CITY OF ONTARIO
SPECIAL MEETING
CITY COUNCIL/HOUSING AUTHORITY
AGENDA
JANUARY 15, 2021 9:00 AM
CITY HALL
303 EAST B STREET, ONTARIO, CA 91764

Paul S. Leon
Mayor

Alan D. Wapner
Mayor pro Tem

Jim W. Bowman
Council Member

Debra Dorst-Porada
Council Member

Ruben Valencia
Council Member

Sheila Mautz
City Clerk

James R. Milhiser
Treasurer

Scott Ochoa
City Manager

Ruben Duran
City Attorney

WELCOME to a meeting of the Ontario City Council.

- **All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.**
- **Anyone wishing to provide public comment or to address the Council have been provided alternative measures including U.S. mail, email, a website comment form, and the ability to dial in and record a 3 minute voicemail. All public comments received by the established deadline for this meeting will be included as part of the official meeting record.**
- **In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.**

SPECIAL AND URGENT NOTICE

In accordance with the Governor's Declarations of Emergency for the State of California (Executive Orders N-25-20 and N-29-20), the Ontario City Council Meetings are being conducted via teleconference to limit in-person attendance at the upcoming meeting of the City of Ontario City Council and Housing Authority.

Members of the Public may utilize alternative measures established by the City of Ontario to view the City Council meetings and/or to address the Mayor and City Council Members.

The meeting will be live broadcast on local cable Channel 3 as well as live streamed at: www.ontarioca.gov/Agendas/CityCouncil or Zoom.

TO PROVIDE PUBLIC COMMENT: Those wishing to speak during the "Public Comment" portion for any Closed Session item must call 909-395-2900 between 8:45 a.m. and 9:00 a.m. the day of the meeting. Those wishing to speak during the "Public Comment" portion of the meeting or any item on "Consent Calendar" must call 909-395-2900 at 9:00 a.m. the day of the meeting.

TO COMMENT BY EMAIL: Submit your comments by email no later than 8:00 a.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter.

TO COMMENT BY MAIL: To submit your comments by mail, provide your name, agenda item you are commenting on, and your comment by mailing to Records Management, Ontario City Hall, 303 East "B" Street, Ontario, CA 91764. Comments by mail must be received by the Records Management Department no later than 8:00 a.m. on the day of the meeting. Postmarks are not accepted. All comments received by the deadline will be provided to the City Council for consideration before action is taken on the matter.

We appreciate your understanding during this unprecedented time of social distancing under the Stay at Home Order. These procedures may be modified in the future as social and public gathering protocols change.

ORDER OF BUSINESS The special City Council and Housing Authority meeting begins with Public Comment at 9:00 a.m., immediately followed by the Special Meeting.

CALL TO ORDER (*OPEN SESSION*)

ROLL CALL

Wapner, Bowman, Dorst-Porada, Valencia, Mayor/Chairman Leon

PLEDGE OF ALLEGIANCE

Council Member Bowman

PUBLIC COMMENTS **9:00 a.m.**

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes with each speaker given a maximum of 3 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

AGENDA REVIEW/ANNOUNCEMENTS

The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

1. ***A RESOLUTION CONTINUING THE EXISTENCE OF A LOCAL EMERGENCY FOR THE 2020 CORONAVIRUS PANDEMIC AND TIES THE NEED FOR FUTURE RESOLUTIONS TO THE STATE OF CALIFORNIA EMERGENCY PROCLAMATION ISSUED ON MARCH 4, 2020***

   That the City Council adopt a resolution continuing the Proclamation of Local Emergency for the 2020 Coronavirus Pandemic and to tie future proclamations under the State of California

Emergency Proclamation issued on March 4, 2020 until further notice, unless canceled sooner by the Ontario City Council.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROCLAIMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY AND TIES THE NEED FOR FUTURE PROCLAMATIONS TO THE STATE OF CALIFORNIA EMERGENCY PROCLAMATION ISSUED ON MARCH 4, 2020 THUS DIRECTING THE EMERGENCY ORGANIZATION OF THE CITY OF ONTARIO TO TAKE ALL NECESSARY STEPS FOR THE PROTECTION OF LIFE, HEALTH AND SAFETY IN THE CITY OF ONTARIO.

ADMINISTRATIVE REPORTS/DISCUSSION/ACTION

2. AN APPEAL OF THE FINDINGS OF FACT AND STATEMENT OF DECISION OF THE TRANSIENT OCCUPANCY TAX LICENSE OFFICIAL FOR MOTEL 6 ONTARIO AIRPORT

That the City Council consider and uphold the Findings of Fact and Statement of Decision of the Transient Occupancy Tax License Official for the Motel 6 Ontario Airport and direct staff to prepare a City Council resolution adopting findings and formalizing the decision, and placing the decision on the Consent Calendar for consideration at the next regular City Council meeting.

ADJOURNMENT

CITY OF ONTARIO *Agenda Report* **January 15, 2021**	**SECTION:** **CONSENT CALENDAR**
Department: Fire Department Prepared By: Jordan T Villwock Staff Member Presenting: Ray Gayk, Fire Chief Reviewed By: Nubia Roman Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 1

SUBJECT: A RESOLUTION CONTINUING THE EXISTENCE OF A LOCAL EMERGENCY FOR THE 2020 CORONAVIRUS PANDEMIC AND TIES THE NEED FOR FUTURE RESOLUTIONS TO THE STATE OF CALIFORNIA EMERGENCY PROCLAMATION ISSUED ON MARCH 4, 2020

RECOMMENDATION: That the City Council adopt a resolution continuing the Proclamation of Local Emergency for the 2020 Coronavirus Pandemic and to tie future proclamations under the State of California Emergency Proclamation issued on March 4, 2020 until further notice, unless canceled sooner by the Ontario City Council.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Maintain the Current High Level of Public Safety

FISCAL IMPACT: This resolution maintains the City's compliance with State and Federal requirements for emergency response and promotes the City's eligibility to receive State and Federal emergency assistance funds.

BACKGROUND & ANALYSIS: Governments worldwide are responding to an outbreak of respiratory disease caused by a novel (new) coronavirus that was first detected in China and which as now been detected in nearly 100 countries, including the United States. The virus has been named "SARS-CoV-2"; and the disease it causes has been named "coronavirus disease 2019" (abbreviated "COVID-19").

COVID-19 is a serious disease that as of January 1, 2021 has killed over 1,477,000 people worldwide with over 21 million confirmed cases and over 360,000 deaths in the United States, as well as infecting more than 2,200,000 and killing over 29,000 in California. On March 4, 2020, the Governor of the State of California declared a State of Emergency. On March 10, 2020, the San Bernardino County Health Department proclaimed a Public Health Emergency; and the Board of Supervisors issued a Proclamation of Local Emergency due to COVID-19. On March 11, 2020, the World Health Organization declared the disease a global pandemic. On March 13, 2020, the President of the United States declared a National Emergency.

On June 18, 2020, California Governor Newsom issued a statewide order mandating the wearing of face masks or coverings for the public in which the City of Ontario followed by requiring face masks or coverings for city employees. On June 28, 2020, California Governor Newsom issued an order closing bars and restricting indoor restaurant operations for seven counties including the County of San

Bernardino. On July 13, 2020, California Governor Newsom issued an order closing additional businesses including gyms, worship services, personal care services, hair salons, and malls. On August 28, 2020, California Governor Newsom released the next evolution of the response called the Blueprint for a Safer Economy. This plan replaces the State Watchlist and allows for more businesses to safely open with restrictions.

Beginning in July 2020, the City of Ontario began issuing Temporary Use Permits allowing restaurants to use outdoor spaces for dining purposes while waiving fees and expediting the process. Additionally, in July 2020, the City of Ontario drafted an operational transition plan for City facilities to reclose and some work functions to return to a telecommuting basis due to the increase infections in the County and the potential for employee spread.

The City of Ontario regularly participates in disaster drills to maintain its preparedness. The City's first and second response agencies are prepared for the impact of COVID-19; however, the declaration of a local emergency further unlocks resources and legal authority to quickly respond to changing conditions.

Through Ontario Ordinance No. 2990, the City Manager, as the Director of Emergency Services, proclaimed a Local Emergency on July 14, 2020 with additional details and originally proclaimed on March 17, 2020, to enhance the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and seek potential reimbursement by the State and Federal governments. Future continued emergency proclamations will be tied with the State of California's Emergency Proclamation issued on March 4, 2020 unless canceled sooner by the Ontario City Council.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, PROCLAIMING THE CONTINUED EXISTENCE OF A LOCAL EMERGENCY AND TIES THE NEED FOR FUTURE PROCLAMATIONS TO THE STATE OF CALIFORNIA EMERGENCY PROCLAMATION ISSUED ON MARCH 4, 2020 THUS DIRECTING THE EMERGENCY ORGANIZATION OF THE CITY OF ONTARIO TO TAKE ALL NECESSARY STEPS FOR THE PROTECTION OF LIFE, HEALTH AND SAFETY IN THE CITY OF ONTARIO.

WHEREAS, City of Ontario Ordinance No. 2990 empowers the City Manager as the Director of Emergency Services to proclaim the existence or threatened existence of a local emergency when said city is affected or likely affected by a public calamity and the City Council is not in session; and

WHEREAS, conditions of disaster or of extreme peril to the safety of persons and property have re-risen due to increased levels of positive cases of COVID-19 and accompanying higher hospitalizations and death rates; and

WHEREAS COVID-19 has spread to every country in the world, infecting more than 12 million persons and killing more than 550,000 individuals worldwide, and exists in every state in the United States, infecting more than 3 million persons and killing over 130,000 in the country, as well as infecting more than 300,000 and killing over 6,700 in California, and

WHEREAS, on June 18, 2020, California Governor Gavin Newsom issued a statewide order mandating the wearing of face masks or coverings for the public which the City of Ontario followed by requiring face masks or coverings for city employees; and

WHEREAS, on June 28, 2020, California Governor Gavin Newsom issued an order closing bars and restricting indoor restaurant operations for seven counties including the County of San Bernardino; and

WHEREAS, on July 13, 2020, California Governor Gavin Newsom issued an order closing additional businesses including gyms, worship services, personal care services, hair salons, and malls; and

WHEREAS, the City is issuing Temporary Use Permits allowing restaurants to use outdoor spaces for dining purposes to maintain a safe environment for restaurant employees and patrons while waiving fees and expediting the process; and

WHEREAS, the City has drafted an operational transition plan for City facilities to reclose and some work functions to return to a telecommuting basis due to the increased infections in the County and the potential for employee-spread; and

WHEREAS, the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and seek future reimbursement by the State and Federal governments will be critical to the continued battle against COVID-19; and

WHEREAS, these conditions warrant and necessitate that the City of Ontario declare the existence of a local emergency.

WHEREAS, on July 21, 2020 the Ontario City Council ratified Resolution No. 2020-124 proclaiming the existence of a local emergency.

WHEREAS, on August 18, 2020, the Ontario City Council ratified Resolution No. 2020-146 proclaiming the continued existence of a local emergency.

WHEREAS, on September 15, 2020, the Ontario City Council ratified Resolution No. 2020-155 proclaiming the continued existence of a local emergency.

WHEREAS, on October 6, 2020, the Ontario City Council ratified Resolution No. 2020-166 proclaiming the continued existence of a local emergency.

WHEREAS, on November 3, 2020, the Ontario City Council ratified Resolution No. 2020-183 proclaiming the continued existence of a local emergency.

WHEREAS, on December 1, 2020, the Ontario City Council ratified Resolution No. 2020-202 proclaiming the continued existence of a local emergency.

WHEREAS, on December 15, 2020, the Ontario City Council ratified Resolution No. 2020-204 proclaiming the continued existence of a local emergency.

NOW THEREFORE, BE IT RESOLVED, by the City Council does hereby proclaim the existence of a local emergency and ties the need for future proclamations to the State of California's emergency proclamation issued on March 4, 2020 and directs the Emergency Organization of the City of Ontario to take the necessary steps for the protection of life, health and safety in the City of Ontario.

IT IS FURTHER RESOLVED, that during the existence of said local emergency the powers, functions, and duties of the Emergency Organization of the City shall be those prescribed by state law, by ordinances, and resolutions of the City; and

THE CITY COUNCIL DIRECTS, that all City Departments shall review and revise their department emergency and contingency plans to address the risks COVID-19 poses to their critical functions in coordination with the Office of Emergency Management (OEM); and

THE CITY COUNCIL FURTHER DIRECTS, that all City Departments shall track costs for staffing, supplies, and equipment related to COVID-19 preparation and prevention and forward that information to the Financial Services Agency; and

THE CITY COUNCIL FURTHER DIRECTS, that OEM shall coordinate Citywide planning, preparedness and response efforts regarding COVID-19 with the San Bernardino County Department of Public Health and the San Bernardino County Office of Emergency Services (OES).

NOW, THEREFORE, IT IS HEREBY RESOLVED, by the City Council, that the Resolution to Proclamation of a Local Emergency shall continue the previous proclamation while including additional requirements, guidelines, and procedures.

IT IS FURTHER RESOLVED AND ORDERED, by the City Council that a copy of this Resolution be forwarded to the San Bernardino County Office of Emergency Services to be forwarded to the Director of the California Governor's Office of Emergency Services requesting that the Director find it acceptable in accordance with State law; that the Governor of California pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in San Bernardino County; that the Governor waive regulations that may hinder response and recovery efforts; that response and recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of January 2021.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF ONTARIO)

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2021- was duly passed and adopted by the City Council of the City of Ontario at a special meeting held January 15, 2021 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2021- duly passed and adopted by the Ontario City Council at a special meeting held January 15, 2021.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO *Agenda Report* **January 15, 2021**	**SECTION:** **ADMINISTRATIVE** **REPORTS/DISCUSSION/ACTION**
Department: Financial Services Prepared By: Armen Harkalyan Staff Member Presenting: Armen Harkalyan, Executive Director of Finance Reviewed By: Darlene M Sanchez Approved By:	Submitted To: Council/OHA Approved: _____ Continued To: _____ Denied: _____ Item No: 2

SUBJECT: AN APPEAL OF THE FINDINGS OF FACT AND STATEMENT OF DECISION OF THE TRANSIENT OCCUPANCY TAX LICENSE OFFICIAL FOR MOTEL 6 ONTARIO AIRPORT

RECOMMENDATION: That the City Council consider and uphold the Findings of Fact and Statement of Decision of the Transient Occupancy Tax License Official for the Motel 6 Ontario Airport and direct staff to prepare a City Council resolution adopting findings and formalizing the decision, and placing the decision on the Consent Calendar for consideration at the next regular City Council meeting.

THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:
Operate in a Businesslike Manner

FISCAL IMPACT: The Transient Occupancy Tax License Official has determined that the Appellant, Motel 6 Ontario Airport, owes the City of Ontario $1,533,448.53 in unpaid taxes, penalties, and interest covering through June 30, 2020. Additional taxes, penalties, and interests are still owed by the Appellant since no tax payment has been remitted to the City as of the date of this report.

BACKGROUND & ANALYSIS: In 2019, the City of Ontario ("City") contracted with HdL Companies ("HdL") to perform a Transient Occupancy Tax Audit Review and Greater Ontario Tourism Market District Audit Review (collectively, the "Audit") for each hotel within the City. HdL attempted to meet with the owner/operator of each hotel within the City to conduct a thorough review of monthly Transient Occupancy Tax ("TOT") and Greater Ontario Tourism Market District ("GOTMD") returns filed during the audit period of January 2016 through April 2019 ("Audit Period"). In the case of hotels that consented to the City's Audit request, HdL analyzed records for accuracy, performed reasonableness tests and trends analysis, and compared the results to previous return history and City market trends. These tests were complimented by a full detail review of sample review periods within each filing year. Some hotels within the City refused to consent to the City's Audit requests, including the Appellant Motel 6 Ontario Airport ("Appellant") located at 1560 E. 4th Street, Ontario, CA 91764.

In addition, the Appellant had not filed TOT or GOTMD returns, and had not remitted any taxes at all, for the Audit Period. As the Appellant failed or refused to collect and remit taxes owed, and refused to consent to the City's Audit request, the License Official proceeded pursuant to the provision of Ontario Municipal Code ("OMC") Section 3-6.09, which reads as follows: *"If any operator shall fail or refuse to collect such tax and to make, within the time provided in this chapter, any report and remittance of such tax, or any portion thereof, required by the provisions of this chapter, the License Official shall proceed in such manner as he may deem best to obtain the facts and information on which to base his*

estimate of the tax due. As soon as the License Official shall procure such facts and information as he is able to obtain upon which to base the assessment of any such tax imposed by the provisions of this chapter and payable by any operator who has failed or refused to collect the same and to make such report and remittance, the License Official shall proceed to determine and assess against such operator the tax, interest, and penalties provided for by the provisions of this chapter…"

In the absence of returns filed by the Appellant, or consent to Audit the Appellant's business records, the License Official utilized the City's Average Daily Rate ("ADR"), which is a number that represents the average rental income per paid occupied room within the City, and the City's average occupancy rate, which is a number that represents the number of hotel rooms in use. The City's ADR along with the City's average occupancy were calculated based on the STR Report, completed by STR (formerly known as Smith Travel Research).

Based on the City's ADR and average occupancy, the License Official determined and assessed the Appellant owed $1,135,244.97 in TOT (including penalties and interest) and $183,340.31 in GOTMD (including penalties and assessments) for a total of $1,318,585.28. On December 13, 2019, the License Official notified the Appellant of the above determination and assessment. On December 16, 2019, the Appellant appealed the decision and requested a hearing before the License Official where the Appellant would be afforded an opportunity to "…appear and offer evidence why such specified tax, interest, and penalties should not be so fixed." (OMC § 3-6.09.)

The hearing before the License Official was heard on September 2, 2020. The Appellant did not personally appear at the hearing, but appeared through attorney Frank A. Weiser. The License Official considered the testimony of all witnesses at the hearing, including Tony Lai of HdL Companies. The License Official noted that the Appellant did not call any witnesses and offered no sworn testimony. The License Official considered the arguments made by Mr. Weiser, and allowed Mr. Weiser additional time after the hearing was closed to file a written brief along with any exhibits.

On November 5, 2020, the License Official transmitted his Findings of Fact and Statement of Decision on the Transient Occupancy Tax Appeal ("Statement of Decision") to the Appellant. The Statement of Decision set forth the License Official's consideration of the evidence and arguments offered by the Appellant and rendered a decision on the tax owed, including penalties and interest (which continue to accrue in the eleven months since the original determination).

The Appellant's arguments are described in further detail on pages 5-6 of the Statement of Decision (Exhibit E) and consist primarily of legal arguments against the assessment. The Appellant argued that:

- The assessment was outside of the statute of limitations;
- The assessment included improper time periods; and
- Alex Patel, who had been provided notice, was not the true owner or operator of the Appellant.

After considering these arguments, the License Official found that the TOT was properly assessed for the reasons described in more detail within the Statement of Decision on pages 7-9 (Exhibit E). The statute of limitations invoked by the Appellant was inapplicable, the time period was appropriate, and Alex Patel was the appropriate person to notice for the assessment and hearing.

The Appellant also argued, as described in further detail on page 6 of the Statement of Decision (Exhibit E), that the City of Ontario's TOT ordinance was unconstitutional for the following reasons:

- The ordinance is unconstitutional under the Fourth Amendment to the Constitution;

- The ordinance violates due process;
- The ordinance fails to distinguish between transient and permanent guests; and
- The ordinance violates equal protection principles, the commerce clause, and the right of persons to freely travel.

While the License Official concluded that he lacked jurisdiction to resolve the Constitutional arguments being made by the Appellant, he nevertheless elected to include reasons why he believed the TOT ordinance was valid, including references to statutory and case law as described in pages 10-12 of the Statement of Decision (Exhibit E).

Following the hearing, and after consideration of all evidence, including the written brief and evidence from Mr. Weiser, the License Official concluded that the amount of unpaid taxes, including interest and penalties shall be $1,553,448.53 covering through June 30, 2020.

APPEAL: On November 19, 2020, the Appellant submitted an appeal of the Statement of Decision of the License Official and requested a hearing before the City Council. The arguments are essentially the same as made by the Appellant before the License Official.

Staff reviewed the Appellant's statement and provided a response for each issue raised by the Appellant:

1. *Appellant Issue No. 1: The Appellant objects to "the August 18, 2020 assessment and Statement of Decision [because they fall] outside the statute of limitations under the City Municipal Code § 3-6.112 ("OMC") and California Code of Civil Procedure ("CCP") § 338. Both sections clearly require that an audit can only be conducted going back three years as records under OMC § 3-6.112 [sic] must be kept only for three years and CCP § 338 sets a three year statute of limitations for the City to sue to collect on a debt."*

Staff Response: The Notice of Assessment for the Appellant was submitted on December 13, 2019. The Notice of Assessment covers the time period from January 2016 through June 2019. This time period is within the three-year record-keeping requirement of OMC § 3-6.11. CCP § 338 requires that an action on a liability created by statute, other than a penalty or forfeiture, must be commenced within three years. CCP § 338 governs actions brought in state court, not audit determinations of the License Official under the OMC. Additionally, the time period to bring an action for collection of local taxes does not begin until after the deficiency determination of the local official is final. (*See City of Los Angeles v. A. E. C. Los Angeles* (1973) 33 Cal.App.3d 933, 941). As the License Official's determination is not final on this appeal, the three years under the CCP for initiation of a collection action has not begun.

2. *Appellant Issue No. 2: The Appellant argues that the time period is inappropriate because the Audit Period is allegedly revised to include the time period up to June 2020, based on statements in the Notice of Assessment, dated December 13, 2019, which includes the amount of tax, interest, and penalties owing as of that date at $1,135,244.97, and the License Official's Notice of Appeal Hearing, dated August 18, 2020, which includes the amount of tax, interest, and penalties owing as of that date at $1,553,448.53.*

Staff Response: The audit period was from January 2016 through April 2019. The August 18, 2020 letter states that the amount owing to the City as of that date is "the sum of $1,553,448.53, which includes penalties and interest from January 2016 through June 2020." The difference between the amount of taxes, penalties, and interest stated in original assessment of December 13, 2019 and August 18, 2020 notice represents the interest accruing on the unpaid taxes during that time period and does not

represent any change in scope to the audit period.

3. *Appellant Issue No. 3: The Appellant argues that the City has failed to notify the true legal owner and operator of the property, which it asserts is HP Lodging, LLC. The Hotel argues that the failure to send the December 13, 2019 Notice of Assessment and/or August 18, 2020 Notice of the Appeal Hearing to HP Lodging, LLC constitutes a due process violation, as HP Lodging, LLC has a property interest at stake and must have an opportunity to be heard.*

Staff Response: The City of Ontario Municipal Code requires all businesses operating within its jurisdiction register with the City and receive a business license. (OMC § 3-1.105.) The Appellant has a business license with the City and is registered with the name of the business Motel 6 Ontario Airport with a contact address of 1560 E 4th Street, Ontario, CA 91764. The owner of the Appellant and the contact for the Appellant were provided as Ashish Kumar "Alex" Patel.

The grant deed supplied by the Appellant in support of its argument only shows that HP Lodging, LLC, is the owner of property upon which the Appellant operates, it does not demonstrate on its face that HP Lodging, LLC meets the definition of "operator" under the OMC. An operator is the proprietor of the hotel, and the definition allows for an operator to be a person other than the owner of the property, including, for example, a lessee of real property who acts as the proprietor of the hotel.

In any case, the Statement of Information for HP Lodging, LLC, on file with the California Secretary of State for all relevant time periods lists as its agent for service of process, and as one of its members, Ashish Kumar "Alex" Patel, the same person registered with the City as the owner of the Appellant and a person who has received actual notice of the Notice of Assessment and the Notice of Hearing.

Staff recommends that the City Council find that in applying for and receiving a business license pursuant to OMC Chapter 3-1, Ashish Kumar "Alex" Patel provided the following information to the City: the business operating a hotel is the Motel 6 Ontario Airport, and that the contact address is 1560 E 4th Street, Ontario, CA 91764. Mr. Patel listed himself as the owner of the Appellant. Additionally, staff recommends that the City Council find that Mr. Patel is listed as the Agent for Service of Process and member for the purported "true legal owner" HP Lodging, LLC. Staff recommends that the City Council find that Mr. Patel had actual notice of both the Notice of Assessment and Notice of Appeal Hearing, was afforded the opportunity to provide evidence and testimony to demonstrate that the amount of taxes determined by the License Official was improper, and did not appear at the hearing to provide such testimony.

Considering the above, staff recommends that the City Council find that the City fulfilled any obligation it had to ensure that the Appellant was provided with the Notice of Assessment and the Notice of the Appeal Hearing.

4. *Appellant Issue No.4: Appellant argues that the City of Ontario's Transient Occupancy Tax Ordinance is facially unconstitutional, and unconstitutional as applied under the Fourth Amendment to the United States Constitution. Hotel cites City of Los Angeles v. Patel, 135 S. Ct. 2443 (2015) in support of its position.*

Staff Response: The City of Ontario's Transient Occupancy Tax Ordinance is distinguishable from the City of Los Angeles ordinance referred to by the Appellant. The Los Angeles ordinance required hotel operators to provide police officers with specified information concerning guests upon demand and a hotel owner who refuses to give an officer access to his or her registry can be arrested on the spot.

Here, the City of Ontario's Transient Occupancy Tax Ordinance requires that hotel operators keep

records related to taxes owed for three years and that the License Official shall have the right to inspect at reasonable times. On page 10 of the Appellant's brief submitted after the License Official's hearing, the Appellant acknowledges that the City is authorized to require a business to maintain business records and make them available when necessary to further a legitimate regulatory interest.

The Appellant fails to demonstrate that the City of Ontario's Transient Occupancy Tax Ordinance on its face, or the City in its application of the City of Ontario's Transient Occupancy Tax Ordinance, imposes/imposed any penalties on the Appellant for its failure to produce the records absent a subpoena. Rather, the License Official, when faced with Appellant's refusal to provide business records necessary to establish the correct amount of tax owed, followed the remedy authorized by the City of Ontario's Transient Occupancy Tax Ordinance and he proceeded "in such manner as he may deem best to obtain the facts and information on which to base his estimate of the tax due." (OMC § 3-6.09.) That is, the License Official used available records to estimate the daily rate and occupancy of the Appellant to estimate its tax liability. Appellant has never suffered a penalty for its failure to provide records.

5. *Appellant Issue No.5: Appellant argues that the City of Ontario's Transient Occupancy Tax Ordinance violates due process because it does not provide a "clear and certain" post-deprivation remedial scheme.*

Staff Response: OMC Section 3-6.12 provides a clear and certain refund process for overpaid taxes by either operators or transients.

6. *Appellant Issue No. 6: Appellant argues that the City of Ontario's Transient Occupancy Tax Ordinance fails to property distinguish between transient and permanent guests.*

Staff Response: OMC Section 3-6.02(g) defines a transient as any person "who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license, or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days."

The City of Ontario's Transient Occupancy Tax Ordinance is not unconstitutionally vague under the due process principles, since it gives fair notice of collection and reporting requirements and provides reasonably adequate standards to guide enforcement. While the definitions of "hotel" and "occupancy" contain the words "dwelling" and "lodging," the tax clearly applies solely to those who occupy a hotel for a period of 30 consecutive calendar days or less. (*See Patel v. City of Gilroy* (2002) 97 Cal.App.4th 483, 487).

7. *Appellant Issue No.7: Appellant argues that the City of Ontario's Transient Occupancy Tax Ordinance violates Equal Protection principles, the Commerce Clause of the United States Constitution, and the right of persons to travel because it requires the collection of taxes in violation of guests' constitutional right to travel.*

Staff Response: The City of Ontario's Transient Occupancy Tax Ordinance distinguishes between persons who stay in accommodations for only short periods of time and persons who do not. The rational basis for the classification is City's desire to tax persons for the privilege of enjoying short-term occupancy of accommodations within the City's jurisdiction. Transient occupancy is a proper subject of taxation and does not violate equal protection, the commerce clause, or the right to travel. (*City of Santa Cruz v. Patel* (2007) 155 Cal.App.4th 234, 248).

CONCLUSION: Staff recommends that the City Council consider and uphold the Findings of Fact and Statement of Decision of the Transient Occupancy Tax License Official and direct staff to prepare a

City Council resolution adopting findings and formalizing the decision, and placing the decision on the Consent Calendar for consideration at the next regular City Council meeting.

EXHIBITS:

Exhibit A – Notice of Assessment, dated December 13, 2019

Exhibit B – Notice of Appeal, dated December 16, 2019

Exhibit C – Letter Brief of Frank Weiser, dated September 17, 2020

Exhibit C1 – Grant Deed

Exhibit D – Transcript of Hearing, September 2, 2020

Exhibit D1 – STR Report for Rodeway Inn Ontario Mills Mall

Exhibit E – Findings of Fact and Statement of Decision, November 5, 2020

Exhibit F – Appeal to City Council, dated November 19, 2020

CITY OF ONTARIO
303 EAST "B" STREET, CIVIC CENTER ONTARIO CALIFORNIA 91764-4105
(909) 395-2000
FAX (909) 395-2070

PAUL S. LEON
MAYOR

RUBEN VALENCIA
MAYOR PRO TEM

ALAN D. WAPNER
JIM W. BOWMAN
DEBRA DORST-PORADA
COUNCIL MEMBERS

SCOTT OCHOA
CITY MANAGER

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

NOTICE OF ASSESSMENT

December 13, 2019

Motel 6 Ontario Airport
1560 E 4th St
Ontario, CA 91764

Re: Notice of Assessment for Transient Occupancy Tax

Dear Lodging Provider:

The City of Ontario (City) contracted HdL Lodging Tax to conduct routine Transient Occupancy Tax (TOT) audits of each hotel located within the City's municipality for the period from January 2016 to April 2019, per Section 3-6.11 of the City's Municipal Code (code). While the majority of hotels are cooperating with HdL, the City received a letter from the Law Offices of Frank A. Weiser denying the audit request.

The purpose of this Notice of Assessment is to inform the owner(s) of Motel 6, located at 231 N Vineyard Ave, Ontario, CA 91764, that, as a result of the lack of information provided by the hotel to substantiate TOT filings during the audit period, the City has assessed a TOT amount owed to the City by the owner(s). The amount assessed is $1,135,244.97 which includes penalties and interest. The assessment is based on reported hotel occupancy, average daily rent, and average audit finding amounts for other hotels.

Please be aware, per Section 3-6.09 of the code, the hotel operator "may, with ten (10) days after the service or mailing of [this] notice, make an application in writing to the License Official for a hearing on the amount assessed." If a hearing is requested, the City will provide no less than five (5) days' notice of the time and place the hearing is to be held. At the hearing, "the operator may appear and offer evidence why such specified tax, interest, and penalties should not be so fixed." If written request for a hearing is not provided within the ten (10) day time period, the tax, penalties, and interest become final, and due immediately.

For your convenience, a copy of the TOT code, Section 3: Chapter 6, is included with this letter. Upon review of this letter and the code provided, should the hotel determine to provide a written request for hearing, please mail it to my attention at 303 East "B" Street, Civic Center, Ontario, CA 91764 and make sure it's delivered by mail or hand delivered to this office such that it is received within this 10-day period.

Sincerely,

Armen Harkalyan
Executive Director of Finance
City of Ontario, Financial Services

LAW OFFICES

Member of the Bar:

United States Supreme Court
United States Court of Appeals for Third Circuit
United States Court of Appeals for Fourth Circuit
United States Court of Appeals for Fifth Circuit
United States Court of Appeals for Sixth Circuit
United States Court of Appeals for Eighth Circuit
United States Court of Appeals for Ninth Circuit
United States Court of Appeals for Tenth Circuit
United States Tax Court.
Master of Law in Taxation

FRANK A. WEISER
3460 Wilshire Boulevard, Suite 1212
Los Angeles, California 90010
Telephone: (213) 384-6964
Fax: (213) 383-7368

Refer To File No.

December 16, 2019

BY PERSONAL DELIVERY AND FEDERAL EXPRESS-GUARANTEED OVERNIGHT DELIVETY

Armen Harkalyan
Executive Director of Finance
City of Ontario,
Financial Services
303 East "B" Street, Civic Center
Ontario, CA 91764-4105

Re: Appeal of City of Ontario Notice of Assessments of Transient Occupancy Tax by Members of Ontario Hotel Association

Dear Mr. Harkalyan:

As I stated in my previous correspondence dated August 7, 2019 to the City of Ontario and its auditor HDL Lodging Tax, I represent the Ontario Hotel Association ("Association"), an association of hotel and motel owners and operators in the City of Ontario. Each of the members listed below have received your December 10, 2019 Notoce of Assessment for Transient Occupancy Tax ("Notices of TOT Assessment") and the list is as follows with the amount of the assessments except those motels that do not list an assessment amount did not receive your letter:

The list of members in the Association are as follows::

1. Motel 6 Ontario 1560 E. 4th St. Ontario, CA 91764	No Letter Received
2. Mountain Inn 2289 S. Mountain Ave. Ontario, CA 91762	Assessment Amount - $475,160.72
3. West Coast Inn 1211 N. Grove Ave. Ontario, CA 91764	Assessment Amount - $459,504.52
4. Sands Motel 1240 W. Mission Blvd. Ontario, CA 91762	Assessment Amount - $360,514.46
5. Hotel Seville 2441 S. Euclid Ave. Ontario, CA 91762	Assessment Amount - $267,352.13
6. Bright Star Motel 1530 W. Mission Blvd. Ontario, CA 91762	Assessment Amount - $201,805.95

7. Ontario Airport Inn
1801 E. G St.
Ontario, CA 91764
Assessment Amount - $1,468,823.14

8. Red Roof Inn
1818 E. Holt Blvd.
Ontario, CA 91761
Assessment Amount - $794,122.12

9. Capri Inn
1217 E. Holt Blvd.
Ontario, CA 91761
Assessment Amount - $199,719.28

10. Economy Inn
2301 S. Euclid Ave.
Ontario, CA 91762
Assessment Amount - $231,007.55

11. Rancho Motel
1440 W. Mission Blvd.
Ontario, CA 91762
Assessment Amount - $166,350.82

12. Ontario Motor Inn
1522 W. Mission Blvd.
Ontario, CA 91762
Assessment Amount - $472,284.11

13. Mission Motel
1514 W. Mission Blvd.
Ontario, CA 91762
Assessment Amount - $273,810.68

14.	American Inn 755 N. Euclid Ave. Ontario, CA 91762	Assessment Amount - $414,404.24
15.	Days Inn Ontario 1405 E. 4th St. Ontario, CA 91764	Assessment Amount - $223,650.71
16.	Travellodge 1150 N. Grove Ave. Ontario, CA 91764	Assessment Amount - $436,953.70
17.	Rodeway Inn - Ontario Mills Mall 4075 E. Guasti Rd. Ontario, CA 91761	No Letter Received
18.	Knights Inn 1120 E. Holt Blvd. Ontario, CA 91761	Assessment Amount - $527,580.11
19.	Best Ontario Inn 1045 W. Mission Blvd. Ontario, CA 91762	Assessment Amount - $460,181.91
20.	Pepper Tree Motel 1241 E. Holt Blvd. Ontario, CA 91761	Assessment Amount - $658,481.37

21. Amencan Best Value Inn & Suites
2425 S. Archibald Ave.
Ontario, CA 91761
Assessment Amount - $312,924.03

Each of the above members have received your December 10, 2019 Notices of TOT Assessment except the following:

Motel 6 Ontario
1560 E. 4th St.
Ontario, CA 91764

Rodeway Inn - Ontario Mills Mall
4075 E. Guasti Rd,
Ontario, CA 91761

This letter requests an appeal for each member of the Association individually listed in this letter pursuant to City of Ontario Municipal Code Chaper 6, Section 3-6.09 (dealing with TOT) as per your Notices of TOTAssessments including Motel 6 Ontario and Rodeway Inn - Ontario Mills Mall which although they did not receive your notices must assume that you have assessed them a tax

The grounds for the appeal include, but are not limited to, the following:

As you know from my previous correspondemce to the City and your tax auditror,. My clients objected to the Transient Occupancy Tax ("TOT") audits stated in your letter dated July 26, 2019 on Fourth Amendment grounds under City of Los Angeles v Patel, 135 S.Ct. 2443 (2015).[1]

In Patel, the United States Supreme Court held that LAMC §41.49 was **facially** unconstitutional under the Fourth Amendment because it required motel operators to retain records about guests for a ninety-day period and was unconstitutional because it did not allow for pre-compliance judicial review as required by the Fourth Amendment. Id.

The Patel case affirmed the en banc decision of the United States Court of Appeals for the Ninth Circuit which held that in adminstrative record inspections (such as presented in this case) a city must first provide by ordinance administrative subpoenas which can first be challenged in court before it can impose any penalties for not providing the records. See Patel, et al. v City of Los Angeles, 738 F.3d 1058 (9th Cir. 2013)) (en banc).

In Patel, the Ninth Circuit held that a City of Los Angeles ordinance that authorized administrative inspections by the police of motel registration records upon demand and without consent or a warrant was facially unconstitutional. Id., 738 F.3d at 1060-66.

In doing so, the Ninth Circuit found that the City of Los Angeles records inspection ordinance involve both a physical inrrusion upon a motel owner's business papers and an invasion of the motel owner's protected privacy interest in those papers protectable under the Fourth Amendment. Id., 738 F.3d at 1061-64.

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[1] I litigated the Patel case.

The Ninth Circuit concluded that that a City's demand for inspection of business records constitutes a search under the Fourth Amendment. Id., 738 F.3d at 1061 64.

The Ninth Circuit held that the government may require businesses to maintain records and make them available for routine inspection when necessary to further a legitimate regulatory interest, however the party subject to the demand must be afforded an opportunity to "obtain judicial review of the reasonableness of the demand prior to suffering penalties for refusing to comply." Id., 738 F.3d at 1064 (internal citations and quotation marks omitted).

This line of reasoning is consistent with prior holdings of the California Supreme Court. See Craib v Bulmash (1989) 49 Cal.3d 475 (California Supreme Court explaining requirement to obtain a subpoena or warrant if consent is not given and that no penalties can attach to the exercise of one's Fourth Amendment rights.

The City of Ontario's TOT ordinance like Patel, facially and as applied to my clients, violates the Fourth Amendment.

Your Notices of TOT Aseesment penalize my clients for standing on their Fourth Amendment rights, and instead of obtaining a court order to make a rational and fact based assessment, the City has assessed clearly excessive amounts with no basis to do so.

The Notices of TOT Aseesment are also in retaliation of my clients standing on their their Fourth Amendment rights, and as such violates the First Amendment Petition Clause of the United States Constitution.

As I pointed out in my original letter, I have also litigated other cases thart have been published in the California appellate court that facially challenges the constitutionality of various municipal code TOT ordinances.

In City of Santa Cruz v Patel (2007) 155 Cal.App.4th 234, a case litigated by me, a group of motel operators facially challenged the City of Santa Cruz's TOT ordinance on constitutional grounds. While the TOT ordinance in that case was found to not be violative of the "void for vagueness" doctrine under the Due Process Clause of the Fourteenth Amendment, the nature of the facial challenge was not questioned in the appellate court's reaching its decision.

Subsequently, in Dana Point Safe Harbor Collective v Superior Court (2010) 51 Cal.4th 1, the California Supreme Court principally followed and adopted the reasoning of the City of Santa Cruz case in resolving a district court of appeals split and holding that legislative subpoenas under California Government Code §37104 that are upheld by a trial court are appealable orders to a

The City had both a clear state remedy to obtain an administrative warrant under California Code of Civil Procedure §§ 1822.50, et seq., or a legislative subpoena under California Government Code §37104.

Further, City of Ontario Municipal Code Chaper 6, Section 3-6.09 does not authorize the City's assessments against my clients as that section only applies "**[i]f any operator shall fail or refuse to collect such tax and to make, within, the time provided in this chapter, any report and remittance of such tax, or any portion thereof, required by the provisions of this chapter, ...** " (emphasis added).

My clients have collected and reported without fail all the TOT on a monthly basis as required by the City's TOT ordinance and Chapter 6 of the municipal code. This was an audit to determine compliance and the City was first required to determine that there were deficiencies in any failure to report and collect the tax before it could estimate an assessment as the City has now done. Since my clients have reported and collected the tax, the City was required to obtain the records by way of an administrative warrant under California Code of Civil Procedure §§ 1822.50, et seq., or a legislative subpoenas under California Government Code §37104.

Further, there is no basis in fact for the assessments as my clients have all accurately collected and reported the TOT required under the City's TOT ordinance and Chapter 6 of the municipal code.

