middle). As 91% is the median value, and it falls between 90-100%, ALL properties are eligible to maintain the True and Full value of \$388,066, despite the widely varying sales prices. The assumption is that the Assessing Office's property record cards' data matches the actual characteristics of the property. If the \$388,066 assessed value represents a house in average condition, and the \$490,000 sale is of an updated house, then the record card has to be updated and a higher assessed value is likely. Similarly, if the \$300,000 sale reflects a shell of a house and not one in average condition, then the property record card would be adjusted by the Assessing Department to reflect a house in poor condition, and thereby lower the value.

If the median (91% value) had instead been 84%, such as sale #2's, that would then require an increase of 6%, at a minimum, to return the median values above 90%. An across-the-board increase would then be given to the \$388,066 base value for all 5 properties.

If valuations were completed utilizing the exact sales price, then each of these exactly similar houses could end up having differing property tax amounts. As each of these five properties share similar city amenities, the tax burden, as structured by the State of North Dakota, should be shared equally.

The Assessing Department utilizes these same steps throughout the City of Dickinson and among differing classes of properties, to maintain a Fair and Equitable valuation.

Ownership

The Assessing Department is responsible for tracking the ownership of 10,521 parcels. This includes tracking not only buyers and sellers, but also property boundaries and splits/combo of individual parcels, through the various deeds and instruments that record property rights. Property ownership status is updated as recorded instruments become available.

Property Taxes

The Assessing Department does not have any direct responsibility for property taxes. Rather, the local taxing jurisdictions utilize the property value in conjunction with their individual

budget to arrive at a Mill Rate. These combined Mill rates become the Mill Levy, and are subject to change annually. The formula for determining the property taxes for a specific property is:

$$\text{T\&F Value} \times \text{Assessment Ratio} \times \text{Assessment Factor} \times \text{Mill Levy} = \text{Gross Tax}$$

Where T&F value is the Assessors True and Full value opinion.

Assessment Ratio is a factor of $\frac{1}{2}$.

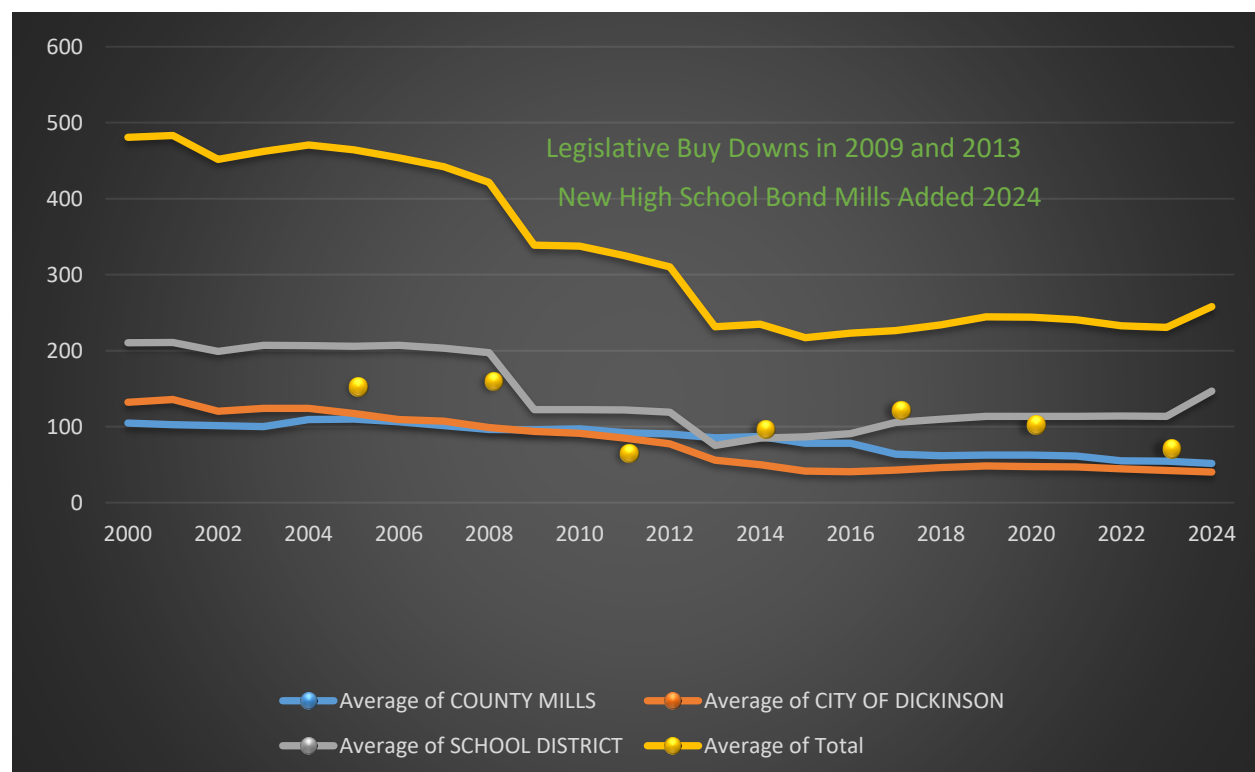
Assessment Factor is a factor of 10% for commercial properties and 9% for residential properties.

A residential property with a T&F value of \$200,000, in 2024 would have a Gross Property Tax estimate of:

$$\text{\$200,000} \times .5 \times .09 \times .26010 \text{ (mill levy of 260.10)} = \text{\$2,340.90.}$$

There is an optional 5% discount for full, early payment and current legislation allows a \$500 credit for a primary residence that the homeowner must sign up for.

Comparison of Dickinson Tax Authorities

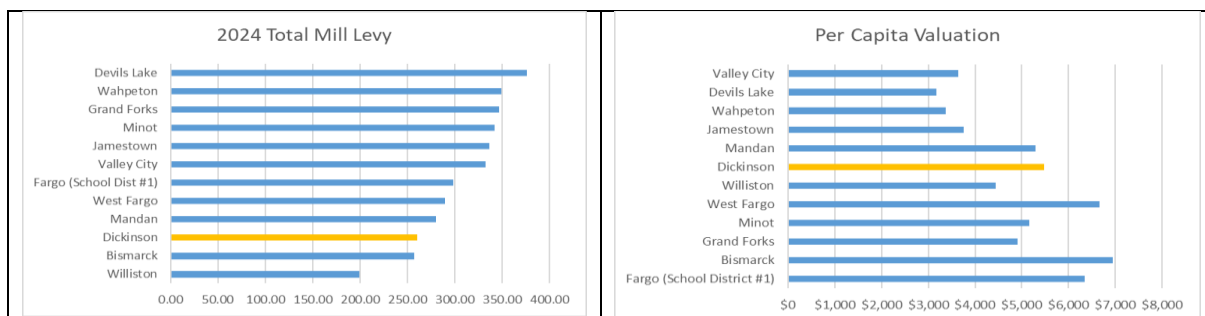


The above chart simply shows the change in both the Mill Levy and the Mills of each of the three largest taxing authorities. Note that Mills have decreased during the time frame that property values (not shown) increased the most (2010-2014). The City of Dickinson Mills have declined to a level below that of the Mills levied by Stark County over the past 10 years. Individual data points are shown for Dickinson Public Schools as well as the City's share.

Comparison of ND Cities

CITY	2024 Total Mill Levy	2024 City Mill Levy	Est. Tax \$200,000 Residential	Effective Tax Rate Residential	Est. Tax \$200,000 Commercial	Effective Tax Rate Commercial
Williston	199.60	42.67	\$1,796	0.90%	\$1,996	1.00%
Bismarck	257.38	78.88	\$2,316	1.16%	\$2,574	1.29%
Dickinson	260.10	40.27	\$2,341	1.17%	\$2,601	1.30%
Mandan	280.47	64.09	\$2,524	1.26%	\$2,805	1.40%
West Fargo	289.92	79.20	\$2,609	1.30%	\$2,899	1.45%
Fargo (School Dist #1)	298.18	57.00	\$2,684	1.34%	\$2,982	1.49%
Valley City	332.72	74.73	\$2,994	1.50%	\$3,327	1.66%
Jamestown	336.56	98.26	\$3,029	1.51%	\$3,366	1.68%
Minot	341.76	97.41	\$3,076	1.54%	\$3,418	1.71%
Grand Forks	346.54	92.25	\$3,119	1.56%	\$3,465	1.73%
Wahpeton	349.60	84.74	\$3,146	1.57%	\$3,496	1.75%
Devils Lake	376.26	90.11	\$3,386	1.69%	\$3,763	1.88%

When making comparisons between cities, it is important to remember that each area has its own Real Estate market and budget. Although substituting these Mills into the formula would provide the tax estimate for a \$200,000 property, the actual property that would command that price could vary greatly between locations. Total Mill Levy and Per Capita Value graphs are included below.

