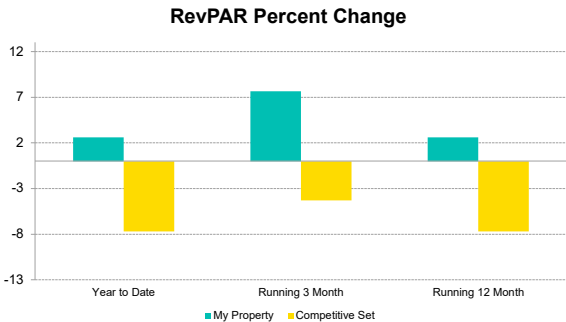
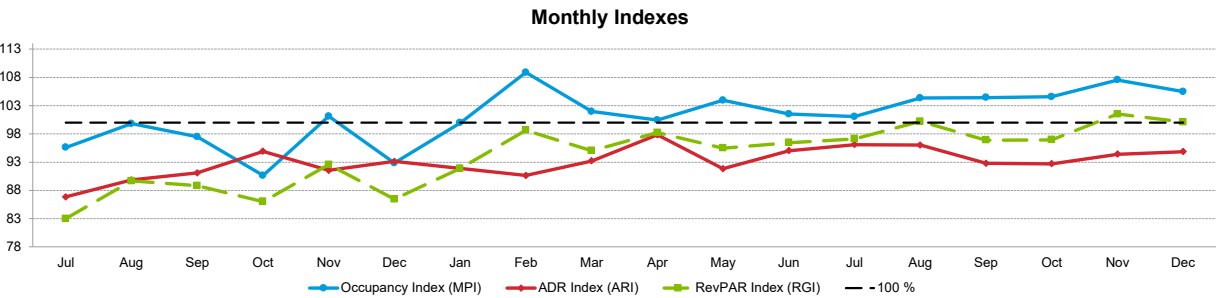


Exhibit G

Renaissance Hotel	ABS Original		ABS Revised		ABS Adjusted (1)		KM Appraisal	
	Amount	Ratio (2)	Amount	Ratio (2)	Amount	Ratio (2)	Amount	Ratio (2)
Guestrooms	557		557		557		557	
Available Room Nights	203,305		203,305		203,305		203,305	
Occupied Room Nights	162,644		162,644		162,644		170,776	
Room Occupancy	80.0%		80.0%		80.0%		84.0%	
Average Room Rate	\$300		\$295		\$209		\$209	
Daily RevPAR	\$240		\$236		\$168		\$176	
Revenue								
Rooms	\$48,793,200	85.0%	\$47,979,980	84.8%	\$34,067,778	79.8%	\$35,771,167	75.9%
Food & Beverage	\$5,692,540	9.9%	\$5,692,540	10.1%	\$5,692,540	13.3%	\$9,538,810	20.3%
Parking & Other	\$2,912,700	5.1%	\$2,912,700	5.1%	\$2,912,700	6.8%	\$1,536,986	3.3%
Operating Revenue	\$57,398,440	100.0%	\$56,585,220	100.0%	\$42,673,018	100.0%	\$46,846,963	99.5%
Lease Income	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$256,164	0.5%
Total Revenue	\$57,398,440	100.0%	\$56,585,220	100.0%	\$42,673,018	100.0%	\$47,103,127	100.0%
Departmental Expenses								
Rooms	\$14,150,028	29.0%	\$13,914,194	29.0%	\$9,879,656	29.0%	\$8,585,080	24.0%
Food & Beverage	\$4,497,107	79.0%	\$4,497,107	79.0%	\$4,497,107	79.0%	\$7,821,824	82.0%
Parking & Other	\$1,456,350	50.0%	\$1,456,350	50.0%	\$1,456,350	50.0%	\$614,794	40.0%
Total Departmental	\$20,103,485	35.0%	\$19,867,651	35.1%	\$15,833,112	37.1%	\$17,021,698	36.1%
Overhead Expenses								
Fixed Overhead (3)	\$11,140,000	19.4%	\$11,140,000	19.7%	\$11,140,000	26.1%	\$7,902,144	16.8%
Franchise Fees	\$3,659,490	7.5%	\$3,598,499	7.5%	\$2,555,083	7.5%	\$1,788,558	5.0%
Real Estate Taxes	\$1,435,804	2.5%	\$1,435,804	2.5%	\$1,435,804	3.4%	\$1,909,897	4.1%
Management Fees	\$1,721,953	3.0%	\$1,697,557	3.0%	\$1,280,191	3.0%	\$1,413,094	3.0%
Capital Replacement	\$2,295,938	4.0%	\$2,263,409	4.0%	\$1,706,921	4.0%	\$2,355,156	5.0%
Total Other Charges	\$20,253,185	35.3%	\$20,135,268	35.6%	\$18,117,999	42.5%	\$15,368,849	32.6%
Operating Expenses	\$40,356,669	70.3%	\$40,002,919	70.7%	\$33,951,111	79.6%	\$32,390,547	68.8%
Net Operating Income	\$17,041,771	29.7%	\$16,582,301	29.3%	\$8,721,907	20.4%	\$14,712,580	31.2%
Capitalization Rate	7.50%		7.50%		7.50%		7.13%	
Hotel Value	\$227,224,000		\$221,097,000		\$116,292,000		\$206,300,000	
Less Personal Property	\$0		\$5,600,000		\$5,600,000		\$5,600,000	
Real Estate Value	\$227,224,000		\$215,497,000		\$110,692,000		\$200,700,000	
Benefit Ratio	0.50%		0.50%		0.50%		0.50%	
Special Benefit	\$1,136,000		\$1,073,000		\$551,000		\$999,000	
Levy Ratio	39.18%		39.18%		39.18%		39.18%	
LID Levy	\$445,110		\$420,425		\$215,894		\$391,430	
(1) ABS revised estimates adjusted to incorporate KM average daily room rate (2) Ratios shown in <i>italics</i> are calculated against individual sources of revenue (3) Fixed Overhead includes administration, systems, local marketing, maintenance, utilities, and insurance								