Although, the burden of proof is on the City to establish the acciracy of the assessments, my clients, without waiving such right have the evidence to rebut the City's assessments.

The City's violations of both City of Ontario Municipal Code Chaper 6, Section 3-6.09 and the guarantees under the Fourth Amendment under Patel and the state gurantees to process to obtain an administrative warrant under California Code of Civil Procedure §§ 1822.50, et seq., or a legislative subpoenas under California Government Code §37104 violates my clients' procedural and substantive due process rights under the Due Process Clause of the Fourteenth Amendment of the United States Constitution and the Equal Protection Clause of the Fourteenth Amendment of the United States Constitution and constitutes an unconstitutional taking of property under the Fifth Amendment of the United States Constitution

Further grounds for appeal are as follows:

The City's TOT ordinance establishes various financial sanctions to encourage motel operators to tender tax payments before any resolution of any dispute over the tax's validity.

The U.S. Supreme Court has held that this type of taxing scheme does not provide a meaningful opportunity for predeprivation relief. See McKesson, supra, 496 U.S. at 37 ("Since Florida has established various financial sanctions and summary remedies to encourage liquor distributors to tender tax payments before resolution of any dispute over the tax's validity, the State does not provide a meaningful opportunity for predeprivation relief.").

The City's TOT ordinance does not provide a hotel operator the ability to seek a refund after payment of an illegal tax that he has either paid without collecting the same from the transient or has been assessed by the City.

In other words, if the hotel operator has not collected the tax from the occupant, but has paid the tax out of his own pocket in protest because he has been personally assessed by the City, he cannot seek a post-payment refund for himself because the "amount of the tax so collected [cannot] either [be] refunded to the transient or credited to rent subsequently payable to the operator by the transient."

This ordinance does not provide a "clear and certain" post-deprivation remedial scheme to satisfy due process.

Further, the City's TOT ordinance is unconstitutional under City of San Bernardino Hotel/Motel Association v. City of San Bernardino (1997) 59 Cal.App.4th 237 as explaimed in my previous correspondence to you.

The City's ordinance fails to properly distinguish between transient and permanent guests, and it improperly requires an agreement in writing only to define a permanent guest from the inception of the tenancy and defines the primary terms based on the term "dwelling."

Further, California Civil Code §1940.1 and the Health and Safety Code, including Penal Code § 602(r), make important distinctions for purposes of landlord-tenant rights based on whether the structure is intended or used as one of long term occupancy, a concept once again directly implicated by the City's use of the term "dwelling" in the definition of its primary terms.

In addition, the ordinance fails on equal protection grounds as set forth in Britt v City of Pomona (1990) 223 Cal. App.3d 265, and requires the members to collect a tax from guests in violation of the guests constitutional right to travel. The ordinance also violates the Commerce Clause of the United States Constitution,

Moreover, under the California Constitution the guests would have a right to privacy to the information on the records and the ordinance sets forth no guidelines as to protecting the guests rights or the motel operators rights under the Fourth Amendment.

Thus, each individual motel listed in this letter appeals your Notices of TOT Assessment against their motels and requests an appeal of the assessments.

Pursuant to Notices of TOT Assessment, and after personally going to the City this past Friday, December 13, 2019, and speaking to an Amy Chang of your office requesting information as to whether the appeal had to be filed on a City form or whether there was an appeal fee, I was informed by Ms. Chang that this letter suffices and that there is no specific form or appeal fee top be paid. This appears to be consistent with your Notices of TOT Assessment dated December 10, 2019 in which you state that my clients need only provide a written request within 10 days of the letter.

I also note that although I clearly stated in my previous correspondence to to the City and your tax auditor that I was represenbting all the members of the Association who are listed in this appeal letter, and that you recognized my representation of them in Notices of TOT Assessment to each of my clients listed in this appeal letter who received your correspondence, your Notices of TOT Assessment was not sent to me as was required. Therefore, my clients object on this addional ground as the City's failure to do so violates their due process rights.

I would appreciate it if we could coordinate with your legal counsel and your office as to a schedule and rational way to handle the scheduling of the appeals consistent with evryone's calendare, including my trial and appellate calendar.

To avoid any mistake as before in contacting me also, please e-mail me at maimons@aol.com as to any correspondence regarding this matter and my clients request that you notify them also as to the appeal hearing dates.

If you need to speak to me directly, as I can be reached at at (213) 399-7806

Sincerely,

Frank A. Weiser
Attorney at Law

cc: Ontario Hotel Association Members Listed in
Letter
Derek P. Cole, Esq. Of Cole Huber LLP
(By Federal Express- Guaranteed Overnight Delivery)

FAW:aw

LAW OFFICES

Member of the Bar:

United States Supreme Court
United States Court of Appeals for Third Circuit
United States Court of Appeals for Fourth Circuit
United States Court of Appeals for Fifth Circuit
United States Court of Appeals for Sixth Circuit
United States Court of Appeals for Eighth Circuit
United States Court of Appeals for Ninth Circuit
United States Court of Appeals for Tenth Circuit
United States Tax Court.
Master of Law in Taxation

FRANK A. WEISER
3460 Wilshire Boulevard, Suite 1212
Los Angeles, California 90010
Telephone: (213) 384-6964
Fax: (213) 383-7368

Refer To File No.

September 17, 2020

BY E-MAIL

Armen Harkalyan
Executive Director of Finance
City of Ontario,
Financial Services
303 East "B" Street, Civic Center
Ontario, CA 91764-4105
E-Mail: aharkalyan@ontarioca.gov

Re: Appeal Letter Brief for Alex Patel,
Motel 6 Ontario Airport located at
1560 E. 4th St., Ontario, CA
91764/Appeal of City of Ontario
Notice of Assessment of Transient
Occupancy Tax

Dear Mr. Harkalyan:

Pursuant to the agreement reached at the appeal hearing on September 2, 2020 in which you, I and Steven P. Graham, Esq., counsel for the City of Ontario, were present with a court reporter, I am subnitting a letter brief and additional evidence in support of the position of my client Alex Patel of Motel 6 Ontario Airport located at 1560 E. 4th St., Ontario, CA 91764.

Initially, I would like to point out what I first raised in my appeal letter of December 16, 2019 when I sent you a request for an appeal on behalf of this client and the other members of the Ontario Hotel Associastion members. In the December 16, 2019 letter, I listed all the Association members who were appealing and listed this client but I also stated in the letter for this client that he had never received your estimated assessment letter as did the other Association members. That is stated on the face of the December 16, 2019 letter. Subsequently, and only recently in the last month on August 31, 2020, in preparing for this hearing, you e-mailed me a letter dated August 18, 2020 sent to the motel estimating a Transient Occupancy Tax ("TOT") assessmenmt in the amount of $1,553,488.53, representing a claimed TOT deficiency, including penalties and interest, from January 2016 to June 2020. That letter states that assessments were initially sent on December 13, 2019.

My client objects to the August 18, 2020 assessment as outside the statute of limitations both under the City Municipal Code § 3-6.112 ("OMC") and California Code of Civil Procedure ("CCP") § 338. Both sections clearly require that an audit can only be conducted going back three years as records under OMC § 3-6.112 must be kept only for three years and CCP § 338 sets a three year statute of limitations for the City to sue to collect on a debt.

Further, your intial assessments in the December13, 2019 letter sent to all the Association members except my client (who as I stated states he did not receive such a letter) were for the audit period of January 2016 to April 2019. It appears that even if, assuming in arguendo, my client received the December 13, 2019 assessment letter, that letter could noy have assessed future TOT that was not yet due. Thus, the assessment of $1,553,488.53, representing a claimed TOT deficiency, including penalties and interest, from January 2016 to June 2020, stated in your August 18, 2020 letter is plainly contradictory and cannot stand as is. The initial appeal was for the audit period of January 2016 to April 2019.

Even the initial audit period extends beyond the three year statute of limitations and therefore, any assessment that you made in the December 13, 2019 would have to be revised requiring a new appeal period to start from the date of the new revised assessment letter.

This brings me to a fundamental procedural due process issue that I raised at the September 2, 2020 appeal hearing. As I stated at the hearing, I learned just prior to and on the morning of the hearing both from my client and by independent verification from a title company (Old Republic Title) that the true legal owner and operator is not Alex Patel as you have previously claimed but an HP Lodging, LLC, a California limited liability company ("HPLLC")

The recorded title on the motel clearly reflects that HPLLC took title to the property on April 25, 2012 by way of a grant deed officially recorded in the official records of the San Bernardino County Recorder's Office as Instrument No. 2012-0160461 ("Grant Deed"). I am attaching with this letter being sent by e-mail a copy of the recorded grant deed.

Clearly, there is no evidence in this record, and I believe none could be produced, that the City at any time notified HPLLC of the audit and the proposed estimated TOT assessment and their right to appeal. At a minimum, as will be explained as interested parties to the assessment, HPLLC would be entitled to due process notice and opportunity to be heard and object and a failure to do so renders the proceedings and any attempted assessment void as a matter of law.

Under Mullane v. Central Hanover Bank & Trust Co. (1950) 339 U.S. 306 and Mennonite Board of Missions v. Adams (1982) 462 U.S. 791, both my client and HPLLC has a substantial property interest that is significantly affected by the notice that is protected by due process as there is a very substantial amount of monies that is being assessed and under other U.S. Supreme Court case law HPLLC would have a property right risiing to the level of due process to the City's administrative adjudicatory procedures. See Logan v Zimmerman Brush Co. (1982) 455 u.S. 422.

In Mullane, 339 U.S. at 314, the United States Supreme Court recognized that prior to an action which will affect an interest in life, liberty, or property protected by the Due Process Clause of the Fourteenth Amendment, a State must provide "notice reasonably calculated, under all the circumstances, to apprise **interested** parties of the pendency of the action and afford them an opportunity to present objections." Id. (emphasis added).

Invoking this "elementary and fundamental requirement of due process," the Court held that publishing notice of an action to settle the accounts of a common trust was not sufficient to inform beneficiaries of the trust whose name and addresses were known." Id. The Court explained that notice by publication was not reasonably calculated to provide actual notice of the pending proceeding and was therefore inadequate to inform those who could be notified by more effective means such as personal service or mailed notice.

"In subsequent, this Court has adhered unwaveringly to the principle announced in Mullane." Mennonite, 462 U.S. at 795 (collecting the Court's case law to such effect that publication notice does not meet the requirements of due process).

In Mennonite, the Supreme Court found that a mortgagee possesses a substantial property interest under Indiana law that was significantly affected by a tax sale and thus entitled to proper notice under the Due Process Clause and required mailed notice. Id. at 795.

The U.S. Supreme Court both in Mennonite and as extended in Jones v Flowers (2006) 547 U.S. 220 has placed the burden on the government to mail or deliver notice to an interested party's address that is reasonably ascertainable even when the last known address comes back as undeliverable.

Under Jones, it is up to the government when it knows that the last known address is not a good address to ascertain as reasonably as possible a new address for delivery and take reasonable steps to resend notice to the proper parties.

The City did not do this. It took no steps to ascertain the recorded owner and operator of the motel and never sent any audit letter to HPLLC.

In Jones, the Supreme Court ruled that after a mailed notice was returned unclaimed, a state was required by the Due Process Clause of the Fourteenth Amendment to take additional reasonable steps to notify the owner of a tax sale before the sale could proceed. Chief Justice Roberts writing for the majority held that, under the circumstances, the State's sale of Jones' property violated due process. It held that "when mailed notice of a tax sale is returned unclaimed, the State must take additional reasonable steps to attempt to provide notice to the property owner before selling his property, if it is practicable to do so." Id., 547 U.S. at 229.

The Court wrote that considering the "extraordinary power" the State is exerting against a property owner, "[i]t is not too much to insist that the State do a bit more to attempt to let him know about it when the notice letter addressed to him is returned unclaimed." Id., 547 U.S. at 240. Though the method of using certified mail was in itself reasonably calculated to give notice, the knowledge that the State gained when the mail was returned unclaimed obligated it to take additional reasonable steps. However, "[i]n response to the reasonable form suggested that Jones had not received notice that he was about to lose his property, the State did - nothing." Id., 547 U.S. at 233. The Court believed that "someone who actually wanted to alert Jones that he was in danger of losing his house would do more when the attempted notice letter was returned unclaimed, and there was more that reasonably could be done." Id., 547 U.S. at 233-236.

An argument that it was the motel's duty, and my client and HPLLC to inform the City of who notice should go out to turns the cinstitutional principle of adequate due process notice being required of the government on its head. That very same argument was rejected in Mennonite which was reaffirmed in Jones. Id., 547 U.S. at 233 ("Jones should have been more diligent with respect to his property, no question. People must pay their taxes, and the government may hold citizens accountable for tax delinquency by taking their property. But before forcing to satisfy his debt by forfeiting his property, due process requires the government to provide adequate notice of the impending taking.) (citing Mennonite, 462 U.S. at 799)

Given the clear defect in due process notice, these proceedings and any assessments are void as a matter of law independent of the substantive merits of the parties positions.

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In Peralta v. Heights Medical Center, Inc. (1988) 485 U.S. 80, the United States Supreme Court held that "[w]here a person has been deprived of property in a manner contrary to the most basic tenents of due process, it is no answer to say that in his particular case due process of law would have led to the same result because he had no adequate defense upon the merits. Id., 485 U.S. at 86.

As the Court stated in Peralta:

> "Only wip[ing] the slate clean . . . would have restored the petitioner to the position he would have occupied had due process of law been accorded to him in the first place." Id., 485 U.S. at 86. (internal citations and quotation marks omitted).

Consistent with the Court's holding in Peralta, the Court has subsequently characterized the right to procedural due process as "absolute" in the sense that it does not depend upon the merits of a claimant's substantive assertions because of the importance to organized society that procedural due process be observed. Carey v. Piphus (1978) 435 U.S. 247, 266..

In Peralta, the State of Texas courts held that Peralta was required to show that he had a meritorious defense, apparently on the ground that without a defense, the same judgment would again be entered on retrial and therefore Peralta suffered no harm from the judgment entered without notice. Id., 485 U.S. at 85.

The Court firmly rejected this argument finding that the entry of judgment itself had serious consequences because the judgment was entered on the county's records, became a lien on Peralta's property, and was the basis of a writ of execution under which Peralta's property was sold. Id., 485 U.S. at 85-86.

In the case at bar, the notice of assessments affects not only Mr. Patel's interest in his property protected by the Due Process Clause of the Fourteenth Amendment but the inierests of the owner and operator HPLLC, and the City must provide "notice reasonably calculated, under all the circumstances, to apprise [her] of the pendency of the action and afford [her] an opportunity to present objections." Mullane, 339 U.S. at 314.

My position tis that given the clear defect in due process notice and the further defect in the audit period and amounts being assessed, compounded with the issue of a statute of limitations bar, that the City give notice of the audit and ant assessment proceedings to all necessary and indispensable parties affected.

Otherwise, both the City and my client will be wasting valuable resources, including legal fees and costs, and judicial resources, in proceeding where the outcome will have to be undone vy a court of law. If that happens, my client will seek his legal fees and damages against the City for pursuing a frivolous audit and assessment..

Without waiving the procedural due process objection. my client objects to the TOT audit and estimated assessment on the following grounds:

The City's TOT inspection ordinance facially, and as applied to my clients, violates the Fourth Amendment pursuant to City of Los Angeles v Patel, 135 S.Ct. 2443 (2015).[1]

In Patel, the United States Supreme Court held that LAMC §41.49 was **facially** unconstitutional under the Fourth Amendment because it required motel operators to retain records about guests for a ninety-day period and was unconstitutional because it did not allow for pre-compliance judicial review as required by the Fourth Amendment. Id.

[1] I litigated the Patel case.

The Patel case affirmed the en banc decision of the United States Court of Appeals for the Ninth Circuit which held that in adminstrative record inspections (such as presented in this case) a city must first provide by ordinance administrative subpoenas which can first be challenged in court before it can impose any penalties for not providing the records. See Patel, et al. v City of Los Angeles, 738 F.3d 1058 (9th Cir. 2013)) (en banc).

In Patel, the Ninth Circuit held that a City of Los Angeles ordinance that authorized administrative inspections by the police of motel registration records upon demand and without consent or a warrant was facially unconstitutional. Id., 738 F.3d at 1060-66.

In doing so, the Ninth Circuit found that the City of Los Angeles records inspection ordinance involve both a physical inrrusion upon a motel owner's business papers and an invasion of the motel owner's protected privacy interest in those papers protectable under the Fourth Amendment. Id., 738 F.3d at 1061-64.

The Ninth Circuit concluded that that a City's demand for inspection of business records constitutes a search under the Fourth Amendment. Id., 738 F.3d at 1064. The Ninth Circuit held that the government may require businesses to maintain records and make them available for routine inspection when necessary to further a legitimate regulatory interest, however the party subject to the demand must be afforded an opportunity to "obtain judicial review of the reasonableness of the demand prior to suffering penalties for refusing to comply." Id., 738 F.3d at 1064 (internal citations and quotation marks omitted).

This line of reasoning is consistent with prior holdings of the California Supreme Court. See Craib v Bulmash (1989) 49 Cal.3d 475 (California Supreme Court explaining requirement to obtain a subpoena or warrant if consent is not given and that no penalties can attach to the exercise of one's Fourth Amendment rights.

The City of Ontario's TOT ordinance like Patel, facially and as applied to my client, violates the Fourth Amendment.

I have also litigated other cases thart have been published in the California appellate court that facially challenges the constitutionality of various municipal code TOT ordinances.

In City of Santa Cruz v Patel (2007) 155 Cal.App.4th 234, a case litigated by me, a group of motel operators facially challenged the City of Santa Cruz's TOT ordinance on constitutional grounds. While the TOT ordinance in that case was found to not be violative of the "void for vagueness" doctrine under the Due Process Clause of the Fourteenth Amendment, the nature of the facial challenge was not questioned in the appellate court's reaching its decision.

Subsequently, in Dana Point Safe Harbor Collective v Superior Court (2010) 51 Cal.4th 1, the California Supreme Court principally followed and adopted the reasoning of the City of Santa Cruz case in resolving a district court of appeals split and holding that legislative subpoenas under California Government Code §37104 that are upheld by a trial court are appealable orders to a district court of appeal.

The City's TOT ordinance establishes various financial sanctions to encourage motel operators to tender tax payments before any resolution of any dispute over the tax's validity.

The U.S. Supreme Court has held that this type of taxing scheme does not provide a meaningful opportunity for predeprivation relief. See McKesson, supra, 496 U.S. at 37 ("Since Florida has established various financial sanctions and summary remedies to encourage liquor distributors to tender tax payments before resolution of any dispute over the tax's validity, the State does not provide a meaningful opportunity for predeprivation relief.").

The City's TOT ordinance does not provide a hotel operator the ability to seek a refund after payment of an illegal tax that he has either paid without collecting the same from the transient or has been assessed by the City.

In other words, if the hotel operator has not collected the tax from the occupant, but has paid the tax out of his own pocket in protest because he has been personally assessed by the City, he cannot seek a post-payment refund for himself because the "amount of the tax so collected [cannot] either [be] refunded to the transient or credited to rent subsequently payable to the operator by the transient."

This ordinance does not provide a "clear and certain" post-deprivation remedial scheme to satisfy due process.

Further, the City's TOT ordinance is unconstitutional under City of San Bernardino Hotel/Motel Association v. City of San Bernardino (1997) 59 Cal.App.4th 237 as explaimed in my previous correspondence to you.

The City's ordinance fails to properly distinguish between transient and permanent guests, and it improperly requires an agreement in writing only to define a permanent guest from the inception of the tenancy and defines the primary terms based on the term "dwelling."

Further, California Civil Code §1940.1 and the Health and Safety Code, including Penal Code § 602(r), make important distinctions for purposes of landlord-tenant rights based on whether the structure is intended or used as one of long term occupancy, a concept once again directly implicated by the City's use of the term "dwelling" in the definition of its primary terms.

In addition, the ordinance fails on equal protection grounds as set forth in Britt v City of Pomona (1990) 223 Cal. App.3d 265, and requires the members to collect a tax from guests in violation of the guests constitutional right to travel. The ordinance also violates the Commerce Clause of the United States Constitution. See also Dean Milk Co. v City of Madison (1951) 340 U.S. 349 (Commerce Clause discrimination may run against both intrastate as well as in-state concerns).

Moreover, under the California Constitution the guests would have a right to privacy to the information on the records and the ordinance sets forth no guidelines as to protecting the guests rights or the motel operators rights under the Fourth Amendment.

Moreover, the the ordinance also violates and constitutes an impermissible travel tax on interstate and intrastate travelers that burdens the fundamental constitutional right to travel that was long ago invalidated by the U.S. Supreme Court. See Crandall v Nevada (1868) 73 U.S. (6 Wall) 35.

Thus, my client stands on his Fourteenth Amendment Due Process and Fourth Amendment rights and objects to the audit and assessment I trust that he will not be required to file a federal civil rights lawsuit under 42 U.S.C. § 1983 against the City to enforce his civil rights.

As agreed at the September 2, 2020 appeal nhearing, I am copying by e-mail on this letter Steven P. Graham, Esq, and Derek Cole, Esq.. and the Court Reporter Ms. Elridge of Atkinson-Baker Court Reporters.

I request that this letter and the attached grant deed be made part of the administrative record along with th all my previous correspondence prior to the September 2, 2020 hearing.

If you need to speak to me directly, I can be reached by e-mail at maimons@aol.com or at (213) 399-7806

Sincerely,

Frank A. Weiser
Attorney at Law

cc: Alex Patel
Steven P. Graham, Esq.
Derek Cole, Esq.
(E-Mailed to sgraham@colehuber.com
and dcole@colehuber.com)
Court Reporter Elridge
(E-Mail: at abi@depo.com)

FAW:aw

RECORDING REQUESTED BY
MAIL TAX BILLS TO:
HP Lodging, LLC
Harshad Patel
1260 University Ave.
Riverside, California 92507

mail taxes to
AND WHEN RECORDED MAIL TO
Marsha Reynolds
North American Title Co
Saint Ann Court
2501 N. Harwood, suite 1210
Dallas, Texas 75201

Electronically Recorded in Official Records, County of San Bernardino

4/25/2012
08:49 AM
BN

DENNIS DRAEGER
ASSESSOR - RECORDER - CLERK
629 Chicago Title Company

Doc #: 2012-0160461

Titles: 1 Pages: 4

Fees	24.00
Taxes	2805.00
Other	.00
PAID	2829.00

GRANT DEED

The undersigned Grantor declares that the DOCUMENTARY TRANSFER TAX is
$ 2805.00 and is

__X__ computed on the full value of the interest or property conveyed; OR IS

_____ computed on the full value less value of liens or encumbrances remaining thereon at the time of sale. Property located in the City of Ontario.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Motel 6 Operating L.P., a Delaware limited partnership, Grantor,
grants, with permitted title exceptions described in Exhibit "B" attached hereto for all purposes, to

HP Lodging, LLC, a California limited liability company, the real property located in City of Ontario, County of San Bernardino and State of California, having a physical address of 1560 E. Fourth St., Ontario, California 91764 and described as follows:

See attached Exhibit A, incorporated by reference to this document.

172 - 10
110 -

GRANTOR
Motel 6 Operating L.P., a Delaware limited partnership

By: Accor North America, Inc., Managing general partner

Kristin Taylor, Exec. Vice President, Technical Services, Real Estate & Development

1267460 83 x59

Mail Tax Statement As Directed Above

Legal Dept.
Approved
4-23-12

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF TEXAS,)
COUNTY OF DENTON)

On April 23, 2012, before me, Judy A. Linville, Notary Public (here insert name and title of the officer), personally appeared Kristin Taylor, Executive Vice President, Technical Services, Real Estate & Development, of Accor North America, Inc., Managing general partner of Motel 6 Operating LP, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Judy A. Linville (Seal)

JUDY A. LINVILLE
Notary Public, State of Texas
My Commission Expires
February 07, 2014

Legal Dept. Approved

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL(S) 2 OF PARCEL MAP NO. 864, IN THE CITY OF ONTARIO, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8 PAGE(S) 80 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Legal Dept. Approved

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

1. A covenant and agreement wherein the owners of said land covenant and agree that said land shall be held as one parcel and no portion shall be sold separately, which covenant is expressed to run with the land and be binding upon future owners.

   Recorded: in Book 127 page 101 of Deeds

2. An easement or other rights for the purpose shown below and rights incidental thereto as set forth in the document above mentioned.

   For: water pipes and conduits

3. The fact that the ownership of said land does not include rights of access to or from the street, highway, or freeway abutting said land, such rights having been relinquished by that certain document

   Recorded: October 2, 1957 in Book 4337 page 51, of Official Records
   Affects: That portion of said land as described in the document attached hereto.

4. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

   Purpose: driveway purposes
   Recorded: in Book 6550 page 571 of Official Records
   Affects: That portion of said land as described in the document attached hereto.

5. An easement for the purpose shown below and rights incidental thereto as set forth in a document.

   Purpose: pole lines, conduits and incidental purposes
   Recorded: in Book 8122 page 1040 of Official Records
   Affects: That portion of said land as described in the document attached hereto.

6. A document subject to all the terms, provisions and conditions therein contained.

   Entitled: Easement Agreement
   Recorded: September 6, 2005 as Instrument No. 2005-0660103, of Official Records

7. Any rights, claims, or interests that may exist or arise by reason of facts disclosed by an ALTA/ACSM Land Title Survey dated as of December 22, 2011 prepared by or under the direction of James M. McNeely, LS 5158, for Millman Surveying, Inc., Job No. 24601.

Legal Dept. Approved

CERTIFIED COPY

- - -

IN RE: TAX APPEAL FOR MOTEL 6

TRANSCRIPT OF PROCEEDINGS

Ontario, California

Wednesday, September 2, 2020

ATKINSON-BAKER, INC.
(800) 288-3376
www.depo.com

REPORTED BY: EILEEN ELDRIDGE, HEARING REPORTER

FILE NO.: AE05F47

- - -

IN RE: TAX APPEAL FOR MOTEL 6

TRANSCRIPT OF PROCEEDINGS, taken at 200 North Cherry Avenue, Ontario, California, commencing at 11:00 a.m., on Wednesday, September 2, 2020, reported by EILEEN ELDRIDGE, Hearing Reporter.

A P P E A R A N C E S

CITY HALL ANNEX
ARMEN HARKALYAN
Executive Director of Finance
200 North Cherry Avenue
Ontario, California 91764
(909) 395-2355

COLE HUBER LLP
STEVEN P. GRAHAM, ESQ.
3401 Centrelake Drive
Suite 670
Ontario, California 91761
(909) 382-1431

LAW OFFICES OF FRANK A. WEISER
FRANK A. WEISER, ESQ.
3460 Wilshire Boulevard
Suite 1212
Los Angeles, California 90010
(213) 384-6964

E X H I B I T S

DEFENDANT'S:	Marked for Identification	Received in Evidence
1 - STAR Reports	16	16

Ontario, California, Wednesday, September 2, 2020
11:00 a.m.

MR. GRAHAM: Spell your names for the court reporter who is here. And then when you talk, maybe mention your name and try to speak very loudly and clearly, because you're on an iPhone.

MR. LAI: Not a problem. This is Tony Lai, T-o-n-y; last name L-a-i, with HDL Companies. I am one of the auditors.

MR. GEORGE: And I'm Ryan George, R-y-a-n; G-e-o-r-g-e.

MR. HARKALYAN: Thank you, Ryan. Okay. All right. Well, thank you. Thank you all for coming. I really appreciate it, especially during these COVID times.

We just wanted to give you the opportunity -- obviously, we've been sending you the letters and the e-mails. We have been responding. And I just wanted to give you the opportunity to basically represent your client in this case.

This is for Motel 6. And they're located at 1560 East 4th Street, Ontario, California 91764.

MR. WEISER: Thank you very much, Armen. And

let me take the opportunity to thank you for all your graciousness through this process. On a personal level, I appreciate it and our association appreciates it.

And I think it is important, beside from the normal appeal process, because I do see, Steve outside while we're waiting for you, but I think you know, actually early this morning, that there may be a significant procedural due process issue.

And if there is, if that is correct, that's independent of my representation for Alex Patel. It would, as a matter or law, case law, federal case law, under the US Supreme Court case law, will establish -- state an answer -- would be that if there's a violation independent of the merits of either side's position, it would be voided, not voided -- but an outside basis.

But what I found out, and I was not able to reach Mr. Patel until this morning. I tried to reach him over a period of the last couple of weeks contacting the head of the association, one of the heads, Mike Patel, he had not contacted me back, I e-mailed, then I sent a letter out to the Motel 6, and he called me this morning.

And, apparently, he has family COVID issues, and he's not able to attend and indicated to me, and I understand that we're all here already, but I still have

to do it for the record because what he's requested of me. He's asked for another two, three weeks, so he can have time to prepare and come down and deal with the defense on his own, with me, of course, assist me in the defence.

But that being aside from what he's requesting, I think to learn that the owner of the property is an LLC called HP Marking LLC. And I've requested from the title company, they should be e-mailing it to me in the next few minutes, the deed on the property.

The business license, I don't know what name is under Motel 6, but if, in fact, HP owns the property, independent of whether Mr. Patel is a part of HP, because there are other parties in that LLC, I think that it's very clear that they are entitled to notice. I do not represent HP at this point, Mr. Patel is part of the association, but not HP.

And if they're, at the minimum, a necessary party, where case law is very clear that they have got to be notified, because they have a right to be heard. And things are -- from the very beginning. The case law on that, I looked it up, and I've cited this case before. It's a US Supreme Court case 2006, I'm sure Steve is well versed in it, Jones versus Flowers 547 US 220.

THE REPORTER: 547?

MR. WEISER: United States Reports 220.

THE REPORTER: Thank you. I'm really sorry to interrupt.

MR. WEISER: Oh, yeah. I talk a little quickly sometimes.

But that case was a tax case. The case law goes back many, many years before that, starting with a case called the Mennonite Board of Missions versus Adams and Mullane versus Hanover Bank 1950 US Supreme Court case and Mennonite a 1982 US Supreme Court case, but they're all in the procedural due process area without giving proper notice, a reasonable notice and opportunity to be heard.

And also that the government has the burden to take whatever reasonable steps to contact the parties to give them that due process. The fact is, lack of that notice makes the proceeding void, as a matter of law. There's a 1988 US Supreme Court case Peralta versus Washington Heights, if I'm not mistaken. It's a 1988 US Supreme Court case where somebody had a default judgement for not answering in time in Texas, and the State Court had him comply with the State of Texas's laws in terms of getting it removed.

He took it up with -- he's been given proper

due process. The US Supreme Court ruled unanimously that it doesn't matter whether he had a good case or a bad case. He could be in default. It could be that he doesn't any meritorious defence, but without due process, independent of the substantive merits of his defense, it's void as a matter or law.

So if HP -- the Jones versus Flowers case is very important, because it's a tax case, justice law to the court. And it was a case where they nailed notice to the owner of the property that was being foreclosed on by the state for not paying taxes. It came back undelivered.

So the state said we complied with the Supreme Court in doing whatever we did to take the steps to notify the party. They had the duty to come to us and give us their new address. And the Supreme Court said, No. You had to take a few extra steps before you do foreclosure.

So if HP is, in fact, the owner, and that's a matter of public record. Then I see a big problem here without (Inaudible), because independent of Alex Patel's interest, whoever is in that company has a right to come and defend it. And we can go through this proceeding with the appeals, we can go to court and then it can all be for naught.

So I would suggest -- suggest that it would make sense to verify that. I'm waiting for the -- for the deed, at least hold the record open, so I can send it to you and Steve. And I may have it before the end of the hearing, and then decide. I mean, I would make an objection that the proceeding here gets voided as a matter of law.

That being said, I would think that the process here is really to get to the bottom of -- if there is the -- and I'm assuming there is in arguendo. I have to know what your auditors say (Inaudible). How much? And to that effect, I think none of us want to see a $1,500,000 assessment if it's not accurate. That could be 200,000, 300,000. I don't know.

I'm not saying that I haven't seen the records yet. And he's telling me that he has to have time to dig it up or whatever, so I'm just conveying to you what he said to me in his letter. That would be my request.

MR. HARKALYAN: So I could give a little background on that and the auditors could answer to it. The audit period is for 2017, '18, '19. And the documents that Mr. Patel provided was not inconclusive of all the months and the quarters that we were looking for. So --

MR. WEISER: What did he -- what did he

actually give you? I know that you picked up records like you did for the other rulings.

MR. HARKALYAN: Right. Tony, I believe we got the 2017 records, but that was not complete. So Tony sent in an e-mail. I know he said he was going to on vacation and he'll provide me information when he gets back.

But he basically never heard back from him, so we're still waiting on that. So the way the auditors do it, and they'll give up a little more detail on that based on the assessment, based on daily average rate. The occupancy for, you know, 2017 and '18 and '19, so based on that, we came up with altogether 1.5 million, which includes penalties and interest, unless he provides the documentation and we go off of that.

So the -- what I included in the letter that I sent out for that 1.5 million is just purely assessment that we've done with the other hotels, motels, providers, and for the renters, Motel 6 has not been paying any TOT since February of 2016.

MR. WEISER: They have not?

MR. HARKALYAN: They have not.

MR. WEISER: I see.

MR. HARKALYAN: So the only payment, again, for the record, we got, and I just verified with staff, we

just got a payment for the month of July. That's it.

MR. WEISER: Of this year?

MR. HARKALYAN: Of this year. So July 2020. So there is a gap of -- from 2016 to 2020. Those are the taxes owed to the City was not remitted.

MR. WEISER: I was not aware of that. And so, you know --

THE REPORTER: Speak up, Mr. Weiser.

MR. WEISER: I was not aware of that. That's an important fact. I had understood that he was giving you records and you picked it up similar to what the other motel owners were, in that they were giving you, I think, two months from each year. And that would be according to auditing standards the basis for extrapolating for each year.

MR. HARKALYAN: No. The auditors needed more information but, you know, he responded on his particular line.

MR. WEISER: On his particular line?

MR. HARKALYAN: Yes.

MR. WEISER: Okay. So what did -- did he only give a couple months from 2017?

MR. HARKALYAN: I don't think so. Tony, correct me if I'm wrong, I believe it was the month of March, 2017, and there was another month or couple of

months 2017, but I believe the auditors were asking for the '18, '19 data.

And, again, Mr. Patel indicated that he's going on vacation when he returns he'll provide that information, but we never heard back.

MR. WEISER: I understand.

MR. GRAHAM: May I make a recommendation?

MR. WEISER: Sure.

MR. GRAHAM: We do have the benefit of Tony Lai from HDL on the phone.

MR. WEISER: Sure.

MR. GRAHAM: I think it would be good for the City that settles the basis for the assessment. Although, you know, at this point, it seems that the current payment has been effectively zero. And, although, you know, I appreciate the fact that you're not giving up the argument that it may, in fact, be zero. I think that common sense would tell us it's somewhere north of zero.

MR. WEISER: I understand.

MR. GRAHAM: So why don't we give Tony an opportunity to give us a narrative about the process he took for Motel 6 doing the audit required by the Ontario Municipal Code and how they came to the amount that the finance director expects.

MR. WEISER: Oh, sure.

MR. GRAHAM: Would that be okay, Tony? Can you do that for us?

MR. LAI: Yeah. Not a problem.

MR. HARKALYAN: Just talk real slow, okay?

MR. LAI: Pardon me?

MR. HARKALYAN: Just talk real slow. Don't go too fast.

MR. LAI: Not a problem. So, again, our attempts to reach out to Mr. Patel asking for additional information did not provide us with the additional information we were looking for to help complete with the audit. The hardcopy that were provided to the City and picked up by our team to review included only the Clerk Activity Report for three months in the year 2017.

After reviewing that information is when we had requested additional information from Mr. Patel for us to complete the remainder of our audit. As far as the assessment that was created for the hotel, this was calculated using the monthly number of rooms based upon the City's average occupancy rate of 72.5 percent and the number of nights in each month.

We also took into account the City's average daily rate of $95.49, and we also used that in order to come up with the average findings amount to date from

the beginning of the audit period.

MR. WEISER: And so how much was the --

MR. LAI: Based on the historical filing information provided from the City, we did not have any records of Motel 6 reemitting TOT to the City, and that is how the assessment amount was created.

MR. WEISER: Can I ask one question? Obviously, this is somewhat informal.

When you say that Motel 6 did not pay anything from the audit period, does that mean they did not file any TOT returns either?

MR. LAI: Correct.

MR. WEISER: There are no records?

MR. HARKALYAN: No records.

MR. WEISER: No historical records where they claim -- they -- they -- what they're occupancy rate is or confirmative exemptions or anything like that?

MR. HARKALYAN: That's correct.

MR. WEISER: Okay.

MR. LAI: That is correct.

MR. WEISER: Okay. And what I understand, and this is, once again, from an informal standpoint, I have something here to place in the record, is that they are saying in general, the Motel 6, that they used STAR Reports, which are reports that, apparently, the motel

industry puts out. I have some of them here during the audit period in which they take a subset of the motels in the City that are more in the vicinity of this particular motel.

And these reports are generated independent of the City's audit, and they compared occupancy rates within that subset. And, although, I only have records -- STAR Reports, I can certainly provide, independent of Mr. Patel and some of the other owners give that to me, so I can supply that to supplement the record.

The occupancy rate for that area for Motel 6 is not 72 percent, apparently -- at least for a period of time I've seen. It's something like 65 percent occupancy. And it may not be that much more significant, but the accounting is not as high as 72 percent.

And the STAR Reports are pretty -- I've got two copies here. One copy is the -- we'll place it into the record.

(Defendant's Exhibit 1 was received into evidence.)

MR. WEISER: I'll give a copy to the court reporter. I can certainly, if we hold the record open, supplement it with the full audit period to take a look

at it to compare it at as far as estimates.

MR. GRAHAM: And, you know, this is an informal hearing, not that it matters, but I have no objection.

MR. WEISER: Without -- without having paid -- and one of the arguments I had made in my appeal letter, and I think also in the initial letter, but the appeal letter, was that your own TOT code doesn't allow an estimate unless the taxes owed were not paid. But now I understand that you are -- if, in fact, there have been no returns then that argument may not have the same vitality it had, certainly for the other (Inaudible).

But as I said, even in an estimated tax, my experience has been, even when we have final audit estimates, that many times the City will accept records -- accept records to address that. I hope we don't have to go through any of that possess. But as I said, I think it behooves everybody to do that.

Now, I don't know if Mr. Patel is not the owner and not the actual licensee and certainly we can't -- I don't see how procedurally the City can assess the taxes. And without giving the proper owners, the necessary party, the ability to come in here, could be that he doesn't have the records on hand and HP has or somebody in HP, the custody, can come in and straighten this out.

So that's why I think it's really kind of important here that we address that issue.

MR. GRAHAM: So would you mind if I ask you a couple of questions about the arguments you're presenting?

MR. WEISER: Oh, sure.

MR. GRAHAM: So you do represent Mr. Patel?

MR. WEISER: I represent Mr. Patel.

MR. GRAHAM: What is your understanding of Mr. Patel's relationship to this hotel?

MR. WEISER: So I understand he is a part owner, at least from what I -- what's been represented to me. I don't have anything to actually see. I'm not sure if he understands completely his legal relationship, but it could be that he is a member of HP.

But, once again, I think California case law in the due process area is real clear. If you serve the corporation or LLC, you've got to serve the actual LLC, the actual corporation. Because it is not just his interest, it's the interest of the LLC, which is comprised of other people too.

MR. GRAHAM: And with the understanding that, you know, you're his attorney, you're not him, and so you may not have personal knowledge about any of these?

MR. WEISER: I don't know who is in that

ownership.

MR. GRAHAM: I understand. I think -- I'm just trying to make sure that we get some of the, you know, making an argument that the City may have not served necessary parties. I think it's, you know, fair to ask to test that a little bit here, if you don't mind.

MR. WEISER: Oh, sure.

MR. GRAHAM: Does Mr. Patel manage the hotel?

MR. WEISER: I don't know.

MR. GRAHAM: Does --

MR. WEISER: It seems to me from what I know so far, because, once again, understand I came into this thing representing the association. And at one point, I think Mr. Patel had told the association heads, and I think it was in my original appeal letter, that his particular motel claimed that they had never received the assessment letter that Armen had sent out in December.

If you notice in my December appeal letter, I have all the listed motels. And out of an abundance of caution, since he was part of the association, I placed him on the appeal. But I think you'll see -- I have the letter. I'm going to place it in the record for the record.

But I stated this motel, no assessment letter

received. So I don't know whether he, in fact -- it seems from what I'm hearing, he's not here, he may not be the one who is in operation. I can't answer that.