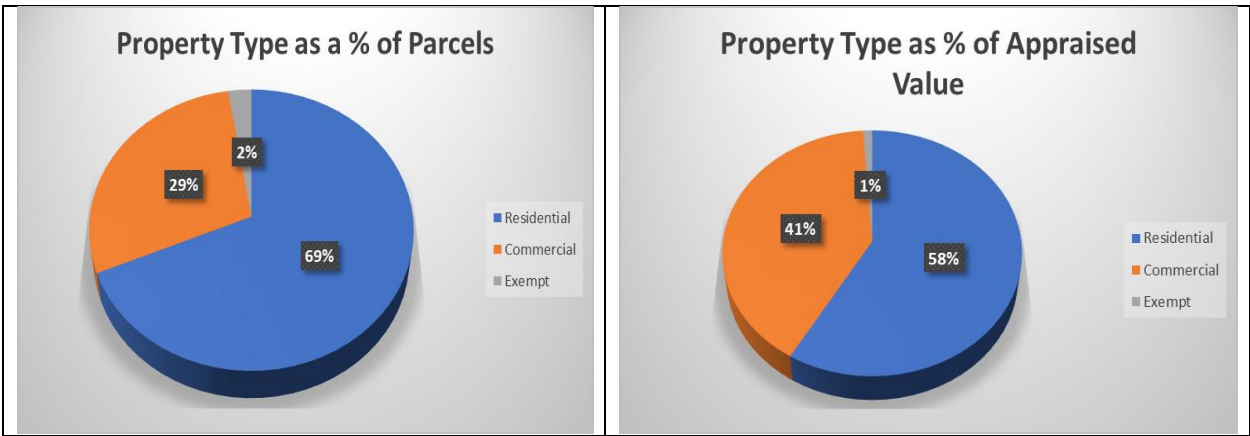


Note that Dickinson's Taxable Value on a per Capita basis is near the top in the State, indicating the amount of value attributed to large, complex properties within its valuation, while maintaining one of the lowest total Mill rates.

2025 Dickinson Valuation

Total Appraised Value

The 2025 Total Valuation for Dickinson is \$3.49 billion and is displayed as a percentage of property type and total value. These values reflect a snapshot in time, as property ownership and valuation are always in a state of change. These values can and most likely will change on a daily, weekly or monthly basis between now and when the budget process is completed in the fall (the numbers included in this report were pulled on April 1, 2025). Note that although residential properties consist of 69% of the City of Dickinson properties, they account for only 58% of value.



Dickinson residential properties number 7,219 parcels, with the commercial property count at 3,015 (including all vacant lots) and exempt properties number 287. The above chart indicates the percentage of properties that belong to each class, as well as the valuation and percentage of the valuation that each property class contributes. Exempt properties historically have not been valued, and unless they have non-exempt income generating revenue, few have a value represented here. This skews the overall value percentages. Blind/Disabled exemptions (as an example) will affect the taxable value of residential properties, as do Renaissance Zone exemptions for commercial properties.

Changes in True and Full Value for Taxation

The State Board of Equalization set the sales ratio tolerance range at 90-100% and requires a minimum of 30 sales. The Dickinson Commercial Sales Ratio study utilized 35 sales, all from 2024, which indicated a ratio of 85.7%.

Within these 35 sales, it was noticed that apartments and hotel/motels were the most out of tolerance. Increases to both classes of properties were made that brought their medians to that of the remainder of the commercial sales.

Hotels						
PID	SP	Initial T&F	Ratio	Adj T&F	Ratio2	
0905-0000-0500	\$1,950,000	\$1,033,500	53%	\$1,575,000	81%	
0560-0100-0201	\$4,400,000	\$2,481,600	56%	\$4,111,200	93%	
8000-0100-0100	\$9,500,000	\$3,173,000	53%	\$5,864,800	62%	
2500-0300-0500	\$3,500,000	\$3,085,000	88%	\$4,843,800	138%	
Median			55%		87%	

These charts should be read to indicate an original Sales Ratio of 55% to hotels and 76% in apartments, with medians of 87% and 85% respectively following the increase in value.

Apartments						
PID	SP	Initial T&F	Ratio	Adj T&F	Ratio2	
0710-0200-1200	\$535,000	\$384,300	72%	\$424,600	79%	
0010-4000-0500	\$415,000	\$440,700	106%	\$487,600	117%	
1140-0700-0102	\$2,200,000	\$1,771,800	81%	\$2,304,800	105%	
1440-0100-0502	\$350,000	\$222,300	64%	\$244,800	70%	
1170-0200-0900	\$900,000	\$741,300	82%	\$816,400	91%	
0610-0400-0101	\$350,000	\$228,000	65%	\$252,000	72%	
Median			76%		85%	

In addition, in an effort for fairness, as the vacancy factor was removed from commercial vacant lots last year during the commercial revaluation, the vacancy factor was also removed from vacant residential lots.

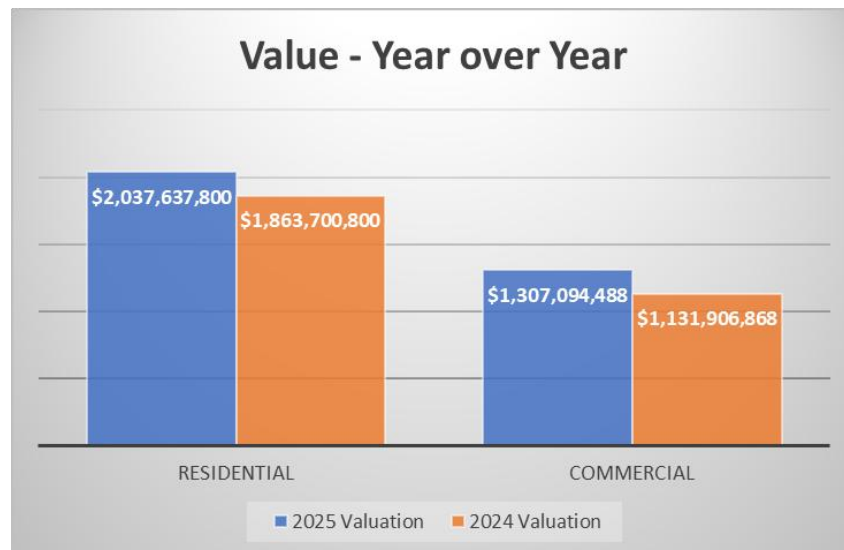
With the added value from removing the vacancy factor to residential lots and the increase to apartment and hotel/motel properties, that increase was enough to bring commercial properties within tolerance at 94% and no further increases are necessary to achieve tolerance. It should be noted, that actual sales still indicate a median ratio of 88.8% and with current market dynamics what they are, increases in commercial value to all properties is likely next year.

279 residential sales included in the sales ratio analysis, all from 2024, had a median sales ratio of 86.7%. After adjustments for changes in property characteristics and new construction, the adjusted ratio of 84.95% was then increased through a Manual Level increase of 10% to structure, or roughly 7.5% to total value. This is the exact increase given to residential properties last year as well.

With this data in hand, the Assessing Department is requesting no change to valuation as submitted during the 2025 Board of Equalization meeting, as both Residential and Commercial valuations are within the 90-100% tolerance, being 92.0% and 94.0% respectively.

Properties that added improvements, were combined, changed from non-taxable to taxable or were part of the Residential revaluation may have seen a change in value. 1551 properties received a Notice of Increase. Meaning, that they received an increase of at least \$3,000 and 10%. Of that number, 873 were vacant lots, where the vacancy factor was removed. New construction and residential revaluation/sales properties are also included.

The chart below shows the change in **Taxable** T&F valuation for both residential and commercial properties. This included new construction, annexed properties, and increases to existing properties. This includes correction of the Exempt List, where three church properties as well as Sanford Clinic and the Clinic portion of CHI/St. Alexis was added. Dickinson was the only large community in North Dakota polled, that had their clinics exempted.



Exempt properties have historically gone unvalued, as they do not pay property taxes; however, the Assessing Department continues the effort to value these properties and adding an appraised value to indicate the total value of all Dickinson properties. This will not add to the Taxable Value, as these properties will remain exempt in their current use, but is required for the State Abstract and is helpful to the community specifically insurance companies and Realtors.

The total 2025 Dickinson T&F valuation is **\$3,344,732,288**, which considers any exemptions for Veterans and the Disabled and exemptions for charitable organizations. The 2025 **TAXABLE** (and value from which the Mill Levy will be calculated) valuation of the City of Dickinson is **\$157,048,425**, up 12% from the 2024 taxable value of **\$140,461,879**. Of this value, \$3,992,438 is considered to be growth from new construction. These numbers are current as of April 1, 2025, however final numbers will be run just prior to the BOE meeting, as the Assessing Department is still following up and completing inspections from informal protests. Those values will be available on the 2025 *Highlights* document.

Income Approach

With the completed commercial revaluation and the several weeks spent completing 2024 BOE directives, the Assessing department has postponed the request for income/expense statements due to inadequate time to complete an analysis, and will make that request for future valuation years.

State of North Dakota
Office of State Tax Commissioner
CLASS I ASSESSOR

This certifies that

JOE HIRSCHFELD

has met the requirements set forth by
North Dakota Century Code §57-02-01.1.

Certification Number: 3209

*This credential was issued at Bismarck, North Dakota
January 01, 2024. It is valid through December 31, 2025.*



State Supervisor of Assessments
Shelli Myers



Governor
Doug Burgum



State Tax Commissioner
Brian Kroshus

2025 BOE Meeting

April 9, 2025



< Insert Link to Video Here>

L:\Video Archive\2010-2019\2016\3 - March

House Bill 1176 – Governor’s Tax Bill

- **Increases Primary Residence Credit to \$1,250 from \$500**
- **Caps Taxing Entities Budget Increases to 3%**
- **Skin in the Game – Residents will pay at least 25% of Property Tax Bill**
- **Bonded Debt, Special Assessments, and Voter Approved Levys are unaffected**
- **No Change to Property Valuation procedure, must still be completed for Bonded Debt and Insurance purposes**
- **Passed Senate unanimously with amendments and returned to the House for consideration**
- **Governor still needs to sign**

• Basics

The makeup of the property tax contains three primary elements:

- BUDGET: Taxing authorities (school, city, county, park, etc.) approve budgets annually for services residents want or asked for.
- VALUATION: Buyers and sellers in the market create value. Assessors study the market transactions and estimate value.
- TAXATION: Approved budgets are divided by the total taxable value and tax rates (mill levies) are set.