Tab 4 - Competitive Set Report

Renaissance Seattle Hotel 515 Madison St Seattle, WA 98104-1119 Phone: (206) 583-0300
STR # 10340 ChainID: SEASM MgtCo: None Owner: None
For the Month of: December 2019 Date Created: January 17, 2020 Monthly Competitive Set Data Excludes Subject Property



Occupancy (%)	2018						2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	88.9	94.1	90.3	79.9	78.9	65.5	69.5	82.1	86.7	82.9	89.9	92.1	93.4	97.1	93.7	92.7	84.2	76.4
Competitive Set	93.0	94.3	92.6	88.1	78.0	70.5	69.5	75.4	85.1	82.5	86.5	90.7	92.4	93.0	89.7	88.6	78.3	72.4
Index (MPI)	95.6	99.8	97.5	90.6	101.1	92.8	100.0	108.9	102.0	100.4	104.0	101.5	101.1	104.4	104.4	104.6	107.5	105.5
Rank	7 of 7	5 of 7	6 of 7	7 of 7	3 of 7	7 of 7	5 of 7	2 of 7	3 of 7	3 of 7	2 of 7	3 of 7	4 of 7	1 of 7	1 of 7	3 of 7	2 of 7	2 of 7

% Chg	2018						2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	-2.4	-1.3	-1.4	-5.8	11.0	8.3	6.5	8.7	-2.8	1.4	2.6	2.0	5.1	3.1	3.8	16.0	6.7	16.7
Competitive Set	-0.2	0.0	-1.0	1.9	-0.9	10.2	3.7	0.2	-1.8	-4.2	-3.7	-2.7	-0.5	-1.4	-3.1	0.5	0.3	2.7
Index (MPI)	-2.2	-1.3	-0.4	-7.6	12.0	-1.6	2.7	8.5	-1.1	5.9	6.5	4.8	5.7	4.5	7.1	15.4	6.4	13.6
Rank	6 of 7	5 of 7	5 of 7	7 of 7	1 of 7	4 of 7	2 of 7	1 of 7	4 of 7	2 of 7	2 of 7	2 of 7	1 of 7	2 of 7	2 of 7	1 of 7	3 of 7	2 of 7

ADR	2018						2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	241.04	256.76	239.25	226.21	178.67	158.61	171.36	169.48	176.60	190.78	202.09	247.10	244.58	246.56	233.99	205.65	174.78	157.47
Competitive Set	277.55	285.78	262.59	238.30	195.16	170.30	186.39	186.98	189.44	195.04	220.01	260.03	254.48	256.76	252.17	221.79	185.13	165.98
Index (ARI)	86.8	89.8	91.1	94.9	91.6	93.1	91.9	90.6	93.2	97.8	91.9	95.0	96.1	96.0	92.8	92.7	94.4	94.9
Rank	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7