MR. GRAHAM: Okay. But we think he's the owner or at least part owner or, perhaps, a member of the LLC?

MR. WEISER: That's what I understand. But without having formal documents signed, I can't continue.

All I know is that he's made the representation that HP is the legal owner of the property. And that I can verify by public records. I called Old Republic Title before the hearing, and we'll find out in just a few minutes, around 10:30, and spoke to a representative.

They looked it up and that's what they confirmed for me. They told me that they would be sending it out by e-mail. Normally, I get it within about an hour's time.

MR. GRAHAM: Okay. That's all I have on that one. And then the other area that I was hoping to explore a little bit further was, obviously, the City's auditors have requested these records in their attempt to do an audit and to properly fix the amount of the tax.

I think the City has gone with the estimate,

because the City had no alternative. No returns have been filed, no records have been produced. I read the appeal letter, and I thought it would be wise to also get into your arguments as to why your client should be excused from producing those records.

MR. WEISER: Well, and I appreciate what you're saying. And I think, you know, obviously, no returns have been filed. And I think we need to have some affirmative proof of that, no returns being filed and taxes being paid, then I do think it changes the argument somewhat when you do your probe.

But independent of your probe, the question comes up: What is the constitutional responsibility of the City in requesting the records to make the determination?

So one of the arguments I made, based on my Patel case that I litigated in the Supreme Court back in 2015, is that they certainly have a right to object, any hotel owner, to say:

"I don't want to give you the records without being warned, go out and get a subpoena, and then we'll litigate it. We have a right to judicial process," that's what Patel said. It's important.

The question is: What is the City's response? The case is, as I understand, it's the McKell (Phonetic)

case that I litigated, and another case I cited, Craib versus Bulmash, a California Supreme Court case. If somebody is standing on their Fourth Amendment constitutional rights, can't be penalized.

And it seems to me that under that line of authority, the City then has the responsibility to go out and get the records. Which means go to a court or get a warrant or get a subpoena and actually get the records and not just estimates, that's running around the Fourth Amendment. And the Fourth Amendment doesn't need anything, because it can just be estimated that way.

That's my argument. And then I also argue that since both Patel and Bulmash, which proceeded Patel many years before, says you can't penalize somebody for standing on their rights. And we're talking about tax assessments, there are certain penalties. And that raises the whole issue of whether that constitutes the penalization from him standing on this constitutional rights.

It gets a lot more complex than that, Steve.

MR. GRAHAM: Sure.

MR. WEISER: Because as you probably know there's a law from the Tax Anti-Injunction Act in federal and local taxes. And you cannot go into a

federal court and litigate a local tax matter. I tried it, 1911 in 2002, because I overturned the TOT in San Bernardino, published opinion. And I sued under 42 USC 1983, and they said it was the only case with content.

MR. GRAHAM: I was a deputy city attorney in San Bernardino.

MR. WEISER: So you remember that with Jim Kinnaman (Phonetic). So Kinnaman put me on the map.

MR. GRAHAM: Maybe, he did.

MR. WEISER: He was a great guy.

MR. GRAHAM: Yes, he is.

MR. WEISER: Wonderful guy. I love the City of San Bernardino. But anyway to make a long story short, there's a split of authority about whether a penalty, under a tax penalty, constitutes an exception to Tax Anti-Injunction Act. So it gets pretty complex.

So I believe my view is that just because they said go get a warrant, that doesn't relieve the City from just doing that. Now, it could be, you go out and get records, hypothetically, and you the find a lot of fraud on the part of the taxpayer. But, you know, so be it. But at least the court of law, the judicial process, is what the Fourth Amendment requires. A magistrate makes that decision.

And they can't lose because they stood on those rights. That's what the Fourth Amendment rights is. So that's -- I understand you have your own code to uphold.

MR. GRAHAM: Mr. Weiser, that was the point I was going to make. You know, this is an informal hearing before a City official here enforcing the Municipal Code. Obviously, you and I think constitutional issues are fascinating, and I think it's important that you place those issues into the record at this stage.

MR. WEISER: Right.

MR. GRAHAM: But I don't think that I'm going to be making -- my argument is not in position with that at this time.

MR. WEISER: I see.

MR. GRAHAM: Other than to say whatever I've already said, which is, you know, we have a Municipal Code that directs -- directs us to do certain actions, take certain actions, just following that code. But if there are any other arguments regarding why the City's tax assessment should not be fixable of the level it is that you have records for or arguments for today.

MR. WEISER: I think one of the things, Steve, I pointed out in my appeal letter, hopefully, and it was an argument and we -- I understand -- and then Ontario

being within the Fourth District, Division 2. So my San Bernardino case actually controls his due process argument that the code -- even after San Bernardino, I know a lot cities amended their codes.

But I think there are some still constitutional due process issues about the proper delineation between transmitting permanent -- under this San Bernardino case I litigated with you, then and Bob Simons. And so that will be one argument on a (Inaudible) to appeal orders.

Equal protection in that San Bernardino case cited a -- City of Pomona. And that raises an issue about the services that are provided to a motel versus people who are not paying this tax such as apartment owners or other type of people who reside at the structures. So that has been raised.

There's another issue, and we get more -- I don't know if I mentioned it in the appeal letter, but it's a question of either for the City of Ontario, I don't know the amount transient occupancy of people coming in and traveling through the City, but it is a transient occupancy tax. It has an effect on interstate commerce.

And I would argue under the Dormant Commerce Clause that the tax is an invalid exercise in violation of the Dormant Commerce Clause. It impacts people from

out of state who have to pay that tax vis-à-vis somebody who is here as a permanent resident and who resides in the City doesn't, if they're even living in a motel.

And then that Dormant Commerce Clause, and I litigated it, in San Bernardino there was an unpublished opinion, implicates what's a corollary, called a "travel pass."

THE REPORTER: I'm sorry. What was that?

MR. WEISER: Travel pass. So the travel pass is sometime in 1869 US Supreme Court case. I think they're called the "In Re Carriage Cases." And the Supreme Court back then said, you can't tax a person who is in travel or in transit, which I take, to some extent, the transient tax to be somebody who is only in only in transit through the City for the first 30 days is subject to the tax, not someone who is permanently residing in the City.

That was not raised in my appeal letter. But I think with, you know, I've done a lot of TOT's in my earlier years, you know, try to, you know, fight it down to the thin end. You know, Kinnaman, like I said, put me on the map here.

MR. GRAHAM: Well, if you wanted somebody --

MR. WEISER: Yeah. He would like to give it to me and he probably -- but Bob Knox, he did. But, you

know, I think the practical aspect here is the City is owed the money. They're owned money, which rightfully the City's -- that fine. I mean, I'm not giving up the constitutional rights, but I think that we need to get to the bottom of what really is owed.

And if we don't have the proper party, we don't have the party who has the records, we don't have the complete records. I think it behooves us, really, to find out if this HP is the owner. Who is the party in HP? Who has the records for HP? Whether they're going to appeal, maybe they won't. I don't know. I have not been hired by HP at this point, so I'm not making a representation on their behalf.

I would ask that for the record that the appeal letter be part of the official record.

MR. GRAHAM: I was going to make a recommendation on this issue.

MR. WEISER: Sure.

MR. GRAHAM: If you're okay with them?

MR. WEISER: Yeah.

MR. GRAHAM: You had mentioned wanting to keep the record open --

MR. WEISER: Right.

MR. GRAHAM: -- for a couple of days to give your client a chance to show up with the records or,

maybe to supplement the STAR Report or something else.

My recommendation, if it's okay, Armen, would be to hold the record open for approximately ten days. We can fix a date. Perhaps, you would want to file just a quick brief.

MR. WEISER: Sure.

MR. GRAHAM: Along with the documents you want to enter into the record, just so we have -- instead of, you know, a couple papers here and papers coming in, we get a single document from your office with all of the documents you want to enter into the record as documents or exhibits would be added to the court reporter's transcript here and it's sent out certified.

Then we have a nice --

MR. WEISER: Clean record.

MR. GRAHAM: -- clean record of what happened here, what your points and arguments are, since your client is, kind of, representing that they're having issues with COVID, giving them some time, ten days -- we've continued many, many times.

But at least that way, it would give you an opportunity to get those records. And, you know, since currently the number is zero, and I think we generally think that the number is probably not zero. That would at least give your client the opportunity to present

records that would point the City in the direction of where that cash should be fixed.

MR. WEISER: Yeah. I appreciate that. And I think that's very fair of you. I only ask you is the ten-day period -- also my schedule, because I really only --

MR. GRAHAM: Let me pull out my cell phone.

MR. WEISER: Yeah. If we just do it --

MR. GRAHAM: Set a date?

MR. WEISER: I have the High Holidays coming up.

MR. GRAHAM: And that will allow the City to prepare an order based on the --

MR. WEISER: Yeah.

MR. GRAHAM: -- documents that were presented or documents that were not presented.

MR. WEISER: Uh-huh.

MR. HARKALYAN: Absolutely. I'm fine with that, because we do -- would like to finalize this audit and basically move on. This audit has been going on for quite some time now.

MR. WEISER: I know.

MR. HARKALYAN: I think it's more than a year, so there's, you know, the other issues that, obviously, you have to address. So I would really like to -- if

you can finalize this within those ten days.

MR. WEISER: Can we do it a little more than ten days, only because my schedule -- can we do it, like, let me just take a look here. I think the High Holidays start on the 18th, it could be the 20th.

Could we do it on the 21st understanding that there will be no further extensions?

MR. HARKALYAN: Almost three weeks from today.

MR. WEISER: I think if we did ten days, that would probably carry over to the 14th.

MR. HARKALYAN: How about we do 18 days. That is basically two weeks to go to the 17th of September.

MR. WEISER: I think the 17th would be okay.

MR. HARKALYAN: Okay. Just knowing that this is the absolute --

MR. WEISER: I understand.

MR. HARKALYAN: -- final extension. Like I said, to finalize the audit.

MR. WEISER: I understand.

MR. GRAHAM: So I think that we're referring to here is to hold the record open to September 17, 2020, at 5:00 p.m. If you want to submit a closing brief or some sort of briefing with the legal arguments that you presented, with the understanding, of course, that we may be limited at this stage in our ability to address

those legal arguments.

I think it's important to get the record along with any other documents that your client wants to present as exhibits.

MR. WEISER: Sure.

MR. GRAHAM: Get them in by the 17th to the City, to the court reporter.

MR. WEISER: Would that be by e-mail?

MR. HARKALYAN: That's fine. You can do it electronic, yeah.

MR. GRAHAM: This is informal.

MR. WEISER: We've got large records. What I'll have them do is deliver it here or I'll deliver them to here.

MR. HARKALYAN: Either way is fine. You can bring the hardcopy or electronic version is fine too.

MR. WEISER: That's fine.

MR. GRAHAM: Is the office here open until 5:00?

MR. HARKALYAN: Yeah. We're open here until 5:30.

MR. GRAHAM: So get them here to by 5:00.

MR. WEISER: Okay. That's fine.

MR. GRAHAM: And then we'll add them as exhibits to the transcript, or the transcripts with

exhibits. We'll have your brief, and then I anticipate that the City will be able to get a determination on that relatively quickly. The City does want to resolve this.

MR. WEISER: I understand.

MR. GRAHAM: That determination will include how to appeal.

MR. WEISER: So within that appeal process, it would be my understanding that would then go to up the City Council?

MR. GRAHAM: That's correct.

MR. WEISER: Okay.

MR. GRAHAM: So --

MR. WEISER: Is it your understanding that that's in the -- process?

MR. GRAHAM: That is my understanding, yes.

MR. WEISER: Hopefully, we don't have to do that and we get this all resolved.

MR. GRAHAM: You may just get the subpoena you've been looking for.

MR. WEISER: Steve, I'm tired. I'm ready to retire.

MR. GRAHAM: Understood.

MR. WEISER: Kinnaman put me on the map, and I should have retired at that time.

MR. GRAHAM: So we'll outline the due process in the order just to make it all very clear.

MR. WEISER: No problem.

MR. GRAHAM: And then -- yeah. We'll take it from there. Hopefully, we can get this resolved.

MR. WEISER: I appreciate that. I really appreciate that. And did I get your card, Steve?

MR. GRAHAM: I believe so. But here is another one just in case.

Armen, are we okay to go off the record?

MR. HARKALYAN: Yes.

(End time: 11:44 a.m.)

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I, EILEEN ELDRIDGE, HEARING REPORTER, IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY CERTIFY:

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I HAVE HEREUNTO SUBSCRIBED MY NAME THIS 18TH DAY OF SEPTEMBER 2020.



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Exhibits

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STR # 39088 / Created May 17, 2019

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: April 2019

Currency: US Dollar / Competitive Set Data Excludes Subject Property

str

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: April 2019 Date Created: May 17, 2019 Monthly Competitive Set Data Excludes Subject Property

April 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	68.5	72.2	94.8	66.64	70.27	94.8	45.63	50.75	89.9
Year To Date	64.9	69.0	94.0	66.53	69.18	96.2	43.20	47.76	90.4
Running 3 Month	67.3	70.2	95.8	67.52	70.15	96.2	45.42	49.28	92.2
Running 12 Month	66.2	67.6	98.0	64.82	69.14	93.8	42.92	46.73	91.8

April 2019 vs. 2018 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	2.9	10.3	-6.7	7.7	4.4	3.1	10.8	15.1	-3.7
Year To Date	-4.0	3.0	-6.8	8.2	5.4	2.6	3.9	8.6	-4.3
Running 3 Month	-3.8	4.0	-7.6	8.6	5.2	3.2	4.5	9.5	-4.6
Running 12 Month	1.8	-1.1	2.9	7.0	5.8	1.2	8.9	4.5	4.1

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: April 2019 Date Created: May 17, 2019 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	68.5	2.9	64.9	-4.0	67.3	-3.8	66.2	1.8
Market: Riverside & San Bernardino, CA	72.7	0.0	72.0	-0.3	74.6	-0.7	67.3	0.0
Market Class: Economy Class	67.7	1.1	68.0	2.3	69.8	1.1	64.7	2.0
Submarket: Ontario & Airport, CA	71.0	-2.6	70.6	-3.4	72.1	-4.1	71.8	-1.7
Submarket Scale: Economy Chains	68.3	2.8	67.5	-2.1	68.5	-2.3	67.7	-3.2
Competitive Set: Competitors	72.2	10.3	69.0	3.0	70.2	4.0	67.6	-1.1

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.0	2.1	2.1	2.7
Market Class: Economy Class	-0.1	-0.1	-0.1	0.0
Submarket: Ontario & Airport, CA	3.9	3.9	3.9	2.3
Submarket Scale: Economy Chains	0.0	3.5	3.0	4.4
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	66.64	7.7	66.53	8.2	67.52	8.6	64.82	7.0
Market: Riverside & San Bernardino, CA	155.14	1.3	140.38	1.3	146.36	1.2	121.79	2.2
Market Class: Economy Class	81.82	2.8	76.72	3.3	78.85	3.3	72.33	2.7
Submarket: Ontario & Airport, CA	105.52	6.0	107.56	6.7	108.99	6.9	102.21	6.9
Submarket Scale: Economy Chains	70.41	3.9	69.96	4.6	70.89	4.6	69.90	4.6
Competitive Set: Competitors	70.27	4.4	69.18	5.4	70.15	5.2	69.14	5.8

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	2.9	-4.0	-3.8	1.8
Market: Riverside & San Bernardino, CA	2.0	1.8	1.4	2.6
Market Class: Economy Class	1.0	2.2	1.1	2.0
Submarket: Ontario & Airport, CA	1.2	0.4	-0.4	0.6
Submarket Scale: Economy Chains	2.8	1.3	0.6	1.1
Competitive Set: Competitors	10.3	3.9	4.0	-1.1

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	45.63	10.8	43.20	3.9	45.42	4.5	42.92	8.9
Market: Riverside & San Bernardino, CA	112.83	1.3	101.02	1.0	109.16	0.5	81.92	2.2
Market Class: Economy Class	55.38	4.0	52.16	5.6	55.07	4.5	46.80	4.8
Submarket: Ontario & Airport, CA	74.91	3.2	75.92	3.1	78.56	2.4	73.43	5.2
Submarket Scale: Economy Chains	48.12	6.8	47.25	2.4	48.56	2.2	47.31	1.2
Competitive Set: Competitors	50.76	15.1	47.76	8.6	49.28	9.5	46.73	4.5

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	10.8	3.9	4.5	8.9
Market: Riverside & San Bernardino, CA	3.4	3.2	2.6	4.9
Market Class: Economy Class	3.9	5.6	4.4	4.8
Submarket: Ontario & Airport, CA	7.3	7.1	6.5	7.6
Submarket Scale: Economy Chains	6.8	6.0	5.2	5.7
Competitive Set: Competitors	15.1	8.6	9.5	4.5

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	548	45971	294	32680	71.1
Market Class: Economy Class	253	14110	102	7565	53.6
Submarket: Ontario & Airport, CA	60	6450	35	4612	71.5
Submarket Scale: Economy Chains	14	1151	12	985	85.6
Competitive Set: Competitors	6	566	5	458	80.9

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
22	2582	52	9147

See Help page for pipeline definitions.

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: April 2019 Date Created: May 17, 2019

This Year

Apr 19th - First Day of Passover
Apr 19th - Good Friday
Apr 21st - Easter

Last Year

Apr 1st - Easter

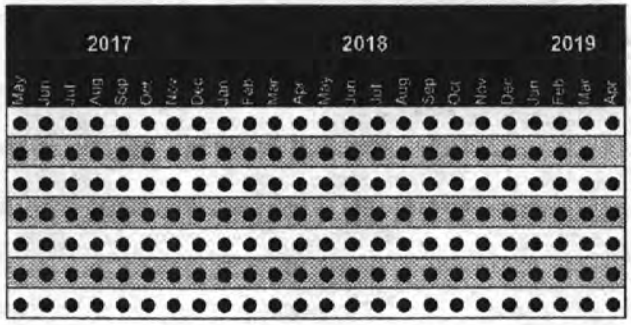
April 2019 (This Year)

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				

April 2018 (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					

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario I 10	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



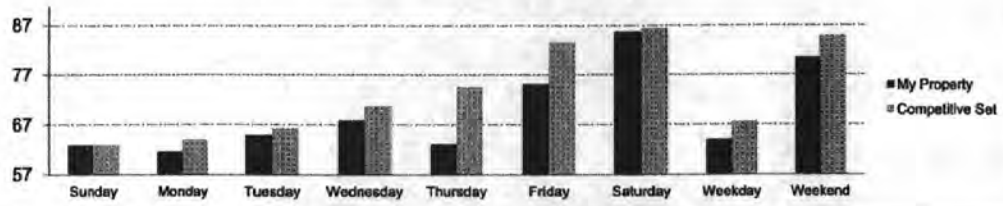
Data received:
○ = Monthly Only
● = Monthly & Daily

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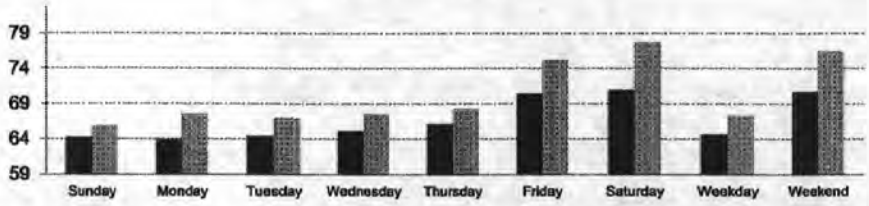
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39086 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: April 2019 Date Created: May 17, 2019 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	63.0	12.1	63.1	13.4	99.8	-1.2	64.29	5.4	66.05	2.4	97.3	2.8	40.50	18.1	41.69	16.2	97.1	1.6
	Year To Date	60.8	-1.8	63.2	4.8	96.1	-6.3	64.98	7.0	65.52	2.8	99.1	4.1	39.47	5.1	41.44	7.8	95.2	-2.5
	Running 3 Month	60.9	-4.6	64.3	7.2	94.8	-11.0	65.83	7.5	65.89	2.8	99.9	4.6	40.10	2.6	42.33	10.3	94.7	-7.0
	Running 12 Month	64.2	0.3	61.8	-3.0	104.2	3.3	63.95	6.3	66.34	3.4	96.4	2.8	41.07	6.6	40.99	0.3	100.5	6.2
Monday	Current Month	61.6	1.3	64.1	7.2	96.2	-5.5	63.89	5.1	67.62	5.9	94.5	-0.7	39.36	6.5	43.32	13.5	90.8	-6.2
	Year To Date	57.2	-6.0	63.9	2.6	89.5	-10.3	64.37	7.3	65.76	7.0	97.9	0.3	36.80	-1.3	42.00	9.7	87.6	-10.1
	Running 3 Month	58.5	-8.9	64.7	1.3	90.5	-10.0	64.97	7.4	66.27	6.3	98.0	1.0	38.03	-2.1	42.86	7.7	88.8	-9.1
	Running 12 Month	61.3	-0.3	61.9	-2.4	99.0	2.2	62.41	6.8	65.67	6.8	95.0	0.3	38.28	6.6	40.67	4.0	94.1	2.4
Tuesday	Current Month	65.0	5.7	66.3	21.7	98.0	-13.1	64.43	6.0	67.14	5.8	96.0	0.2	41.88	12.0	44.52	28.7	94.1	-12.9
	Year To Date	59.7	-1.8	64.3	2.5	92.8	-4.2	63.87	7.3	65.93	8.1	96.9	-0.7	38.11	5.4	42.41	10.8	89.9	-4.9
	Running 3 Month	62.9	-0.4	66.1	4.2	95.1	-4.4	64.60	7.1	66.47	6.0	97.2	1.0	40.65	6.7	43.96	10.5	92.5	-3.4
	Running 12 Month	58.5	0.5	62.9	-2.3	93.0	2.8	61.90	6.5	65.43	7.8	94.6	-1.0	36.20	7.1	41.16	5.2	87.9	1.8
Wednesday	Current Month	68.0	9.7	70.7	16.6	96.2	-6.0	65.20	10.9	67.71	7.2	96.3	3.4	44.34	21.6	47.84	25.1	92.7	-2.8
	Year To Date	59.1	-9.0	66.1	1.2	90.7	-10.2	64.77	9.0	65.69	5.8	98.6	3.2	38.29	-0.9	42.79	6.9	89.5	-7.3
	Running 3 Month	63.1	-6.8	66.9	4.7	94.3	-11.0	65.30	8.9	66.66	6.1	98.0	2.6	41.19	1.5	44.58	11.1	92.4	-8.6
	Running 12 Month	59.2	0.2	63.2	-2.3	93.5	2.6	62.68	7.9	65.33	4.8	95.8	2.9	37.02	8.1	41.28	2.4	89.7	5.6
Thursday	Current Month	63.3	-4.5	74.7	7.0	84.7	-10.8	66.19	10.7	68.34	4.1	96.9	6.3	41.86	5.7	51.05	11.4	82.0	-5.1
	Year To Date	60.2	-11.9	69.8	4.7	86.3	-15.8	64.64	8.0	66.64	6.3	97.0	1.6	38.94	-4.8	46.49	11.3	83.8	-14.5
	Running 3 Month	63.9	-7.4	71.1	6.9	89.9	-13.3	65.34	8.7	67.40	6.2	97.0	2.4	41.77	0.7	47.91	13.5	87.2	-11.3
	Running 12 Month	62.6	-1.7	66.3	-0.1	94.5	-1.6	62.36	6.4	66.37	6.0	94.0	0.4	39.07	4.6	43.99	6.0	88.8	-1.3
Friday	Current Month	75.3	-2.0	83.7	6.1	89.9	-7.6	70.50	10.5	75.25	4.9	93.7	5.3	53.05	8.3	62.99	11.4	84.2	-2.7
	Year To Date	74.1	-2.1	77.0	4.0	96.2	-5.8	70.26	9.3	74.97	4.6	93.7	4.5	52.04	7.0	57.73	8.8	90.1	-1.8
	Running 3 Month	75.4	-4.6	78.0	4.9	96.5	-9.0	71.52	10.1	76.09	4.7	94.0	5.2	53.91	5.0	59.38	9.8	90.8	-4.3
	Running 12 Month	76.5	6.9	76.4	2.3	98.8	4.5	68.67	7.4	74.51	6.8	92.0	0.8	51.77	14.9	56.95	9.2	90.9	5.2
Saturday	Current Month	85.8	-0.6	86.4	3.9	99.2	-4.3	71.02	6.7	77.78	2.9	91.3	3.8	60.90	6.1	67.23	6.9	90.6	-0.7
	Year To Date	83.8	5.0	80.2	1.4	104.5	3.6	70.48	6.0	77.06	4.4	91.5	3.4	59.03	13.4	61.78	5.8	95.6	7.2
	Running 3 Month	85.6	4.3	80.5	0.5	106.4	3.8	72.08	6.8	78.87	5.3	91.4	3.3	61.71	13.5	63.49	5.8	97.2	7.2
	Running 12 Month	82.3	4.9	80.9	-1.0	101.8	6.0	69.46	6.7	77.04	4.8	90.2	1.8	57.16	12.0	62.29	3.8	91.8	7.9
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	64.1	4.9	67.5	12.9	94.9	-7.0	64.75	7.4	67.41	5.0	96.1	2.3	41.50	12.7	45.52	18.5	91.2	-4.9
	Year To Date	59.4	-6.6	65.3	3.2	91.0	-9.6	64.52	7.7	65.92	6.0	97.9	1.6	38.32	0.8	43.02	9.4	89.1	-8.0
	Running 3 Month	61.8	-5.7	66.5	4.7	92.9	-10.0	65.20	7.9	66.54	5.5	98.0	2.3	40.31	1.7	44.27	10.5	91.1	-7.9
	Running 12 Month	61.2	-0.2	63.2	-2.0	96.8	1.8	62.66	6.8	65.83	5.7	96.2	1.0	38.32	6.6	41.60	3.6	92.1	2.8
Weekend (Fri-Sat)	Current Month	80.5	-1.2	85.1	5.0	94.6	-5.9	70.77	8.5	76.54	3.8	92.5	4.5	56.97	7.1	65.11	9.0	87.5	-1.7
	Year To Date	78.9	1.6	78.6	2.6	100.4	-1.0	70.38	8.8	76.03	4.5	92.6	4.0	55.54	10.3	59.76	7.2	92.9	2.9
	Running 3 Month	80.5	0.0	79.3	2.6	101.6	-2.6	71.82	9.4	77.50	5.0	92.7	4.3	57.81	9.4	61.43	7.7	94.1	1.6
	Running 12 Month	78.9	5.9	78.6	0.6	100.3	5.2	69.03	7.0	76.81	5.7	91.1	1.3	54.46	13.3	59.62	6.3	91.3	6.6
Total	Current Month	68.5	2.9	72.2	10.3	94.8	-6.7	66.64	7.7	70.27	4.4	94.8	3.1	45.63	10.8	50.75	15.1	89.9	-3.7
	Year To Date	64.9	-4.0	69.0	3.0	94.0	-6.8	66.53	8.2	69.18	5.4	96.2	2.6	43.20	3.9	47.76	8.6	90.4	-4.3
	Running 3 Month	67.3	-3.8	70.2	4.0	95.8	-7.6	67.52	8.6	70.15	5.2	96.2	3.2	45.42	4.5	49.28	9.5	92.2	-4.6
	Running 12 Month	66.2	1.8	67.6	-1.1	98.0	2.9	64.82	7.0	69.14	5.8	93.8	1.2	42.92	8.9	46.73	4.5	91.8	4.1

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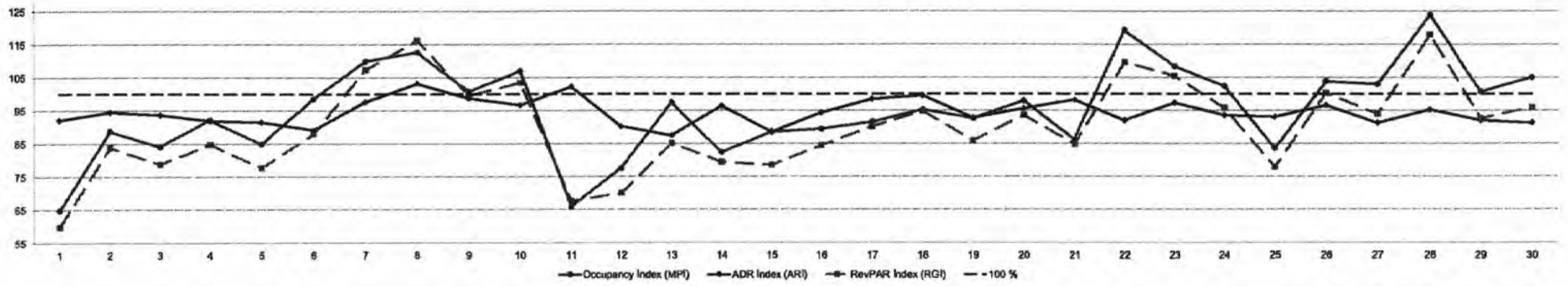
Tab 7 - Daily Data for the Month

Radisson Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8888

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: April 2019 Date Created: May 17, 2019 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of April



Occupancy (%)	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
April	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
My Property	46.0	63.0	61.0	66.0	74.0	87.0	73.0	76.0	73.0	78.0	49.0	62.0	84.0	52.0	66.0	61.0	63.0	73.0	75.0	81.0	58.0	68.0	67.0	69.0	67.0	90.0	91.0	89.0	62.0	61.0
Competitive Set	71.0	71.0	72.5	73.8	87.1	86.2	86.4	87.5	72.3	73.8	68.1	79.9	86.2	63.1	63.2	68.1	68.8	76.8	91.0	82.8	67.2	67.5	61.8	67.5	80.1	89.7	88.4	56.7	61.2	59.1
Index (MPI)	64.8	88.6	84.2	92.1	84.9	98.6	110.0	112.6	100.7	107.0	66.1	77.6	97.4	82.4	88.6	89.5	91.6	95.3	92.6	97.9	86.2	119.3	108.4	102.3	83.6	103.8	102.9	123.9	100.7	105.5
% Chg																														
My Property	-14.8	16.7	8.9	17.2	-1.3	-1.1	12.3	-5.0	-5.2	11.3	-28.5	-19.5	10.5	-14.8	-1.8	5.2	-4.5	5.8	-5.1	-10.0	-6.5	13.3	17.5	25.5	-10.7	18.4	0.8	40.8	17.0	52.5
Competitive Set	33.4	29.6	20.0	18.7	18.6	9.6	23.2	7.9	28.6	27.0	+0.1	4.2	6.8	5.7	11.2	20.0	9.7	+4.0	-4.7	-4.8	11.0	-14.9	5.3	18.5	18.0	7.8	4.9	0.4	3.7	-5.2
Index (MPI)	-36.2	-10.6	-9.2	-1.2	-16.8	-9.3	-8.8	-11.9	-31.5	-12.4	-28.5	-22.7	3.5	-19.3	-11.6	-13.4	-7.1	10.2	-0.4	-5.5	-15.7	33.2	10.5	5.8	-23.0	9.8	-4.7	40.3	12.8	52.8

ADR	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
April	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
My Property	62.32	62.62	62.84	61.84	66.38	70.11	64.74	66.48	66.39	65.71	67.24	69.02	70.42	64.35	62.34	64.61	67.30	67.21	69.19	70.55	65.86	64.05	64.75	64.97	66.78	74.34	72.84	62.44	63.14	63.23
Competitive Set	67.66	66.48	66.83	67.22	74.75	75.65	66.35	64.39	67.22	67.98	65.75	70.50	80.55	66.79	70.33	68.47	68.37	67.56	74.50	73.76	67.03	69.60	69.55	69.43	73.69	77.03	73.87	65.67	66.81	66.26
Index (ARI)	92.1	94.5	93.7	92.0	91.5	89.1	97.6	103.2	98.8	96.7	102.3	90.2	87.4	96.4	88.6	94.4	98.4	99.5	92.8	95.8	96.2	91.9	97.3	93.6	90.1	96.5	91.2	95.2	92.0	91.3
% Chg																														
My Property	0.8	2.4	3.3	5.7	9.2	9.8	3.8	7.2	7.4	6.9	9.0	8.9	10.8	6.7	4.7	8.8	24.9	12.7	7.8	1.3	11.4	9.7	7.4	9.4	15.8	16.9	8.8	-1.0	1.9	3.9
Competitive Set	8.8	12.5	8.5	5.3	9.1	7.3	2.7	-1.9	1.8	2.9	11.7	8.1	7.0	3.4	7.5	7.4	18.2	-0.7	-0.7	-3.8	4.5	12.2	2.1	7.5	11.6	6.9	3.2	-1.1	7.0	6.1
Index (ARI)	-7.3	-8.9	-0.1	0.4	0.1	2.2	3.6	9.3	5.4	4.0	-2.4	-1.1	3.3	3.2	-2.6	1.4	5.7	20.8	8.9	5.1	6.9	-2.2	5.1	2.0	3.8	9.1	3.3	0.0	-4.8	-2.1

RevPAR	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
April	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
My Property	28.67	39.58	38.21	42.05	50.80	61.00	47.26	50.51	48.47	51.91	30.26	42.79	59.16	33.46	34.91	39.41	42.40	49.06	51.90	57.14	38.20	43.55	43.38	44.83	46.06	66.91	66.29	43.08	39.15	38.57
Competitive Set	48.03	47.18	48.45	49.61	65.13	66.98	64.04	43.45	48.72	50.17	44.80	61.13	69.47	42.12	44.47	46.84	47.03	51.77	69.40	61.04	45.06	39.70	41.13	46.84	59.21	69.77	70.62	36.61	43.24	40.22
Index (RGI)	59.7	83.9	78.9	84.8	77.7	87.9	107.3	116.3	99.5	103.5	67.5	70.0	85.2	79.4	78.5	84.5	90.2	94.8	85.9	93.6	84.7	109.7	105.5	95.7	77.8	100.2	93.9	118.0	92.7	95.9
% Chg																														
My Property	-14.1	19.5	12.5	24.0	7.7	8.4	16.6	1.8	1.8	19.0	-22.1	-13.9	22.2	-9.0	2.8	14.5	19.3	19.3	2.4	-8.5	4.2	24.4	26.2	37.3	3.5	38.1	8.8	39.4	19.2	58.5
Competitive Set	45.2	46.7	34.0	76.0	39.3	17.0	26.5	5.6	41.2	30.5	-11.6	12.4	14.3	9.3	18.5	39.5	21.4	-10.5	-5.4	-6.2	16.0	-4.5	9.8	27.2	28.5	15.3	8.5	-0.7	11.6	-0.5
Index (RGI)	-40.8	-18.0	-9.3	-0.8	-16.7	-7.3	-5.1	-3.7	-27.9	-8.8	-30.2	-23.6	6.9	-16.8	-13.9	-17.3	-1.8	33.2	8.2	-0.7	-10.1	30.3	16.3	7.9	-20.1	19.6	-1.6	40.4	7.4	59.4

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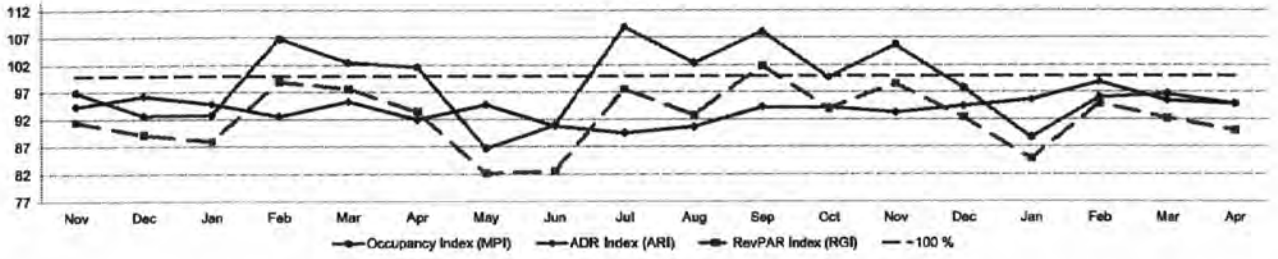
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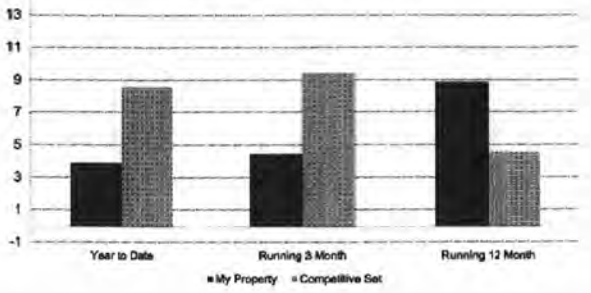
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgICo: Kamla Hotels Owner: Kamla Hotels
For the Month of: April 2019 Date Created: May 17, 2019 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017		2018												2019				Year To Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	61.0	58.0	60.9	76.7	67.2	66.5	59.6	62.1	76.7	67.8	69.3	67.9	69.7	61.6	56.2	66.4	67.0	66.5	60.3	67.6	64.9	60.5	70.0	67.3	66.3	66.1	66.2
Competitive Set	62.9	62.5	65.6	71.9	65.8	65.5	66.0	68.3	70.4	66.1	64.1	66.1	66.0	63.0	65.6	69.1	69.3	72.2	71.5	67.0	69.0	73.0	67.5	70.2	69.8	68.4	67.5
Index (MPI)	96.9	92.7	92.8	106.7	102.4	101.8	90.7	90.9	108.9	102.4	108.0	99.7	105.6	97.8	85.7	96.0	96.8	94.8	84.4	100.9	94.0	82.9	100.0	95.8	95.0	95.2	98.0
Rank	3 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	2 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	5 of 6	6 of 7	5 of 7	5 of 7	6 of 7	4 of 7	5 of 7	6 of 7	5 of 7	4 of 7
% Chg																											
My Property	1.0	7.1	1.7	37.3	7.1	6.4	3.1	-5.8	13.4	0.1	7.2	0.0	14.3	8.2	-4.5	-13.5	-0.3	2.9	-9.5	12.1	-4.0	-12.9	15.6	-3.8	-3.2	-1.9	1.8
Competitive Set	-3.0	-2.4	-2.4	-1.8	-11.8	-8.8	-4.8	-10.9	-9.9	1.1	-3.4	0.8	4.8	0.7	-0.1	-3.6	5.8	10.3	3.3	-6.3	3.0	2.9	-7.6	4.0	-1.7	-2.0	-1.1
Index (MPI)	4.2	9.8	4.2	39.7	21.0	16.6	8.3	6.0	25.8	-1.0	10.9	-0.7	9.0	5.5	-4.4	-10.1	-6.7	-6.7	-12.4	19.6	-6.8	-15.4	25.0	-7.8	-1.5	0.1	2.9
Rank	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	3 of 7	5 of 7	5 of 7	6 of 7	5 of 6	7 of 7	1 of 7	5 of 7	7 of 7	1 of 7	5 of 7	5 of 7	4 of 7	3 of 7

ADR	2017		2018												2019				Year To Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	60.87	62.48	59.24	80.76	63.86	61.89	64.22	64.10	84.13	66.58	63.65	65.36	61.83	62.02	63.27	66.89	66.94	66.64	58.01	61.49	66.53	58.81	62.17	67.52	57.21	60.56	64.62
Competitive Set	64.49	64.94	62.49	66.87	67.05	67.33	67.83	70.82	71.94	73.46	67.64	69.39	68.31	66.66	66.20	67.89	72.25	70.27	62.45	68.82	69.18	62.60	66.66	70.18	63.45	65.36	69.14
Index (ARI)	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	93.2	94.4	95.6	98.6	95.4	94.9	92.9	89.7	96.2	94.0	93.2	96.2	90.2	92.7	93.8
Rank	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	6 of 7	4 of 7	3 of 7	4 of 7	3 of 6	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	5.7	9.5	8.4	8.8	3.2	8.2	9.5	10.8	7.2	8.8	8.1	6.9	1.6	-0.7	6.8	10.1	7.9	7.7	6.6	8.0	8.2	8.3	5.7	8.6	5.6	5.9	7.0
Competitive Set	5.1	5.6	0.8	5.8	7.1	6.8	9.6	9.8	8.7	9.2	3.0	4.8	2.6	1.1	5.9	3.1	7.8	4.4	0.8	5.1	5.4	0.0	6.5	5.2	3.8	3.0	5.8
Index (ARI)	0.5	3.8	5.5	0.9	-3.6	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	-1.2	-1.9	0.8	6.8	0.2	3.1	5.9	0.9	2.8	8.3	-0.8	3.2	1.9	2.8	1.2
Rank	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	4 of 7	2 of 7	2 of 7	3 of 7	1 of 6	1 of 7	3 of 7	2 of 7	1 of 7	4 of 7	2 of 7	3 of 7	4 of 7	2 of 7