The amount of tax to be collected is calculated by dividing the budget by the taxable valuation:

$$\frac{\text{BUDGET}}{\text{TOTAL TAXABLE VALUE}} = \text{TAX RATE} \times \text{INDIVIDUAL PROPERTY TAX VALUE} = \text{TAX BILL}$$



The mill levy is calculated by taking the tax rate multiplied by 1,000.
A mill is equal to 1/10 of 1¢.

• Defining Property

Most property, but NOT all property, is subject to taxation. How and if property is taxed is defined as:

- Locally Assessed Property
 - All real property subject to property tax. Value as of February 1 of each year is used as the True and Full Value when calculating property taxes for that tax year.
- Centrally Assessed Property
 - The State Board of Equalization values certain property. These include railroads, pipelines, airlines, and investor-owned public utilities.
- Taxes Paid in Lieu of Property Taxes
 - As title states, this economic development tool is used to promote development. A property owner may apply to the City to provide a type of exemption allowing property taxes to be a pre-determined amount for a certain amount of years instead of paying the calculated amount.
- Rural Electric Cooperatives, Telecommunications Companies, Tourism, and other state owned and nonprofit organizations have guidelines set by State Tax Department and are assessed differently. (NDCC Chapter 57)
- In addition, the City can approve many different tax exemptions providing relief and encouraging growth. These exemptions include Homestead Credit, Improvements to Commercial and Residential Structures, New or Expanding Businesses, New Residential Property, etc.



• Determining Property Values

- The first step in determining property taxes is calculating property values for all properties subject to taxation. The City Assessor is responsible for appraising each property, based on market value as the standard and to apply periodic updates to values as market conditions and properties change.
 - True & Full Value or Assessment Value. The starting point of assessing real property and standard of value to be used. Amount believed by assessor to be correct should be used even though property owner may disagree.
 - Market Value. The price a property would bring if it were offered for sale in the open market for a reasonable length of time and purchased by a willing buyer.
 - Property Classification. Buildings are most commonly classified as residential or commercial depending on use and qualifications determined by the State Tax Commissioner. Other classifications such as incomplete buildings and agriculture are other factors that affect actual value.

• Equalization

Equalization is required to ensure the tax levy is fairly spread over all taxable property. The City governing board meets annually as the Board of Equalization during the first 15 days in April. Their responsibility is to make sure the assessment values (or true and full values) are fair, reasonable, and equitable. Taxpayers are provided an opportunity to appeal, and the Board may increase or decrease valuation to whatever is reasonable and fair.

The City's decisions are then brought to the County Equalization Board for review and approval and then finally to the State Board of Equalization.

Equalization - Grading



Grade Scale: 1-6

Grade 4: Avg for Pre 1990

Grade 3: Avg for Post 1990



Grade 5



Grade 3

• Equalization & Sales Ratio

The State Board of Equalization requires the use of sales ratio as an indicator of assessment value compared to market value.

The information about sales compared to true and full values is used to determine different statistical measurements. An important ratio used in equalization is the Median Ratio. Per the guidelines set by the ND State Tax Commissioner's Office, the level of assessment should be 90% - 100% using the median calculation. These calculations should be provided by the City Assessor and presented at the Board of Equalization Meeting.

• Equalization & Auditor Roles

The City Assessor will provide the completed assessment value list (assessment roll) to the City Auditor to have available for public inspection.

Notice must be provided to any owner of property that the true and full value has been increased by 10% or more and by \$3,000 or more. Notice must be completed at least 15 days before meeting.

The City Auditor is responsible for keeping the record of changes, if any, to valuations and of all other proceedings. Within 10 days after the completion of equalization, the assessment value lists must be delivered to the County Auditor.

• Taxable Valuation

- The taxable valuation is the amount that is considered the *tax base*. This represents the net assessed value of all property within the jurisdiction subject to taxation.
- This amount is calculated by using an *assessment ratio* of 50%, then a factor of 9% to residential and 10% to all other property classes.
- The valuation multiplied by the mill levy will determine the total revenue to be received from property taxes.

• Example

A house is valued at \$400,000. What is its taxable value?



True and Full x .5 = Assessed Value

Assessed Value x .09 = Taxable Value

Taxable Value =

\$400,000 x .5 x .09 = \$18,000

• Example

Assuming the total amount of approved budgets is \$36,534,135 and total taxable value of all properties is \$140,461,880.



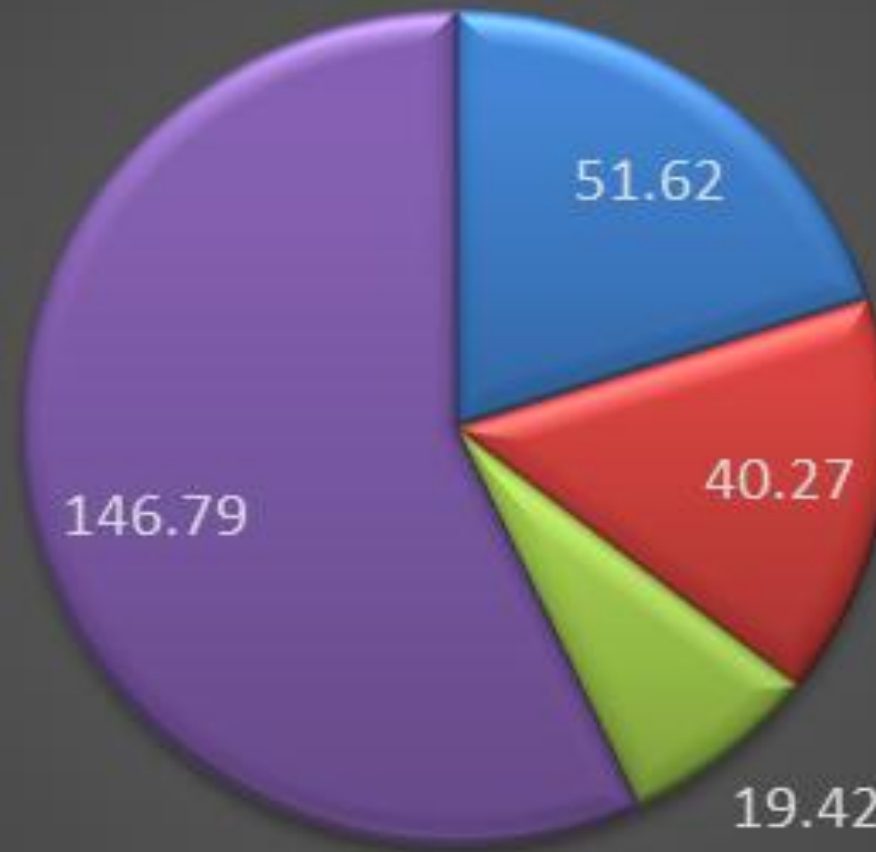
$$\frac{\$36,534,135}{\$140,461,880} = .26010$$

$$\text{HOME TAXABLE VALUE: } \$18,000 \times .26010 = \$4,682 \text{ TAX}$$

$$\text{MILL LEVY: } .26010 \times 1,000 = 260.10 \text{ MILLS}$$

Mills Levied by Jurisdiction - 2024

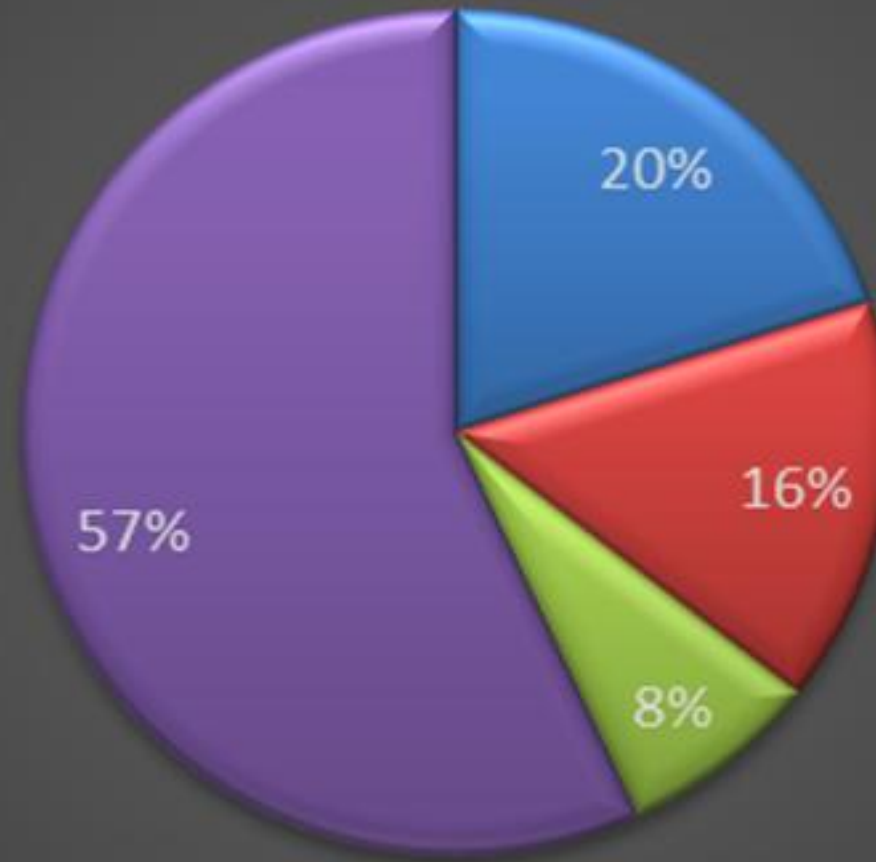
Section 2. Item B.