% Chg	2018						2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	1.6	5.8	8.2	7.5	1.1	2.2	-2.0	-2.0	-0.9	0.8	-8.5	1.3	1.5	-4.0	-2.2	-9.1	-2.2	-0.7
Competitive Set	3.2	4.9	2.9	9.2	1.4	5.5	-5.6	3.7	-5.9	-6.3	-12.6	-7.0	-8.3	-10.2	-4.0	-6.9	-5.1	-2.5
Index (ARI)	-1.5	0.9	5.2	-1.5	-0.2	-3.1	3.8	-5.5	5.3	7.5	4.6	9.0	10.7	6.9	1.8	-2.3	3.1	1.9
Rank	5 of 7	4 of 7	1 of 7	4 of 7	4 of 7	5 of 7	2 of 7	7 of 7	2 of 7	1 of 7	2 of 7	1 of 7	1 of 7	1 of 7	2 of 7	7 of 7	2 of 7	3 of 7

RevPAR	2018						2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	214.18	241.72	216.00	180.73	140.96	103.86	119.09	139.17	153.20	158.16	181.64	227.50	228.49	239.36	219.25	190.56	147.09	120.34
Competitive Set	257.99	269.53	243.19	210.04	152.27	120.11	129.58	141.05	161.19	161.01	190.23	235.85	235.24	238.87	226.24	196.54	144.87	120.23
Index (RGI)	83.0	89.7	88.8	86.0	92.6	86.5	91.9	98.7	95.0	98.2	95.5	96.5	97.1	100.2	96.9	97.0	101.5	100.1
Rank	7 of 7	6 of 7	6 of 7	6 of 7	5 of 7	6 of 7	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	4 of 7	6 of 7	5 of 7	4 of 7	2 of 7

% Chg	2018						2019											
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
My Property	-0.8	4.4	6.7	1.3	12.2	10.8	4.4	6.6	-3.7	2.2	-6.1	3.4	6.7	-1.0	1.5	5.4	4.3	15.9
Competitive Set	3.0	4.8	1.9	11.3	0.4	16.2	-2.1	3.9	-7.6	-10.2	-15.8	-9.5	-8.8	-11.4	-7.0	-6.4	-4.9	0.1
Index (RGI)	-3.7	-0.4	4.7	-9.0	11.8	-4.6	6.6	2.6	4.2	13.9	11.5	14.2	17.0	11.7	9.1	12.7	9.7	15.7
Rank	7 of 7	3 of 7	2 of 7	7 of 7	1 of 7	6 of 7	1 of 7	3 of 7	2 of 7	2 of 7	1 of 7	1 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
84.3	82.3	86.7	72.1	74.7	84.4	84.3	82.3	86.7
84.6	84.6	83.7	76.4	78.9	79.8	84.6	84.6	83.7
99.7	97.3	103.6	94.4	94.7	105.8	99.7	97.3	103.6
5 of 7	7 of 7	1 of 7	7 of 7	7 of 7	2 of 7	5 of 7	7 of 7	1 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
0.4	-2.4	5.4	-3.0	3.6	13.0	0.4	-2.4	5.4
2.6	0.0	-1.0	3.5	3.3	1.1	2.6	0.0	-1.0
-2.2	-2.4	6.5	-6.3	0.3	11.7	-2.2	-2.4	6.5
5 of 7	7 of 7	1 of 7	6 of 7	4 of 7	2 of 7	5 of 7	7 of 7	1 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
203.19	209.86	204.26	183.93	189.88	180.92	203.19	209.86	204.26
225.67	233.06	217.30	193.56	203.91	192.99	225.67	233.06	217.30
90.0	90.0	94.0	95.0	93.1	93.7	90.0	90.0	94.0
6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7	6 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
3.8	3.3	-2.7	2.3	3.2	-4.7	3.8	3.3	-2.7
5.0	3.3	-6.8	-0.7	5.3	-5.4	5.0	3.3	-6.8
-1.2	0.0	4.4	3.1	-2.0	0.7	-1.2	0.0	4.4
6 of 7	4 of 7	1 of 7	2 of 7	5 of 7	4 of 7	6 of 7	4 of 7	1 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
171.23	172.69	177.18	132.66	141.86	152.72	171.23	172.69	177.18
190.81	197.15	181.96	147.87	160.90	153.98	190.81	197.15	181.96
89.7	87.6	97.4	89.7	88.2	99.2	89.7	87.6	97.4
5 of 7	6 of 7	6 of 7	6 of 7	6 of 7	4 of 7	5 of 7	6 of 7	6 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
4.2	0.8	2.6	-0.7	6.9	7.7	4.2	0.8	2.6
7.8	3.3	-7.7	2.8	8.8	-4.3	7.8	3.3	-7.7
-3.4	-2.4	11.2	-3.4	-1.7	12.5	-3.4	-2.4	11.2
5 of 7	7 of 7	1 of 7	6 of 7	5 of 7	1 of 7	5 of 7	7 of 7	1 of 7