RevPAR	2017		2018												2019				Year To Date			Running 3 Month			Running 12 Month		
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	43.07	38.23	36.80	44.39	46.17	45.63	35.06	41.57	43.20	35.58	43.49	45.42	37.94	39.42	42.92
Competitive Set	40.57	40.57	40.99	47.19	43.97	44.09	44.77	48.28	50.45	48.52	43.31	47.27	43.73	41.40	43.39	48.80	50.10	50.75	44.67	43.98	47.16	45.71	45.02	49.28	44.28	44.70	48.75
Index (RGI)	91.5	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	92.4	84.8	94.9	92.1	89.9	78.4	94.5	90.4	77.8	96.6	92.2	85.7	88.2	91.8
Rank	5 of 7	5 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	4 of 6	6 of 7	4 of 7	4 of 7	6 of 7	4 of 7	5 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	6.7	17.4	8.2	46.6	10.5	15.1	12.9	4.6	21.5	8.9	15.8	6.9	16.1	5.4	2.1	-4.8	7.6	10.8	-3.6	18.8	3.9	-5.7	22.2	4.5	2.3	3.9	8.9
Competitive Set	1.9	3.0	-1.6	3.9	-5.3	-2.6	4.3	-2.2	-3.9	10.4	-0.5	5.1	7.8	1.8	5.8	-0.8	14.0	15.1	3.9	-1.5	8.5	2.8	-1.5	9.5	1.8	1.0	4.5
Index (RGI)	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	16.4	1.6	7.7	3.6	-3.6	-4.0	-5.6	-3.7	-7.2	20.8	-4.3	-8.3	24.1	-4.8	0.3	2.9	4.1
Rank	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	2 of 7	3 of 7	4 of 7	4 of 7	5 of 7	5 of 6	6 of 7	1 of 7	4 of 7	6 of 7	1 of 7	5 of 7	5 of 7	5 of 7	2 of 7	3 of 7

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STR # 39088 / Created September 18, 2018

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: August 2018

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: August 2018 Date Created: September 18, 2018 Monthly Competitive Set Data Excludes Subject Property

August 2018

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	67.6	66.1	102.4	66.58	73.46	90.6	45.02	48.52	92.8
Year To Date	67.1	67.7	99.0	63.14	68.30	92.4	42.36	46.27	91.6
Running 3 Month	68.9	68.3	100.9	64.93	71.90	90.3	44.72	49.09	91.1
Running 12 Month	65.7	66.8	98.4	62.39	67.35	92.6	40.99	44.99	91.1

August 2018 vs. 2017 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	0.1	1.1	-1.0	8.8	9.2	-0.3	8.9	10.4	-1.3
Year To Date	7.2	-6.3	14.5	7.5	7.0	0.4	15.2	0.2	15.0
Running 3 Month	2.8	-6.9	10.4	8.8	8.6	0.3	11.9	1.0	10.7
Running 12 Month	4.7	-4.8	10.0	7.2	6.1	0.9	12.2	1.0	11.1

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: August 2018 Date Created: September 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	67.6	0.1	67.1	7.2	68.9	2.8	65.7	4.7
Market: Riverside & San Bernardino, CA	63.8	2.3	69.0	0.3	65.7	-0.3	67.3	0.2
Market Class: Economy Class	64.1	5.5	65.2	0.4	64.9	1.4	63.4	0.0
Submarket: Ontario & Airport, CA	75.1	3.6	74.6	0.2	77.0	0.8	73.0	-0.2
Submarket Scale: Economy Chains	68.2	-0.5	69.4	-4.4	70.2	-5.1	68.7	-3.9
Competitive Set: Competitors	66.1	1.1	67.7	-6.3	68.3	-6.9	66.8	-4.8

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.8	3.0	2.8	2.6
Market Class: Economy Class	0.0	0.0	0.0	-0.1
Submarket: Ontario & Airport, CA	0.0	0.1	0.1	0.1
Submarket Scale: Economy Chains	4.8	2.0	4.9	-0.2
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	66.58	8.8	63.14	7.5	64.93	8.8	62.39	7.2
Market: Riverside & San Bernardino, CA	102.93	2.8	123.44	4.4	104.30	2.5	119.69	3.3
Market Class: Economy Class	70.23	4.6	70.87	3.6	69.08	2.7	69.90	3.5
Submarket: Ontario & Airport, CA	102.10	6.1	100.17	6.9	100.24	6.1	97.47	6.0
Submarket Scale: Economy Chains	73.94	7.5	69.16	5.8	72.17	5.9	68.27	5.7
Competitive Set: Competitors	73.46	9.2	68.30	7.0	71.90	8.6	67.35	8.1

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.1	7.2	2.8	4.7
Market: Riverside & San Bernardino, CA	5.2	3.3	2.5	2.8
Market Class: Economy Class	5.5	0.4	1.5	-0.1
Submarket: Ontario & Airport, CA	3.6	0.3	0.8	-0.2
Submarket Scale: Economy Chains	4.3	-2.5	-0.5	-4.0
Competitive Set: Competitors	1.1	-6.3	-6.9	-4.8

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	45.02	8.9	42.36	15.2	44.72	11.9	40.99	12.2
Market: Riverside & San Bernardino, CA	65.67	5.2	85.14	4.7	68.52	2.2	80.73	3.5
Market Class: Economy Class	44.99	10.3	46.22	4.0	44.81	4.1	44.32	3.5
Submarket: Ontario & Airport, CA	76.64	9.9	74.71	7.2	77.22	6.9	71.20	5.7
Submarket Scale: Economy Chains	50.45	6.9	47.98	1.1	50.68	0.5	46.89	1.6
Competitive Set: Competitors	48.52	10.4	46.27	0.2	49.08	1.0	44.99	1.0

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	8.9	15.2	11.9	12.2
Market: Riverside & San Bernardino, CA	8.1	7.9	5.1	6.1
Market Class: Economy Class	10.3	4.0	4.2	3.4
Submarket: Ontario & Airport, CA	10.0	7.3	6.9	5.8
Submarket Scale: Economy Chains	12.1	3.1	5.4	1.5
Competitive Set: Competitors	10.4	0.2	1.0	1.0

Census-Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	539	45031	282	31345	69.6
Market Class: Economy Class	242	13532	100	7533	55.7
Submarket: Ontario & Airport, CA	58	6208	34	4465	71.9
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
20	2270	47	8702

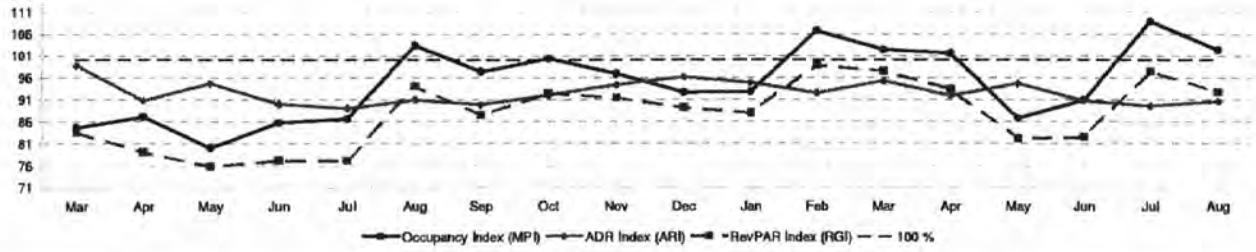
See Help page for pipeline definitions.

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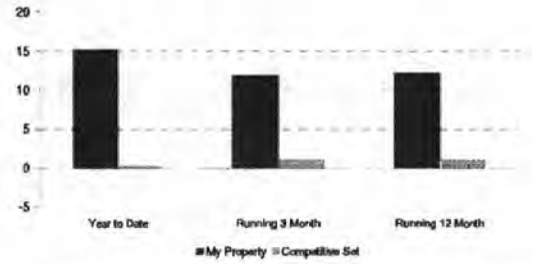
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6888
STR # 39088 ChainID: CA515 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: August 2018 Date Created: September 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017										2018								Year To Date			Running 3 Month			Running 12 Month		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	2016	2017	2018	2016	2017	2018	2016	2017	2018
My Property	62.7	62.5	58.0	65.8	67.6	67.5	64.5	68.0	61.0	58.0	60.9	75.7	67.2	66.5	69.8	62.1	76.7	67.5	71.1	62.6	67.1	77.2	67.0	68.9	69.0	62.7	65.7
Competitive Set	74.1	71.6	72.4	76.7	78.1	85.3	80.4	87.7	82.9	82.6	85.6	71.9	65.5	65.5	68.0	68.3	79.4	68.1	79.8	72.3	67.7	72.6	73.4	68.3	76.0	76.2	66.6
Index (MPI)	84.6	87.1	80.1	85.8	86.6	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	102.4	100.6	86.5	99.0	106.4	91.4	100.9	98.5	89.4	98.4
Rank	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	6 of 7	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	5 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-8.3	-13.2	-17.3	-14.7	-16.4	-8.3	-5.4	-2.9	1.9	7.1	1.7	37.3	7.1	6.4	3.1	-5.6	13.4	0.1	3.5	-12.0	7.2	5.5	-13.2	2.8	-0.1	-9.1	4.7
Competitive Set	2.1	-0.9	3.3	8.1	-0.4	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	-1.8	-11.5	-8.8	-4.8	-10.9	-9.9	1.1	-3.3	2.4	-6.9	-3.4	1.0	-6.9	-2.0	0.2	-4.8
Index (MPI)	-10.1	-12.9	-19.9	-21.1	-16.8	-4.1	-3.2	-3.7	4.2	9.8	4.2	39.7	21.0	16.8	8.3	6.0	25.8	-1.9	6.8	-14.1	14.5	9.3	-14.1	10.4	2.0	-6.2	10.0
Rank	6 of 7	7 of 7	7 of 7	7 of 7	7 of 7	5 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	2 of 7	7 of 7	1 of 7	2 of 7	7 of 7	1 of 7	3 of 7	7 of 7	1 of 7

ADR	2017										2018								Year To Date			Running 3 Month			Running 12 Month		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	2016	2017	2018	2016	2017	2018	2016	2017	2018
My Property	61.87	57.23	58.63	57.87	59.81	61.20	58.89	61.13	60.87	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	66.58	65.59	58.76	63.14	57.28	59.65	64.93	65.14	58.23	62.39
Competitive Set	62.83	63.07	61.93	64.31	67.16	67.35	65.57	66.40	64.49	64.94	62.49	65.57	67.05	67.33	67.83	70.62	71.84	73.48	63.56	63.83	68.30	65.82	66.23	71.96	62.49	63.45	67.35
Index (ARI)	98.8	90.7	94.7	90.0	89.0	90.9	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	87.3	92.0	92.4	87.0	90.1	90.3	88.2	91.8	92.6
Rank	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7	6 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	5 of 7	5 of 7	6 of 7	3 of 7	7 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	11.9	6.5	7.9	3.2	3.0	6.2	3.9	6.3	5.7	9.5	8.4	8.9	3.2	8.2	9.5	10.8	7.2	8.8	8.2	5.7	7.5	4.0	4.2	8.8	7.7	5.6	7.2
Competitive Set	-3.1	2.0	-1.9	1.5	-3.8	5.8	4.9	2.7	6.1	5.5	0.9	5.8	7.1	5.8	9.6	9.8	6.7	9.2	6.2	0.3	7.0	6.0	0.6	8.6	6.9	1.5	6.1
Index (ARI)	14.9	4.2	10.0	1.8	7.0	0.6	-0.4	3.5	0.5	3.8	5.5	0.9	-3.6	1.3	0.0	0.9	0.5	-0.3	0.9	5.4	0.4	-1.9	3.5	0.3	0.8	4.0	0.9
Rank	1 of 7	4 of 7	2 of 7	3 of 7	2 of 7	4 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	5 of 7	1 of 7	3 of 7	5 of 7	3 of 7	3 of 7	5 of 7	2 of 7	3 of 7

RevPAR	2017										2018								Year To Date			Running 3 Month			Running 12 Month		
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	2016	2017	2018	2016	2017	2018	2016	2017	2018
My Property	38.80	35.79	34.01	38.08	40.46	41.34	38.06	41.55	37.11	36.26	36.06	46.53	42.89	41.18	38.41	39.83	49.17	45.02	39.51	36.76	42.36	44.24	39.98	44.72	38.03	35.52	40.99
Competitive Set	46.41	45.28	44.85	49.34	52.47	57.96	52.61	58.38	53.57	53.67	53.50	47.19	43.97	44.08	46.72	48.28	60.45	48.52	44.97	46.17	48.27	47.79	48.56	48.98	48.78	44.52	44.88
Index (RGI)	83.6	79.0	75.8	77.2	77.1	94.0	87.5	92.4	91.5	89.2	88.0	98.6	97.6	93.4	82.1	82.5	97.5	92.8	87.9	79.6	91.6	92.6	82.3	91.1	86.5	82.0	91.1
Rank	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	4 of 7	6 of 7	5 of 7	5 of 7	5 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	6 of 7	3 of 7	4 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	2.2	-7.8	-10.7	-11.9	-13.9	-2.7	-1.8	4.2	8.7	17.4	8.2	48.6	10.5	15.1	12.8	4.8	21.5	8.9	9.7	-7.0	15.2	9.7	-9.6	11.9	7.6	-4.6	12.2
Competitive Set	-1.1	1.7	1.3	0.8	-4.2	0.9	2.0	4.8	1.9	3.6	-1.8	3.9	-5.3	-3.6	4.2	-2.3	-3.8	10.4	2.7	2.7	0.2	3.4	1.7	1.9	4.7	1.7	1.0
Index (RGI)	3.2	-9.2	-11.9	-19.8	-10.1	-3.5	-3.6	-0.5	4.7	14.0	10.0	41.1	16.7	18.2	8.2	6.9	26.4	-1.3	5.8	-9.4	15.0	7.2	-11.1	10.7	2.8	-5.6	11.1
Rank	3 of 7	6 of 7	6 of 7	7 of 7	6 of 7	5 of 7	5 of 7	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	5 of 7	6 of 7	1 of 7	3 of 7	6 of 7	1 of 7	3 of 7	6 of 7	1 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: August 2018 Date Created: September 18, 2018

This Year

Aug 20th - Eid al-Adha

August 2018 (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	

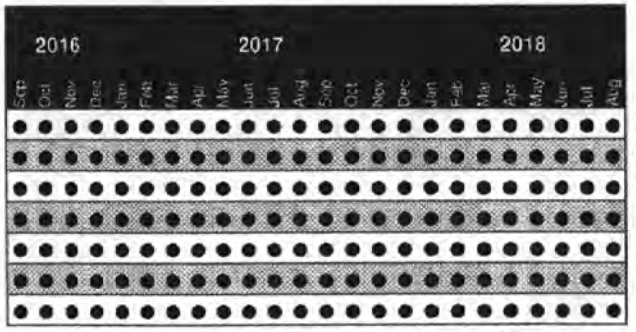
August 2017 (Last Year)

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		

Last Year

Aug 21st - Solar Eclipse
Aug25th - Hurricane Harvey - Landfall

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



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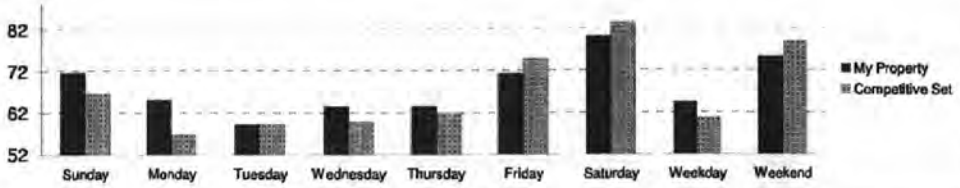
○ = Monthly Only
● = Monthly & Daily

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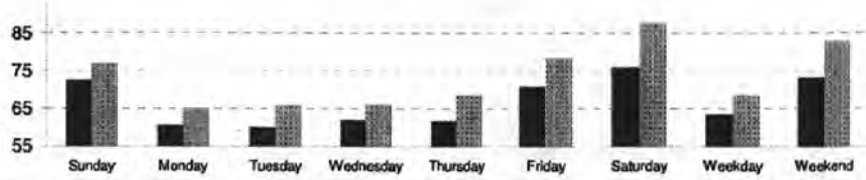
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: August 2018 Date Created: September 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



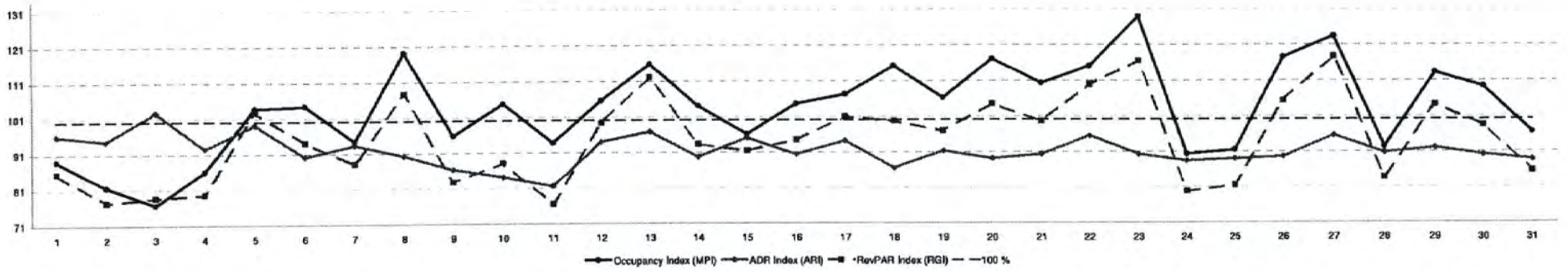
		Occupancy (%)				Average Daily Rate				RevPAR			
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	71.5	-4.3	66.5	4.1	107.6	-8.1	72.50	15.4	76.90	11.2	94.3	3.8	51.84	10.3	51.12	15.7	101.4	-4.7
	Year To Date	64.0	2.7	61.5	-9.4	104.1	13.3	63.17	9.0	66.84	6.6	94.5	2.0	40.43	11.9	41.08	-3.1	98.4	15.5
	Running 3 Month	66.3	-2.9	62.3	-9.8	106.4	7.6	65.96	11.4	70.93	9.6	93.0	1.7	43.75	8.2	44.19	-1.1	99.0	9.4
	Running 12 Month	64.1	4.9	61.4	-6.9	104.4	12.7	62.39	9.1	66.07	6.8	94.4	2.2	40.01	14.5	40.57	-0.8	98.6	15.2
Monday	Current Month	65.0	-3.7	56.7	1.9	114.6	-5.5	60.61	6.6	65.22	4.6	92.9	1.9	39.40	2.6	36.99	6.6	106.5	-3.7
	Year To Date	63.1	5.4	62.1	-8.5	101.7	15.2	61.10	8.8	64.21	5.1	95.2	3.5	38.56	14.7	39.84	-3.8	96.8	19.3
	Running 3 Month	64.3	-6.2	61.6	-9.9	104.4	4.1	62.22	8.7	67.68	8.3	91.9	0.4	40.01	2.0	41.70	-2.4	96.0	4.5
	Running 12 Month	61.1	4.9	61.3	-5.2	99.7	10.6	60.24	7.8	63.37	4.6	95.1	3.1	36.83	13.1	38.86	-0.8	94.8	14.0
Tuesday	Current Month	59.3	-4.4	59.4	-0.8	99.7	-3.7	60.01	5.2	65.88	7.7	91.1	-2.4	35.56	0.5	39.14	6.9	90.8	-6.0
	Year To Date	59.7	2.1	63.5	-6.5	94.0	11.6	60.46	7.2	64.17	6.4	94.2	0.7	36.09	9.4	40.76	-2.7	88.5	12.4
	Running 3 Month	61.5	-1.8	63.7	-9.1	96.5	8.0	61.10	6.2	67.34	9.5	90.7	-3.0	37.55	4.2	42.90	-0.5	87.5	4.8
	Running 12 Month	57.5	-2.0	62.5	-8.3	92.0	4.6	59.69	6.7	63.09	5.7	94.6	1.0	34.34	4.6	39.45	-1.0	87.1	5.6
Wednesday	Current Month	63.6	6.7	59.8	-5.7	106.3	13.1	62.00	8.3	66.25	2.7	93.6	5.5	39.43	15.5	39.63	-3.1	99.5	19.3
	Year To Date	62.1	12.7	64.3	-7.3	96.6	21.6	60.58	7.7	64.61	5.6	93.8	1.9	37.63	21.4	41.55	-2.1	90.6	23.9
	Running 3 Month	64.2	5.0	63.3	-10.0	101.3	16.8	61.64	7.4	67.56	5.7	91.2	1.7	39.54	12.8	42.79	-5.0	92.4	18.7
	Running 12 Month	60.1	6.8	62.7	-5.3	95.9	12.7	59.65	7.0	63.92	5.7	93.3	1.2	35.87	14.2	40.09	0.1	89.5	14.1
Thursday	Current Month	63.6	6.0	61.9	-2.6	102.7	9.8	61.74	9.5	66.42	5.4	90.2	3.9	39.27	16.1	42.36	2.7	92.7	13.1
	Year To Date	65.9	8.7	66.2	-5.4	99.6	14.9	60.92	7.4	65.54	5.6	93.0	1.7	40.14	16.6	43.37	-0.1	92.6	16.9
	Running 3 Month	67.2	6.7	65.6	-5.7	102.4	13.2	61.83	8.2	69.06	7.3	89.5	0.8	41.57	15.4	45.33	1.2	91.7	14.1
	Running 12 Month	64.7	5.4	64.8	-3.7	99.8	9.5	60.21	7.3	64.26	4.8	93.7	2.6	38.95	13.1	41.68	0.7	93.4	12.3
Friday	Current Month	71.2	-1.1	74.9	2.6	95.0	-3.6	70.76	4.6	78.11	12.9	90.6	-7.3	50.38	3.5	58.54	15.8	86.1	-10.7
	Year To Date	74.8	10.5	76.0	-3.4	98.5	14.4	66.32	5.8	73.39	9.8	90.4	-3.7	49.61	16.9	55.76	6.1	89.0	10.2
	Running 3 Month	76.4	11.8	77.9	-2.0	98.1	14.1	68.54	8.0	76.14	10.6	90.0	-2.4	52.34	20.7	59.29	8.3	88.3	11.4
	Running 12 Month	72.3	5.2	74.2	-4.7	97.5	10.5	65.66	6.4	72.27	7.8	90.9	-1.3	47.50	12.0	53.62	2.7	88.6	9.0
Saturday	Current Month	80.3	-2.4	83.5	4.2	96.1	-6.4	75.71	9.0	87.62	11.8	86.4	-2.5	60.76	6.3	73.14	16.5	83.1	-8.8
	Year To Date	80.4	8.1	80.9	-3.4	99.3	11.9	67.64	8.5	76.43	7.9	88.5	-0.8	54.35	15.1	61.83	3.6	87.9	11.1
	Running 3 Month	81.8	5.5	82.7	-4.7	98.9	10.7	70.60	9.5	80.57	7.1	87.6	2.2	57.73	15.4	66.63	2.1	86.6	13.1
	Running 12 Month	79.8	7.1	80.4	-2.4	99.2	9.7	66.62	5.7	75.22	6.4	88.6	-0.6	53.29	13.2	60.47	3.9	88.1	9.0
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	64.5	0.4	60.9	-0.9	106.0	1.3	63.47	9.2	68.63	6.6	92.5	2.5	40.94	9.7	41.77	5.6	98.0	3.9
	Year To Date	63.0	6.2	63.5	-7.8	99.1	15.2	61.25	8.0	65.06	5.9	94.2	2.0	38.56	14.7	41.32	-2.3	93.3	17.4
	Running 3 Month	64.7	0.0	63.3	-8.9	102.2	9.8	62.58	8.4	68.51	8.0	91.3	0.4	40.49	8.4	43.38	-1.6	93.3	10.2
	Running 12 Month	61.5	4.0	62.6	-5.5	98.3	10.0	60.46	7.6	64.14	5.5	94.3	2.1	37.20	11.9	40.13	-0.3	92.7	12.3
Weekend (Fri-Sat)	Current Month	75.2	-2.5	78.7	2.8	95.5	-5.2	73.11	6.6	82.59	11.6	88.5	-4.5	54.99	3.9	65.03	14.8	84.6	-9.5
	Year To Date	77.5	9.2	78.4	-3.5	98.9	13.1	67.00	6.1	74.94	8.5	89.4	-2.1	51.95	15.9	58.75	4.7	88.4	10.7
	Running 3 Month	79.0	8.3	80.2	-3.5	98.5	12.2	69.56	8.7	78.34	8.5	88.8	0.1	54.93	17.7	62.82	4.7	87.4	12.4
	Running 12 Month	76.0	6.1	77.3	-3.6	98.4	10.1	66.27	6.1	73.79	7.1	89.8	-1.0	50.37	12.6	57.02	3.3	88.3	9.0
Total	Current Month	67.6	0.1	66.1	1.1	102.4	-1.0	66.58	8.8	73.46	9.2	90.6	-0.3	45.02	8.9	48.52	10.4	92.8	-1.3
	Year To Date	67.1	7.2	67.7	-6.3	99.0	14.6	63.14	7.5	68.90	7.0	92.4	0.4	42.36	15.2	46.27	0.2	91.6	15.0
	Running 3 Month	68.9	2.8	68.3	-6.9	100.9	10.4	64.93	8.8	71.90	8.6	90.3	0.3	44.72	11.9	49.09	1.0	91.1	10.7
	Running 12 Month	65.7	4.7	66.8	-4.8	98.4	10.0	62.39	7.2	67.36	6.1	92.6	0.9	40.99	12.2	44.99	1.0	91.1	11.1

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Tab 7 - Daily Data for the Month

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: August 2018 Date Created: September 18, 2018 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of August



	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	We	Th	Fr
Occupancy (%)	**August**																														
	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	58.0	59.0	62.0	79.0	84.0	66.0	67.0	79.0	66.0	89.0	83.0	69.0	71.0	57.0	66.0	58.0	79.0	90.0	58.0	60.0	60.0	63.0	75.0	62.0	69.0	65.0	63.0	53.0	63.0	61.0	64.0
Competitive Set	65.2	72.3	80.9	91.9	90.6	63.5	71.0	86.3	87.0	85.8	88.5	86.4	81.3	84.8	87.2	85.5	73.7	76.1	64.6	81.2	84.4	84.8	86.1	88.7	76.4	86.3	84.1	87.4	85.7	88.8	88.4
Index (MPI)	89.0	81.6	76.5	86.0	103.7	104.3	94.3	118.2	95.8	104.7	90.8	105.6	115.8	104.1	96.1	104.5	107.2	116.2	106.2	117.1	110.3	115.0	129.0	90.2	91.5	117.5	123.4	92.3	113.2	109.3	86.3
% Chg																															
My Property	-10.8	-19.2	-22.5	-11.2	1.1	13.8	19.5	46.3	32.7	25.4	0.0	11.3	2.9	-8.1	-12.7	7.4	9.7	13.9	-21.6	-4.8	5.3	8.6	36.4	-4.6	-11.5	-7.1	-21.3	-32.1	8.6	-11.6	10.3
Competitive Set	-8.4	5.7	3.4	1.0	14.3	6.8	15.2	-2.1	1.8	0.2	-1.2	4.2	5.8	-5.5	-1.2	-10.0	7.8	4.0	-6.1	-5.5	-0.2	-6.3	-2.9	13.1	16.5	0.0	-0.7	-0.6	-0.8	-8.9	-1.6
Index (MPI)	-2.5	-23.5	-25.0	-12.1	-11.5	6.5	3.8	49.4	30.2	25.1	1.2	6.8	-2.7	-2.7	-11.6	19.4	1.8	9.5	-16.5	0.8	5.6	16.4	40.5	-15.6	-24.0	-7.1	-20.7	-31.6	18.3	-2.9	12.1

	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	We	Th	Fr
ADR	**August**																														
	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	64.11	65.15	66.08	107.35	95.84	59.04	60.35	80.79	58.78	63.88	66.93	52.18	53.17	58.82	61.22	61.87	67.47	63.53	51.06	58.17	59.95	62.73	61.34	63.94	65.41	59.79	60.74	59.85	61.51	61.96	64.54
Competitive Set	66.73	68.80	95.66	118.17	96.87	86.88	84.87	87.36	84.87	75.84	82.13	86.09	85.24	89.77	84.39	88.50	71.68	73.89	86.96	86.36	88.11	86.71	87.80	72.58	73.66	86.80	83.84	86.06	85.86	86.78	72.77
Index (ARI)	96.1	94.6	102.6	92.4	99.0	90.1	93.3	90.3	86.4	84.1	81.5	94.1	96.8	99.6	95.1	90.3	94.1	86.5	91.2	89.1	90.3	95.5	90.3	88.4	89.0	89.5	95.5	90.6	92.0	90.1	88.7
% Chg																															
My Property	8.2	18.0	20.2	17.0	28.0	1.2	1.4	2.6	6.6	-0.5	8.6	4.6	12.6	7.2	7.5	10.5	11.4	4.8	8.1	2.7	10.9	11.8	7.4	3.1	7.4	6.8	8.6	3.5	12.6	6.4	7.0
Competitive Set	0.1	1.7	18.0	22.1	20.7	5.4	7.2	7.0	6.1	22.6	14.9	1.1	5.7	15.4	-1.4	7.6	3.4	3.3	6.8	6.8	11.2	2.1	4.8	13.6	2.6	3.3	-1.0	8.0	5.5	6.8	-0.5
Index (ARI)	8.1	16.0	1.9	-4.2	6.0	-4.0	-5.5	-4.2	0.4	-18.5	-4.8	3.4	5.5	-7.1	9.1	2.5	7.8	1.4	1.2	-3.8	-0.6	9.5	2.4	-9.2	4.7	2.4	9.7	-4.2	6.7	-0.4	7.6

	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	We	Th	Fr
RevPAR	**August**																														
	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	37.18	38.44	50.81	84.81	80.18	38.97	40.43	48.02	38.21	56.85	55.55	42.90	44.85	34.10	33.67	35.89	53.30	57.54	35.42	35.50	35.97	39.52	46.01	39.65	45.13	38.86	38.27	31.72	38.75	37.70	41.31
Competitive Set	43.51	49.74	77.32	108.73	87.80	41.45	46.83	44.53	46.16	64.93	72.70	43.30	40.09	36.57	36.86	39.00	52.80	57.70	36.56	34.01	36.14	36.99	38.48	48.74	55.48	36.84	32.49	37.93	37.21	39.40	48.34
Index (RGI)	85.5	77.3	78.6	79.5	102.7	94.0	86.0	107.6	82.7	88.1	76.4	99.3	112.1	93.2	91.3	94.4	101.0	99.7	96.9	104.4	99.5	106.8	116.5	79.7	81.4	105.2	117.8	83.6	104.1	98.4	85.5
% Chg																															
My Property	-3.5	-4.6	-6.8	3.8	29.4	15.2	21.3	80.1	41.4	24.7	8.5	16.4	15.8	-1.4	-6.1	18.7	22.3	19.3	-16.3	-2.2	16.8	21.4	46.4	-1.7	-5.0	-1.7	-14.4	-29.7	22.3	-5.8	18.0
Competitive Set	-8.4	7.5	21.8	23.3	37.8	12.7	25.8	4.8	8.1	22.3	12.7	8.4	12.9	6.1	-0.6	-8.0	11.4	7.4	0.5	6.8	11.2	-6.3	1.7	28.4	19.4	3.3	-1.6	7.9	-0.1	-2.7	-2.1
Index (RGI)	5.4	-11.3	-23.6	-15.8	-6.2	2.2	-1.8	43.2	30.8	2.0	-3.7	10.4	2.6	-0.6	-3.5	22.4	9.8	11.1	-15.6	-3.0	5.0	29.6	43.9	-23.4	-20.4	-4.9	-13.0	-34.5	26.3	-3.3	20.5

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North America:

735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created January 17, 2019

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: December 2018

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: December 2018 Date Created: January 17, 2019 Monthly Competitive Set Data Excludes Subject Property

December 2018

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	61.6	63.0	97.8	62.02	65.68	94.4	38.23	41.40	92.4
Year To Date	67.1	66.9	100.2	63.17	67.97	92.9	42.38	45.49	93.2
Running 3 Month	66.4	65.7	101.0	63.10	67.18	93.9	41.89	44.14	94.9
Running 12 Month	67.1	66.9	100.2	63.17	67.97	92.9	42.38	45.49	93.2

December 2018 vs. 2017 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	6.2	0.7	5.5	-0.7	1.1	-1.9	5.4	1.8	3.6
Year To Date	7.0	-4.2	11.7	6.3	5.7	0.6	13.8	1.3	12.3
Running 3 Month	6.5	2.0	4.4	2.7	2.9	-0.2	9.3	4.9	4.2
Running 12 Month	7.0	-4.2	11.7	6.3	5.7	0.6	13.8	1.3	12.3

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: December 2018 Date Created: January 17, 2019 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	61.6	6.2	67.1	7.0	66.4	6.5	67.1	7.0
Market: Riverside & San Bernardino, CA	61.1	-0.4	67.4	0.4	64.6	1.0	67.4	0.4
Market Class: Economy Class	60.0	3.9	64.2	1.4	61.8	3.6	64.2	1.4
Submarket: Ontario & Airport, CA	62.0	-3.3	72.5	-0.6	67.6	-2.6	72.5	-0.6
Submarket Scale: Economy Chains	63.4	-1.5	68.2	-3.8	65.5	-1.6	68.2	-3.8
Competitive Set: Competitors	63.0	0.7	66.9	-4.2	65.7	2.0	66.9	-4.2

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.5	3.0	3.2	3.0
Market Class: Economy Class	0.1	0.0	0.0	0.0
Submarket: Ontario & Airport, CA	3.9	1.1	3.9	1.1
Submarket Scale: Economy Chains	4.8	3.0	4.8	3.0
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	62.02	-0.7	63.17	6.3	63.10	2.7	63.17	6.3
Market: Riverside & San Bernardino, CA	115.63	1.0	121.06	4.0	118.21	3.1	121.06	4.0
Market Class: Economy Class	68.71	-0.5	70.69	3.2	69.74	1.8	70.69	3.2
Submarket: Ontario & Airport, CA	95.52	7.3	100.05	7.4	100.50	8.8	100.05	7.4
Submarket Scale: Economy Chains	66.11	0.2	68.88	4.9	68.13	2.7	68.88	4.9
Competitive Set: Competitors	65.88	1.1	67.97	5.7	67.18	2.9	67.97	5.7

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	6.2	7.0	6.5	7.0
Market: Riverside & San Bernardino, CA	2.1	3.4	4.1	3.4
Market Class: Economy Class	4.0	1.4	3.7	1.4
Submarket: Ontario & Airport, CA	0.5	0.4	1.2	0.4
Submarket Scale: Economy Chains	3.2	-0.9	3.2	-0.9
Competitive Set: Competitors	0.7	-4.2	2.0	-4.2

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	38.23	5.4	42.38	13.8	41.89	9.3	42.38	13.8
Market: Riverside & San Bernardino, CA	70.69	0.6	81.55	4.5	76.42	4.1	81.55	4.5
Market Class: Economy Class	41.20	3.4	45.37	4.6	43.08	5.5	45.37	4.6
Submarket: Ontario & Airport, CA	59.20	3.8	72.52	6.8	67.98	6.0	72.52	6.8
Submarket Scale: Economy Chains	41.94	-1.3	46.94	0.9	44.60	1.1	46.94	0.9
Competitive Set: Competitors	41.40	1.8	45.49	1.3	44.14	4.9	45.49	1.3

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	5.4	13.8	9.3	13.8
Market: Riverside & San Bernardino, CA	3.2	7.6	7.3	7.6
Market Class: Economy Class	3.4	4.6	5.5	4.6
Submarket: Ontario & Airport, CA	7.9	7.9	10.2	7.9
Submarket Scale: Economy Chains	3.4	3.9	5.9	3.9
Competitive Set: Competitors	1.8	1.3	4.9	1.3

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	547	45854	296	32598	71.1
Market Class: Economy Class	241	13547	102	7676	56.7
Submarket: Ontario & Airport, CA	60	6450	36	4714	73.1
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
21	2495	48	8873

See Help page for pipeline definitions.