■ COUNTY MILLS ■ CITY OF DICKINSON ■ PARK DISTRICT ■ SCHOOL DISTRICT

Property Tax by Jurisdiction

Section 2. Item B.



▣ COUNTY MILLS ▣ CITY OF DICKINSON ▣ PARK DISTRICT ▣ SCHOOL DISTRICT

• Things to Remember

- Valuation Date – February 1
 - Take characteristics of property on this date
- Increase in valuation does not cause increase in actual taxes
 - For example, valuation increase of \$20,000 doesn't result in an increase of \$20,000 in taxes
- Median sales prices of homes as supplied by the Badlands Board of Realtors has increased from \$145,000 in March 2010 to \$300,000 in March 2025, which is a 207% increase or an annualized amount of 13.8%

• Property Tax Exemptions

Each City could have different exemptions approved by resolution by the governing body.

Here a list of common exemptions applied to property and approved credits by the State:

- Homestead Credit
 - Provided to any person over 65 years of age and who meets certain income requirements. Also for any permanently and totally disabled person of any age.
- Disabled Veterans Credit
 - Provided to any disabled veteran with a service connected disability of 50% or greater.
- Improvements to Commercial & Residential Buildings
 - Passed by Resolution of City; City allowed to set limitations and criteria in addition to those provided by the State.
- New Construction of Residential Properties
 - Passed by Resolution of City, has maximum allowed exemption amount and time. State has set conditions and guidelines for approval.
- New or Expanding Businesses
 - Passed by Resolution of City, allowed in cities with population under 40,000 and only for primary sector business. Additional requirements have been set by the State.

1059 Residential Properties Not Visited

Hotels						
PID	SP	Initial T&F	Ratio	Adj T&F	Ratio2	
0905-0000-0500	\$1,950,000	\$1,033,500	53%	\$1,575,000	81%	
0560-0100-0201	\$4,400,000	\$2,481,600	56%	\$4,111,200	93%	
8000-0100-0100	\$9,500,000	\$3,173,000	53%	\$5,864,800	62%	
2500-0300-0500	\$3,500,000	\$3,085,000	88%	\$4,843,800	138%	
Median			55%		87%	

Apartments						
PID	SP	Initial T&F	Ratio	Adj T&F	Ratio2	
0710-0200-1200	\$535,000	\$384,300	72%	\$424,600	79%	
0010-4000-0500	\$415,000	\$440,700	106%	\$487,600	117%	
1140-0700-0102	\$2,200,000	\$1,771,800	81%	\$2,304,800	105%	
1440-0100-0502	\$350,000	\$222,300	64%	\$244,800	70%	
1170-0200-0900	\$900,000	\$741,300	82%	\$816,400	91%	
0610-0400-0101	\$350,000	\$228,000	65%	\$252,000	72%	
Median			76%		85%	

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Office of State Tax Commissioner
CLASS I ASSESSOR

This certifies that
JOE HIRSCHFELD
has met the requirements set forth by
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State Supervisor of Assessments
Shelli Myers



Governor
Doug Burgum



State Tax Commissioner
Brian Kroshus

Questions?

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)

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

Reason for increase in value:

Equalization due to revaluation, new construction, etc. Contact City Assessor'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

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 9th 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	4,215,533.93
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	85,234.70
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%
REVENUES												
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%
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	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%
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		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%	34,675.05	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%
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	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%
NET INCOME (LOSS)	(45,978.42)	(211.81%)	(42,447.96)	(139.75%)	(12,031.92)	(23.88%)	(7,914.02)	(0.89%)	(81,427.09)	(11.86%)	152,938.00	15.40%

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		483.64		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	0.96%	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			
Total 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:												
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	
Total 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:												
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	
Total 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:												
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		8,142.68		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	
Total 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:												
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	
Total 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:												
Complimentary Food & Beverage			51.02		290.30		3,172.91		3,121.21		5,253.88	
Total 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:												
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					
Total 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:												
Management Fees	1,054.00		1,503.00		2,482.10		43,340.00		33,842.16		48,975.66	
Total 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%

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>

Property ID 61952 / Created February 26, 2025 / Live Data / Fiscal Year January 1 / Weekends: Friday & Saturday



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

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

Section 2. Item D.

	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

	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

	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

	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

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	17.6	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	
Competitive Set	-0.3	-1.7	-2.3	16.1	31.0	17.0	-3.9	-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	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	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	94.93	108.64	112.62	118.62	104.73	100.42	87.50	86.59	84.77	92.31	98.09	80.04	83.68	92.76	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	10.6	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	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	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	
Competitive Set	88.27	85.77	76.06	67.19	50.47	37.03	37.01	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	8.7	8.6	-2.8	0.2	10.6	19.8	11.6	8.2	26.4	2.9	10.6	19.8	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

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

Currency USD - U.S. Dollar

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	88.78	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	66.0	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
Weekday/Weekend																			
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																			
Weekday	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
Occupancy (%)	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	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	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	39.9	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
% Chg																															
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
Competitive Set	-34.6	-23.2	-18.6	-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	-60.9	-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	106.3	230.1	296.3	121.5	405.9	309.2	162.1	243.6	100.8	282.4	433.4	804.5	212.2
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	76.25	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
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	83.08	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	88.4	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
% Chg																															
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
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	11.9	-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
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	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
% Chg																															
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	-66.7	-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	48.0	276.5	342.5	687.4	185.1

Tab 9 - Daily Data for the Month - Industry

My Place Hotel Dickinson 2431 3rd Ave W Dickinson, ND 586012609 United States Phone: 701-4630300

Currency USD - U.S. Dollar

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
Occupancy (%)	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	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
% Chg																															
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	279.8	132.1	282.5	437.3	641.7	139.7
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	76.25	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	86.39	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	78.2	71.5	84.9	86.3	95.5	92.3	90.5	72.8	89.2	92.9	93.8	107.3
% Chg																															
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	-30.8	-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	-26.8	-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
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	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	6.98	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	26.72	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
% Chg																															
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	28.0	-13.5
Index (RGI)	-86.3	-66.5	-70.6	-68.6	-57.8	-59.2	-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
Occupancy (%)	My Property		My Property		My Property		My Property	14.5
	Comp set		Comp set		Comp set		Comp set	43.9
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	33.0
ADR	My Property		My Property		My Property		My Property	73.46
	Comp set		Comp set		Comp set		Comp set	86.59
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	84.8
RevPAR	My Property		My Property		My Property		My Property	10.63
	Comp set		Comp set		Comp set		Comp set	38.00
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	28.0

Year To Date

	Transient		Group		Contract		Total	
		% Chg		% Chg		% Chg		% Chg
Occupancy (%)	My Property		My Property		My Property		My Property	44.4
	Comp set		Comp set		Comp set		Comp set	66.0
	Index (MPI)		Index (MPI)		Index (MPI)		Index (MPI)	67.3
ADR	My Property		My Property		My Property		My Property	83.43
	Comp set		Comp set		Comp set		Comp set	98.69
	Index (ARI)		Index (ARI)		Index (ARI)		Index (ARI)	84.5
RevPAR	My Property		My Property		My Property		My Property	37.01
	Comp set		Comp set		Comp set		Comp set	65.10
	Index (RGI)		Index (RGI)		Index (RGI)		Index (RGI)	56.9

Tab 11 - Segmentation Occupancy Analysis - Performance Set

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

Current Month		Occupancy (%)										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									66.3	82.0	73.1											4.3	-0.3	7.6	
	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

Section 2. Item D.

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
2024	Dec										84.18	76.42	87.52										5.6	2.2	4.1
	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																									
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																									
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																									
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 13 - Segmentation RevPAR Analysis - Performance Set

Section 2. Item D.

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

RevPAR													Percent Change (%)												
Current Month		Transient			Group			Contract			Total			Transient			Group			Contract			Total		
		Comp		Industry	Comp		Industry	Comp		Industry	Comp		Industry	Comp		Industry	Comp		Industry	Comp		Industry	Comp		Industry
		My Prop	Set		My Prop	Set		My Prop	Set		My Prop	Set		My Prop	Set		My Prop	Set		My Prop	Set		My Prop	Set	
2023	Jul										63.97	88.27	77.18										34.9	14.8	13.1
	Aug										61.57	85.77	73.68										122.9	13.6	13.9
	Sep										47.78	76.06	69.65										85.6	15.3	11.8
	Oct										43.96	67.19	62.82										95.0	26.6	8.5
	Nov										15.33	50.47	47.98										2.2	31.9	14.8
	Dec										15.15	37.93	40.43										81.3	19.6	18.8
2024	Jan										12.09	37.91	40.90										-19.1	3.7	13.0
	Feb										14.15	35.66	44.57										49.6	6.9	12.0
	Mar										11.42	42.02	44.87										91.7	15.2	-3.6
	Apr										18.65	51.70	54.05										136.9	28.8	22.6
	May										49.32	71.64	62.19										244.1	14.3	13.3
	Jun										75.90	95.51	72.98										65.6	15.2	7.1
	Jul										70.55	98.44	79.51										10.3	11.5	3.0
	Aug										65.43	103.29	75.62										6.3	20.4	2.6
	Sep										52.83	82.72	68.56										10.6	8.7	-1.6
	Oct										45.84	72.95	63.69										4.3	8.6	1.4
	Nov										16.48	49.04	46.33										7.5	-2.8	-3.4
	Dec										10.63	38.00	36.85										-29.9	0.2	-8.8

Year To Date																									
2022											18.08	48.66	49.20										20.4	10.6	16.2
2023											29.05	58.31	55.37										60.7	19.8	12.6
2024											37.01	65.10	57.76										27.4	11.6	4.3

Running 3 Month																									
2022											15.30	41.04	44.73										126.9	8.2	10.8
2023											24.91	51.88	50.56										62.8	26.4	13.0
2024											24.40	53.38	49.13										-2.1	2.9	-2.8

Running 12 Month																									
2022											18.08	48.66	49.20										20.4	10.6	16.2
2023											29.05	58.31	55.37										60.7	19.8	12.6
2024											37.01	65.10	57.76										27.4	11.6	4.3

Tab 14 - Segmentation Index Analysis - Performance Set

Section 2. Item D.