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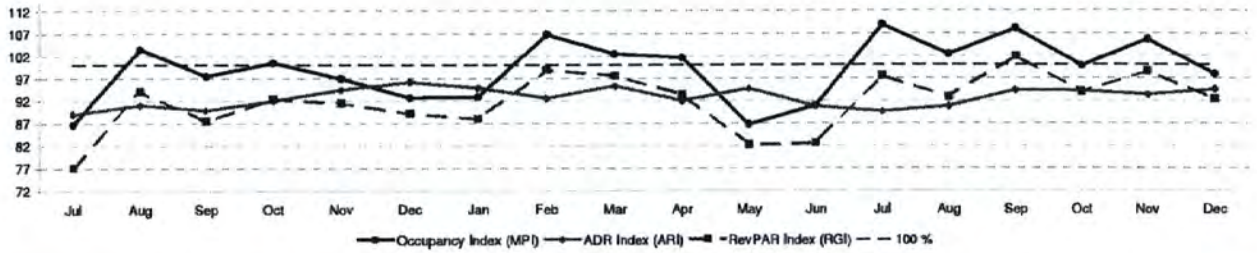
Tab 4 - Competitive Set Report

Radisson Ion Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6666

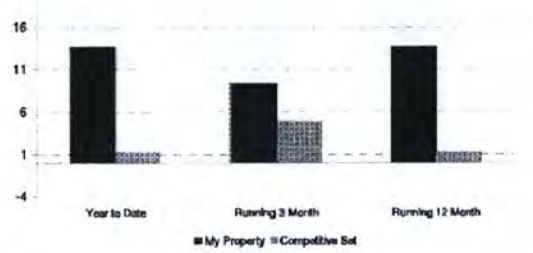
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: December 2018 Date Created: January 17, 2019 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017 Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	67.6	67.5	64.6	68.0	61.0	58.0	60.9	76.7	67.2	66.5	59.8	62.1	76.7	67.6	69.3	67.9	69.7	61.6	68.4	62.7	67.1	61.3	62.3	66.4	68.4	62.7	67.1
Competitive Set	76.1	85.3	68.4	67.7	62.8	62.6	65.8	71.9	65.8	65.5	69.0	69.3	70.4	68.1	64.1	68.1	66.0	63.9	69.0	66.8	65.8	65.2	64.4	65.7	69.0	66.8	65.8
Index (MPI)	88.8	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	85.7	90.9	108.9	102.4	108.0	99.7	105.6	97.8	99.1	89.7	100.2	94.0	96.8	101.0	99.1	89.7	100.2
Rank	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	6 of 7	6 of 7	5 of 7	6 of 7	5 of 7	4 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-19.4	-8.3	-5.4	-2.0	1.0	7.1	1.7	37.3	7.1	8.4	3.1	-5.6	13.4	0.1	7.2	0.0	14.3	6.2	1.4	-8.4	7.0	-3.0	1.7	6.5	1.4	-8.4	7.0
Competitive Set	-9.4	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	-1.9	-11.5	-8.8	-4.8	-10.9	-8.9	1.1	-3.4	0.5	4.8	0.7	-3.6	1.2	-4.2	-4.1	-1.2	2.0	-3.6	1.2	-4.2
Index (MPI)	-10.0	-4.1	-3.2	-3.7	4.2	6.8	4.2	38.7	21.0	16.6	8.3	6.0	25.8	-1.0	10.9	-0.7	9.6	5.5	5.2	-8.4	11.7	1.1	2.9	4.4	5.2	-8.4	11.7
Rank	7 of 7	6 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	3 of 7	2 of 7	7 of 7	1 of 7	5 of 7	3 of 7	3 of 7	2 of 7	7 of 7	1 of 7

ADR	2017 Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	59.81	61.20	58.89	61.13	60.87	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	66.58	63.65	65.35	61.83	62.02	56.08	59.44	63.17	57.39	61.47	63.10	56.08	59.44	63.17
Competitive Set	67.16	67.36	65.57	66.40	64.49	64.94	62.49	65.57	67.05	67.33	67.83	70.82	71.64	70.46	67.54	68.36	66.31	65.66	63.33	64.31	67.97	62.55	65.31	67.16	63.33	64.31	67.97
Index (ARI)	89.0	90.9	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.5	89.5	90.5	94.2	94.2	93.2	94.4	88.6	92.4	92.9	91.7	94.1	93.9	88.6	92.4	92.9
Rank	6 of 7	6 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	5 of 7	5 of 7	6 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	5 of 7	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	3.0	5.2	3.9	6.3	5.7	9.5	6.4	6.8	3.2	8.2	9.5	10.8	7.2	8.8	8.1	6.9	1.6	-0.7	6.0	6.0	6.3	6.2	7.1	2.7	6.0	6.0	6.3
Competitive Set	-3.8	5.5	4.3	2.7	5.1	6.5	0.8	5.9	7.1	6.8	9.5	9.8	6.7	9.2	3.0	4.5	2.8	1.1	5.5	1.9	5.7	4.7	4.4	2.9	5.5	1.9	5.7
Index (ARI)	7.0	0.6	-0.4	3.5	0.5	3.8	5.5	0.9	-3.8	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	-1.2	-1.9	0.4	4.4	0.6	1.4	2.5	-0.2	0.4	4.4	0.6
Rank	2 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	4 of 7	3 of 7	1 of 7	4 of 7	4 of 7	3 of 7	4 of 7	5 of 7	1 of 7	4 of 7

RevPAR	2017 Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	40.46	41.34	38.06	41.55	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	43.07	38.23	38.36	37.26	42.38	35.19	38.32	41.89	38.36	37.26	42.38
Competitive Set	52.47	53.66	43.51	44.98	40.57	40.67	40.89	47.19	43.97	44.09	46.77	48.28	50.45	48.52	43.81	47.27	43.73	41.40	43.72	44.82	45.49	40.78	42.06	44.14	43.72	44.82	45.49
Index (RGI)	77.1	94.0	87.5	92.4	91.5	89.2	88.0	98.8	97.5	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	92.4	87.7	82.9	93.2	86.3	91.1	94.9	87.7	82.9	93.2
Rank	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	6 of 7	5 of 7	4 of 7	5 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-13.9	-2.7	-1.6	4.2	8.7	17.4	8.2	46.6	10.5	15.1	12.9	4.6	21.5	8.9	15.8	6.9	18.1	5.4	7.4	-2.9	13.8	3.0	8.9	9.3	7.4	-2.9	13.8
Competitive Set	-4.2	0.9	2.0	4.8	1.8	3.0	-1.6	3.9	-5.3	-2.6	4.3	-2.2	-3.8	10.4	-0.5	5.1	7.8	1.8	1.7	2.8	1.3	0.4	3.2	4.9	1.7	2.8	1.3
Index (RGI)	-10.1	-3.5	-3.6	-0.3	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	16.4	1.8	7.7	3.8	5.6	-5.5	12.3	2.5	5.5	4.2	5.6	-5.5	12.3
Rank	6 of 7	5 of 7	6 of 7	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	2 of 7	3 of 7	2 of 7	5 of 7	2 of 7	5 of 7	2 of 7	3 of 7	2 of 7	5 of 7	2 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: December 2018 Date Created: January 17, 2019

This Year

Dec 3rd - First Day of Hanukkah
Dec 24th - Christmas Eve
Dec 25th - Christmas
Dec 26th - First Day of Kwanzaa
Dec 31st - New Year's Eve

Last Year

Dec 13th - First Day of Hanukkah
Dec 24th - Christmas Eve
Dec 25th - Christmas
Dec 26th - First Day of Kwanzaa
Dec 31st - New Year's Eve

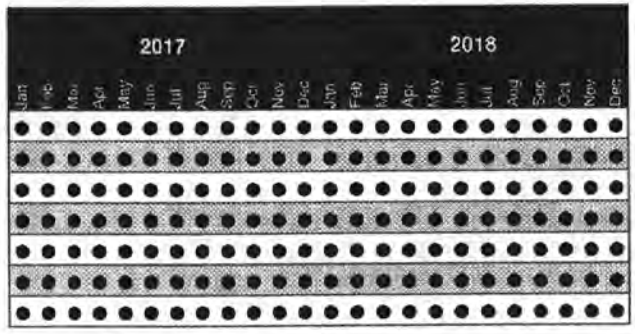
December 2018 (This Year)

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 2017 (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
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:
○ = Monthly Only
● = Monthly & Daily

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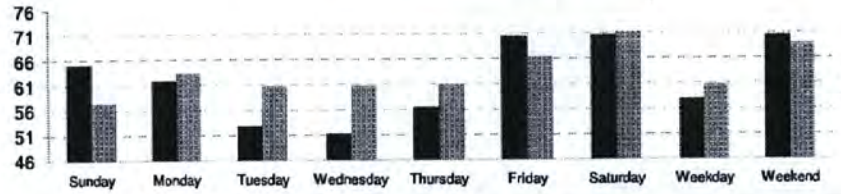
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

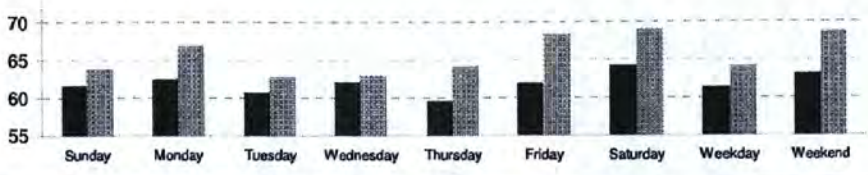
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: December 2018 Date Created: January 17, 2019 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	65.0	1.9	57.5	-11.2	113.0	14.7	61.65	-7.4	63.83	-3.7	96.6	-3.9	40.08	-5.7	36.72	-14.4	109.1	10.3
	Year To Date	64.6	2.5	60.7	-7.5	106.5	10.8	62.62	6.2	65.77	4.1	95.2	2.0	40.45	8.8	39.91	-3.7	101.4	13.0
	Running 3 Month	64.6	2.4	59.0	-3.5	109.5	6.2	61.50	-0.3	63.15	-1.9	97.4	1.7	39.74	2.1	37.26	-5.3	106.7	7.9
	Running 12 Month	64.6	2.5	60.7	-7.5	106.5	10.8	62.62	6.2	65.77	4.1	95.2	2.0	40.45	8.8	39.91	-3.7	101.4	13.0
Monday	Current Month	61.8	16.1	63.2	10.3	97.8	5.2	62.53	5.2	66.86	7.7	93.5	-2.3	38.64	22.1	42.27	18.8	91.4	2.8
	Year To Date	63.0	6.8	61.4	-5.8	102.5	13.4	61.02	7.4	64.18	4.8	95.1	2.5	38.42	14.7	39.43	-1.2	97.4	16.2
	Running 3 Month	61.2	8.0	60.8	2.6	100.6	5.2	60.70	2.9	64.21	5.2	94.5	-2.2	37.16	11.1	39.06	8.0	95.1	2.9
	Running 12 Month	63.0	6.8	61.4	-5.8	102.5	13.4	61.02	7.4	64.18	4.8	95.1	2.5	38.42	14.7	39.43	-1.2	97.4	16.2
Tuesday	Current Month	52.8	9.9	60.7	3.7	86.9	6.0	60.69	2.8	62.68	-0.8	96.8	3.7	32.01	13.0	38.07	2.9	84.1	9.8
	Year To Date	58.8	3.7	62.4	-6.2	94.3	10.6	60.41	6.2	63.79	5.6	94.7	0.7	35.52	10.1	39.78	-1.0	89.3	11.3
	Running 3 Month	57.3	6.9	60.6	1.7	94.6	5.1	60.13	2.9	62.55	2.9	96.1	0.0	34.46	10.0	37.91	4.6	90.9	5.1
	Running 12 Month	58.8	3.7	62.4	-6.2	94.3	10.6	60.41	6.2	63.79	5.6	94.7	0.7	35.52	10.1	39.78	-1.0	89.3	11.3
Wednesday	Current Month	51.3	-1.9	60.7	6.0	84.4	-7.5	62.10	7.1	62.99	-1.1	98.6	8.3	31.83	5.0	38.23	4.8	83.3	0.2
	Year To Date	61.1	10.2	62.9	-4.8	97.1	15.8	60.79	7.3	64.16	4.3	94.7	2.8	37.13	18.2	40.37	-0.8	92.0	19.1
	Running 3 Month	58.4	6.5	60.8	3.7	96.0	2.6	61.14	5.6	62.98	0.4	97.1	5.2	35.70	12.5	38.32	4.2	93.2	8.0
	Running 12 Month	61.1	10.2	62.9	-4.8	97.1	15.8	60.79	7.3	64.16	4.3	94.7	2.8	37.13	18.2	40.37	-0.8	92.0	19.1
Thursday	Current Month	56.5	0.9	61.0	-0.6	92.7	1.5	59.60	1.3	64.26	4.9	92.7	-3.5	33.67	2.2	39.18	4.3	85.9	-2.0
	Year To Date	65.3	6.8	65.3	-3.2	100.1	10.3	60.82	6.0	65.05	5.1	93.5	0.9	39.71	13.2	42.45	1.8	93.6	11.3
	Running 3 Month	63.7	1.7	64.3	3.2	99.1	-1.4	60.43	2.2	64.99	5.0	93.0	-2.5	38.49	3.9	41.79	8.3	92.1	-4.0
	Running 12 Month	65.3	6.8	65.3	-3.2	100.1	10.3	60.82	6.0	65.05	5.1	93.5	0.9	39.71	13.2	42.45	1.8	93.6	11.3
Friday	Current Month	70.5	26.3	66.3	4.6	106.3	20.8	62.02	-2.5	68.28	3.7	90.8	-5.9	43.72	23.2	45.27	8.4	96.6	13.7
	Year To Date	76.0	12.4	75.5	-0.6	100.7	13.1	66.63	5.4	73.44	6.3	90.7	-2.7	50.65	18.4	55.43	7.6	91.4	10.0
	Running 3 Month	79.2	16.4	75.3	5.6	105.2	10.2	66.90	2.4	73.66	5.4	90.8	-2.8	52.96	19.2	55.44	11.3	95.5	7.1
	Running 12 Month	76.0	12.4	75.5	-0.6	100.7	13.1	66.63	5.4	73.44	6.3	90.7	-2.7	50.65	18.4	55.43	7.6	91.4	10.0
Saturday	Current Month	70.6	-2.8	71.1	-1.9	99.3	-0.9	64.23	-3.4	69.04	-0.2	93.0	-3.2	45.35	-6.1	49.11	-2.1	92.3	-4.0
	Year To Date	81.0	6.8	80.5	-2.1	100.6	9.2	67.76	5.7	76.00	5.9	89.2	-0.2	54.88	12.9	61.18	3.8	89.7	8.9
	Running 3 Month	80.7	4.2	79.4	0.5	101.6	3.6	68.26	3.1	75.02	2.5	91.0	0.6	55.08	7.4	59.59	3.0	92.4	4.2
	Running 12 Month	81.0	6.8	80.5	-2.1	100.6	9.2	67.76	5.7	76.00	5.9	89.2	-0.2	54.88	12.9	61.18	3.8	89.7	8.9
Weekday Weekend																			
Weekday (Sun-Thu)	Current Month	58.0	5.3	60.6	0.9	95.7	4.4	61.42	0.7	64.27	1.2	95.6	-0.5	35.62	6.1	38.95	2.1	91.5	3.9
	Year To Date	62.5	5.8	62.5	-5.5	100.0	12.1	61.15	6.6	64.59	4.7	94.7	1.7	38.25	12.8	40.38	-1.0	94.7	14.0
	Running 3 Month	61.0	4.8	61.1	1.5	99.9	3.3	60.79	2.4	63.60	2.2	95.6	0.2	37.11	7.4	38.87	3.8	95.5	3.5
	Running 12 Month	62.5	5.8	62.5	-5.5	100.0	12.1	61.15	6.6	64.59	4.7	94.7	1.7	38.25	12.8	40.38	-1.0	94.7	14.0
Weekend (Fri-Sat)	Current Month	70.6	9.9	69.0	1.5	102.3	8.3	63.25	-3.0	68.71	1.6	92.0	-4.6	44.62	6.6	47.40	3.1	94.1	3.3
	Year To Date	78.5	9.4	78.0	-1.4	100.7	11.0	67.22	5.5	74.76	7.0	89.9	-1.4	52.77	15.5	58.30	5.5	90.5	9.5
	Running 3 Month	79.9	9.9	77.4	3.0	103.3	6.7	67.59	2.7	74.36	3.8	90.9	-1.0	54.02	12.9	57.51	6.9	93.9	5.6
	Running 12 Month	78.5	9.4	78.0	-1.4	100.7	11.0	67.22	5.5	74.76	7.0	89.9	-1.4	52.77	15.5	58.30	5.5	90.5	9.5
Total	Current Month	61.6	6.2	63.0	0.7	97.8	5.5	62.02	-0.7	65.68	1.1	94.4	-1.9	38.23	5.4	41.40	1.8	92.4	3.6
	Year To Date	67.1	7.0	66.9	-4.2	100.2	11.7	63.17	6.3	67.97	5.7	92.9	0.6	42.38	13.8	45.49	1.3	93.2	12.3
	Running 3 Month	66.4	6.5	65.7	2.0	101.0	4.4	63.10	2.7	67.18	2.9	93.9	-0.2	41.89	9.3	44.14	4.9	94.9	4.2
	Running 12 Month	67.1	7.0	66.9	-4.2	100.2	11.7	63.17	6.3	67.97	5.7	92.9	0.6	42.38	13.8	45.49	1.3	93.2	12.3

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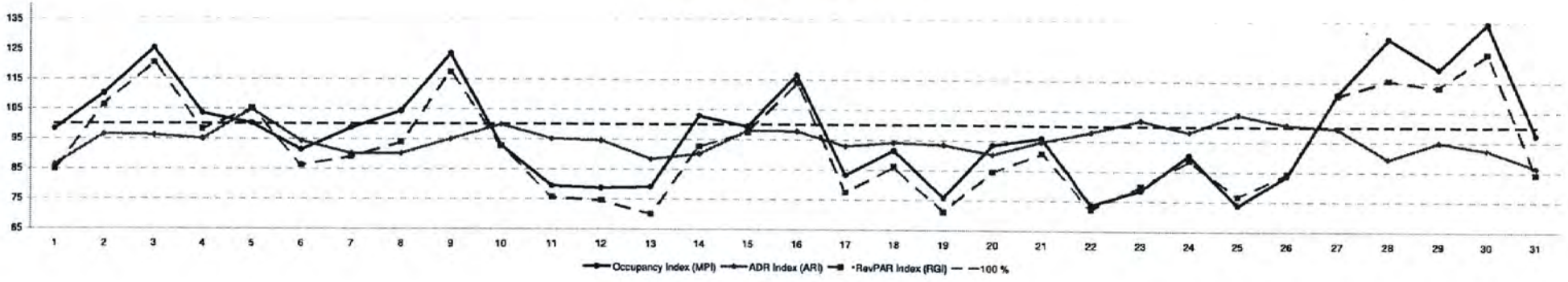
Tab 7 - Daily Data for the Month

Redoway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886

STR # 39088 ChainID: CA818 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: December 2018 Date Created: January 17, 2019 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of December



	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	We	Th	Fr	Sa	Su	Mo
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	74.0	64.0	73.0	62.0	60.0	57.0	68.0	79.0	72.0	55.0	50.0	52.0	64.0	71.0	71.0	65.0	48.0	54.0	46.0	57.0	62.0	48.0	44.0	54.0	45.0	47.0	58.0	81.0	81.0	89.0	78.0
Competitive Set	75.3	59.1	58.3	59.9	59.0	62.4	69.8	75.8	58.3	60.2	52.9	66.1	68.2	69.1	71.8	59.6	57.6	59.0	60.6	61.9	64.7	65.2	56.0	59.7	61.1	56.2	62.3	62.6	67.9	69.4	60.8
Index (MPI)	98.3	110.1	125.2	103.5	100.2	91.4	98.7	104.2	123.5	93.0	79.5	78.7	79.2	102.8	99.2	116.4	85.3	91.5	76.9	93.5	95.8	73.6	78.5	90.4	73.5	83.7	110.9	129.5	119.4	134.8	97.2
% Chg																															
My Property	5.7	8.5	28.1	17.0	22.4	-1.7	16.3	21.5	4.3	0.0	13.6	-1.9	-3.6	35.5	-16.5	8.3	2.1	10.2	-14.8	26.7	31.9	-14.3	0.0	1.9	-2.2	-11.3	-10.8	22.7	-6.9	-8.0	52.9
Competitive Set	7.9	-8.8	5.1	7.3	13.8	9.3	9.9	8.7	3.4	2.1	5.3	14.4	14.2	2.6	-0.4	-10.5	-2.1	4.7	3.0	9.9	8.8	4.8	0.6	6.3	-2.3	-6.2	-23.5	2.3	-15.0	-32.1	46.9
Index (MPI)	-1.5	16.4	21.9	9.0	7.6	-10.1	4.9	15.0	0.9	-2.1	7.9	-14.2	-15.6	33.0	-8.8	21.6	4.3	5.3	-17.3	25.5	22.2	-18.2	-0.6	-4.1	0.1	-5.5	16.7	20.0	10.8	35.5	4.1

	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	We	Th	Fr	Sa	Su	Mo
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	63.05	62.35	58.87	60.42	65.88	59.98	63.76	64.51	61.83	62.12	61.72	61.50	58.97	61.86	63.80	60.87	58.20	58.37	59.70	58.34	62.25	64.73	61.03	59.63	61.51	60.14	60.06	60.51	65.13	61.83	70.84
Competitive Set	73.01	64.59	61.21	63.68	62.81	63.87	70.66	71.62	68.68	62.26	64.87	65.99	65.69	68.03	68.10	62.30	62.64	63.08	63.89	65.70	65.82	66.07	59.96	60.66	59.12	59.73	60.94	57.80	68.24	67.01	61.69
Index (ARI)	86.3	96.5	96.2	94.9	104.9	94.4	90.2	90.1	90.0	99.8	95.1	94.8	89.4	90.1	93.6	97.7	92.9	94.2	93.5	90.3	94.6	98.0	101.9	98.1	104.0	100.7	99.5	89.2	94.7	92.4	86.5
% Chg																															
My Property	-8.6	0.6	-3.0	4.1	12.5	6.1	-4.4	-0.1	4.2	6.3	4.3	7.3	1.2	3.0	-2.6	-5.3	-3.5	0.1	6.6	0.5	0.8	2.9	5.0	2.4	2.8	0.0	-1.9	-6.3	-6.8	-23.8	29.5
Competitive Set	9.8	3.1	1.1	0.8	-5.4	0.5	5.2	6.9	5.6	-2.4	1.7	2.0	2.3	-5.2	-4.9	-11.8	-1.5	0.2	1.9	4.2	-4.5	-2.6	-4.1	-3.4	-9.4	-7.5	6.5	13.5	-6.2	-14.6	28.2
Index (ARI)	-14.5	-2.4	-4.1	3.2	18.9	5.6	-9.2	-6.6	-1.3	8.9	2.5	5.2	-1.2	8.6	7.3	3.5	-2.5	-0.1	4.7	-3.5	5.1	5.9	9.5	6.0	13.6	8.1	-7.9	-17.5	0.4	-10.8	-6.0

	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	We	Th	Fr	Sa	Su	Mo
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	46.64	39.90	42.98	37.46	39.54	34.19	43.36	50.95	44.52	34.79	30.86	32.03	31.84	43.92	45.30	39.56	27.93	32.06	27.46	33.83	38.50	31.07	26.85	32.20	27.69	28.27	34.83	49.01	52.75	49.54	55.33
Competitive Set	54.99	37.54	35.69	38.12	37.52	39.54	48.68	54.28	37.84	37.51	40.80	43.61	46.48	47.41	48.88	34.76	35.58	37.23	38.72	40.55	42.56	43.07	33.55	36.31	36.14	33.56	31.66	42.41	46.64	39.76	66.76
Index (RGI)	84.9	106.3	120.4	98.3	105.1	86.3	89.1	93.9	117.3	92.7	75.6	74.5	70.0	92.6	97.2	113.7	77.4	86.2	70.8	84.5	90.7	72.1	80.0	88.7	76.6	84.2	110.4	115.6	113.1	124.5	84.1
% Chg																															
My Property	-3.4	9.2	24.2	21.8	37.8	4.3	10.1	21.4	8.7	6.3	18.5	5.3	-2.5	40.6	-18.7	2.6	-1.5	10.5	-9.2	27.3	33.9	-11.8	5.0	4.3	0.7	-11.3	-12.5	14.8	-12.3	-30.0	84.4
Competitive Set	14.5	-3.8	8.2	8.3	7.7	8.8	16.6	13.9	8.2	-0.3	7.2	16.7	16.9	-2.7	-16.8	-12.2	-9.1	4.8	4.8	8.1	3.6	1.8	-8.5	2.7	-11.5	-13.2	-16.5	16.2	-21.2	-42.9	66.4
Index (RGI)	-15.7	13.6	16.9	12.5	27.8	-5.0	-4.7	7.5	-9.5	6.6	10.6	-9.7	-16.5	44.5	-2.1	16.8	1.6	5.1	-13.4	21.1	28.4	-13.4	9.8	1.6	13.7	2.2	7.4	-1.1	11.2	26.8	-2.2

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North America:

735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
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STR # 39088 / Created March 19, 2019

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: February 2019

Currency: US Dollar / Competitive Set Data Excludes Subject Property

str

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: February 2019 Date Created: March 19, 2019 Monthly Competitive Set Data Excludes Subject Property

February 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	66.4	69.1	96.0	66.89	67.69	98.8	44.39	46.80	94.9
Year To Date	62.1	67.3	92.3	65.11	66.92	97.3	40.40	45.01	89.8
Running 3 Month	61.9	65.8	94.1	64.05	66.51	96.3	39.66	43.77	90.6
Running 12 Month	66.1	66.7	99.0	63.99	68.44	93.5	42.28	45.66	92.6

February 2019 vs. 2018 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	-13.5	-3.8	-10.1	10.1	3.1	6.8	-4.8	-0.8	-4.0
Year To Date	-9.3	-1.9	-7.5	8.4	4.5	3.8	-1.6	2.4	-4.0
Running 3 Month	-4.5	-1.1	-3.4	5.3	3.4	1.9	0.6	2.2	-1.6
Running 12 Month	2.7	-4.2	7.1	6.6	5.9	0.7	9.4	1.5	7.9

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: February 2019 Date Created: March 19, 2019 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	66.4	-13.5	62.1	-9.3	61.9	-4.5	66.1	2.7
Market: Riverside & San Bernardino, CA	72.4	-3.2	68.2	-1.2	65.8	-1.0	67.2	0.0
Market Class: Economy Class	68.7	-0.8	65.5	2.5	63.6	3.0	64.5	1.6
Submarket: Ontario & Airport, CA	72.1	-7.9	69.0	-4.6	66.7	-4.0	72.1	-1.5
Submarket Scale: Economy Chains	67.2	-9.6	65.9	-5.6	65.1	-4.2	67.5	-4.7
Competitive Set: Competitors	69.1	-3.8	67.3	-1.9	65.8	-1.1	66.7	-4.2

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.4	2.3	2.4	2.9
Market Class: Economy Class	0.0	0.0	0.0	0.0
Submarket: Ontario & Airport, CA	3.9	3.9	3.9	1.7
Submarket Scale: Economy Chains	4.6	4.7	4.8	4.5
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	66.89	10.1	65.11	8.4	64.05	5.3	63.99	6.6
Market: Riverside & San Bernardino, CA	130.85	-0.3	125.71	0.7	122.48	0.7	121.12	3.2
Market Class: Economy Class	73.53	1.7	71.70	2.5	71.03	1.7	71.69	2.9
Submarket: Ontario & Airport, CA	108.04	5.7	105.55	5.9	102.27	6.2	100.85	6.9
Submarket Scale: Economy Chains	68.64	2.7	67.85	3.7	67.30	2.6	69.28	4.7
Competitive Set: Competitors	67.69	3.1	68.92	4.5	66.51	3.4	68.44	6.9

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	-13.5	-9.3	-4.5	2.7
Market: Riverside & San Bernardino, CA	-0.9	1.1	1.4	2.9
Market Class: Economy Class	-0.8	2.5	3.0	1.7
Submarket: Ontario & Airport, CA	-4.3	-0.8	-0.2	0.2
Submarket Scale: Economy Chains	-5.4	-1.1	0.3	-0.5
Competitive Set: Competitors	-3.8	-1.9	-1.1	-4.2

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	44.39	-4.8	40.40	-1.6	39.66	0.6	42.28	9.4
Market: Riverside & San Bernardino, CA	94.78	-3.6	85.75	-0.5	80.53	-0.2	81.38	3.2
Market Class: Economy Class	50.49	0.8	46.96	5.1	45.18	4.7	46.21	4.6
Submarket: Ontario & Airport, CA	77.87	-2.6	72.85	1.1	68.22	2.0	72.76	5.3
Submarket Scale: Economy Chains	46.11	-7.1	44.73	-2.0	43.80	-1.7	46.79	-0.3
Competitive Set: Competitors	46.80	-0.8	46.01	2.4	43.77	2.2	45.86	1.5

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	-4.8	-1.6	0.6	9.4
Market: Riverside & San Bernardino, CA	-1.2	1.8	2.2	6.2
Market Class: Economy Class	0.8	5.1	4.7	4.6
Submarket: Ontario & Airport, CA	1.2	5.1	6.0	7.1
Submarket Scale: Economy Chains	-2.8	2.6	2.9	4.2
Competitive Set: Competitors	-0.8	2.4	2.2	1.5

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	547	45855	295	32645	71.2
Market Class: Economy Class	253	14123	102	7626	54.0
Submarket: Ontario & Airport, CA	60	6450	36	4720	73.2
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
22	2614	51	9059

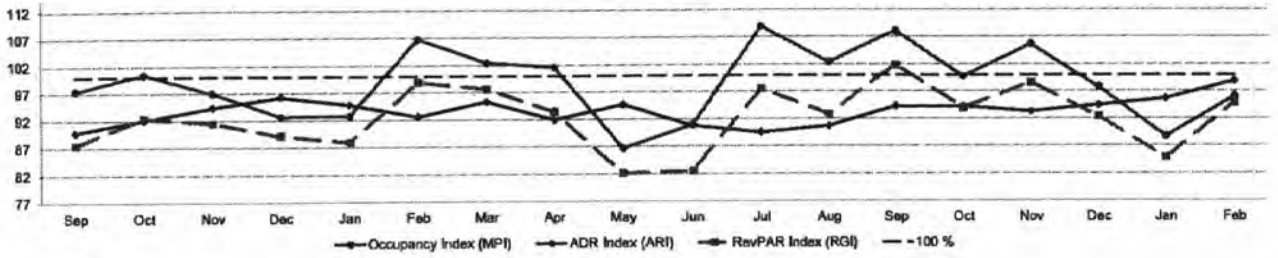
See Help page for pipeline definitions.

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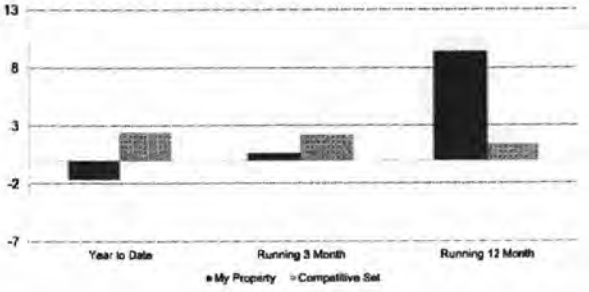
Tab 4 - Competitive Set Report

Radisson Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: February 2019 Date Created: March 19, 2019 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017				2018												2019		Year To Date			Running 3 Month			Running 12 Month		
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	64.6	66.0	61.0	58.0	60.9	76.7	67.2	66.5	59.8	82.1	76.7	67.6	69.3	67.9	69.7	61.6	56.2	66.4	56.0	68.4	62.1	56.7	64.8	61.9	57.6	64.4	65.1
Competitive Set	66.4	67.7	62.9	62.6	65.6	71.9	66.6	65.5	69.0	68.3	70.4	68.1	64.1	66.1	64.0	63.0	65.6	69.1	70.0	68.8	67.3	68.0	66.5	65.6	69.7	69.5	68.7
Index (MPI)	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	102.4	108.0	99.7	105.6	97.8	86.7	96.0	82.8	99.7	92.3	83.3	97.4	94.1	97.0	92.5	99.0
Rank	6 of 7	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	3 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	6 of 7	5 of 7	4 of 7	6 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-5.4	-2.0	1.0	7.1	1.7	37.3	7.1	6.4	3.1	-5.8	13.4	0.1	7.2	0.0	14.3	6.2	-4.5	-13.5	-8.1	16.0	-9.3	-10.0	14.4	-4.5	-1.2	-4.8	2.7
Competitive Set	-2.2	1.7	-3.0	-2.4	-2.4	-1.8	-11.5	-5.8	-4.8	-10.9	-9.9	1.1	-3.4	0.8	4.6	0.7	-0.1	-3.6	6.0	-2.1	-1.9	4.8	-2.2	-1.1	-1.9	-0.1	-4.2
Index (MPI)	-3.2	-3.7	4.2	9.8	4.2	39.7	21.0	16.6	6.3	6.0	25.8	-1.0	10.9	-0.7	9.0	5.5	-4.4	-10.1	-13.4	20.5	-7.5	-14.2	17.0	-3.4	0.7	-4.7	7.1
Rank	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	3 of 7	5 of 7	5 of 7	6 of 7	1 of 7	5 of 7	6 of 7	2 of 7	6 of 7	5 of 7	6 of 7	2 of 7

ADR	2017				2018												2019		Year To Date			Running 3 Month			Running 12 Month		
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	58.89	61.13	60.87	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	66.58	63.55	65.35	61.63	62.02	63.27	66.89	56.24	60.06	65.11	56.51	60.81	64.05	56.40	60.02	63.99
Competitive Set	65.57	66.40	64.49	64.94	62.49	65.67	67.05	67.33	67.53	70.62	71.64	73.48	67.64	69.39	66.31	65.68	66.20	67.89	62.02	64.07	66.92	61.67	64.35	66.51	63.82	64.85	66.44
Index (ARI)	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	93.2	94.4	95.6	98.6	90.7	93.7	97.3	91.3	94.5	96.3	88.6	92.6	93.5
Rank	5 of 7	5 of 7	5 of 7	5 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	5 of 7	4 of 7	3 of 7	6 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	3.9	6.3	5.7	9.5	6.4	6.8	3.2	8.2	9.5	10.8	7.2	8.8	8.1	8.9	1.8	-0.7	6.8	10.1	3.9	6.8	8.4	4.2	7.8	5.3	5.5	6.4	6.6
Competitive Set	4.3	2.7	5.1	6.6	0.8	5.6	7.1	6.8	9.5	9.8	8.7	9.2	3.0	4.6	2.8	1.4	5.8	3.1	2.2	3.3	4.5	3.1	4.0	3.4	4.9	1.8	6.6
Index (ARI)	-0.4	3.5	0.5	3.8	5.5	0.9	-3.6	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	-1.2	-1.9	0.8	6.8	1.7	3.4	3.8	1.1	3.5	1.9	0.6	4.6	0.7
Rank	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	4 of 7	2 of 7	2 of 7	1 of 7	3 of 7	2 of 7	3 of 7	3 of 7	2 of 7	4 of 7	2 of 7	3 of 7

RevPAR	2017				2018												2019		Year To Date			Running 3 Month			Running 12 Month		
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	38.06	41.55	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	43.07	38.23	36.80	44.39	32.60	41.07	40.40	32.01	38.42	39.56	38.12	38.63	42.26
Competitive Set	43.51	44.96	40.57	40.67	40.99	47.19	43.97	44.09	46.77	48.26	50.48	48.52	43.31	47.27	43.73	41.40	43.39	46.80	43.44	43.93	45.01	42.08	42.81	43.77	44.26	45.00	45.86
Index (RGI)	87.5	92.4	91.5	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	92.4	84.8	94.9	75.1	93.5	89.8	76.1	92.1	90.6	86.1	85.8	92.6
Rank	6 of 7	6 of 7	6 of 7	5 of 7	6 of 7	4 of 7	5 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	6 of 7	4 of 7	4 of 7	6 of 7	4 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-1.6	4.2	6.7	17.4	8.2	46.6	10.5	15.1	12.9	4.6	21.5	8.9	15.8	6.9	16.1	5.4	2.1	-4.8	-4.6	26.0	-1.6	-6.2	23.1	0.6	4.2	1.3	9.4
Competitive Set	2.0	4.5	1.9	3.0	-1.9	3.9	-5.3	-2.8	4.3	-2.2	-3.9	10.4	-0.5	5.1	7.6	1.8	5.9	-0.9	5.3	1.1	2.4	5.1	1.7	2.2	3.6	1.7	1.5
Index (RGI)	-3.6	-0.3	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	16.4	1.6	7.7	3.6	-3.6	-4.0	-11.9	24.6	-4.0	-13.2	21.0	-1.6	1.2	-0.3	7.9
Rank	5 of 7	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	3 of 7	4 of 7	2 of 7	3 of 7	4 of 7	4 of 7	6 of 7	1 of 7	4 of 7	6 of 7	1 of 7	4 of 7	6 of 7	4 of 7	4 of 7	2 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: February 2019 Date Created: March 19, 2019

This Year

Feb 14th - Valentine's Day
Feb 18th - President's Day

Last Year

Feb 14th - Valentine's Day
Feb 19th - President's Day

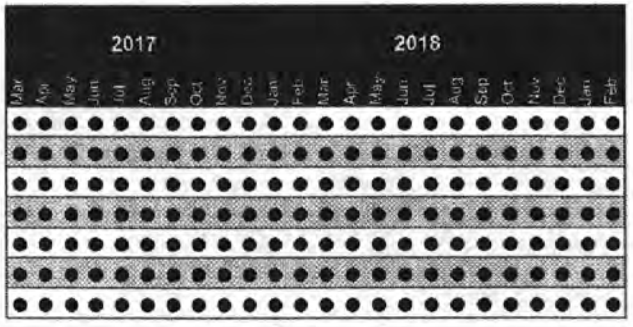
February 2019 (This Year)

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		

February 2018 (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			

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:

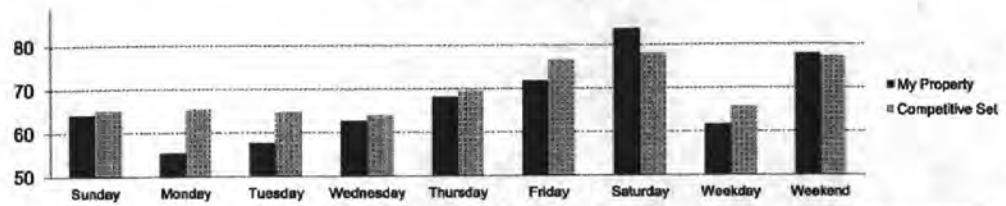
○ = Monthly Only
● = Monthly & Daily

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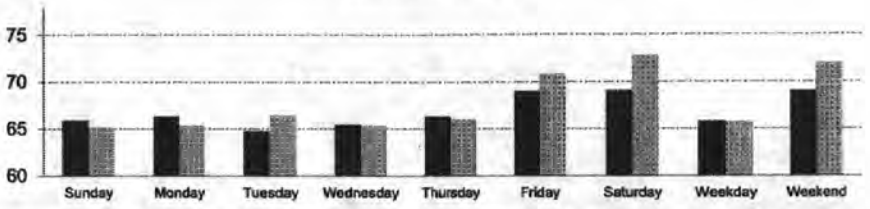
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: February 2019 Date Created: March 19, 2019 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



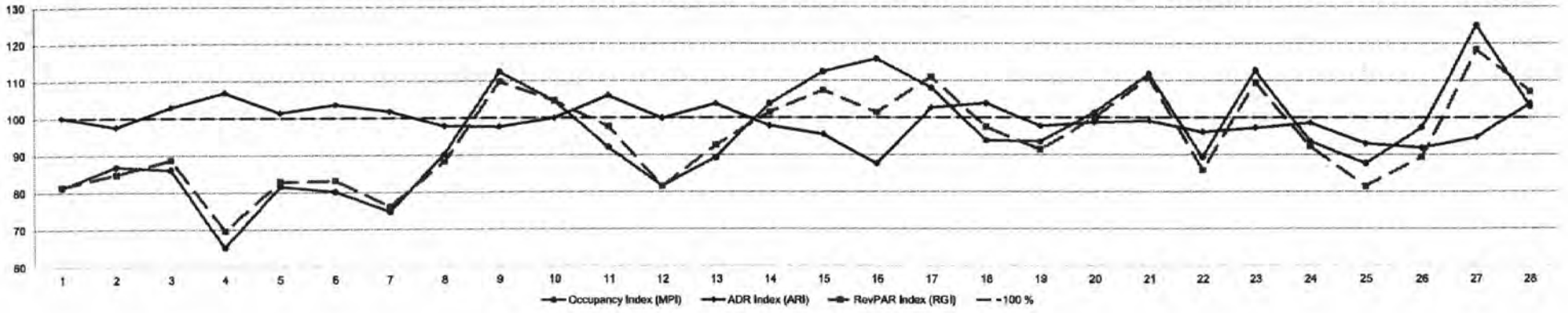
		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	64.3	-15.7	65.2	-2.9	98.6	-13.2	65.97	8.9	65.28	2.1	101.1	6.8	42.39	-8.2	42.56	-0.9	99.6	-7.4
	Year To Date	62.3	-5.8	62.6	-2.8	99.5	-2.8	64.10	7.1	64.79	2.3	98.9	4.8	39.90	1.2	40.55	-0.6	98.4	1.9
	Running 3 Month	63.3	-2.7	60.6	-6.1	104.4	3.5	63.13	1.2	64.44	0.0	98.0	1.3	39.97	-1.5	39.08	-6.1	102.3	4.9
	Running 12 Month	64.0	-0.9	69.4	-7.8	108.0	7.5	63.29	6.1	66.01	3.7	95.9	2.3	40.53	5.2	39.87	-4.3	101.6	9.9
Monday	Current Month	55.5	-27.0	65.5	-7.3	84.8	-21.3	66.39	11.7	65.36	5.3	101.6	6.1	36.84	-18.4	42.79	-2.3	86.1	-16.4
	Year To Date	54.1	-17.2	63.4	-0.5	85.4	-16.7	64.35	9.1	64.70	7.0	99.5	2.0	34.83	-9.6	41.01	6.5	84.9	-15.1
	Running 3 Month	57.1	-7.4	63.3	2.6	90.1	-9.7	63.59	7.6	65.53	7.6	97.0	0.1	36.30	-0.3	41.49	10.3	87.5	-9.6
	Running 12 Month	61.2	0.5	61.3	-5.2	99.8	6.1	61.85	7.4	64.93	6.0	95.3	1.3	37.86	8.0	39.83	0.5	95.0	7.5
Tuesday	Current Month	57.8	-20.6	64.9	-11.5	88.9	-10.3	64.76	9.9	66.52	5.2	97.3	4.4	37.40	-12.8	43.19	-6.9	86.6	-6.3
	Year To Date	54.1	-14.0	62.0	-6.8	87.3	-7.8	63.07	8.4	65.37	9.1	96.5	-0.6	34.13	-6.7	40.52	1.7	84.2	-8.2
	Running 3 Month	53.7	-7.9	61.6	-3.9	87.2	-4.2	62.35	6.8	64.56	6.1	96.6	0.6	33.48	-1.7	39.76	2.0	84.2	-3.6
	Running 12 Month	57.3	-1.0	61.8	-6.7	93.0	6.0	61.27	6.8	64.79	7.4	94.8	-0.6	35.10	5.7	39.90	0.3	88.0	5.4
Wednesday	Current Month	62.8	-18.5	63.9	-6.6	98.2	-12.7	65.44	9.4	65.35	5.7	100.1	3.5	41.06	-10.8	41.77	-1.3	98.3	-9.7
	Year To Date	55.4	-17.0	62.3	-6.8	89.0	-10.9	64.30	9.2	64.14	4.6	100.2	4.2	35.65	-9.3	39.95	-2.3	89.2	-7.2
	Running 3 Month	54.2	-13.1	61.8	-3.2	87.6	-10.2	63.66	8.5	63.79	3.1	99.8	5.3	34.47	-5.7	39.42	-0.3	87.4	-5.4
	Running 12 Month	59.1	2.0	62.1	-5.7	95.1	8.2	61.73	7.8	64.71	5.0	95.4	2.7	36.49	9.9	40.21	-1.1	90.8	11.1
Thursday	Current Month	68.3	-9.6	69.5	4.9	98.2	-13.8	66.37	11.4	66.05	5.0	100.5	6.1	45.30	0.7	45.92	10.1	98.6	-8.5
	Year To Date	58.9	-16.9	67.9	1.9	86.7	-18.5	64.52	8.8	65.32	6.1	98.8	2.6	37.99	-9.6	44.34	8.1	85.7	-16.4
	Running 3 Month	58.2	-11.8	65.8	1.4	88.4	-13.0	63.05	6.6	65.02	5.8	97.0	0.7	36.66	-6.0	42.75	7.3	85.8	-12.3
	Running 12 Month	63.4	0.8	65.5	-2.2	96.7	3.0	61.67	8.4	65.63	5.8	94.0	0.8	39.07	7.3	42.99	3.5	90.9	3.6
Friday	Current Month	72.0	-11.1	76.7	1.0	93.8	-12.0	69.06	10.0	70.82	1.9	97.5	7.9	49.72	-2.2	54.33	2.9	91.5	-5.0
	Year To Date	70.9	-2.7	75.2	0.9	94.3	-3.7	67.48	8.4	70.96	3.1	95.1	5.2	47.83	5.5	53.35	4.1	89.7	1.4
	Running 3 Month	70.8	6.7	72.2	2.9	98.0	3.7	65.67	4.8	70.14	3.5	93.6	1.3	46.46	11.8	50.65	6.4	91.7	5.1
	Running 12 Month	75.7	9.2	75.6	-0.4	100.2	9.7	67.41	5.8	73.78	7.8	91.4	-1.6	51.04	15.6	55.75	7.2	91.5	7.9
Saturday	Current Month	84.0	7.0	78.2	-3.7	107.4	11.1	69.06	7.7	72.91	-1.9	94.7	9.8	58.01	15.3	57.03	-5.5	101.7	22.0
	Year To Date	80.9	7.3	78.7	0.2	102.8	7.1	68.99	6.5	71.97	-0.4	93.1	6.9	54.18	14.2	56.63	-0.3	95.7	14.5
	Running 3 Month	76.9	3.5	75.8	-0.6	101.5	4.1	66.01	2.7	70.91	-0.3	93.1	3.1	50.78	6.3	53.74	-0.9	94.5	7.3
	Running 12 Month	81.8	8.1	80.5	-2.3	101.6	8.6	68.33	5.6	75.95	4.7	90.0	0.9	55.91	12.0	61.16	2.3	91.4	9.5
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	61.7	-18.3	65.8	-4.9	93.8	-14.1	65.80	10.3	65.72	4.7	100.1	5.4	40.60	-9.9	43.25	-0.4	93.9	-9.5
	Year To Date	56.9	-14.1	63.7	-3.0	89.4	-11.5	64.07	8.6	64.88	6.0	98.8	2.5	36.48	-6.7	41.30	2.8	88.3	-9.3
	Running 3 Month	57.3	-8.5	62.6	-1.8	91.5	-6.8	63.16	6.0	64.68	4.4	97.7	1.5	36.18	-3.0	40.50	2.5	89.3	-5.4
	Running 12 Month	61.0	0.3	62.2	-5.6	98.1	6.1	61.96	6.9	65.22	5.8	95.0	1.2	37.81	7.2	40.57	-0.2	93.2	7.4
Weekend (Fri-Sat)	Current Month	78.0	-2.2	77.5	-1.4	100.7	-0.8	69.08	8.9	71.87	-0.1	96.1	9.0	53.87	6.5	55.68	-1.6	96.7	8.2
	Year To Date	75.9	2.4	76.9	0.5	98.6	1.8	67.22	7.4	71.48	1.2	94.0	6.1	51.00	9.9	54.99	1.8	92.7	8.0
	Running 3 Month	74.0	5.2	74.1	1.2	99.9	4.0	65.85	3.7	70.55	1.4	93.3	2.2	48.71	9.1	52.26	2.6	93.2	6.3
	Running 12 Month	76.8	7.6	78.1	-1.4	100.9	9.1	67.69	5.7	74.89	6.0	90.8	-0.3	53.47	13.7	58.45	4.5	91.5	8.7
Total	Current Month	66.4	-13.5	69.1	-3.8	96.0	-10.1	66.89	10.1	67.69	3.1	98.8	6.8	44.39	-4.8	46.80	-0.8	94.9	-4.0
	Year To Date	62.1	-9.3	67.3	-1.9	92.3	-7.5	65.11	8.4	66.92	4.5	97.3	3.8	40.40	-1.8	45.01	2.4	89.8	-4.0
	Running 3 Month	61.9	-4.5	65.8	-1.1	94.1	-3.4	64.05	5.3	66.51	3.4	96.3	1.9	39.66	0.6	43.77	2.2	90.6	-1.6
	Running 12 Month	66.1	2.7	66.7	-4.2	99.0	7.1	63.99	6.6	68.44	5.9	93.5	0.7	42.28	9.4	45.66	1.5	92.6	7.9

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Tab 7 - Daily Data for the Month

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA818 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: February 2019 Date Created: March 19, 2019 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of February



Occupancy (%) February	1 Fr	2 Sa	3 Su	4 Mo	5 Tu	6 We	7 Th	8 Fr	9 Sa	10 Su	11 Mo	12 Tu	13 We	14 Th	15 Fr	16 Sa	17 Su	18 Mo	19 Tu	20 We	21 Th	22 Fr	23 Sa	24 Su	25 Mo	26 Tu	27 We	28 Th
My Property	56.0	64.0	54.0	41.0	54.0	53.0	53.0	73.0	88.0	66.0	55.0	47.0	58.0	82.0	91.0	97.0	80.0	61.0	59.0	67.0	75.0	88.0	87.0	57.0	65.0	71.0	73.0	83.0
Competitive Set	68.9	73.7	82.7	82.9	68.1	66.1	70.8	80.9	78.3	63.1	59.7	57.6	65.0	79.0	80.9	83.7	74.0	65.6	65.1	66.1	67.1	76.1	77.2	61.0	74.2	73.6	68.5	81.1
Index (MPI)	81.3	86.9	66.1	65.2	81.7	80.2	74.8	90.2	112.4	104.6	92.1	81.6	89.2	103.8	112.5	115.8	108.1	93.8	93.5	101.4	111.7	89.3	112.7	93.5	87.6	97.3	124.8	103.1
% Chg																												
My Property	-21.1	-1.5	-12.9	-33.9	-19.4	-23.2	-32.9	-13.1	4.8	-25.8	-38.8	-44.7	-35.6	1.2	8.3	15.5	-4.8	-26.5	-7.8	-14.1	2.7	-20.0	7.4	-16.6	-5.8	-5.3	2.8	6.6
Competitive Set	3.8	5.6	2.6	3.2	3.8	1.4	2.0	-4.2	-10.1	-16.6	-25.9	-32.6	-23.5	12.0	-2.3	-7.6	6.9	6.1	2.3	3.3	3.0	6.9	-0.5	-2.8	-6.9	-11.6	-2.4	-1.7
Index (MPI)	-24.0	-6.7	-15.1	-35.9	-22.2	-24.2	-34.2	-6.3	16.6	-11.1	-17.8	-17.9	-15.8	-9.6	10.9	25.0	-10.9	-30.7	-9.9	-16.9	-0.2	-25.9	7.9	-16.2	1.2	7.3	5.3	10.5

ADR February	1 Fr	2 Sa	3 Su	4 Mo	5 Tu	6 We	7 Th	8 Fr	9 Sa	10 Su	11 Mo	12 Tu	13 We	14 Th	15 Fr	16 Sa	17 Su	18 Mo	19 Tu	20 We	21 Th	22 Fr	23 Sa	24 Su	25 Mo	26 Tu	27 We	28 Th
My Property	67.39	66.63	65.41	67.52	65.05	65.59	65.05	69.32	68.61	64.27	66.74	64.11	67.01	67.98	71.19	69.04	66.11	65.54	63.23	64.16	62.87	67.30	70.11	68.28	66.17	66.22	65.25	66.57
Competitive Set	67.26	68.59	63.50	63.17	64.13	63.28	63.87	70.83	70.28	64.25	62.94	64.16	64.55	69.51	74.55	70.84	64.38	63.08	64.72	65.06	63.45	70.06	72.17	69.28	71.16	72.10	68.90	68.87
Index (ARI)	100.2	97.0	103.0	106.9	101.4	103.6	101.9	97.9	97.6	100.0	106.0	99.9	103.8	97.8	95.5	97.5	102.7	103.9	97.7	98.6	99.1	96.1	97.2	98.6	93.0	91.8	94.7	103.9
% Chg																												
My Property	4.9	6.0	10.9	20.2	15.0	16.0	11.1	9.3	4.6	0.7	6.8	1.0	4.4	7.8	11.3	7.5	9.5	11.5	13.2	7.5	9.0	12.8	12.6	17.9	12.0	13.1	13.6	17.8
Competitive Set	2.5	0.6	3.4	3.2	12.2	7.7	-0.3	-4.1	-14.0	-8.0	-9.5	-8.3	-9.6	5.3	4.0	4.5	3.7	15.4	5.2	17.9	-1.4	4.5	1.8	9.9	14.9	10.9	14.4	3.5
Index (ARI)	2.3	5.3	7.3	16.5	2.5	7.7	11.4	14.0	21.8	9.5	18.4	7.9	15.4	2.4	6.9	2.8	5.6	-3.4	7.7	-8.8	10.5	7.9	10.6	7.0	-2.5	1.9	-0.7	13.8

RevPAR February	1 Fr	2 Sa	3 Su	4 Mo	5 Tu	6 We	7 Th	8 Fr	9 Sa	10 Su	11 Mo	12 Tu	13 We	14 Th	15 Fr	16 Sa	17 Su	18 Mo	19 Tu	20 We	21 Th	22 Fr	23 Sa	24 Su	25 Mo	26 Tu	27 We	28 Th
My Property	37.74	42.64	35.32	27.68	35.13	34.76	34.48	50.60	60.36	42.42	36.71	30.13	38.87	55.74	64.79	67.04	52.88	39.98	37.31	43.00	47.15	45.76	61.00	38.92	43.01	47.02	47.63	43.83
Competitive Set	46.34	50.54	39.83	38.74	42.36	41.81	45.25	57.32	55.01	40.52	37.59	36.85	41.87	54.89	60.33	58.86	47.68	41.02	40.82	43.99	42.60	53.35	56.72	42.23	52.80	53.01	40.29	46.94
Index (RGI)	81.4	84.8	88.7	69.7	82.9	83.1	76.2	88.3	109.8	104.7	97.7	81.5	92.6	101.5	107.4	101.5	111.0	97.5	91.4	100.0	110.7	85.8	109.5	92.2	81.4	89.4	118.2	107.1
% Chg																												
My Property	-17.3	4.3	-3.4	-20.5	-7.3	-10.9	-25.5	-5.0	9.8	-25.3	-34.7	-44.1	-32.7	9.2	20.5	24.1	4.3	-18.1	4.4	-7.7	12.0	-8.8	20.9	-4.2	5.5	7.0	16.8	27.9
Competitive Set	8.4	6.2	6.1	6.5	16.2	9.2	1.7	-8.1	-22.7	-33.3	-33.1	-36.9	-30.8	17.9	1.8	-3.4	10.8	22.4	7.6	21.9	1.8	12.9	1.3	8.8	7.0	-2.1	11.7	1.8
Index (RGI)	-22.3	-1.8	-8.9	-25.3	-20.3	-18.4	-26.7	3.4	41.7	-2.7	-2.4	-11.5	-2.8	-7.5	18.8	28.5	-5.9	-33.0	-3.0	-24.2	10.3	-20.1	19.4	-10.3	-1.4	9.3	4.5	25.7

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North America:
735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:
Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created February 20, 2019

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: January 2019

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: January 2019 Date Created: February 20, 2019 Monthly Competitive Set Data Excludes Subject Property

January 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	58.2	65.6	88.7	63.27	66.20	95.6	36.80	43.39	84.8
Year To Date	58.2	65.6	88.7	63.27	66.20	95.6	36.80	43.39	84.8
Running 3 Month	63.1	64.8	97.3	62.34	66.06	94.4	39.33	42.83	91.8
Running 12 Month	66.9	66.9	99.9	63.48	68.27	93.0	42.45	46.69	92.9

January 2019 vs. 2018 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	-4.5	-0.1	-4.4	6.8	5.9	0.8	2.1	5.9	-3.6
Year To Date	-4.5	-0.1	-4.4	6.8	5.9	0.8	2.1	5.9	-3.6
Running 3 Month	5.2	1.7	3.4	2.5	3.3	-0.8	7.8	5.1	2.6
Running 12 Month	6.5	-4.0	11.0	6.3	6.1	0.2	13.2	1.8	11.2

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: January 2019 Date Created: February 20, 2019 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	58.2	-4.5	58.2	-4.5	63.1	5.2	66.9	6.5
Market: Riverside & San Bernardino, CA	64.4	1.1	64.4	1.1	64.1	0.9	67.4	0.6
Market Class: Economy Class	62.6	6.0	62.6	6.0	61.6	4.5	64.5	2.0
Submarket: Ontario & Airport, CA	66.3	-1.0	66.3	-1.0	66.0	-1.2	72.6	-0.4
Submarket Scale: Economy Chains	64.8	-1.3	64.8	-1.3	64.4	-1.2	68.1	-3.7
Competitive Set: Competitors	65.6	-0.1	65.6	-0.1	64.8	1.7	66.9	-4.0

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.2	2.2	2.7	2.9
Market Class: Economy Class	0.0	0.0	0.0	0.1
Submarket: Ontario & Airport, CA	3.9	3.9	3.9	1.4
Submarket Scale: Economy Chains	4.8	4.8	4.8	3.8
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	63.27	6.8	63.27	6.8	62.34	2.5	63.48	6.3
Market: Riverside & San Bernardino, CA	120.60	2.1	120.60	2.1	119.34	2.5	121.22	3.9
Market Class: Economy Class	69.87	3.7	69.87	3.7	69.69	1.8	71.57	3.3
Submarket: Ontario & Airport, CA	103.10	6.3	103.10	6.3	99.95	7.8	100.37	7.2
Submarket Scale: Economy Chains	67.12	4.9	67.12	4.9	66.88	2.6	69.13	5.0
Competitive Set: Competitors	66.20	5.9	66.20	5.9	66.06	3.3	68.27	6.1

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	-4.5	-4.5	5.2	6.5
Market: Riverside & San Bernardino, CA	3.3	3.3	3.6	3.5
Market Class: Economy Class	6.0	6.0	4.5	2.1
Submarket: Ontario & Airport, CA	2.9	2.9	2.7	1.0
Submarket Scale: Economy Chains	3.4	3.4	3.6	-0.1
Competitive Set: Competitors	-0.1	-0.1	1.7	-4.0

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	36.80	2.1	36.80	2.1	39.33	7.8	42.45	13.2
Market: Riverside & San Bernardino, CA	77.72	3.1	77.72	3.1	76.54	3.5	81.67	4.5
Market Class: Economy Class	43.77	9.9	43.77	9.9	42.94	6.4	46.16	5.4
Submarket: Ontario & Airport, CA	68.33	5.2	68.33	5.2	65.95	6.5	72.86	6.8
Submarket Scale: Economy Chains	43.51	3.5	43.51	3.5	43.05	1.4	47.05	1.1
Competitive Set: Competitors	43.39	5.9	43.39	5.9	42.83	5.1	45.89	1.8

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	2.1	2.1	7.8	13.2
Market: Riverside & San Bernardino, CA	5.4	5.4	6.3	7.5
Market Class: Economy Class	10.0	10.0	6.4	5.5
Submarket: Ontario & Airport, CA	9.3	9.3	10.7	8.3
Submarket Scale: Economy Chains	8.5	8.5	6.3	4.9
Competitive Set: Competitors	5.9	5.9	5.1	1.8

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	547	45855	297	32787	71.5
Market Class: Economy Class	253	14123	102	7626	54.0
Submarket: Ontario & Airport, CA	60	6450	37	4819	74.7
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
22	2614	46	8912

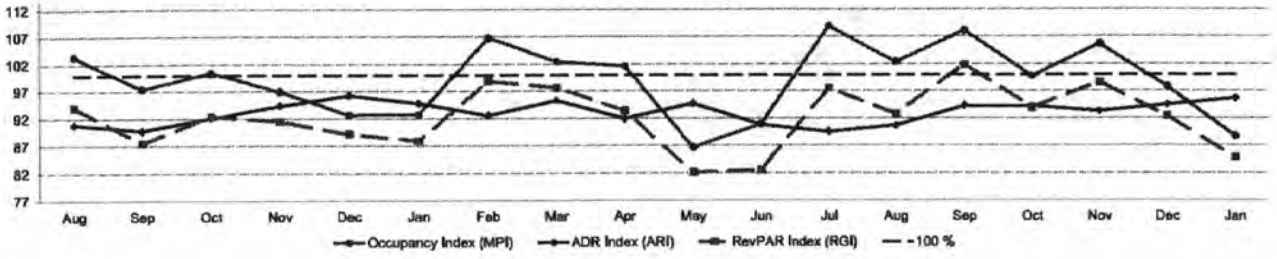
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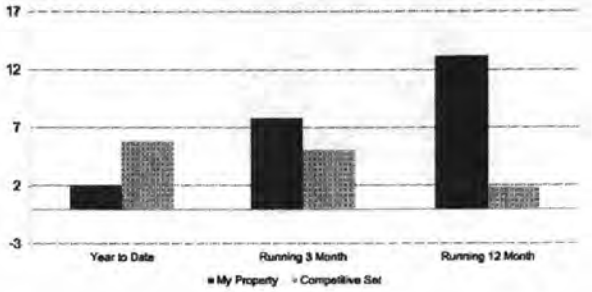
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8888
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: January 2019 Date Created: February 20, 2019 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017					2018												2019	Year To Date			Running 3 Month			Running 12 Month		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	67.5	64.6	66.0	61.0	56.0	60.9	76.7	67.2	66.5	59.8	62.1	76.7	67.8	69.3	67.9	69.7	61.6	58.2	59.8	60.9	58.2	58.1	59.9	63.1	66.5	62.8	66.9
Competitive Set	65.3	68.4	67.7	62.9	62.6	65.6	71.9	65.8	65.5	69.0	68.3	70.4	66.1	64.1	65.1	66.0	63.0	65.6	67.2	65.6	65.6	65.4	63.7	64.6	69.3	69.7	68.8
Index (MPI)	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	102.4	108.0	99.7	105.6	97.8	88.7	89.0	92.8	88.7	88.8	94.1	97.3	96.9	90.0	99.9
Rank	5 of 7	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	6 of 7	5 of 7	4 of 7	5 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-6.3	-5.4	-2.0	1.0	7.1	1.7	37.3	7.1	6.4	3.1	-5.6	13.4	0.1	7.2	0.0	14.3	6.2	-4.5	2.4	1.7	-4.5	-0.8	3.2	5.2	0.9	-6.4	6.5
Competitive Set	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	-1.5	-11.5	-6.6	-4.8	-10.9	-9.9	1.1	-3.4	0.6	4.8	0.7	-0.1	4.6	-2.4	-0.1	1.7	-2.6	1.7	-2.9	0.8	-4.0
Index (MPI)	-4.1	-3.2	-3.7	4.2	9.8	4.2	39.7	21.0	16.8	8.3	6.0	25.8	-1.0	10.9	-0.7	9.0	5.5	-4.4	-2.2	4.2	-4.4	-2.4	5.9	3.4	3.9	-9.0	11.0
Rank	5 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	3 of 7	5 of 7	4 of 7	3 of 7	5 of 7	6 of 7	3 of 7	4 of 7	2 of 7	7 of 7	2 of 7

ADR	2017					2018												2019	Year To Date			Running 3 Month			Running 12 Month		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	61.20	58.89	61.13	60.87	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	66.58	63.85	65.35	61.83	62.02	63.27	55.88	59.24	63.27	56.76	60.84	62.34	56.14	59.73	63.48
Competitive Set	67.30	65.57	66.40	64.49	64.84	62.48	66.87	67.05	67.33	67.83	70.62	71.64	73.46	67.64	69.39	66.31	65.66	68.20	61.58	62.49	68.20	61.63	63.95	66.06	63.46	64.36	66.27
Index (ARI)	90.9	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	93.2	94.4	92.8	89.8	94.8	92.8	92.1	95.1	94.4	88.5	92.8	93.6
Rank	6 of 7	5 of 7	5 of 7	5 of 7	5 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	5 of 7	5 of 7	5 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	6.2	3.9	6.3	5.7	9.5	6.4	6.8	3.2	8.2	9.8	10.8	7.2	8.8	8.1	8.9	1.8	-0.7	8.8	1.4	6.4	8.8	4.0	7.2	2.5	5.4	6.4	6.3
Competitive Set	5.5	4.3	2.7	6.1	5.5	0.6	5.8	7.1	8.8	9.8	9.8	8.7	9.2	3.0	4.5	2.8	1.1	5.9	2.8	5.8	5.9	4.1	3.8	3.8	5.3	1.4	6.1
Index (ARI)	0.6	-0.4	3.5	0.5	3.8	5.8	0.9	-3.6	1.3	0.6	0.9	0.8	-0.3	4.9	2.3	-1.2	-1.9	0.8	-1.4	5.5	0.8	-0.1	3.3	-0.8	0.2	4.9	0.2
Rank	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	4 of 7	2 of 7	6 of 7	3 of 7	2 of 7	4 of 7	4 of 7	2 of 7	5 of 7	2 of 7	3 of 7

RevPAR	2017					2018												2019	Year To Date			Running 3 Month			Running 12 Month		
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	41.34	38.06	41.55	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	43.07	38.23	36.80	33.32	36.06	36.80	32.97	36.47	39.33	38.46	37.49	42.45
Competitive Set	43.96	43.61	44.96	40.57	40.67	40.99	47.19	43.97	44.09	46.77	48.26	50.45	48.52	43.31	47.27	43.73	41.40	43.39	41.66	40.99	43.39	40.32	40.75	42.83	43.97	44.87	45.89
Index (RGI)	94.0	87.5	92.4	91.5	89.2	88.0	98.8	97.5	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	92.4	84.8	80.0	88.0	84.8	81.8	89.5	91.8	87.5	83.6	92.9
Rank	4 of 7	6 of 7	5 of 7	5 of 7	5 of 7	6 of 7	4 of 7	5 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	6 of 7	5 of 7	4 of 7	5 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-2.7	-1.5	4.2	6.7	17.4	6.2	46.6	10.5	15.1	12.9	4.6	21.5	8.9	15.8	6.9	16.1	5.4	2.1	3.8	8.2	2.1	3.2	10.6	7.8	6.4	-2.5	13.2
Competitive Set	0.9	2.0	4.5	1.9	3.0	-1.6	8.9	-6.3	-2.6	4.3	-2.3	-3.9	10.4	-0.5	5.1	7.8	1.8	5.9	7.5	-1.6	5.9	5.9	1.1	5.1	-2.2	2.0	1.8
Index (RGI)	-3.5	-3.5	-0.3	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	16.4	1.6	7.7	3.6	-3.6	-3.5	10.0	-3.6	-2.5	9.4	2.6	4.1	-4.5	11.2
Rank	5 of 7	6 of 7	4 of 7	3 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	3 of 7	3 of 7	4 of 7	5 of 7	3 of 7	4 of 7	6 of 7	3 of 7	3 of 7	2 of 7	6 of 7	2 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: January 2019 Date Created: February 20, 2019

This Year

Jan 1st - New Year's Day
Jan 21st - Martin Luther King Day

Last Year

Jan 1st - New Year's Day
Jan 15th - Martin Luther King Day

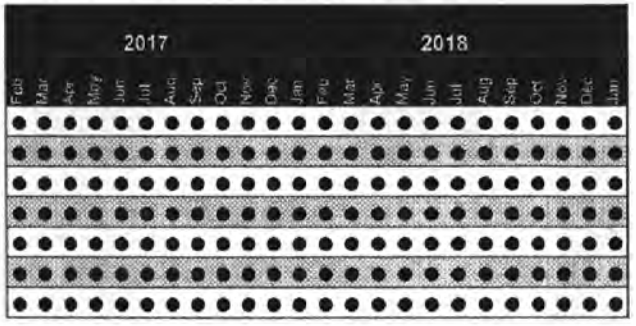
January 2019 (This Year)

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		

January 2018 (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
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:

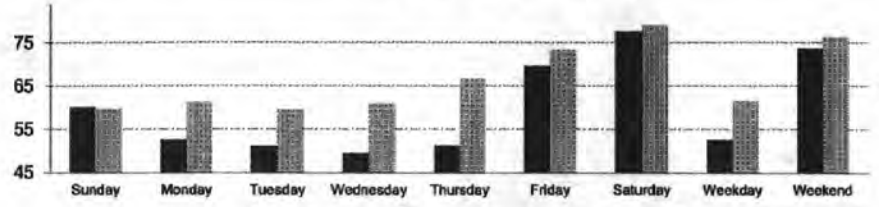
○ = Monthly Only
● = Monthly & Daily

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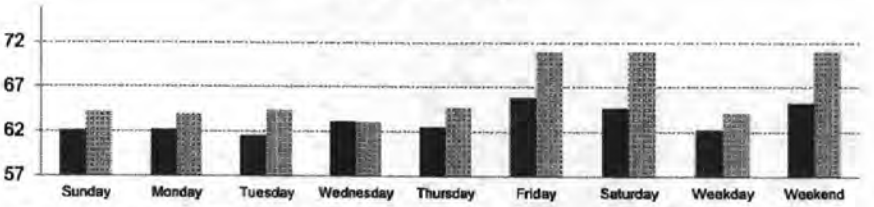
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: January 2019 Date Created: February 20, 2019 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	60.3	8.6	60.0	-2.7	100.4	11.6	62.10	5.6	64.25	2.5	96.7	3.0	37.41	14.6	38.54	-0.3	97.1	14.9
	Year To Date	60.3	8.6	60.0	-2.7	100.4	11.6	62.10	5.6	64.25	2.5	96.7	3.0	37.41	14.6	38.54	-0.3	97.1	14.9
	Running 3 Month	63.9	7.5	58.6	-4.4	109.1	12.5	61.80	-0.7	63.51	-0.9	97.3	0.1	39.50	6.7	37.23	-5.3	106.1	12.7
	Running 12 Month	69.0	3.1	60.5	-7.7	107.3	11.7	62.84	6.0	65.90	4.0	95.3	1.9	40.82	9.3	39.90	-4.0	102.3	13.8
Monday	Current Month	52.8	-7.1	61.3	5.3	86.0	-11.8	62.20	6.3	63.99	8.6	97.2	-2.1	32.81	-1.3	39.23	14.4	83.6	-13.7
	Year To Date	52.8	-7.1	61.3	5.3	86.0	-11.8	62.20	6.3	63.99	8.6	97.2	-2.1	32.81	-1.3	39.23	14.4	83.6	-13.7
	Running 3 Month	60.5	12.0	61.1	6.3	99.0	5.3	61.41	4.2	64.73	7.5	94.9	-3.1	37.13	16.7	39.52	14.3	93.9	2.1
	Running 12 Month	62.8	8.3	61.7	-4.6	101.7	11.4	61.31	7.1	64.65	5.8	94.8	1.2	38.49	13.8	39.91	0.9	96.4	12.8
Tuesday	Current Month	51.2	-6.9	59.6	-2.3	85.9	-4.7	61.55	7.4	64.37	13.6	95.6	-5.5	31.51	-0.1	38.37	10.9	82.1	-9.9
	Year To Date	51.2	-6.9	59.6	-2.3	85.9	-4.7	61.55	7.4	64.37	13.6	95.6	-5.5	31.51	-0.1	38.37	10.9	82.1	-9.9
	Running 3 Month	53.8	4.3	59.8	1.2	90.1	3.0	60.76	4.5	63.51	7.3	95.7	-2.6	32.72	9.0	37.97	8.6	86.2	0.4
	Running 12 Month	58.4	3.6	62.2	-5.6	93.9	10.0	60.76	6.5	64.51	7.3	94.2	-0.8	35.52	10.3	40.14	1.1	88.5	9.1
Wednesday	Current Month	49.6	-15.4	61.0	-6.9	81.3	-9.1	63.14	9.0	63.13	4.0	100.0	4.8	31.32	-7.7	38.50	-3.2	81.3	-4.7
	Year To Date	49.6	-15.4	61.0	-6.9	81.3	-9.1	63.14	9.0	63.13	4.0	100.0	4.8	31.32	-7.7	38.50	-3.2	81.3	-4.7
	Running 3 Month	53.4	-0.9	60.3	0.5	88.6	-1.5	62.04	7.2	62.76	1.1	98.9	6.0	33.12	6.2	37.82	1.7	87.6	4.4
	Running 12 Month	60.2	7.8	62.5	-5.5	96.4	14.1	61.24	7.5	64.41	4.7	95.1	2.7	36.87	16.0	40.25	-1.1	91.8	17.3
Thursday	Current Month	51.4	-22.4	66.6	-0.5	77.2	-22.0	62.54	6.2	64.71	7.5	96.7	-1.3	32.15	-17.6	43.08	6.9	74.6	-23.0
	Year To Date	51.4	-22.4	66.6	-0.5	77.2	-22.0	62.54	6.2	64.71	7.5	96.7	-1.3	32.15	-17.6	43.08	6.9	74.6	-23.0
	Running 3 Month	58.6	-6.5	64.4	2.3	91.0	-8.6	61.03	3.0	64.54	4.3	94.6	-1.3	35.75	-3.6	41.55	6.8	86.0	-9.7
	Running 12 Month	63.9	4.1	65.3	-3.0	97.9	7.4	61.10	6.0	65.39	5.8	93.4	0.1	39.06	10.4	42.67	2.8	91.5	7.6
Friday	Current Month	69.8	7.7	73.6	0.9	94.7	6.7	65.85	7.0	71.11	4.3	92.6	2.6	45.93	15.2	52.36	5.3	87.7	9.5
	Year To Date	69.8	7.7	73.6	0.9	94.7	6.7	65.85	7.0	71.11	4.3	92.6	2.6	45.93	15.2	52.36	5.3	87.7	9.5
	Running 3 Month	74.2	15.3	73.1	4.8	101.6	10.0	63.88	0.8	70.27	3.6	90.9	-2.7	47.42	16.2	51.35	8.6	92.3	7.0
	Running 12 Month	76.4	12.9	75.5	-0.5	101.2	13.4	66.91	5.4	73.66	8.1	90.8	-2.4	51.12	19.0	55.63	7.9	91.9	10.7
Saturday	Current Month	77.8	7.6	79.2	4.3	98.2	3.2	64.74	5.0	71.05	1.3	91.1	3.6	50.34	13.0	56.24	5.7	89.5	7.0
	Year To Date	77.8	7.6	79.2	4.3	98.2	3.2	64.74	5.0	71.05	1.3	91.1	3.6	50.34	13.0	56.24	5.7	89.5	7.0
	Running 3 Month	77.5	4.6	76.7	0.9	101.1	3.6	64.43	0.0	71.04	1.3	90.7	-1.3	49.96	4.6	54.49	2.2	91.7	2.3
	Running 12 Month	81.4	8.9	80.8	-1.9	100.8	9.0	67.98	5.5	76.06	5.8	89.4	-0.1	55.32	12.9	61.41	3.8	90.1	9.0
Weekday/Weekend																			
Weekday	Current Month	52.7	-9.4	61.8	-1.2	85.4	-8.3	62.30	6.9	64.10	7.3	97.2	-0.4	32.86	-3.1	39.60	6.0	83.0	-8.7
(Sun-Thu)	Year To Date	52.7	-9.4	61.8	-1.2	85.4	-8.3	62.30	6.9	64.10	7.3	97.2	-0.4	32.86	-3.1	39.60	6.0	83.0	-8.7
	Running 3 Month	58.0	3.2	60.9	1.3	95.4	1.9	61.41	3.5	63.83	3.8	96.2	-0.3	35.64	6.8	38.86	5.1	91.7	1.6
	Running 12 Month	62.1	6.0	62.5	-5.3	99.4	10.9	61.47	6.6	64.97	5.5	94.6	1.0	38.15	11.9	40.58	-0.1	94.0	12.0
Weekend	Current Month	73.8	7.7	76.4	2.6	96.5	4.9	65.27	5.9	71.08	2.8	91.8	3.1	48.13	14.1	54.30	5.5	88.7	8.1
(Fri-Sat)	Year To Date	73.8	7.7	76.4	2.6	96.5	4.9	65.27	5.9	71.08	2.8	91.8	3.1	48.13	14.1	54.30	5.5	88.7	8.1
	Running 3 Month	75.9	9.6	74.9	2.8	101.3	6.6	64.16	0.3	70.67	2.4	90.8	-2.0	48.69	9.9	52.92	5.2	92.0	4.5
	Running 12 Month	78.9	9.7	78.1	-1.2	101.0	11.1	67.45	5.4	74.89	6.7	90.1	-1.2	53.22	15.7	58.52	5.4	90.9	9.8
Total	Current Month	58.2	-4.5	65.6	-0.1	88.7	-4.4	63.27	6.8	66.20	5.9	95.6	0.8	36.80	2.1	43.39	5.9	84.8	-3.6
	Year To Date	58.2	-4.5	65.6	-0.1	88.7	-4.4	63.27	6.8	66.20	5.9	95.6	0.8	36.80	2.1	43.39	5.9	84.8	-3.8
	Running 3 Month	63.1	5.2	64.8	1.7	97.3	3.4	62.34	2.5	66.06	3.3	94.4	-0.8	39.33	7.8	42.83	5.1	91.8	2.6
	Running 12 Month	66.9	6.5	66.9	-4.0	99.9	11.0	63.48	6.3	68.27	5.1	93.0	0.2	42.45	13.2	45.69	1.8	92.9	11.2

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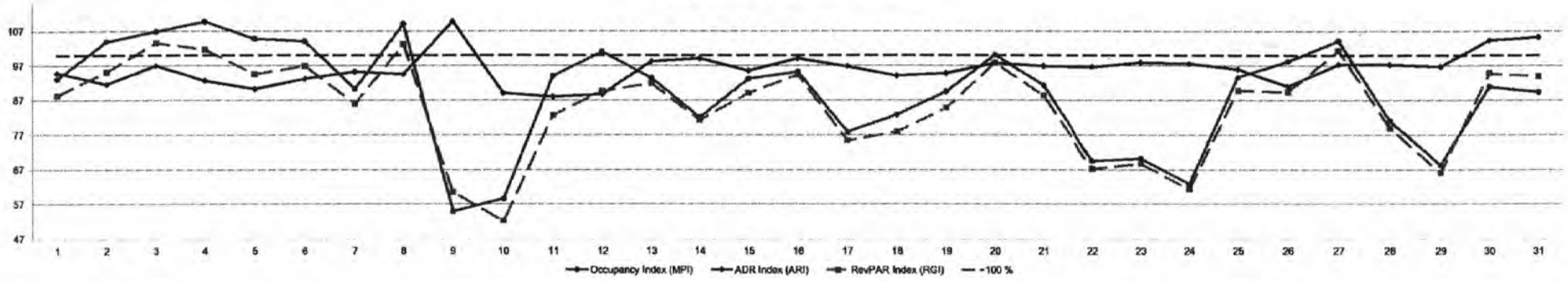
Tab 7 - Daily Data for the Month

Rodeway Inn Ontario Mills Mall 4375 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886

STR # 39088 ChainID: CA516 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: January 2019 Date Created: February 20, 2019 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of January



Occupancy (%)	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	We	Th
January	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	50.0	56.0	64.0	68.0	72.0	63.0	55.0	62.0	37.0	44.0	77.0	85.0	55.0	50.0	57.0	54.0	46.0	53.0	71.0	61.0	54.0	43.0	49.0	50.0	81.0	83.0	82.0	52.0	44.0	52.0	53.0
Competitive Set	53.7	53.9	58.9	62.0	68.7	60.8	61.0	56.9	67.3	75.1	82.0	84.1	58.8	61.0	61.1	58.7	59.0	64.0	79.3	61.5	59.2	61.8	69.8	79.5	86.8	84.5	59.5	64.1	84.5	57.2	59.4
Index (MPI)	93.1	103.9	108.9	109.7	104.8	104.0	90.2	109.0	55.0	58.6	93.9	101.1	93.5	82.0	93.2	95.2	78.0	82.9	89.5	100.1	91.2	69.5	70.2	62.9	93.6	98.3	104.1	81.1	68.2	90.8	89.3
% Chg																															
My Property	4.2	9.8	28.0	30.8	22.0	26.0	5.8	12.7	-33.9	-33.3	32.8	19.7	-9.8	-12.3	7.5	-1.8	-36.1	-15.9	-5.3	17.3	-1.8	-25.9	-24.8	-35.1	-5.8	-1.2	5.1	-24.8	-27.9	-21.2	-23.2
Competitive Set	-1.9	-7.9	-0.9	-8.1	4.5	1.5	0.8	-4.7	10.8	32.0	29.2	15.5	-4.9	3.8	-2.8	-20.9	-16.7	-10.8	8.7	0.9	1.8	-10.7	-7.1	0.4	-4.1	-7.7	-7.7	9.2	10.3	-7.4	-1.5
Index (MPI)	6.2	19.2	29.1	39.3	17.0	24.2	5.2	18.3	-40.3	-49.5	2.7	3.6	-5.5	-15.3	10.0	22.7	-23.3	-5.9	-12.9	16.3	-3.6	-17.0	-18.9	-35.4	-1.8	7.1	13.8	-31.3	-34.8	-14.9	-22.0

ADR	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	We	Th
January	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	63.01	58.62	62.25	63.24	61.85	58.66	61.89	59.06	67.71	61.44	66.77	66.00	63.23	62.62	60.80	62.57	61.06	62.73	65.17	63.27	62.23	62.55	63.23	63.89	69.23	65.60	63.20	62.09	62.07	65.02	63.31
Competitive Set	66.41	64.28	64.20	66.25	66.53	63.21	64.97	63.42	61.65	68.97	75.91	74.41	64.34	63.20	63.62	63.12	63.06	66.67	66.28	64.70	64.26	64.73	64.60	65.49	72.13	72.15	64.85	63.78	64.19	62.34	60.15
Index (ARI)	94.9	91.5	97.0	92.7	90.2	93.2	95.3	94.6	109.8	89.1	88.0	88.7	98.3	99.1	95.9	99.1	99.8	94.1	94.8	97.7	96.8	96.6	97.9	97.6	96.0	90.9	97.3	97.3	96.7	104.3	105.2
% Chg																															
My Property	2.9	-0.6	2.4	5.4	-1.3	-0.3	5.6	10.5	21.3	2.5	11.1	8.3	5.8	7.9	9.3	9.1	8.5	1.2	9.6	7.0	7.7	4.5	8.3	8.7	9.6	3.4	10.1	4.9	10.7	10.8	7.8
Competitive Set	21.5	3.3	0.4	0.1	1.3	1.0	5.4	4.0	0.3	43.4	13.5	11.9	3.0	0.1	0.5	1.3	4.9	2.7	0.1	2.6	5.9	18.9	3.3	-2.7	-2.0	-7.5	9.5	16.4	22.6	6.8	3.6
Index (ARI)	-15.2	-3.8	2.1	5.3	-2.6	-1.3	0.2	6.2	21.0	-28.9	-2.1	-3.3	2.8	-1.1	5.8	7.7	3.5	-1.4	9.4	4.3	-1.1	-12.1	4.8	11.7	11.8	11.8	9.6	-9.9	-9.7	1.8	4.1

RevPAR	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	We	Th
January	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	31.51	32.84	39.84	43.00	44.53	37.10	34.04	37.16	25.05	27.03	51.41	56.10	34.77	31.31	34.66	33.79	28.36	33.25	46.27	38.60	33.80	26.90	30.98	31.95	56.07	54.45	39.18	32.29	27.31	33.81	33.55
Competitive Set	35.67	34.64	35.45	42.33	47.10	38.31	39.60	36.06	41.50	51.79	62.23	62.58	37.85	38.52	38.89	36.80	37.59	42.64	54.65	39.47	38.03	40.02	45.05	52.06	63.45	60.93	38.67	40.91	41.40	35.68	35.71
Index (RGI)	88.3	95.1	103.6	101.6	94.5	96.8	85.9	103.1	60.4	52.2	82.6	89.6	91.9	81.3	89.1	94.4	75.5	78.0	84.8	97.8	88.4	67.2	68.7	61.4	89.8	89.4	101.3	78.9	66.0	94.7	94.0
% Chg																															
My Property	7.2	9.2	31.1	37.8	20.4	25.7	11.7	24.5	-19.8	-31.7	47.5	29.6	-4.6	-5.3	17.8	7.1	-30.7	-14.8	3.7	25.5	5.8	-22.6	-18.4	-29.4	3.2	2.3	15.7	-20.9	-20.1	-12.7	-17.2
Competitive Set	18.1	-4.8	-0.5	-8.1	3.7	2.5	8.0	-0.8	11.1	90.3	46.7	29.3	-1.7	13.0	-1.8	-18.9	-12.7	-8.2	8.8	3.5	11.0	8.1	-4.0	-2.3	-8.1	-14.6	-7.2	27.8	35.2	8.7	2.1
Index (RGI)	-10.0	14.6	31.8	46.7	13.9	22.8	5.4	25.7	-27.8	-63.9	0.5	0.2	-2.9	-16.2	19.7	32.1	-20.8	-7.2	-4.7	21.2	-4.7	-27.0	-15.0	-27.8	9.9	19.7	24.7	-36.1	-40.0	-13.4	-18.9