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

Indexes													Percent Change (%)												
Current Month		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
2024	Dec										36.3	110.2	39.9										46.7	3.3	51.6
	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										3.5	5.2	8.9
2023											49.7	100.3	49.8										16.3	15.4	34.1
2024											67.3	84.5	56.9										35.4	-15.7	14.1

Running 3 Month																									
2022											39.3	94.8	37.3										96.6	6.6	109.7
2023											44.6	107.7	48.0										13.4	13.6	28.8
2024											55.0	83.1	45.7										23.4	-22.8	-4.8

Running 12 Month																									
2022											42.7	87.0	37.2										3.5	5.2	8.9
2023											49.7	100.3	49.8										16.3	15.4	34.1
2024											67.3	84.5	56.9										35.4	-15.7	14.1

Tab 15 - Segmentation Ranking Analysis - Performance Set

Section 2. Item D.

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

			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

			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

			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 16 - Segmentation Day Of Week - Current Month - Performance Set

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 Section 2. Item D.

Submarket Class: North Dakota Area Midscale

Current Month												Percent Change (%)											
Transient				Group				Contract				Transient				Group				Contract			
Total				Total				Total				Total				Total				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	
Occupancy (%)																							
Sunday								12.5	35.0	30.3										-25.9	-15.4	-4.7	
Monday								14.4	43.1	34.6										-35.4	-17.5	-6.6	
Tuesday								13.8	46.3	35.4										-45.0	-17.9	-13.0	
Wednesday								16.0	49.5	36.8										-28.1	-3.7	-8.3	
Thursday								13.7	45.8	35.4										-20.5	-4.2	-8.7	
Weekday								14.0	43.6	34.3										-31.9	-11.8	-8.2	
Friday								15.2	45.7	43.6										10.8	-10.5	-2.0	
Saturday								16.4	42.9	41.0										41.9	-8.0	-3.7	
Weekend								15.8	44.3	42.3										25.0	-9.3	-2.8	
Total								14.5	43.8	36.4										-19.6	-11.1	-7.6	
ADR																							
Sunday								72.07	81.64	72.50										-13.4	11.6	4.3	
Monday								73.48	85.57	74.96										-13.7	9.7	4.0	
Tuesday								75.67	87.87	75.69										-10.2	12.0	4.3	
Wednesday								73.81	87.60	75.53										-11.5	13.5	3.6	
Thursday								72.93	86.06	75.27										-12.6	12.5	3.1	
Weekday								73.65	85.91	74.81										-12.3	12.0	3.9	
Friday								72.61	89.33	87.87										-14.8	13.7	6.6	
Saturday								73.30	89.44	85.96										-13.4	16.3	4.0	
Weekend								72.97	89.38	86.94										-14.1	14.9	5.3	
Total								73.46	86.81	78.45										-12.7	12.7	3.6	
RevPAR																							
Sunday								9.01	28.61	21.94										-35.9	-5.6	-0.6	
Monday								10.56	36.86	25.96										-44.3	-9.6	-2.9	
Tuesday								10.40	40.67	26.77										-50.6	-8.0	-9.3	
Wednesday								11.82	43.39	27.77										-36.3	9.3	-4.9	
Thursday								9.97	39.45	26.64										-30.5	7.8	-5.9	
Weekday								10.31	37.48	25.70										-40.2	-1.2	-4.6	
Friday								11.06	40.81	38.31										-5.6	1.8	4.5	
Saturday								12.03	38.40	35.28										22.9	6.9	0.1	
Weekend								11.54	39.61	36.79										7.3	4.2	2.3	
Total								10.63	38.03	28.56										-29.9	0.2	-4.3	

Tab 17 - Segmentation Day Of Week - Year to Date - Performance Set

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 Section 2. Item D.

Submarket Class: North Dakota Area Midscale

	Year To Date												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
Occupancy (%)																								
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
ADR																								
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
RevPAR																								
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 18 - Segmentation Day Of Week - Running 3 Month - Performance Set

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 Section 2. Item D.

Submarket Class: North Dakota Area Midscale

	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
Occupancy (%)																								
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
ADR																								
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
RevPAR																								
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

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 Section 2. Item D.

Submarket Class: North Dakota Area Midscale

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
Occupancy (%)																							
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
ADR																							
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
RevPAR																							
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

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

		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									
	Dec	84.18		87.52							84.18			5.6		4.1				5.6									
2024	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 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 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									
2024	Dec		15.15		40.43							15.15			81.3		18.8						81.3									
	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).



Glossary:

For all STR definitions, please click here or visit www.str.com/data-insights/resources/glossary

Frequently Asked Questions (FAQ):

For all STR FAQs, please click here or visit www.str.com/data-insights/resources/FAQ

For additional support, contact Support.

For the latest in industry news, visit HotelNewsNow.com.

To learn more about the Hotel Data Conference, visit HotelDataConference.com.

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 Assessor'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

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 shown 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 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 9th 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 1st 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

Section 2. Item D.

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

Printed: Laura L. Pfannenstein

Date: 3/25/25

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

04/ Section 2. Item D.

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

02/ Section 2. Item D.

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%			OCCUPANCY %	73.0%		69.8%			74.7%	
\$86.60		\$94.74			\$77.65			ADR	\$98.44		\$93.44			\$86.20	
\$48.43		\$45.47			\$52.15			REV PAR	\$71.91		\$65.25			\$64.37	
								SALES							
124,613	\$86.60	117,000	\$94.74	7,613	134,182	\$77.65	(9,569)	Room Revenues	2,178,417	\$98.44	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)	Other Revenues	35,748	\$1.62	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)	TOTAL SALES	2,214,165	\$100.05	2,001,940	100.0%	212,225	1,984,239	100.0%
								COST OF SALES							
48,824	\$33.93	53,959	\$43.69	5,135	50,366	\$29.15	1,542	Rooms	775,840	\$35.06	821,978	41.1%	46,138	756,537	38.1%
508	\$0.35	540	\$0.44	32	436	\$0.25	(72)	Telephone	5,993	\$0.27	6,480	0.3%	487	6,324	0.3%
(954)	(\$0.66)	750	\$0.61	1,704	(651)	(\$0.38)	304	Other	(8,392)	(\$0.38)	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	TOTAL COST OF SALES	773,441	\$34.95	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)	GROSS PROFIT	1,440,724	\$65.10	1,162,907	58.1%	277,817	1,222,771	61.6%
								GENERAL EXPENSES							
23,079	\$16.04	31,407	\$25.43	8,328	42,697	\$24.71	19,619	General & Administrative	213,891	\$9.67	215,203	10.7%	1,312	213,245	10.7%
6,232	\$4.33	5,850	\$4.74	(382)	6,709	\$3.88	477	Franchise Fees	108,933	\$4.92	98,841	4.9%	(10,092)	97,526	4.9%
6,370	\$4.43	5,941	\$4.81	(429)	6,869	\$3.98	499	Management Fees	110,708	\$5.00	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	Advertising & Promotion	134,720	\$6.09	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	Heat, Light & Power	121,792	\$5.50	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)	Repairs & Maintenance	179,289	\$8.10	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	TOTAL GENERAL EXPENSES	869,332	\$39.28	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	HOUSE PROFIT	571,392	\$25.82	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)	Real Estate Taxes	38,314	\$1.73	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)	Insurance	30,264	\$1.37	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	GROSS OPERATING PROFIT	502,814	\$22.72	247,880	12.4%	254,934	299,116	15.1%
0	\$0.00	0	\$0.00	0	(7,337)	(\$4.25)	(7,337)	Other Expense	0	\$0.00	0	0.0%	0	(110,650)	(5.6%)
0	\$0.00	0	\$0.00	0	(5,200)	(\$3.01)	(5,200)	Small Capital Expense	5,842	\$0.26	0	0.0%	(5,842)	3,259	0.2%
0	\$0.00	0	\$0.00	0	864	\$0.50	864	(Gain) Loss on Assets	0	\$0.00	0	0.0%	0	864	0.0%
19,245	\$13.37	19,245	\$15.58	0	19,853	\$11.49	608	Depreciation Expense	230,885	\$10.43	230,885	11.5%	0	230,525	11.6%
104	\$0.07	104	\$0.08	0	104	\$0.06	0	Amortization Expense	1,250	\$0.06	1,248	0.1%	(2)	1,250	0.1%
(24,732)	(\$17.19)	(47,026)	(\$38.08)	22,294	(24,137)	(\$13.97)	(594)	NET OPERATING INCOME	264,837	\$11.97	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
Departments		<u>2023</u>	<u>2024</u>
	Total Revenue	\$2,214,165	\$2,334,378
	Departmental Expenses	<u>773,330</u>	<u>723,060</u>
	Gross Operating Income	\$1,440,835	\$1,611,318
Deductions From Income			
	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>
	Gross Operating Profit	\$541,377	\$694,227
Other Deductions			
	Insurance	33,402	51,964
	Reserves	<u>57,633</u>	<u>64,453</u>
	Net Profit	\$450,342	\$577,810
	Capitalization Rate	9.50%	9.50%
	Effective Tax Rate	<u>0.99%</u>	<u>0.99%</u>
	Loaded Capitalization Rate	10.49%	10.49%
	Total Value to The Project	\$4,293,056	\$5,508,201
	Less Personal Property Value @10%	<u>429,306</u>	<u>550,820</u>
	<u>REMAINING VALUE TO THE REAL ESTATE</u>	<u>\$3,863,800</u>	<u>\$4,957,400</u>
	Per Key	\$46,552	\$59,728



Hawthorn Suites by Wyndham Dickinson - 1170 Roughrider Blvd

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

Section 2. Item D.