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North America:
735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:
Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created August 17, 2018

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: July 2018

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: July 2018 Date Created: August 17, 2018 Monthly Competitive Set Data Excludes Subject Property

July 2018

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	76.7	70.4	108.9	64.13	71.64	89.5	49.17	50.45	97.5
Year To Date	67.0	68.0	98.6	62.63	67.57	92.7	41.97	45.94	91.4
Running 3 Month	66.3	69.2	95.7	64.15	70.03	91.6	42.50	48.49	87.6
Running 12 Month	65.7	66.7	98.4	61.92	66.84	92.7	40.68	44.60	91.2

July 2018 vs. 2017 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	13.4	-9.9	25.8	7.2	6.7	0.5	21.5	-3.9	26.4
Year To Date	8.4	-7.3	16.9	7.3	6.6	0.7	16.3	-1.2	17.7
Running 3 Month	3.9	-8.6	13.6	9.1	8.5	0.5	13.3	-0.8	14.2
Running 12 Month	3.9	-5.2	9.6	6.9	5.8	1.1	11.1	0.2	10.8

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: July 2018 Date Created: August 17, 2018 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	76.7	13.4	67.0	8.4	66.3	3.9	65.7	3.9
Market: Riverside & San Bernardino, CA	67.3	-0.4	69.8	0.2	66.4	-1.0	67.2	0.0
Market Class: Economy Class	67.0	1.7	65.4	-0.1	64.3	-0.6	63.1	-0.5
Submarket: Ontario & Airport, CA	78.3	-0.8	74.6	0.1	76.7	-0.4	72.8	-0.7
Submarket Scale: Economy Chains	73.7	-5.5	69.6	-4.9	70.3	-6.5	68.7	-4.3
Competitive Set: Competitors	70.4	-9.9	68.0	-7.3	69.2	-8.6	66.7	-5.2

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	3.0	3.3	3.2	2.6
Market Class: Economy Class	0.0	0.0	0.1	-0.1
Submarket: Ontario & Airport, CA	0.0	0.1	0.1	0.1
Submarket Scale: Economy Chains	4.8	1.6	5.0	-1.0
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	64.13	7.2	62.63	7.3	64.15	9.1	61.92	6.9
Market: Riverside & San Bernardino, CA	103.05	1.2	126.27	4.6	109.06	3.0	119.83	3.5
Market Class: Economy Class	68.21	0.4	70.89	3.4	68.31	1.9	69.55	3.6
Submarket: Ontario & Airport, CA	100.61	5.4	100.34	6.9	99.52	6.1	97.39	6.3
Submarket Scale: Economy Chains	71.51	3.9	68.45	5.4	70.42	5.4	67.81	5.6
Competitive Set: Competitors	71.64	6.7	67.57	6.6	70.03	8.5	66.84	5.8

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	13.4	8.4	3.9	3.9
Market: Riverside & San Bernardino, CA	2.6	3.5	2.2	2.6
Market Class: Economy Class	1.7	-0.1	-0.5	-0.6
Submarket: Ontario & Airport, CA	-0.8	0.2	-0.3	-0.8
Submarket Scale: Economy Chains	-1.0	-3.4	-1.8	-5.2
Competitive Set: Competitors	-9.9	-7.3	-8.6	-5.2

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	49.17	21.5	41.97	16.3	42.50	13.3	40.68	11.1
Market: Riverside & San Bernardino, CA	69.35	0.8	88.10	4.8	72.41	2.0	80.58	3.5
Market Class: Economy Class	45.71	2.1	46.37	3.3	43.94	1.3	43.90	3.1
Submarket: Ontario & Airport, CA	78.74	4.5	74.88	7.1	76.36	5.7	70.94	5.6
Submarket Scale: Economy Chains	52.67	-1.9	47.63	0.3	49.52	-1.4	46.61	1.1
Competitive Set: Competitors	50.45	-3.9	45.94	-1.2	48.49	-0.8	44.60	0.2

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	21.5	16.3	13.3	11.1
Market: Riverside & San Bernardino, CA	3.8	8.2	5.3	6.2
Market Class: Economy Class	2.1	3.3	1.4	3.0
Submarket: Ontario & Airport, CA	4.6	7.1	5.8	5.7
Submarket Scale: Economy Chains	2.8	1.9	3.5	0.1
Competitive Set: Competitors	-9.9	-1.2	-0.8	0.2

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	541	45173	285	31686	70.1
Market Class: Economy Class	241	13380	100	7533	56.3
Submarket: Ontario & Airport, CA	58	6208	34	4465	71.9
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
19	2156	48	8815

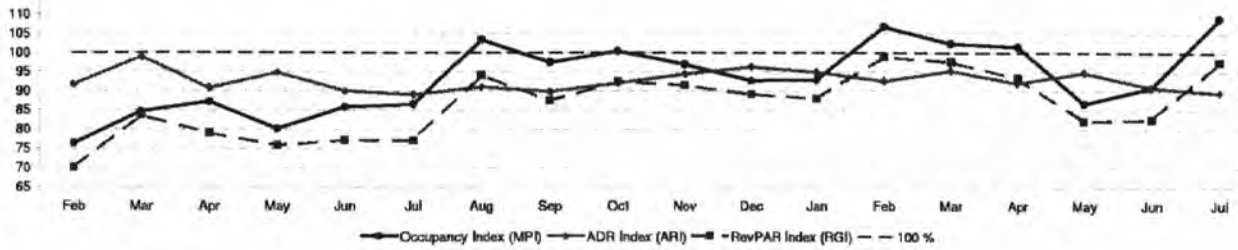
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Tab 4 - Competitive Set Report

Radeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6888
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: July 2018 Date Created: August 17, 2018 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017 Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	55.9	62.7	62.5	58.0	65.8	67.6	67.5	64.5	58.0	61.0	58.0	50.9	76.7	67.2	66.5	69.8	62.1	76.7	70.7	61.8	67.0	76.0	63.8	66.3	68.6	63.2	68.7
Competitive Set	73.2	74.1	71.9	72.4	78.7	78.1	65.3	68.4	67.7	62.9	62.8	65.6	71.9	65.8	65.5	66.0	69.3	70.4	71.0	73.4	69.0	73.2	75.8	69.2	70.4	70.4	68.7
Index (MPI)	76.4	84.6	87.1	80.1	85.8	86.6	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	99.6	84.3	98.6	103.8	84.2	95.7	97.4	89.8	98.4
Rank	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	3 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	5 of 7	5 of 7	5 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-17.9	-8.3	-13.2	-17.3	-14.7	-16.4	-8.3	-5.4	-2.8	1.0	7.1	1.7	37.3	7.1	6.4	3.1	-5.6	13.4	2.7	-12.5	6.4	0.4	-16.1	3.9	-1.5	-7.8	3.8
Competitive Set	7.5	2.1	-0.3	3.3	9.1	-0.4	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	-1.8	-11.5	-8.8	-4.8	-10.9	-5.9	-3.0	3.4	-7.9	-3.0	3.5	-6.6	-2.0	0.0	-5.2
Index (MPI)	-23.6	-10.1	-12.9	-19.9	-21.1	-16.0	-4.1	-3.2	-3.7	4.2	9.8	4.2	39.7	21.0	16.6	8.3	6.0	25.8	5.9	-15.4	18.9	3.5	-18.9	13.8	0.5	-7.8	9.6
Rank	7 of 7	6 of 7	7 of 7	7 of 7	7 of 7	7 of 7	5 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	1 of 7	7 of 7	1 of 7	3 of 7	7 of 7	1 of 7	3 of 7	6 of 7	1 of 7

ADR	2017 Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	56.90	61.87	57.23	58.63	57.87	59.81	61.26	58.89	61.13	60.87	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	55.28	58.36	62.63	56.25	58.79	64.15	55.16	57.90	61.92
Competitive Set	62.06	62.63	63.07	61.80	64.31	67.16	67.26	65.57	66.40	64.49	64.94	62.49	65.67	67.05	67.33	67.63	70.62	71.64	63.85	63.36	67.57	65.50	64.53	70.03	62.41	63.18	66.84
Index (ARI)	91.7	98.8	90.7	94.7	90.0	89.0	90.9	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	86.6	92.1	92.7	85.7	91.1	91.6	88.4	91.6	92.7
Rank	6 of 7	5 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 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	5 of 7	5 of 7	6 of 7	7 of 7	6 of 7	6 of 7	7 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	6.5	11.3	6.3	7.9	3.2	3.0	8.2	3.9	6.3	5.7	9.5	6.4	6.8	9.2	8.2	9.5	10.8	7.2	7.3	5.6	7.3	6.8	4.5	9.1	9.4	5.0	6.9
Competitive Set	1.5	-3.1	2.0	-1.9	1.6	-0.8	5.5	4.3	2.7	5.1	5.5	0.8	5.8	7.1	6.5	9.5	9.8	6.7	6.9	-0.4	6.6	7.5	-1.6	8.5	8.6	1.2	5.8
Index (ARI)	4.9	14.9	4.2	10.0	1.6	7.0	0.8	-0.4	3.5	0.5	3.8	5.5	0.9	-3.8	1.3	0.0	0.9	0.5	0.4	6.0	0.7	-0.7	6.3	0.5	1.3	3.7	1.1
Rank	1 of 7	1 of 7	4 of 7	2 of 7	3 of 7	2 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	3 of 7	3 of 7	2 of 7	4 of 7	4 of 7	1 of 7	3 of 7

RevPAR	2017 Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	31.80	38.80	35.79	34.01	38.08	40.46	41.34	38.06	41.55	37.11	36.26	30.06	46.63	42.89	41.18	38.41	39.83	49.17	39.08	36.09	41.97	42.76	37.51	42.50	37.83	36.62	40.68
Competitive Set	45.41	46.41	45.28	44.85	49.84	52.47	43.96	43.51	44.98	40.57	40.67	40.99	47.19	44.97	44.09	46.72	48.96	50.46	45.17	46.68	45.94	48.03	48.68	48.49	43.93	44.48	44.93
Index (RGI)	70.0	83.6	79.0	75.8	77.2	77.1	94.0	87.5	92.4	91.5	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	86.5	77.6	91.4	89.0	76.7	87.6	86.1	82.3	91.2
Rank	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-12.6	2.2	-7.8	-10.7	-11.8	-13.9	-2.7	-1.8	4.2	6.7	17.4	8.2	46.8	10.5	15.1	12.9	4.8	21.5	10.3	-7.7	16.3	7.2	-12.3	13.3	7.8	-3.2	11.1
Competitive Set	9.1	-1.1	1.7	1.3	9.8	-4.2	6.9	2.0	4.6	1.9	3.0	-1.6	3.9	-5.3	-2.6	4.3	-2.2	-8.9	3.8	3.9	-1.2	4.2	1.6	-0.8	5.8	1.3	3.2
Index (RGI)	-19.8	3.2	-9.2	-11.9	-19.8	-19.1	-3.5	-3.8	-0.3	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.8	28.4	6.3	-10.3	17.7	2.9	-13.8	14.2	1.8	-4.4	10.8
Rank	7 of 7	3 of 7	6 of 7	5 of 7	7 of 7	6 of 7	5 of 7	5 of 7	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	3 of 7	6 of 7	1 of 7	4 of 7	6 of 7	1 of 7	4 of 7	5 of 7	1 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: July 2018 Date Created: August 17, 2018

This Year

Jul 4th - Independence Day

Last Year

Jul 4th - Independence Day

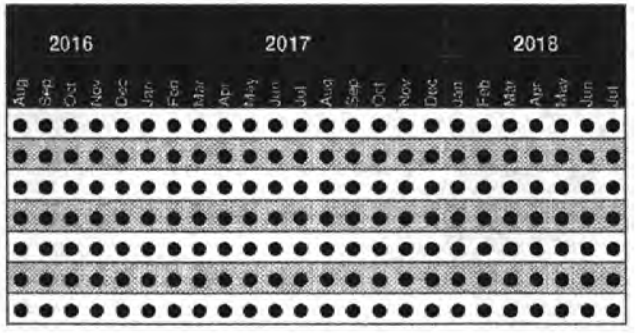
July 2018 (This Year)

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				

July 2017 (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
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:

○ = Monthly Only

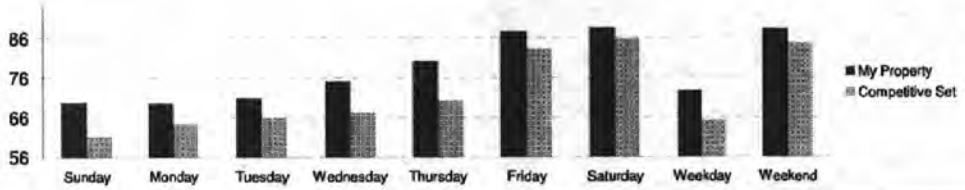
● = Monthly & Daily

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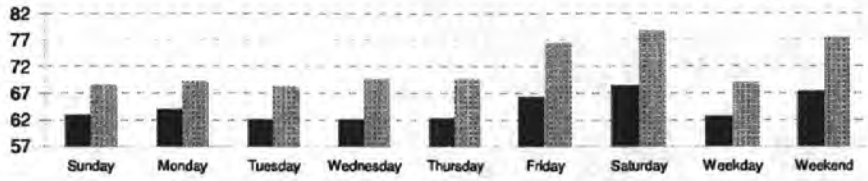
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: July 2018 Date Created: August 17, 2018 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	69.8	6.7	61.0	-15.4	114.5	26.2	62.97	9.5	68.38	7.7	92.1	1.7	43.95	16.8	41.68	-8.9	105.5	28.3
	Year To Date	63.0	3.7	60.8	-11.0	103.6	16.6	61.76	8.0	65.37	5.9	94.5	2.0	38.91	12.0	39.74	-5.8	97.9	18.9
	Running 3 Month	64.5	2.1	61.4	-13.1	105.0	17.4	63.08	9.8	67.48	7.5	93.5	2.1	40.66	12.1	41.44	-6.5	98.1	19.9
	Running 12 Month	64.4	4.8	61.2	-6.9	105.2	12.6	61.57	8.6	65.41	6.6	94.1	1.9	39.64	13.8	40.04	-0.8	99.0	14.9
Monday	Current Month	69.6	2.1	64.3	-13.1	108.2	17.4	64.05	10.8	69.24	8.0	92.5	2.6	44.58	13.0	44.53	-6.2	100.1	20.5
	Year To Date	62.9	6.8	62.7	-9.6	100.2	18.1	61.17	9.1	64.09	5.1	95.4	3.8	38.46	16.6	40.21	-4.9	95.6	22.8
	Running 3 Month	63.6	-1.0	63.4	-11.6	100.7	12.0	62.77	10.0	67.68	9.7	92.7	0.3	40.06	8.9	42.90	-3.1	93.4	12.3
	Running 12 Month	61.3	5.3	61.2	-6.0	100.1	12.0	59.93	7.4	63.17	4.3	94.9	2.9	36.75	13.0	38.69	-2.0	95.0	15.3
Tuesday	Current Month	70.8	8.5	66.0	-14.2	107.3	26.5	62.07	5.1	68.31	9.4	90.9	-3.9	43.94	14.0	45.09	-6.2	97.5	21.5
	Year To Date	59.7	3.2	64.1	-9.8	93.3	14.4	60.62	7.5	63.96	6.3	94.6	1.2	36.16	10.9	40.97	-4.2	88.2	15.8
	Running 3 Month	58.5	-2.4	65.7	-10.4	89.1	9.0	61.79	8.6	67.42	11.3	91.6	-2.4	36.14	6.0	44.26	-0.3	81.7	6.3
	Running 12 Month	57.8	-2.4	62.5	-7.2	92.5	5.2	59.40	6.5	62.71	5.1	94.7	1.3	34.35	4.0	39.20	-2.4	87.6	6.6
Wednesday	Current Month	75.0	21.0	67.2	-6.4	111.6	32.0	62.07	6.7	69.73	6.9	89.0	-0.2	46.55	29.1	46.88	-2.0	99.3	31.7
	Year To Date	61.9	13.8	65.1	-7.5	95.1	23.1	60.34	7.8	64.35	6.1	93.8	1.4	37.33	22.4	41.87	-1.8	89.2	24.8
	Running 3 Month	57.8	5.2	66.0	-8.9	87.5	15.5	61.70	8.7	67.12	8.9	91.9	-0.1	35.64	14.3	44.29	-0.9	80.5	15.3
	Running 12 Month	59.6	4.6	63.1	-5.9	94.7	10.5	59.18	6.4	63.77	5.4	92.8	0.9	35.36	11.3	40.22	-0.2	87.9	11.5
Thursday	Current Month	80.0	18.1	70.1	-5.4	114.1	24.8	62.33	5.9	69.62	7.0	89.5	-1.0	49.86	25.1	48.80	1.3	102.2	23.5
	Year To Date	66.3	9.2	66.9	-5.8	99.1	15.9	60.79	7.1	65.09	5.6	93.4	1.4	40.29	16.9	43.54	-0.5	92.5	17.5
	Running 3 Month	63.5	4.2	67.2	-7.2	94.5	12.3	62.13	7.7	68.19	8.4	91.1	-0.6	39.47	12.2	45.85	0.5	86.1	11.6
	Running 12 Month	64.3	2.6	65.0	-4.2	99.0	7.0	59.72	6.5	63.96	4.3	93.4	2.0	38.43	9.2	41.58	0.0	92.4	9.2
Friday	Current Month	87.8	28.6	83.5	-2.7	105.1	32.2	66.31	4.7	76.36	7.3	86.8	-2.4	58.18	34.6	63.78	4.4	91.2	29.0
	Year To Date	75.4	12.3	76.1	-4.1	99.0	17.2	65.62	5.9	72.62	8.1	90.4	-3.0	49.48	18.9	55.29	4.6	89.5	13.7
	Running 3 Month	75.1	10.8	78.9	-3.2	95.2	14.5	67.39	9.9	73.80	9.2	91.3	0.6	50.59	21.7	58.20	5.7	86.9	15.2
	Running 12 Month	72.4	4.8	74.0	-5.1	97.8	10.4	65.33	6.9	71.47	7.1	91.4	-0.2	47.32	12.1	52.91	1.7	89.4	10.2
Saturday	Current Month	88.8	19.0	85.8	-4.9	103.5	24.1	68.59	8.3	78.54	4.2	87.3	3.9	60.88	27.8	67.37	-0.9	90.4	28.9
	Year To Date	80.4	9.7	80.8	-4.4	99.6	14.7	66.56	6.3	74.88	6.5	88.9	-0.2	53.50	18.6	60.32	1.8	88.7	14.5
	Running 3 Month	81.2	7.9	82.5	-6.8	98.4	15.8	68.23	8.1	76.22	5.1	89.5	2.8	55.37	16.6	62.85	-2.1	88.1	19.1
	Running 12 Month	79.9	6.7	80.1	-2.7	99.7	9.6	66.34	6.1	74.47	6.4	89.1	-0.3	53.01	13.2	59.66	3.5	88.8	9.3
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	72.7	10.4	65.5	-11.5	111.0	24.8	62.72	7.7	69.02	7.8	90.9	-0.1	45.57	18.9	45.18	-4.6	100.8	24.7
	Year To Date	62.7	7.2	63.9	-8.7	98.2	17.4	60.92	7.9	64.66	5.8	94.4	1.9	38.22	15.8	41.26	-3.4	92.6	19.7
	Running 3 Month	61.6	1.3	64.7	-10.2	95.1	12.9	62.31	9.0	67.58	9.1	92.2	-0.2	38.37	10.4	43.76	-2.0	87.7	12.7
	Running 12 Month	61.5	3.0	62.6	-5.9	98.3	9.4	59.96	7.1	63.80	5.2	94.0	1.8	36.90	10.3	39.94	-1.1	92.4	11.4
Weekend (Fri-Sat)	Current Month	88.3	22.4	84.7	-4.1	104.3	27.6	67.46	6.5	77.47	5.3	87.1	1.1	59.53	30.4	65.58	1.0	90.8	29.1
	Year To Date	77.9	10.9	78.3	-4.3	99.4	15.9	66.11	6.1	73.78	7.7	89.6	-1.5	51.49	17.7	57.81	3.1	89.1	14.1
	Running 3 Month	78.1	9.3	80.7	-5.1	96.8	15.1	67.82	8.9	75.04	6.9	90.4	1.8	52.98	19.0	60.52	1.5	87.5	17.2
	Running 12 Month	76.2	5.8	77.1	-3.8	98.8	10.0	65.96	6.5	73.03	6.8	90.2	-0.2	50.16	12.6	56.29	2.7	89.1	9.7
Total	Current Month	76.7	13.4	70.4	-9.9	108.9	25.8	64.13	7.2	71.64	6.7	89.5	0.5	49.17	21.5	50.45	-3.9	97.5	26.4
	Year To Date	67.0	8.4	68.0	-7.3	98.6	16.9	62.63	7.3	67.57	6.8	92.7	0.7	41.97	16.3	45.94	-1.2	91.4	17.7
	Running 3 Month	66.3	3.9	69.2	-8.6	95.7	13.6	64.15	9.1	70.03	8.5	91.6	0.5	42.50	13.3	48.49	-0.8	87.6	14.2
	Running 12 Month	65.7	3.9	66.7	-5.2	98.4	9.6	61.92	6.9	66.84	5.8	92.7	1.1	40.68	11.1	44.60	0.2	91.2	10.8

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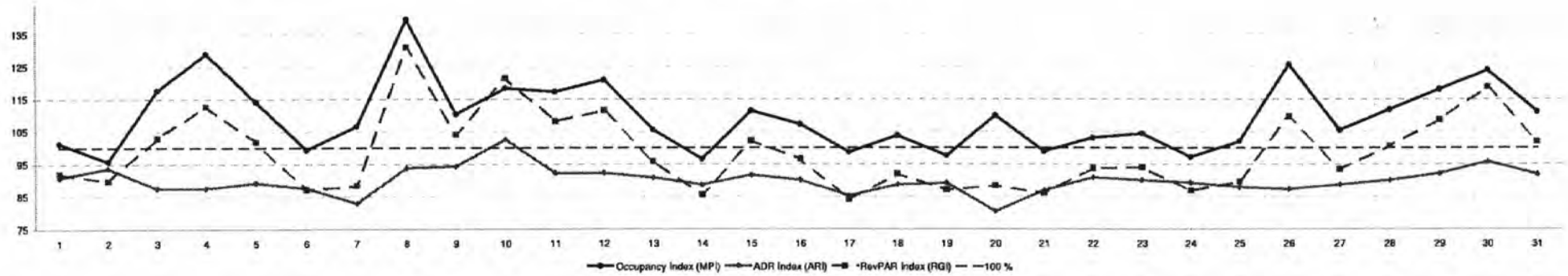
Tab 7 - Daily Data for the Month

Radisson Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6888

STR # 39086 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: July 2016 Date Created: August 17, 2016 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of July



	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 (%)	July																														
	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	56.0	53.0	66.0	71.0	72.0	62.0	61.0	64.0	69.0	69.0	75.0	79.0	88.0	82.0	70.0	67.0	65.0	76.0	76.0	92.0	86.0	69.0	85.0	85.0	78.0	93.0	89.0	96.0	70.0	74.0	76.0
Competitive Set	55.3	56.3	55.3	58.1	63.1	62.5	65.2	60.2	62.5	58.3	64.0	65.4	63.4	65.0	62.9	62.5	65.8	73.3	77.8	83.7	85.8	67.6	81.4	87.5	76.5	74.0	84.5	85.9	58.4	59.7	63.1
Index (MPI)	101.3	95.8	117.5	129.6	114.2	99.4	106.6	139.4	110.3	118.3	117.3	120.8	105.5	96.5	111.3	107.1	98.6	103.7	97.5	109.9	88.9	103.0	104.4	97.2	102.0	125.5	105.4	111.8	117.9	123.9	111.0
% Chg																															
My Property	-8.7	-13.1	14.0	14.5	26.3	60.8	26.4	25.0	3.0	7.8	31.5	9.7	27.5	22.4	16.7	-2.9	0.0	33.3	18.8	22.7	16.2	4.5	11.8	13.3	8.3	19.2	14.1	15.7	1.4	8.8	22.8
Competitive Set	-24.6	-23.8	-15.9	-23.3	-8.7	-3.8	-4.2	-19.2	-21.7	-25.9	-13.6	-10.8	-5.0	-8.4	-15.8	-15.1	-14.4	-5.5	-1.6	8.6	-0.1	-8.8	-3.4	0.2	9.5	-0.9	-4.5	-6.5	-7.7	0.2	-6.5
Index (MPI)	19.8	14.1	35.5	49.4	38.3	61.8	31.5	46.7	31.5	43.8	51.2	23.1	35.5	30.8	38.6	14.4	16.5	41.9	20.6	22.7	20.0	15.9	15.7	13.1	-0.2	20.4	18.9	23.8	9.6	8.5	31.4
ADR	July																														
	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	60.51	64.13	57.56	59.40	60.66	65.11	64.63	63.56	62.80	64.98	63.45	62.21	65.86	67.41	63.38	62.30	59.26	62.37	62.05	64.03	68.57	63.75	67.52	65.22	62.89	63.96	70.10	73.29	63.06	62.65	62.17
Competitive Set	66.62	66.46	63.76	67.99	68.01	74.97	79.01	67.69	66.71	69.31	66.62	67.45	72.87	76.13	69.15	66.17	69.64	70.34	69.89	79.71	79.04	76.16	75.61	73.05	71.60	73.35	75.12	81.45	68.47	69.44	67.75
Index (ARI)	90.8	93.7	87.5	87.4	89.2	87.6	82.8	93.9	94.3	102.8	92.2	92.2	90.8	88.5	91.7	93.1	85.1	88.7	89.2	80.3	86.9	90.9	90.0	89.2	87.8	87.2	88.6	93.0	92.1	90.7	91.8
% Chg																															
My Property	0.1	7.8	-1.3	4.8	2.5	9.3	2.9	13.1	9.8	14.1	8.6	3.9	6.1	9.5	8.2	12.4	0.7	6.0	8.7	-1.3	8.4	16.2	11.9	5.9	8.6	8.2	7.4	14.7	7.4	11.8	7.1
Competitive Set	5.2	9.3	4.0	9.4	4.3	9.1	5.9	6.2	6.7	-2.9	4.4	0.5	8.7	2.0	12.0	13.8	24.0	5.6	5.9	15.5	2.9	10.3	9.6	11.5	6.7	13.8	5.9	3.4	4.0	-1.8	2.2
Index (ARI)	-4.9	-1.4	-5.1	-4.2	-1.7	4.0	-2.3	6.5	2.1	16.9	2.1	3.4	-2.4	7.4	-3.3	-1.2	-18.8	-5.5	-0.2	-16.6	5.7	7.1	2.1	-5.0	1.9	-4.9	2.3	10.9	3.3	13.9	4.8
RevPAR	July																														
	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	33.89	33.99	37.41	42.17	43.67	53.39	58.82	53.39	43.46	44.84	47.59	49.15	58.05	55.27	44.37	41.74	38.52	47.49	47.15	58.91	59.06	43.99	57.39	55.44	49.05	59.49	62.39	70.36	44.14	46.36	43.52
Competitive Set	36.84	37.66	35.37	37.44	42.90	51.35	66.57	40.76	41.72	38.81	44.62	44.09	50.89	54.68	43.48	43.26	46.90	51.57	64.22	66.75	68.71	46.97	61.69	63.91	54.79	64.30	68.52	69.84	40.88	39.66	42.73
Index (RGI)	92.0	89.8	102.9	112.6	101.8	87.0	88.3	130.9	104.8	121.5	106.1	111.5	95.8	85.4	102.0	96.5	83.9	91.9	87.0	88.3	86.0	93.6	93.9	86.7	89.5	109.6	93.4	100.6	108.6	116.5	101.8
% Chg																															
My Property	-9.6	-6.3	12.5	20.0	29.5	75.7	38.0	35.7	12.2	23.0	46.2	14.1	35.3	34.0	26.3	9.2	0.7	41.4	28.1	21.1	26.0	23.6	25.1	20.1	17.7	29.0	22.5	32.7	8.9	21.6	31.5
Competitive Set	-20.7	-18.7	-12.6	-16.2	-4.8	4.4	0.9	-13.1	-18.4	-25.8	-9.1	-10.4	2.2	-4.8	-8.0	-9.4	5.1	9.8	7.2	10.5	-0.7	-6.4	5.8	11.7	18.8	12.7	6.8	-3.3	-4.0	-1.6	-4.5
Index (RGI)	13.9	12.5	28.7	43.1	36.1	68.2	38.9	56.2	34.3	68.0	54.4	27.2	32.4	40.4	34.0	13.8	-5.1	40.3	20.4	9.6	26.9	34.1	18.2	7.5	1.7	14.5	21.6	37.2	13.5	23.5	37.7

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North America:

735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created April 19, 2019

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: March 2019

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: March 2019 Date Created: April 19, 2019 Monthly Competitive Set Data Excludes Subject Property

March 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	67.0	69.3	96.6	68.94	72.25	95.4	46.17	50.10	92.1
Year To Date	63.7	68.0	93.8	66.50	68.80	96.7	42.39	46.76	90.6
Running 3 Month	63.7	68.0	93.8	66.50	68.80	96.7	42.39	46.76	90.6
Running 12 Month	66.1	67.0	98.5	64.42	68.89	93.5	42.55	46.18	92.1

March 2019 vs. 2018 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	-0.3	5.8	-5.7	7.9	7.8	0.2	7.6	14.0	-5.6
Year To Date	-6.2	0.6	-6.8	8.4	5.7	2.5	1.6	6.4	-4.5
Running 3 Month	-6.2	0.6	-6.8	8.4	5.7	2.5	1.6	6.4	-4.5
Running 12 Month	2.0	-2.7	4.8	7.0	5.9	1.0	9.2	3.1	5.9

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: March 2019 Date Created: April 19, 2019 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	67.0	-0.3	63.7	-6.2	63.7	-6.2	66.1	2.0
Market: Riverside & San Bernardino, CA	78.3	0.8	71.7	-0.5	71.7	-0.5	67.3	0.0
Market Class: Economy Class	73.0	3.0	68.1	2.7	68.1	2.7	64.6	1.9
Submarket: Ontario & Airport, CA	73.2	-2.0	70.5	-3.7	70.5	-3.7	72.0	-1.5
Submarket Scale: Economy Chains	69.9	-0.2	67.3	-3.7	67.3	-3.7	67.5	-4.2
Competitive Set: Competitors	69.3	5.8	68.0	0.6	68.0	0.6	67.0	-2.7

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.0	2.2	2.2	2.8
Market Class: Economy Class	-0.1	-0.1	-0.1	0.0
Submarket: Ontario & Airport, CA	3.9	3.9	3.9	2.0
Submarket Scale: Economy Chains	4.6	4.7	4.7	4.8
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	68.94	7.9	66.50	8.4	66.50	8.4	64.42	7.0
Market: Riverside & San Bernardino, CA	151.13	1.9	135.31	1.3	135.31	1.3	121.52	2.6
Market Class: Economy Class	80.67	4.9	75.02	3.5	75.02	3.5	72.11	2.8
Submarket: Ontario & Airport, CA	112.94	8.5	108.20	6.9	108.20	6.9	101.67	7.1
Submarket Scale: Economy Chains	73.30	6.6	69.80	4.9	69.80	4.9	69.68	4.7
Competitive Set: Competitors	72.25	7.8	68.80	5.7	68.80	5.7	68.89	5.9

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	-0.3	-6.2	-6.2	2.0
Market: Riverside & San Bernardino, CA	2.8	1.7	1.7	2.8
Market Class: Economy Class	2.9	2.6	2.6	1.9
Submarket: Ontario & Airport, CA	1.8	0.1	0.1	0.5
Submarket Scale: Economy Chains	4.5	0.8	0.8	0.4
Competitive Set: Competitors	5.8	0.6	0.6	-2.7

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	46.17	7.6	42.39	1.6	42.39	1.6	42.55	9.2
Market: Riverside & San Bernardino, CA	118.35	2.7	97.02	0.8	97.02	0.8	81.74	2.6
Market Class: Economy Class	58.88	8.0	51.09	6.3	51.09	6.3	46.62	4.8
Submarket: Ontario & Airport, CA	82.66	6.3	76.23	3.0	76.23	3.0	73.23	5.5
Submarket Scale: Economy Chains	51.25	6.5	46.97	1.0	46.97	1.0	47.06	0.3
Competitive Set: Competitors	50.10	14.0	46.76	6.4	46.76	6.4	46.18	3.1

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	7.6	1.6	1.6	9.2
Market: Riverside & San Bernardino, CA	4.7	3.0	3.0	5.5
Market Class: Economy Class	7.9	6.2	6.2	4.8
Submarket: Ontario & Airport, CA	10.5	7.0	7.0	7.6
Submarket Scale: Economy Chains	11.4	5.8	5.8	5.2
Competitive Set: Competitors	14.0	6.4	6.4	3.1

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	548	45963	291	32289	70.2
Market Class: Economy Class	253	14110	102	7613	54.0
Submarket: Ontario & Airport, CA	60	6450	35	4615	71.6
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
21	2494	51	9057

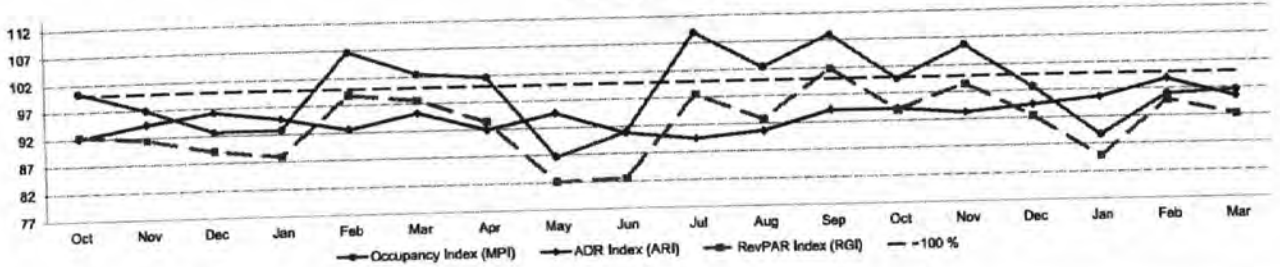
See Help page for pipeline definitions.