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

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

Brutger Equities, Inc 100 4th Ave S Saint Cloud, MN 56301 USA (320) 529-2818 brutgerequities.com	Larry Brutger CEO	LBrutger@brutgerequities.com	(320) 529-2818
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Hawthorn Suites by Wyndham Dickinson - 1170 Roughrider Blvd

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

Section 2. Item D.

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	8.88%
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


Land Value

\$1,414,000

Dwelling Value

\$0

Improvement Value

\$5,120,700

Total Value

\$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

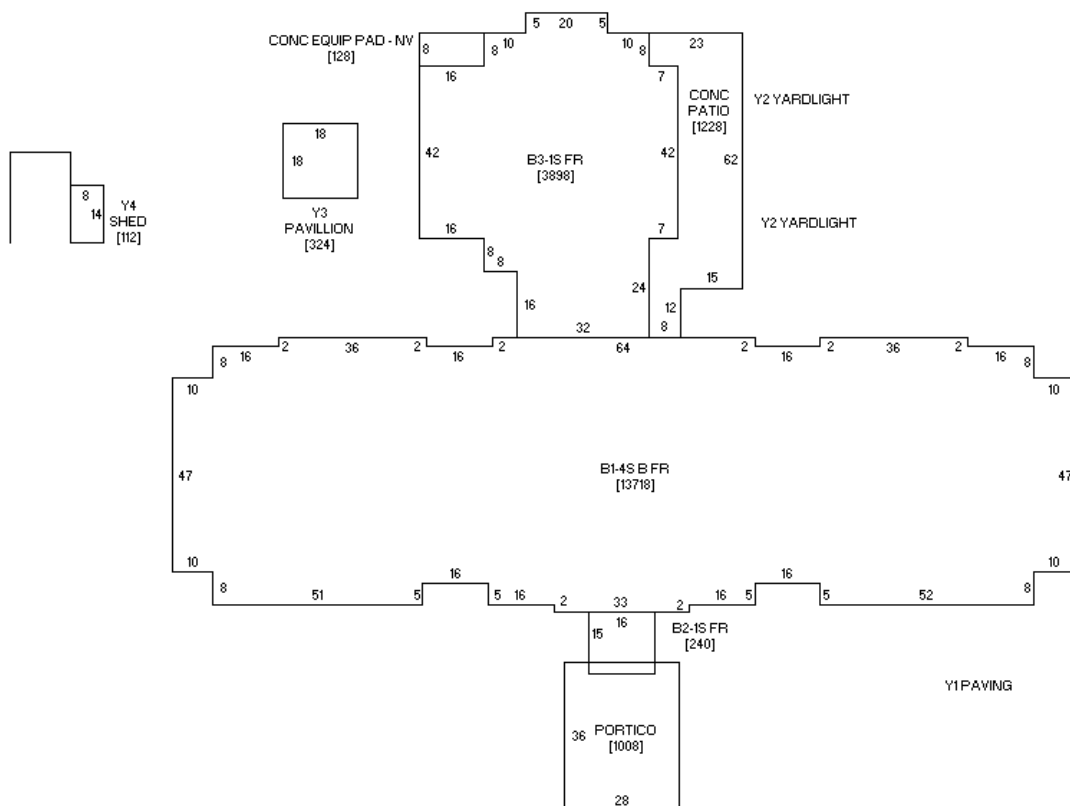
Occupancy	Year Built	Building Area
Hotel / Motel	2013	13,718
Hotel / Motel Common Facilities	2013	240
Hotel / Motel Common Facilities	2013	3,898

Yard Extra Information

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

Date	Number	Tag Descr	Tag Date	Amount	Section 2. Item D.
11/20/2012	P100409	No	01/01/2014	6,000,000	

Sketch



Sketch of Pin 2500-0300-0400

1 / 3



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



Land Value	Dwelling Value	Improvement Value	Total Value
\$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
More Years...				

Land Information

Lot Type	Square Feet	Acres
Acres x Rate	80,150	1.840

Commercial Building Information

Occupancy	Year Built	Building Area
Hotel / Motel	2012	11,372
Hotel / Motel Common Facilities	2014	104
Billboard	2005	0

Yard Extra Information

Description	Item Count	Year Built
Paving - Concrete	1	2012
Paving - Concrete	1	1980

Sale Information

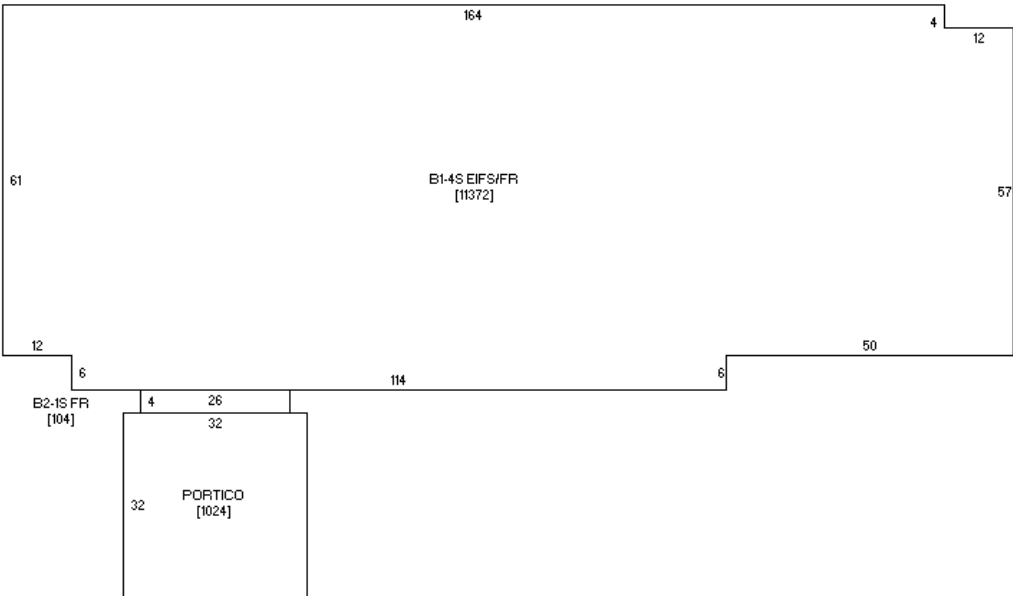
Section 2. Item D.

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

Building Permit Information

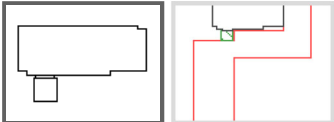
Date	Number	Tag Descr	Tag Date	Amount	Reason
09/20/2023	103621	Yes	01/01/2024	5,000	Misc
10/21/2011	P075113	Yes	01/01/2012	6,600,000	New Bldg

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


Land Value

\$480,800

Dwelling Value

\$0

Improvement Value

\$5,384,000

Total Value

\$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

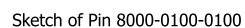
Description	Item Count	Year Built
Fencing - Vinyl	1	2015
Paving - Asphalt	1	2016
Sheds and Yard Structures	1	2015
Trash Enclosure	1	2015

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



1 / 1



GIS Map Information



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

DRAFT

Section 2. Item D.

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



Table Of Contents	1
Monthly Performance at a Glance	2
STAR Summary	3
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 (%)								Supply			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Hawthorn Suites by Wyndham Dickinson	56.7	1.5	74.2	1.6	72.4	3.0	74.2	1.6	0.0	0.3	0.0	0.3
Market: North Dakota	41.2	-8.6	57.8	0.2	51.5	-4.2	57.8	0.2	-1.3	-0.8	-1.0	-0.8
Market Class: Midscale Class	41.6	-7.7	59.6	2.4	52.8	-2.1	59.6	2.4	-2.3	-2.2	-2.2	-2.2
Submarket: North Dakota Area	38.3	-8.6	54.9	1.5	49.4	-2.8	54.9	1.5	-2.0	-1.3	-1.5	-1.3
Submarket Scale: Midscale Chains	41.3	-11.7	60.7	1.9	53.3	-5.1	60.7	1.9	5.2	1.5	5.2	1.5
Competitive Set: Competitors	43.1	-10.2	69.3	4.9	59.2	-2.8	69.3	4.9	0.0	0.0	0.0	0.0

	Average Daily Rate								Demand			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Hawthorn Suites by Wyndham Dickinson	91.98	6.2	102.16	3.8	95.88	5.3	102.16	3.8	1.5	1.9	3.0	1.9
Market: North Dakota	98.07	4.7	104.93	6.3	100.96	5.0	104.93	6.3	-9.8	-0.6	-5.1	-0.6
Market Class: Midscale Class	90.68	2.4	97.93	3.2	92.86	1.8	97.93	3.2	-9.8	0.1	-4.3	0.1
Submarket: North Dakota Area	91.27	6.1	97.78	5.5	94.07	4.6	97.78	5.5	-10.4	0.2	-4.3	0.2
Submarket Scale: Midscale Chains	100.54	5.7	109.81	5.2	105.17	4.1	109.81	5.2	-7.1	3.5	-0.2	3.5
Competitive Set: Competitors	107.35	15.5	122.59	8.7	115.15	11.5	122.59	8.7	-10.2	4.9	-2.8	4.9

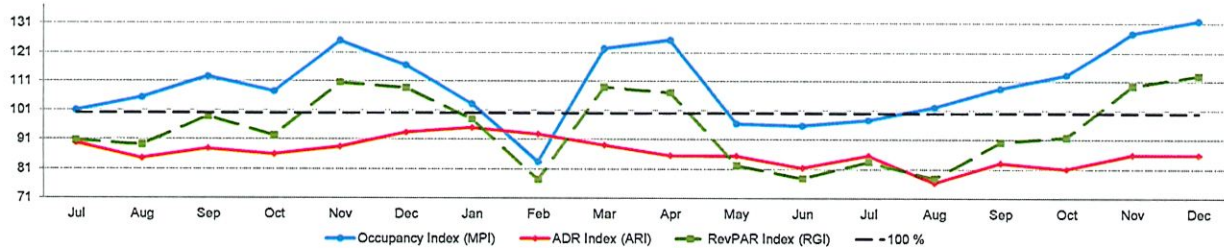
	RevPAR								Revenue			
	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Hawthorn Suites by Wyndham Dickinson	52.19	7.7	75.81	5.4	69.38	8.4	75.81	5.4	7.7	5.7	8.4	5.7
Market: North Dakota	40.39	-4.3	60.60	6.5	51.95	0.6	60.60	6.5	-5.5	5.7	-0.4	5.7
Market Class: Midscale Class	37.73	-5.5	58.34	5.6	49.00	-0.3	58.34	5.6	-7.6	3.2	-2.6	3.2
Submarket: North Dakota Area	34.98	-3.0	53.70	7.1	46.48	1.6	53.70	7.1	-5.0	5.7	0.1	5.7
Submarket Scale: Midscale Chains	41.52	-6.7	66.67	7.2	56.01	-1.3	66.67	7.2	-1.8	8.8	3.9	8.8
Competitive Set: Competitors	46.23	3.8	84.92	14.0	68.18	8.4	84.92	14.0	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	
Market Class: Midscale Class	82	6619	68	5680	
Submarket: North Dakota Area	234	15832	112	9735	
Submarket Scale: Midscale Chains	75	5775	65	5371	
Competitive Set: Competitors	5	391	5	391	

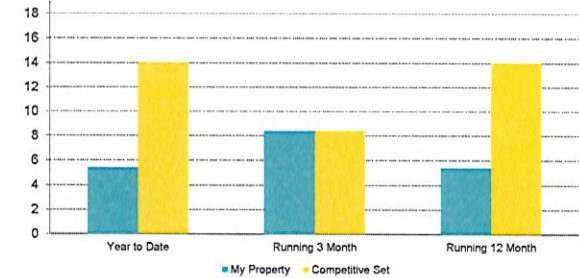
Tab 4 - Competitive Set Report

Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7820
 STR # 63007 ChainID: 50245 MgtCo: Brutter Equities, Inc Owner: Brutter 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											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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
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
Index (MPI)	101.0	105.4	112.7	107.5	125.0	110.6	103.2	83.5	122.4	125.2	96.4	95.7	97.6	102.1	108.5	113.2	127.5	131.8
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

% Chg

My Property	0.3	2.6	0.9	25.7	22.2	-16.7	-30.3	-23.1	16.9	54.9	9.0	-2.3	-2.9	4.6	-0.8	0.3	0.2	1.5
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
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
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

Year To Date		
2022	2023	2024
74.7	73.0	74.2
62.1	66.0	69.3
120.2	110.6	107.1
1 of 6	3 of 6	2 of 6

Running 3 Month		
2022	2023	2024
64.1	70.3	72.4
53.8	60.9	59.2
119.0	115.3	122.2
1 of 6	2 of 6	1 of 6

Running 12 Month		
2022	2023	2024
74.7	73.0	74.2
62.1	66.0	69.3
120.2	110.6	107.1
1 of 6	3 of 6	2 of 6

15.8	-2.2	1.6
-0.5	6.3	4.9
16.3	-8.0	-3.2
1 of 6	5 of 6	5 of 6

-4.7	9.7	3.0
0.7	13.2	-2.8
-5.3	-3.1	6.0
5 of 6	4 of 6	3 of 6

15.8	-2.2	1.6
-0.5	6.3	4.9
16.3	-8.0	-3.2
1 of 6	5 of 6	5 of 6

ADR	2023						2024											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	93.30	91.08
Competitive Set	129.18	130.26	120.55	111.74	100.40	92.91	96.08	97.52	99.50	105.06	117.22	140.06	142.50	149.03	128.02	123.95	108.79	107.35
Index (ARI)	89.8	84.6	87.8	85.9	88.4	93.2	94.0	92.7	89.0	85.5	85.3	81.3	85.5	76.2	83.0	81.0	85.8	85.7
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

% 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
Competitive Set	10.7	11.0	9.1	9.3	1.1	-2.6	3.1	1.2	0.4	5.7	8.7	9.2	10.4	14.4	6.7	10.9	8.4	15.5
Index (ARI)	6.5	-3.5	-0.9	-3.9	0.6	14.6	11.0	0.4	1.3	-5.3	-0.2	-6.7	-4.8	-0.9	-5.5	-5.7	-3.0	-8.1
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	6 of 6	6 of 6	6 of 6	6 of 6	5 of 6	6 of 6	5 of 6	6 of 6

Year To Date		
2022	2023	2024
66.22	98.45	102.16
104.85	112.79	122.59
82.2	87.3	83.3
5 of 6	4 of 6	5 of 6

Running 3 Month		
2022	2023	2024
85.30	91.06	95.88
99.65	103.25	115.15
85.6	88.2	83.3
5 of 6	4 of 6	5 of 6

Running 12 Month		
2022	2023	2024
86.22	98.45	102.16
104.85	112.79	122.59
82.2	87.3	83.3
5 of 6	4 of 6	5 of 6

-1.2	14.2	3.8
5.6	7.6	8.7
-6.4	0.1	-4.5
6 of 6	1 of 6	6 of 6

8.5	6.8	5.3
6.6	3.6	11.5
1.8	3.0	-5.6
3 of 6	2 of 6	6 of 6

-1.2	14.2	3.8
5.6	7.6	8.7
-6.4	0.1	-4.5
6 of 6	1 of 6	6 of 6

RevPAR	2023						2024											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	105.48	99.75	96.25	79.51	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
Competitive Set	116.29	111.82	97.28	86.09	57.92	44.55	45.34	40.01	50.75	64.88	97.80	129.04	129.03	138.28	106.98	96.42	61.67	46.23
Index (RGI)	90.7	89.2	98.9	92.4	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
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

% Chg

My Property	18.2	9.9	9.1	32.0	24.3	-7.1	-19.6	-14.9	18.9	54.9	7.6	-0.4	2.1	7.8	0.1	11.2	5.4	7.7
Competitive Set	11.5	8.0	12.3	18.1	15.3	18.3	10.8	22.9	9.8	20.8	15.9	16.1	10.9	23.7	10.0	12.0	6.5	3.8
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	-0.0	-0.7	-1.1	3.8
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

Year To Date		
2022	2023	2024
64.38	71.91	75.81
65.13	74.47	84.92
98.9	96.6	89.3
4 of 6	4 of 6	4 of 6

Running 3 Month		
2022	2023	2024
54.06	63.99	69.38
53.64	62.91	68.18
101.9	101.7	101.8
4 of 6	3 of 6	2 of 6

Running 12 Month		
2022	2023	2024
64.38	71.91	75.81
65.13	74.47	84.92
98.9	96.6	89.3
4 of 6	4 of 6	4 of 6

14.4	11.7	5.4
5.1	14.3	14.0
8.9	-2.3	-7.6
1 of 6	4 of 6	6 of 6

3.4	17.1	8.4
7.3	17.3	8.4
-3.6	-0.2	0.0
5 of 6	3 of 6	3 of 6

14.4	11.7	5.4
5.1	14.3	14.0
8.9	-2.3	-7.6
1 of 6	4 of 6	6 of 6

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Tab 5 - Response Report

Section 2. Item D.

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:

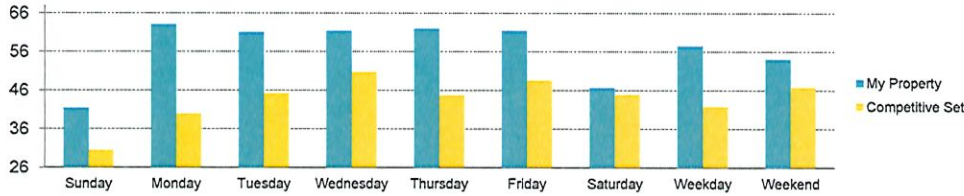
- = Monthly Only
- = Monthly & Daily

Tab 6 - Day of Week and Weekday/Weekend Report

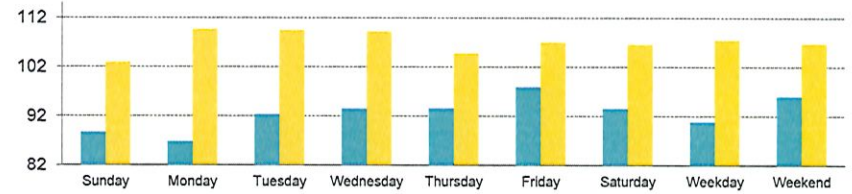
Hawthorn Suites by Wyndham Dickinson 1170 Roughrider Blvd Dickinson, ND 58601 Phone: (701) 483-7829
STR # 63007 ChainID: 50245 MgtCo: Brutger Equities, Inc Owner: Brutger Equities, Inc
For the Month of: December 2024 Date Created: January 16, 2025 Monthly Competitive Set Data Excludes Subject Property

Section 2. Item D.

Current Month Occupancy



Current Month ADR

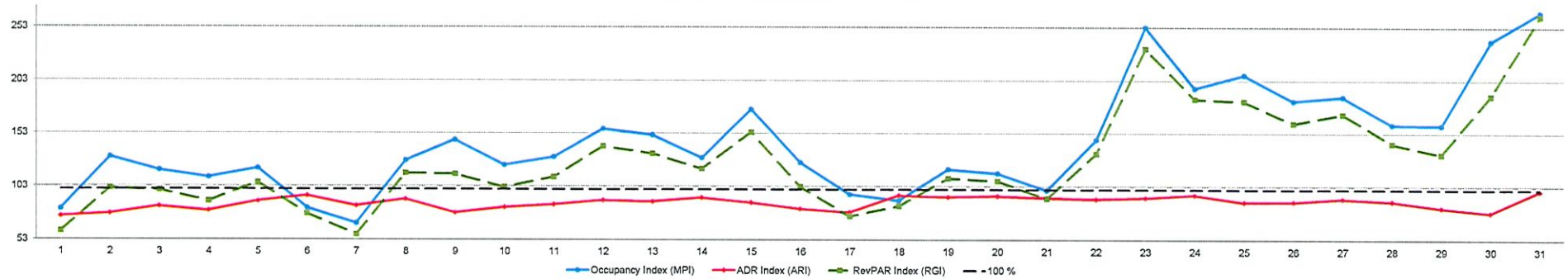


		Occupancy (%)						Average Daily Rate						RevPAR					
Day of Week	Time Period	My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
			% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	41.4	-24.6	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	86.88	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																			
Weekday (Sun-Thu)	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

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

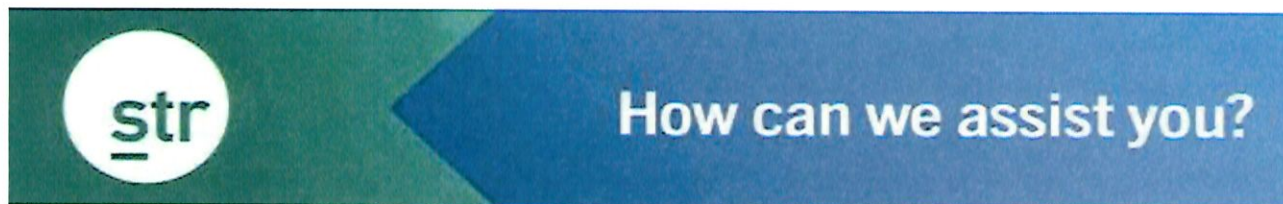


	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
Occupancy (%)	December																														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
My Property	28.9	69.9	74.7	73.5	72.3	56.6	48.2	44.6	73.5	73.5	74.7	72.3	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	32.2	52.9	59.3	57.8	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	129.8	175.7	125.2	95.4	89.6	119.1	115.3	99.2	146.9	253.1	195.8	208.2	183.9	187.9	101.4	160.6	240.2	268.8
% 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	87.03	90.05	92.61	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	80.06	91.51	89.10	88.64	99.58	89.84	88.24	82.68	91.75
Competitive Set	102.50	113.55	114.37	115.77	109.68	107.91	112.42	103.22	111.62	113.83	113.19	105.36	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	81.8	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	98.7
% Chg																															
My Property	-11.5	1.3	10.9	7.2	12.2	13.1	7.8	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	22.9	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	-7.0	-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	37.59	40.80	40.79	43.78	80.30	40.05	31.89	51.80	51.05
Competitive Set	36.18	60.70	72.25	76.39	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	45.66	51.38	40.57	27.12	16.12	21.97	22.23	26.96	46.91	27.89	23.92	27.44	10.73
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	133.8	119.4	154.0	102.4	75.1	84.6	110.5	107.9	91.4	133.7	233.1	165.7	183.6	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	-8.3	-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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2025 REAL ESTATE PROPERTY TAX EXEMPTIONS UNDER N.D.C.C.

Please reference the attached application for a brief explanation of the North Dakota Century Code (N.D.C.C.) applicable to each property listed. Please keep in mind all of these properties are not totally exempt. Portions of them may be taxable.

		Number listed on attached application <u>that applies to property</u>
Able, Inc.	1951 1 st Street W	2
Able, Inc.	2357 Country Oak Dr.	2
Able, Inc.	1153 24 th Street W	2
Able, Inc.	1813 3 rd Avenue E	2
Able, Inc.	1750 4 th Avenue E	2
Amazing Grace Lutheran Church – parsonage	3245 Stephanie Dr.	1
Arc of Dickinson, Inc.	653 19 th Street W	2
Baer, Robert W & Susan M	1120 14 th Street W Unit 2	6
Benedictine Living Communities, Inc.	851 4 th Avenue E	2
Benedictine Living Communities, Inc.	(Lots)	2
Benedictine Living Communities, Inc.	237 8 th Street E	2
Benedictine Living Communities, Inc.	(Lot)	2
Benedictine Sisters of Richardton	2441 10 th Avenue W	1
Bible Baptist Church	105 7 th Avenue W	1
Break Forth Bible Church	38 S State Avenue	1
Calvary Chapel	1677 11 th Street W	1
Church of Jesus Christ of Latter Day Saints	510 Museum Drive	1
Community Action Partnership	2268 Sims	2
Community Action Partnership	222 East Villard	2
Community Action Partnership	338 1 st Street SE	2
Dakotah Ridge, LLLP	560 / 580 8 th Street SE	9
Dakotah Ridge, LLLP	8 th Street SE	9
Dickinson Catholic Schools	810 Empire Road	1
Dickinson Church of Christ	815 14 th Street E	1
Dickinson Congregation of Jehovah Witnesses	731 South Main	1
Dickinson Muslim Community	133 3 rd Avenue E	1
Dickinson Senior Housing, Inc.	554 23 rd Street W	9
DSU Heritage Foundation	230 8 th Avenue W	9
Evangelical Bible Church	2891 5 th Avenue W	1
First Congregational Church	102 4 th Street W	1
Grace Reformed Church	229 3 rd Street W	1
Hillside Baptist Church	1123 10 th Street E	1
Hillside Baptist Church	(Lot)	1
Hillside Baptist Church	(Park)	1
Hillside Baptist Church	(Lot)	1

		Number listed on attached application <u>that applies to property</u>
Hillside Baptist Church	(Lot)	1
HND Properties, LLC	1720 Market Dr, Suite J	1
Koppinger, Jerald R. & LaVerne S	122 12 th Avenue W	5
Lighthouse Church of God	816 11 th Street E	1
Lighthouse Church of God	1066 Dell Avenue	1
Living Word Fellowship	1645 14 th Street W	1
Miller, Jeffrey	643 2 nd Street E	5
New Life United Pentecostal Church	501 Elks Drive Unit # 1	1
New Life United Pentecostal Church	501 Elks Drive Unit # 3	1
ND Dist. Council-Assembly/God	91 Osborn Drive	1
Our Lady of Good Success	1460 5 th Avenue E	1
Our Savior's Lutheran Church	614 11 th Street E	1
Our Savior's Lutheran Church	670 3 rd Avenue SW	1
Pavlicek, Albert	831 Cherry Avenue	4b
Peace Lutheran Church	1550 / 1560 21 st Street W	1
Prairie Winds Church	2510 21 st Street W	1
Queen of Peace Catholic Church	715/725 12 th Street W	1
Redeemer Lutheran Church of Dickinson	711 10 th Avenue W	1
Reiss, Kenneth & Mary Ann	236 4 th Avenue SE	6
River of Life Assembly	59 Osborn Drive	1
River of Life Church International	(Lot)	1
Sahr, Thomas	1177 10 TH Street E	5
St. John's Episcopal	822 & 836 5 th Avenue W	1
St. John's Lutheran Church	(Lot)	1
St. John's Evangelical Church	544 1 st Street W	1
St. John's Evangelical Lutheran Church	146 6 th Avenue W	1
St. John Evangelical Lutheran Church	115 5 th Avenue W	1
St. Joseph's Catholic Church	(Lot)	1
St. Joseph's Catholic Church	(Lot)	1
St. Joseph's Catholic Church	240 East Broadway	1
St. Joseph's Catholic Church	304 East Broadway (Lot)	1
St. Joseph's Hospital & Health Center	2500 Fairway Street	2
St. Joseph's Hospital & Health Center	986 2 nd Avenue W	2
Domestic Violence Shelter/St. Joes Hospital	2620 Empire Rd	2
St. Luke's Home	242 10 th Street W	2
St. Patrick's Church	(Lot)	1
St. Patrick's Church	310 2 nd Street W	1
St. Patrick's Church	145 3 rd Avenue W	1
St. Patrick's Church	(Lot)	1
St. Patrick's Church	(Lot)	1
St. Wenceslaus Church	515 3 rd Street E	1
St. Wenceslaus Church	258 5 th Avenue E	1
St. Wenceslaus Church	525 3 rd Street E	1
St. Wenceslaus Church	516 3 rd Street E	1

Number listed on
attached application
that applies to property

Southwestern District Health Unit	528 21 st Street W	9
Stark & Billings Soil Conservation District	734 8 th Avenue SE	9
Stark County Housing Authority	1449 West Villard	9
Stark County Housing Authority	2624 6 th Avenue W	9
Stark County Housing Authority	2625 5 th Avenue W	9
Sunset Center	46 1 st Avenue E	2
The River Church	1432 I-94 Business Loop E	1
Ukrainian Cultural Institute, Inc.	1221 West Villard	3
Urlacher, Brian L.	35 6 th Avenue W	5
West River Student Services	623 State Avenue, Ste D	9
Sickler, Arthur V. & Rose C.	1580 21 st Street W	Farm Exemption