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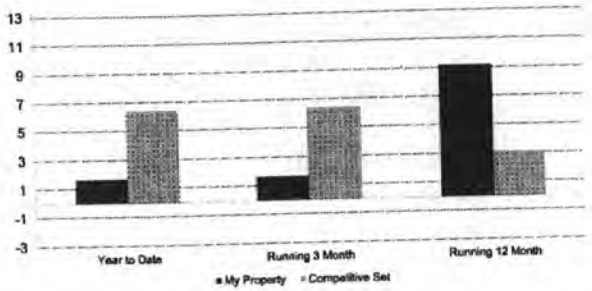
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: March 2019 Date Created: April 19, 2019 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017 Oct	2017 Nov	2017 Dec	2018 Jan	2018 Feb	2018 Mar	2018 Apr	2018 May	2018 Jun	2018 Jul	2018 Aug	2018 Sep	2018 Oct	2018 Nov	2018 Dec	2019 Jan	2019 Feb	2019 Mar
My Property	68.0	91.0	58.0	60.9	76.7	67.2	66.5	59.8	62.1	76.7	67.8	69.3	67.9	69.7	61.6	56.2	66.4	67.0
Competitive Set	67.7	62.9	62.6	66.8	71.9	65.8	65.8	69.0	68.3	70.4	66.1	64.1	68.1	66.0	63.0	65.8	69.1	69.3
Index (MPI)	100.4	96.9	92.7	92.6	106.7	102.4	101.8	86.7	90.9	108.9	102.4	108.0	99.7	105.6	97.8	85.7	96.0	96.6
Rank	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7
% Chg																		
My Property	-2.0	1.0	7.1	1.7	37.3	7.1	6.4	3.1	-5.6	13.4	0.1	7.2	0.0	14.3	6.2	-4.5	-13.5	-0.3
Competitive Set	1.7	-3.0	-2.4	-2.4	-1.8	-11.5	-8.5	-4.8	-10.9	-8.8	1.1	-3.4	0.6	4.8	0.7	-0.1	-3.6	5.8
Index (MPI)	-3.7	4.2	9.8	4.2	39.7	21.0	16.6	8.3	6.0	25.8	-1.8	10.9	-0.7	9.0	5.5	-4.4	-10.1	-5.7
Rank	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	3 of 7	6 of 7	5 of 7	6 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
59.6	66.0	63.7	59.6	66.0	63.7	67.1	64.7	66.1
71.4	67.5	66.0	71.4	67.5	66.0	69.8	68.9	67.6
83.4	100.6	93.8	83.4	100.6	93.8	98.1	94.0	98.6
6 of 7	5 of 7	4 of 7	6 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
-8.2	14.0	-6.2	-8.2	14.0	-6.2	-2.0	-3.5	2.0
4.6	-6.5	0.8	4.6	-6.5	0.8	-1.8	-1.3	-2.7
-12.2	20.6	-6.8	-12.2	20.6	-6.8	-0.4	-2.2	4.6
7 of 7	1 of 7	6 of 7	7 of 7	1 of 7	6 of 7	5 of 7	6 of 7	2 of 7

ADR	2017 Oct	2017 Nov	2017 Dec	2018 Jan	2018 Feb	2018 Mar	2018 Apr	2018 May	2018 Jun	2018 Jul	2018 Aug	2018 Sep	2018 Oct	2018 Nov	2018 Dec	2019 Jan	2019 Feb	2019 Mar
My Property	61.13	60.87	62.48	59.24	60.76	63.86	61.89	64.22	64.10	64.13	66.58	63.65	65.35	61.83	62.02	63.27	66.89	68.94
Competitive Set	66.40	64.49	64.64	62.49	66.67	67.06	67.33	67.83	70.62	71.64	73.46	67.54	69.39	66.81	65.68	68.20	67.89	72.25
Index (ARI)	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	93.2	94.4	92.8	98.6	95.4
Rank	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	6 of 7	4 of 7	3 of 7	4 of 7
% Chg																		
My Property	6.3	5.7	9.5	6.4	6.8	3.2	8.2	9.5	10.8	7.2	8.8	8.1	6.9	1.8	-0.7	6.8	10.1	7.9
Competitive Set	2.7	5.1	5.5	0.8	3.8	7.1	6.8	9.5	9.8	8.7	9.2	3.9	4.5	2.8	1.1	3.9	3.1	7.8
Index (ARI)	3.5	0.5	3.8	5.5	0.9	-3.8	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	-1.2	-1.9	0.8	6.8	0.2
Rank	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	4 of 7	2 of 7	2 of 7	3 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
58.28	61.35	66.50	58.28	61.35	66.50	56.91	60.20	64.42
62.24	66.07	68.80	62.24	66.07	68.80	63.34	66.03	68.89
93.6	94.3	96.7	93.6	94.3	96.7	89.8	92.6	93.5
5 of 7	6 of 7	4 of 7	5 of 7	6 of 7	4 of 7	6 of 7	5 of 7	6 of 7
6.6	5.3	8.4	6.6	5.3	8.4	5.8	5.8	7.0
0.2	4.6	5.7	0.2	4.6	5.7	4.0	2.7	5.9
6.5	0.7	2.5	6.5	0.7	2.5	1.7	3.1	1.0
1 of 7	3 of 7	2 of 7	1 of 7	3 of 7	2 of 7	3 of 7	3 of 7	2 of 7

RevPAR	2017 Oct	2017 Nov	2017 Dec	2018 Jan	2018 Feb	2018 Mar	2018 Apr	2018 May	2018 Jun	2018 Jul	2018 Aug	2018 Sep	2018 Oct	2018 Nov	2018 Dec	2019 Jan	2019 Feb	2019 Mar
My Property	41.55	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	43.07	38.23	36.80	44.39	46.17
Competitive Set	44.96	40.57	40.67	40.99	47.19	43.97	44.09	46.77	48.26	50.45	48.52	43.81	47.27	43.73	41.40	43.39	46.90	50.19
Index (RGI)	92.4	91.5	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	92.4	84.8	94.9	92.1
Rank	5 of 7	5 of 7	5 of 7	5 of 7	4 of 7	5 of 7	5 of 7	5 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7
% Chg																		
My Property	4.2	6.7	17.4	8.2	46.6	10.5	15.1	12.9	4.6	21.5	8.9	15.8	6.9	16.1	5.4	2.1	-4.8	7.8
Competitive Set	4.5	1.8	5.0	-1.8	3.9	-5.3	-2.6	4.3	-2.2	-3.8	10.4	-0.5	5.1	7.8	1.5	5.9	-0.8	14.0
Index (RGI)	-0.3	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	16.4	1.6	7.7	3.6	-3.6	-4.0	-5.6
Rank	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	3 of 7	3 of 7	4 of 7	4 of 7	5 of 7

Year To Date			Running 3 Month			Running 12 Month		
2017	2018	2019	2017	2018	2019	2017	2018	2019
34.74	41.70	42.39	34.74	41.70	42.39	38.19	38.97	42.55
44.46	43.95	46.76	44.46	43.95	46.76	44.21	44.80	48.16
78.1	94.9	90.6	78.1	94.9	90.6	86.4	87.0	92.1
6 of 7	4 of 7	4 of 7	6 of 7	4 of 7	4 of 7	6 of 7	6 of 7	4 of 7
-2.1	20.0	1.6	-2.1	20.0	1.6	3.7	2.1	9.2
4.7	-1.2	6.4	4.7	-1.2	6.4	2.4	1.3	3.1
-6.5	21.5	-4.5	-6.5	21.5	-4.5	1.3	0.7	5.9
6 of 7	1 of 7	4 of 7	6 of 7	1 of 7	4 of 7	4 of 7	3 of 7	2 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: March 2019 Date Created: April 19, 2019

This Year

Mar 17th - St. Patrick's Day

Last Year

Mar 17th - St. Patrick's Day
Mar 30th - Good Friday
Mar 31st - First Day of Passover

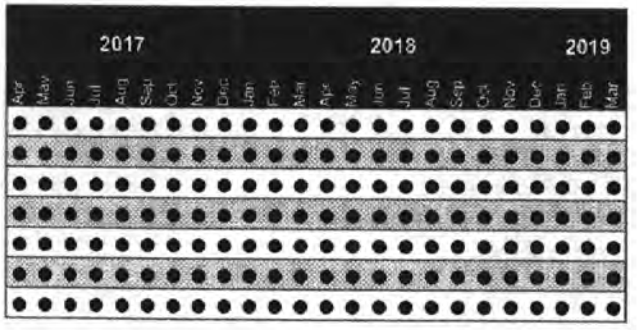
March 2019 (This Year)

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						

March 2018 (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
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-6466	108	198407
7197	Econo Lodge Ontario I 10	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:

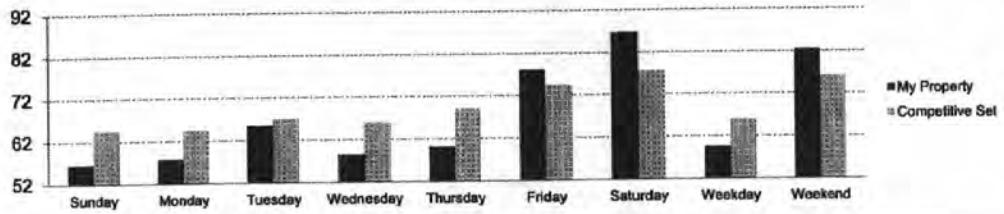
○ = Monthly Only
● = Monthly & Daily

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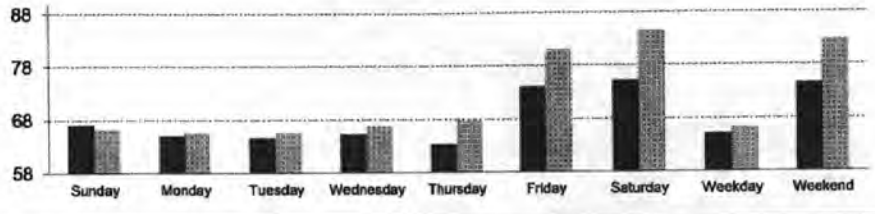
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39086 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: March 2019 Date Created: April 19, 2019 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



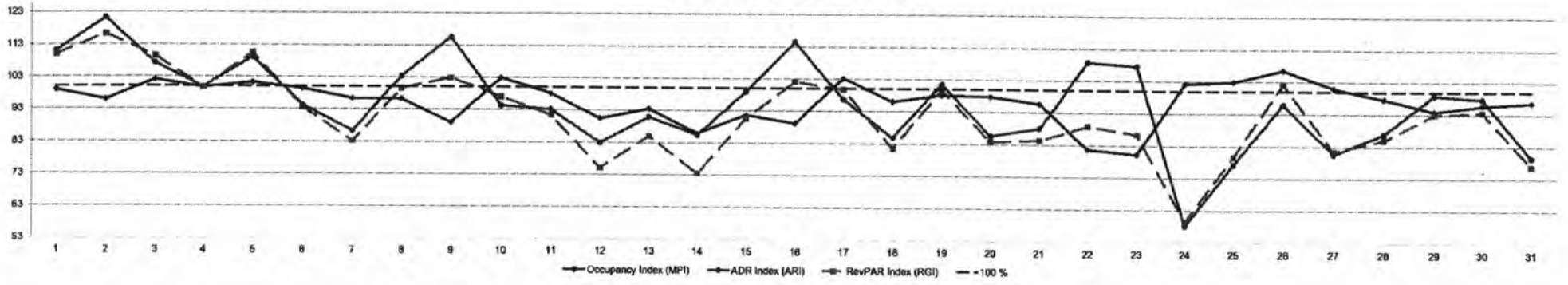
		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	56.6	-7.2	64.4	11.0	87.9	-16.4	67.07	7.7	66.25	4.0	101.2	3.5	37.96	-0.1	42.67	15.4	89.0	-13.4
	Year To Date	60.1	-6.5	63.3	1.6	94.9	-8.0	65.17	7.5	65.36	3.0	99.7	4.4	39.15	0.6	41.36	4.7	94.7	-3.9
	Running 3 Month	60.1	-6.5	63.3	1.6	94.9	-8.0	65.17	7.5	65.36	3.0	99.7	4.4	39.15	0.6	41.36	4.7	94.7	-3.9
	Running 12 Month	63.8	-1.3	61.0	-5.7	104.3	4.6	63.66	8.4	66.21	3.8	96.2	2.6	40.48	5.1	40.35	-2.1	100.3	7.3
Monday	Current Month	57.8	1.8	64.6	3.8	89.4	-2.0	65.04	5.8	65.53	7.8	99.3	-1.9	37.56	7.6	42.31	11.9	88.8	-3.9
	Year To Date	55.5	-11.7	63.8	0.9	86.8	-12.5	64.59	8.2	64.98	7.3	99.4	0.9	35.74	-4.5	41.44	8.2	86.2	-11.7
	Running 3 Month	55.3	-11.7	63.8	0.9	86.8	-12.5	64.59	8.2	64.98	7.3	99.4	0.9	35.74	-4.5	41.44	8.2	86.2	-11.7
	Running 12 Month	61.3	0.5	61.5	-4.1	99.8	4.8	62.11	7.1	65.30	6.4	95.1	0.6	38.05	7.6	40.18	2.0	94.7	5.5
Tuesday	Current Month	65.5	18.6	67.1	7.4	97.6	10.4	64.66	5.0	65.60	6.8	98.6	-1.7	42.35	24.4	44.03	14.7	96.2	8.4
	Year To Date	57.6	-4.8	63.6	-2.6	90.6	-2.2	63.63	7.6	65.45	8.5	97.2	-0.8	36.66	2.4	41.60	5.6	88.1	-3.0
	Running 3 Month	57.6	-4.8	63.6	-2.6	90.6	-2.2	63.63	7.6	65.45	8.5	97.2	-0.8	36.66	2.4	41.60	5.6	88.1	-3.0
	Running 12 Month	58.1	0.3	61.9	-5.2	93.8	5.8	61.54	8.7	65.12	7.6	94.5	-0.8	35.74	7.0	40.33	2.0	88.6	4.9
Wednesday	Current Month	58.5	-6.6	66.1	5.6	88.5	-13.5	65.28	6.5	66.80	5.0	97.7	1.4	38.18	-2.7	44.14	10.9	86.5	-12.2
	Year To Date	56.4	-14.5	63.5	-3.1	88.9	-11.7	64.60	8.4	64.99	5.0	99.4	3.3	36.43	-7.3	41.24	1.7	88.3	-8.8
	Running 3 Month	56.4	-14.5	63.5	-3.1	88.9	-11.7	64.60	8.4	64.99	5.0	99.4	3.3	36.43	-7.3	41.24	1.7	88.3	-8.8
	Running 12 Month	58.7	-0.1	62.4	-4.3	94.0	4.4	62.04	7.5	64.96	4.6	95.5	2.7	36.41	7.4	40.54	0.2	89.8	7.2
Thursday	Current Month	60.3	-8.7	69.1	7.8	87.2	-15.3	63.30	4.0	67.73	9.2	93.4	-4.7	38.14	-5.1	46.77	17.7	81.5	-19.3
	Year To Date	59.3	-14.0	68.2	4.0	86.9	-17.3	64.13	7.1	66.07	7.0	97.1	0.1	38.04	-7.9	45.09	11.3	84.4	-17.2
	Running 3 Month	59.3	-14.0	68.2	4.0	86.9	-17.3	64.13	7.1	66.07	7.0	97.1	0.1	38.04	-7.9	45.09	11.3	84.4	-17.2
	Running 12 Month	62.9	-0.8	65.9	-0.5	95.4	-0.4	61.87	6.1	66.14	6.2	93.5	-0.1	38.90	5.2	43.59	5.7	89.2	-0.6
Friday	Current Month	78.2	-1.3	74.6	7.2	104.9	-7.9	74.12	9.5	81.18	6.3	91.3	3.0	57.96	8.1	60.53	13.9	95.8	-5.1
	Year To Date	73.7	-2.1	74.9	3.2	98.3	-5.2	70.19	8.9	74.87	4.5	93.7	4.2	51.72	6.6	56.11	7.9	92.2	-1.2
	Running 3 Month	73.7	-2.1	74.9	3.2	98.3	-5.2	70.19	8.9	74.87	4.5	93.7	4.2	51.72	6.6	56.11	7.9	92.2	-1.2
	Running 12 Month	76.8	8.2	78.1	1.6	99.4	6.4	68.05	7.1	74.22	7.0	91.7	0.2	51.45	15.9	58.48	8.7	91.1	8.6
Saturday	Current Month	86.8	6.4	77.5	1.1	111.9	5.2	75.26	11.2	84.66	13.2	88.9	-1.8	65.32	18.3	65.65	14.5	99.5	3.3
	Year To Date	83.2	6.9	78.2	0.5	106.3	6.4	70.31	8.4	76.81	4.9	91.5	3.4	58.48	15.9	60.10	5.4	97.3	10.0
	Running 3 Month	83.2	6.9	78.2	0.5	106.3	6.4	70.31	8.4	76.81	4.9	91.5	3.4	58.48	15.9	60.10	5.4	97.3	10.0
	Running 12 Month	82.3	6.1	80.6	-1.3	102.1	7.4	69.10	7.1	76.67	5.4	89.9	1.6	56.89	13.7	61.98	4.1	91.8	9.2
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	59.6	-2.1	66.2	6.8	90.0	-8.3	65.13	6.0	66.39	6.6	98.1	-0.6	38.80	3.7	43.92	13.8	88.3	-8.8
	Year To Date	57.8	-10.4	64.5	0.1	89.6	-10.5	64.43	7.8	65.39	6.2	98.5	1.5	37.23	-3.4	42.16	6.3	88.3	-9.1
	Running 3 Month	57.8	-10.4	64.5	0.1	89.6	-10.5	64.43	7.8	65.39	6.2	98.5	1.5	37.23	-3.4	42.16	6.3	88.3	-9.1
	Running 12 Month	60.9	-0.3	62.5	-3.9	97.4	3.8	62.27	6.8	65.56	5.7	96.0	1.0	37.93	6.4	41.00	1.6	92.5	4.6
Weekend (Fri-Sat)	Current Month	82.5	2.6	76.1	4.0	108.5	-1.3	74.72	10.4	82.95	9.8	90.1	0.5	61.64	13.3	63.09	14.2	97.7	-0.8
	Year To Date	78.4	2.5	76.6	1.8	102.4	0.6	70.25	8.7	75.86	4.7	92.6	3.8	55.09	11.3	58.10	6.6	94.8	4.4
	Running 3 Month	78.4	2.5	76.6	1.8	102.4	0.6	70.25	8.7	75.86	4.7	92.6	3.8	55.09	11.3	58.10	6.6	94.8	4.4
	Running 12 Month	79.0	7.0	78.3	0.1	100.8	6.9	68.69	7.1	75.58	6.1	90.8	1.0	54.17	14.8	59.21	6.2	91.5	8.0
Total	Current Month	67.0	-0.3	69.3	5.8	96.6	-5.7	68.94	7.9	72.25	7.8	95.4	0.2	46.17	7.6	50.10	14.0	92.1	-5.6
	Year To Date	63.7	-6.2	68.0	0.6	93.8	-6.8	66.50	8.4	68.80	5.7	96.7	2.5	42.39	1.6	46.76	6.4	90.6	-4.5
	Running 3 Month	63.7	-6.2	68.0	0.6	93.8	-6.8	66.50	8.4	68.80	5.7	96.7	2.5	42.39	1.6	46.76	6.4	90.6	-4.5
	Running 12 Month	66.1	2.0	67.0	-2.7	98.5	4.8	64.42	7.0	68.89	5.9	93.5	1.0	42.55	9.2	46.18	3.1	92.1	5.9

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Tab 7 - Daily Data for the Month

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8888
STR # 39088 ChainID: CA818 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: March 2019 Date Created: April 19, 2019 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of March



Occupancy (%)	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	We	Th	Fr	Sa	Su
March	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	80.0	91.0	71.0	63.0	74.0	64.0	58.0	74.0	90.0	60.0	65.0	61.0	63.0	65.0	78.0	68.0	61.0	53.0	64.0	53.0	57.0	89.0	90.0	36.0	50.0	63.0	54.0	61.0	72.0	75.0	55.0
Competitive Set	72.1	75.1	66.3	63.1	67.8	67.8	67.1	71.8	77.9	65.8	69.8	73.5	69.3	76.0	76.9	76.9	63.1	62.4	63.1	61.9	64.7	61.6	63.0	61.8	64.7	65.7	67.0	70.1	72.8	76.7	69.2
Index (MPI)	111.0	121.2	107.2	99.9	109.1	94.3	86.4	103.4	115.5	94.3	93.1	83.0	91.0	85.6	98.9	114.5	96.7	85.0	101.5	85.7	88.1	108.6	107.7	58.2	77.3	95.9	80.6	87.0	98.9	97.8	79.5
% Chg																															
My Property	6.7	6.3	12.7	-6.0	25.4	16.5	0.0	-9.8	1.1	1.7	4.8	-1.6	-11.3	-23.5	-17.4	-5.4	19.6	32.5	39.1	-15.9	-18.8	9.9	7.1	-49.3	-13.8	16.7	-20.6	3.4	9.1	29.3	25.0
Competitive Set	0.7	-4.1	12.6	-0.6	8.5	8.5	15.2	6.9	-5.0	5.9	9.1	13.7	1.0	-6.0	-6.4	-10.5	8.2	5.4	5.6	3.6	1.7	17.8	10.0	12.5	3.1	3.3	11.8	20.3	29.2	23.9	42.5
Index (MPI)	5.9	12.9	0.1	-5.4	15.8	9.3	-13.9	-15.1	6.4	-3.1	-3.9	-13.4	-12.2	-20.3	-9.8	5.7	10.8	25.7	31.7	-18.8	-19.9	-6.7	-2.6	-54.9	-16.4	12.9	-29.0	-14.1	-15.5	4.9	-12.3

ADR	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	We	Th	Fr	Sa	Su
March	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	68.65	71.34	66.60	65.86	64.40	64.33	61.89	66.61	69.28	67.07	66.65	63.92	66.60	63.13	78.88	70.12	68.09	63.02	64.71	65.83	65.52	84.61	86.56	68.46	84.05	65.53	64.24	62.64	67.80	69.07	64.58
Competitive Set	69.37	74.60	65.54	66.01	63.66	64.77	64.83	71.27	77.84	65.20	67.95	70.61	71.26	73.44	80.04	80.70	66.59	65.63	65.95	97.39	88.42	103.79	102.88	87.01	82.21	81.52	83.82	84.05	71.57	72.10	68.25
Index (ARI)	99.0	95.9	102.1	99.8	101.3	99.3	95.4	99.3	89.0	102.9	98.1	90.5	93.5	86.0	91.7	89.2	100.1	96.0	98.1	97.7	95.8	81.7	80.3	102.2	103.0	100.5	101.0	97.6	94.1	95.8	99.7
% Chg																															
My Property	8.2	12.1	9.4	7.4	6.0	7.2	2.5	5.4	4.8	10.5	7.5	2.3	7.2	0.0	1.5	4.1	4.3	1.8	3.2	8.0	7.2	32.3	33.8	10.5	5.3	8.4	6.0	5.3	2.1	3.4	3.9
Competitive Set	7.8	20.2	5.1	5.7	7.2	5.8	51.2	-10.7	8.7	5.3	8.7	8.7	4.0	2.5	-9.7	-8.6	-1.0	9.3	13.8	9.1	9.9	53.5	47.7	8.7	8.0	0.5	2.9	-1.0	3.6	5.3	6.4
Index (ARI)	0.5	-6.6	4.9	1.5	-1.1	1.5	-32.2	18.0	-3.5	4.9	-1.1	-4.2	3.0	-2.4	12.4	11.5	5.3	-6.6	-9.2	-2.9	-2.5	-13.5	-9.6	3.6	-2.5	7.8	3.1	6.4	-1.4	-1.8	-2.4

RevPAR	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	We	Th	Fr	Sa	Su
March	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	54.92	64.92	47.50	41.49	47.72	41.17	35.96	50.77	62.36	40.24	43.32	38.99	41.96	41.03	59.56	69.63	41.90	33.40	41.41	34.89	37.34	75.48	77.90	24.65	42.03	41.29	34.69	38.21	48.67	51.80	35.51
Competitive Set	50.01	55.87	43.43	41.63	43.21	43.94	43.19	51.00	60.65	41.47	47.42	51.90	48.35	55.80	66.13	66.17	42.00	40.93	41.60	41.63	44.24	64.50	60.16	41.44	40.23	40.43	42.60	44.93	52.31	55.28	48.20
Index (RGI)	109.8	116.2	109.4	99.7	110.4	93.7	83.3	99.6	102.8	97.0	91.4	75.1	85.0	73.5	90.7	102.1	99.8	81.6	99.6	83.8	84.4	88.0	86.4	59.5	79.6	102.1	81.4	85.0	93.0	93.7	76.9
% Chg																															
My Property	15.5	21.4	23.3	1.0	32.9	27.0	2.5	-4.9	6.0	12.4	12.7	0.6	-4.9	-23.5	-16.2	-1.5	24.7	34.9	43.6	-10.8	-12.7	45.3	43.1	-44.0	-9.2	26.5	-15.8	8.8	11.4	33.7	26.0
Competitive Set	8.6	15.3	18.4	5.1	16.3	14.5	15.7	-5.0	3.3	10.8	18.5	21.3	5.1	-1.6	-17.3	-16.4	7.1	15.2	20.0	13.0	11.8	60.9	62.5	20.1	11.4	3.9	15.0	19.9	33.8	36.9	51.8
Index (RGI)	6.4	5.3	4.1	-4.0	14.3	10.9	-11.7	0.2	2.7	1.7	-5.8	-17.1	-9.5	-22.3	1.4	17.9	16.4	17.1	19.7	-21.1	-21.9	-10.6	-11.9	-53.3	-18.5	21.8	-26.8	-9.5	-16.7	3.0	-14.3

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North America:
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T : +1 615 824 8664
support@str.com

International:
Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
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STR # 39088 / Created June 18, 2019

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: May 2019

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: May 2019 Date Created: June 18, 2019 Monthly Competitive Set Data Excludes Subject Property

May 2019

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	63.5	70.4	90.2	66.82	72.99	91.5	42.44	51.40	82.6
Year To Date	64.6	69.3	93.2	66.59	69.98	95.2	43.04	48.51	88.7
Running 3 Month	66.3	70.6	93.8	67.48	71.84	93.9	44.73	50.75	88.1
Running 12 Month	66.5	67.7	98.2	65.03	69.59	93.4	43.26	47.12	91.8

May 2019 vs. 2018 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	6.2	2.1	4.0	4.0	7.6	-3.3	10.5	9.9	0.5
Year To Date	-2.1	2.8	-4.8	7.4	5.9	1.4	5.2	8.9	-3.4
Running 3 Month	2.8	5.9	-2.9	6.6	6.6	0.0	9.6	12.9	-2.9
Running 12 Month	2.0	-0.5	2.5	6.6	5.6	0.9	8.7	5.0	3.5

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: May 2019 Date Created: June 18, 2019 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	63.5	6.2	64.6	-2.1	66.3	2.8	66.5	2.0
Market: Riverside & San Bernardino, CA	68.1	3.9	71.2	0.5	73.0	1.5	67.5	0.3
Market Class: Economy Class	64.5	3.0	67.2	2.4	68.3	2.3	64.8	2.3
Submarket: Ontario & Airport, CA	73.0	-1.5	71.1	-3.0	72.4	-2.1	71.7	-1.7
Submarket Scale: Economy Chains	68.7	0.6	67.8	-1.6	68.9	1.0	67.7	-2.7
Competitive Set: Competitors	70.4	2.1	69.3	2.8	70.6	5.9	67.7	-0.5

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.2	2.2	2.1	2.6
Market Class: Economy Class	-0.1	-0.1	-0.1	0.0
Submarket: Ontario & Airport, CA	3.9	3.9	3.9	2.6
Submarket Scale: Economy Chains	0.0	2.8	1.5	4.0
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	66.82	4.0	66.59	7.4	67.48	6.6	65.03	6.6
Market: Riverside & San Bernardino, CA	122.25	4.5	136.84	1.8	143.48	2.3	122.24	2.3
Market Class: Economy Class	72.96	4.9	75.98	3.6	78.61	4.2	72.64	2.9
Submarket: Ontario & Airport, CA	105.91	7.1	107.22	6.8	108.23	7.3	102.86	7.0
Submarket Scale: Economy Chains	72.69	5.8	70.53	4.9	72.17	5.5	70.24	4.5
Competitive Set: Competitors	72.99	7.6	69.98	5.9	71.84	6.6	69.59	5.6

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	6.2	-2.1	2.8	2.0
Market: Riverside & San Bernardino, CA	6.2	2.6	3.6	2.9
Market Class: Economy Class	3.0	2.3	2.2	2.3
Submarket: Ontario & Airport, CA	2.3	0.8	1.8	0.9
Submarket Scale: Economy Chains	0.6	1.1	2.5	1.1
Competitive Set: Competitors	2.1	2.8	5.9	-0.5

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	42.44	10.5	43.04	5.2	44.73	9.6	43.26	8.7
Market: Riverside & San Bernardino, CA	83.25	8.7	97.37	2.3	104.79	3.8	82.48	2.6
Market Class: Economy Class	47.03	8.1	51.10	6.1	53.73	6.6	47.10	5.3
Submarket: Ontario & Airport, CA	77.30	5.5	76.20	3.6	78.35	5.1	73.80	5.2
Submarket Scale: Economy Chains	49.92	6.4	47.79	3.2	49.76	6.6	47.56	1.7
Competitive Set: Competitors	51.40	9.9	48.51	8.9	50.75	12.9	47.12	5.0

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	10.5	5.2	9.6	8.7
Market: Riverside & San Bernardino, CA	11.0	4.5	5.9	5.3
Market Class: Economy Class	8.0	6.0	6.5	5.3
Submarket: Ontario & Airport, CA	9.6	7.6	9.2	7.9
Submarket Scale: Economy Chains	6.4	6.1	8.2	5.7
Competitive Set: Competitors	9.9	8.9	12.9	5.0

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	549	46041	294	32658	70.9
Market Class: Economy Class	253	14110	101	7509	53.2
Submarket: Ontario & Airport, CA	60	6450	35	4612	71.5
Submarket Scale: Economy Chains	14	1151	12	985	85.6
Competitive Set: Competitors	6	566	5	458	80.9

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
22	2582	52	9153

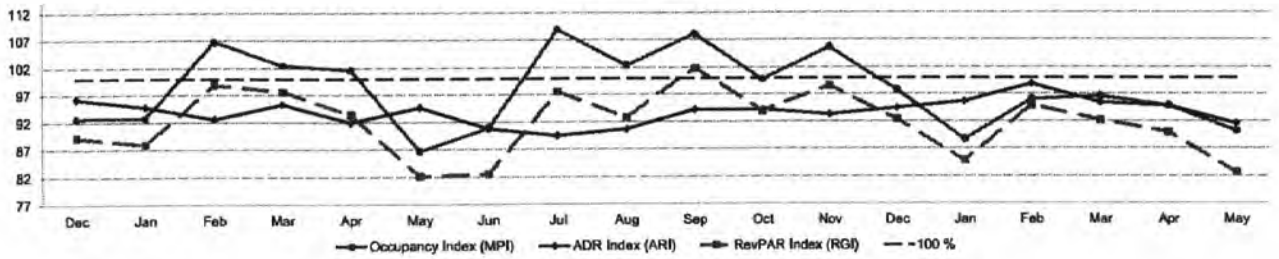
See Help page for pipeline definitions.

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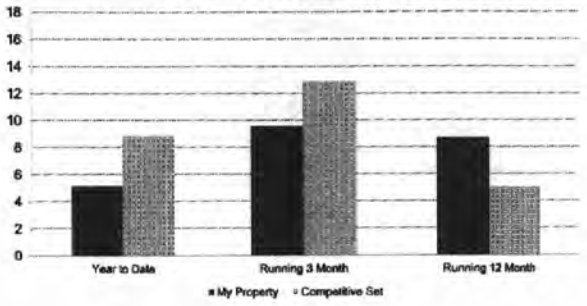
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgICo: Kamla Hotels Owner: Kamla Hotels
For the Month of: May 2019 Date Created: June 18, 2019 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017	2018												2019					Year To Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	58.0	60.9	76.7	67.2	66.5	69.8	62.1	76.7	67.6	69.3	67.9	69.7	61.6	68.2	66.4	67.0	68.8	63.6	59.9	66.0	64.6	61.1	64.5	66.3	65.3	65.2	66.5
Competitive Set	62.6	66.8	71.9	66.8	65.5	69.0	65.3	70.4	66.1	64.1	66.1	66.0	63.0	65.6	69.1	69.3	72.2	70.4	71.7	67.4	69.3	72.8	68.7	70.6	70.0	68.1	67.7
Index (MPI)	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	102.4	108.0	99.7	105.6	97.8	88.7	96.0	96.8	94.8	90.2	83.5	97.9	93.2	83.9	95.7	93.8	93.3	95.8	98.2
Rank	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	5 of 6	5 of 6	6 of 7	5 of 7	5 of 7	6 of 7	6 of 7	5 of 6	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	7.1	1.7	37.3	7.1	6.4	3.1	-5.6	13.4	0.1	7.2	0.0	14.3	6.2	-4.5	-13.5	-0.3	2.9	6.2	-11.1	10.3	-2.1	-12.9	5.8	2.8	-3.9	-0.1	2.0
Competitive Set	-2.4	-2.4	-1.8	-11.5	-8.8	-4.8	-10.9	-9.9	-1.1	-3.4	0.6	4.8	0.7	-0.1	-3.8	6.6	10.3	2.1	3.3	-6.0	2.8	1.7	-8.4	5.9	-1.0	-2.7	-0.6
Index (MPI)	9.8	4.2	39.7	21.0	16.8	8.3	6.0	25.8	-1.0	10.9	-0.7	9.0	5.5	-4.4	-10.1	-5.7	-6.7	4.0	-14.0	17.3	-4.8	-14.4	15.2	-2.9	-3.0	2.7	2.5
Rank	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	3 of 7	5 of 7	5 of 7	6 of 7	6 of 6	4 of 6	7 of 7	1 of 7	5 of 7	7 of 7	1 of 7	4 of 6	6 of 7	3 of 7	3 of 7

ADR	2017	2018												2019					Year To Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	66.58	63.65	65.35	61.83	62.02	63.27	66.83	68.94	66.64	66.82	58.13	61.99	65.59	59.28	63.31	67.48	57.58	61.01	65.03
Competitive Set	64.94	62.49	65.67	67.05	67.33	67.63	70.82	71.84	73.48	67.54	69.39	66.31	65.68	66.20	67.69	72.25	70.27	72.09	62.34	66.08	69.98	62.64	67.41	71.84	63.34	65.90	69.59
Index (ARI)	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	93.2	94.4	95.6	98.8	95.4	94.8	91.5	93.3	93.8	95.2	94.8	93.9	93.9	90.9	92.6	93.4
Rank	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	6 of 7	5 of 7	5 of 7	5 of 7	5 of 7	6 of 7	4 of 7	3 of 7	4 of 7	3 of 6	4 of 6	6 of 7	6 of 7	3 of 7	6 of 7	6 of 7	4 of 6	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	9.5	8.4	6.8	3.2	8.2	9.5	10.8	7.2	8.8	8.1	8.9	1.8	-0.7	6.8	10.1	7.9	7.7	4.0	6.8	6.8	7.4	8.6	6.8	8.5	5.8	6.0	6.8
Competitive Set	5.6	0.8	5.8	7.1	6.6	9.5	9.8	6.7	9.2	3.0	4.5	2.8	1.1	0.9	3.1	7.8	4.4	7.8	0.1	6.0	5.9	-1.1	7.8	5.8	3.0	4.0	5.6
Index (ARI)	3.8	5.5	0.9	-3.8	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	-1.2	-1.9	0.8	6.8	0.2	3.1	-3.3	6.7	0.8	1.4	9.8	-0.9	0.0	2.6	1.9	0.9
Rank	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	4 of 7	2 of 7	2 of 7	3 of 7	1 of 6	1 of 6	1 of 7	3 of 7	2 of 7	1 of 7	4 of 7	1 of 6	2 of 7	4 of 7	2 of 7

RevPAR	2017	2018												2019					Year To Date			Running 3 Month			Running 12 Month		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	2017	2018	2019	2017	2018	2019	2017	2018	2019
My Property	36.26	36.06	46.63	42.89	41.18	38.41	39.63	49.17	45.02	44.09	44.39	43.07	38.23	36.80	44.39	46.17	45.63	42.44	34.79	40.92	43.04	36.20	40.82	44.73	37.59	39.79	43.26
Competitive Set	40.67	40.98	47.19	43.97	44.09	46.77	48.26	50.45	48.52	43.31	47.27	43.73	41.40	43.29	46.80	50.10	50.78	51.40	44.70	44.55	48.51	45.82	44.95	50.75	44.32	44.86	47.12
Index (RGI)	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	92.4	84.8	94.9	92.1	89.9	82.6	77.8	91.8	88.7	79.5	90.8	88.1	84.8	88.7	91.8
Rank	5 of 7	6 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	4 of 6	5 of 6	6 of 7	5 of 7	5 of 7	6 of 7	5 of 7	5 of 6	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	17.4	8.2	46.8	10.5	15.1	12.9	4.6	21.5	8.9	15.8	6.9	16.1	5.4	2.1	-4.8	7.6	10.8	10.5	-5.1	17.6	5.2	-5.4	12.8	9.6	1.5	5.8	8.7
Competitive Set	9.0	-1.6	8.9	-5.3	-2.6	4.3	-2.2	-8.9	10.4	-0.6	5.1	7.8	1.8	5.9	-0.8	14.0	15.1	9.9	3.4	-0.3	8.8	0.6	-1.2	12.9	1.9	1.2	5.0
Index (RGI)	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	18.4	1.6	7.7	3.6	-3.6	-4.0	-5.8	-3.7	0.5	-8.2	18.0	-3.4	-6.0	14.2	-2.9	-0.5	4.6	3.5
Rank	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	2 of 7	3 of 7	4 of 7	4 of 7	5 of 7	5 of 6	4 of 6	6 of 7	1 of 7	4 of 7	6 of 7	1 of 7	4 of 6	6 of 7	5 of 7	2 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: May 2019 Date Created: June 18, 2019

This Year

May 5th - First Day of Ramadan
May 12th - Mother's Day
May 27th - Memorial Day

Last Year

May 13th - Mother's Day
May 16th - First Day of Ramadan
May 28th - Memorial Day

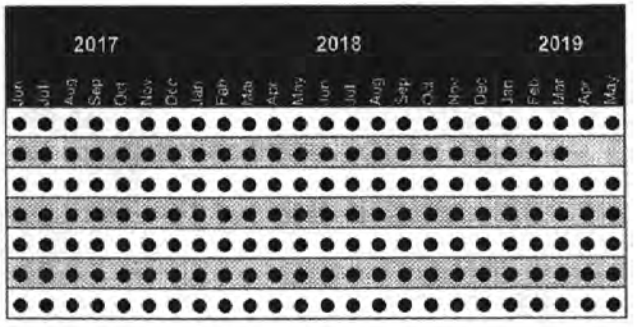
May 2019 (This Year)

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	

May 2018 (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
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario I 10	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



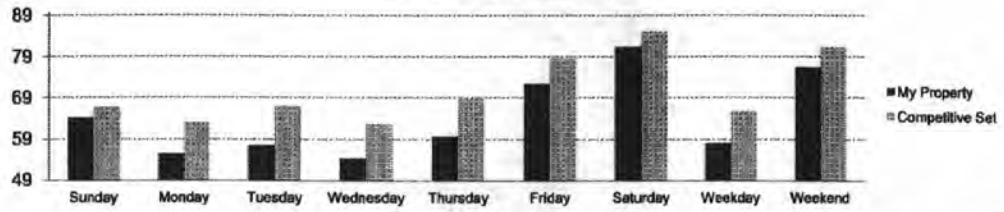
Date received:
○ = Monthly Only
● = Monthly & Daily

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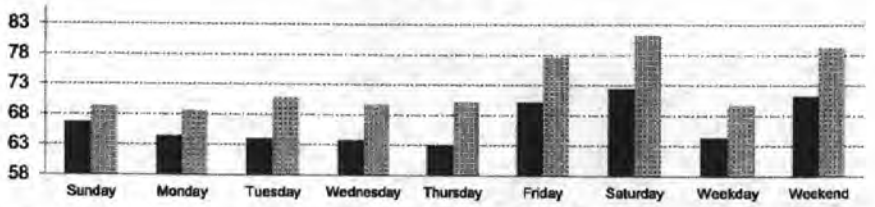
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8686
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: May 2019 Date Created: June 18, 2019 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



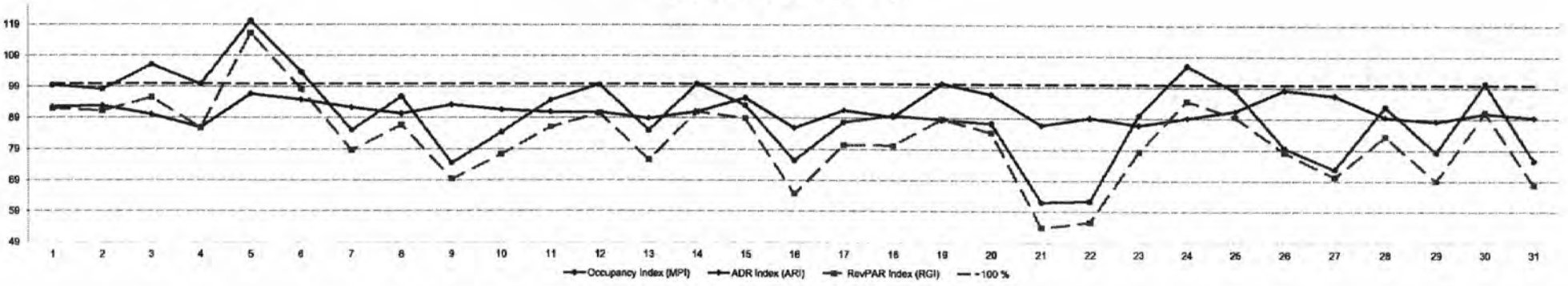
		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	64.3	-1.9	66.8	5.1	96.2	-6.6	66.73	4.5	69.38	4.6	96.2	-0.1	42.87	2.5	46.32	9.9	92.6	-6.7
	Year To Date	61.4	-1.8	63.9	4.9	96.1	-6.4	65.31	6.5	66.29	3.2	98.5	3.2	40.12	4.5	42.37	8.2	94.7	-3.4
	Running 3 Month	60.9	0.6	64.7	10.1	94.1	-8.6	66.07	6.0	67.18	3.6	98.3	2.3	40.25	6.6	43.49	14.0	92.6	-6.5
	Running 12 Month	64.1	-0.6	61.9	-1.9	103.5	1.2	64.17	5.8	66.60	3.3	96.4	2.5	41.16	5.0	41.21	1.3	99.9	3.7
Monday	Current Month	55.5	-12.6	63.2	1.2	87.8	-13.6	64.52	3.4	68.63	4.8	94.0	-1.3	35.81	-9.6	43.38	6.1	82.5	-14.8
	Year To Date	56.9	-8.9	63.7	2.3	89.2	-10.9	64.40	6.6	66.30	8.6	97.1	0.0	36.61	-2.9	42.29	9.1	86.6	-11.0
	Running 3 Month	58.5	-3.1	64.0	4.3	91.5	-7.0	64.42	4.7	67.28	6.1	95.8	-1.3	37.71	1.5	43.03	10.6	87.6	-8.2
	Running 12 Month	60.7	-2.4	62.0	-1.6	98.0	-0.7	62.58	6.2	65.92	6.2	94.9	0.0	37.99	3.7	40.88	4.4	93.0	-0.7
Tuesday	Current Month	57.5	11.9	67.3	2.4	85.4	9.2	64.11	2.9	70.83	6.5	90.5	-3.3	36.86	15.1	47.67	9.1	77.3	5.6
	Year To Date	59.3	1.1	64.9	2.3	91.4	-1.2	63.91	6.4	66.86	7.3	95.6	-0.9	37.88	7.6	43.37	9.8	87.4	-2.0
	Running 3 Month	62.8	12.8	66.9	9.1	94.0	3.4	64.41	4.6	67.81	5.8	95.0	-1.1	40.48	18.1	45.34	15.5	89.3	2.3
	Running 12 Month	59.1	2.2	63.0	-1.8	93.8	4.0	62.04	5.6	65.76	6.8	94.3	-1.1	36.65	7.9	41.41	4.8	88.5	2.9
Wednesday	Current Month	54.4	15.7	62.9	-5.7	86.5	22.8	63.85	2.4	69.77	6.9	91.5	-4.2	34.73	18.6	43.87	0.8	79.2	17.7
	Year To Date	58.0	-4.7	64.6	-0.4	89.8	-4.3	64.57	7.7	66.59	5.9	97.0	1.8	37.48	2.7	43.04	5.5	87.1	-2.6
	Running 3 Month	59.8	5.3	66.3	4.3	90.3	1.0	64.75	6.5	68.18	6.3	95.0	0.2	38.75	12.2	45.18	10.8	85.8	1.2
	Running 12 Month	59.9	0.8	62.8	-2.6	95.3	3.5	62.71	7.1	65.77	4.3	95.3	2.7	37.54	8.1	41.31	1.6	90.9	6.3
Thursday	Current Month	59.8	10.7	69.0	4.5	86.6	6.0	63.02	0.6	70.19	5.1	89.8	-5.2	37.69	11.4	48.46	10.9	77.8	0.5
	Year To Date	60.1	-7.6	69.6	4.7	86.4	-11.7	64.28	6.5	67.44	5.2	95.3	0.2	38.65	-1.6	46.94	11.2	82.3	-11.5
	Running 3 Month	61.0	-1.3	70.8	6.6	86.2	-7.4	64.11	5.0	68.85	6.6	93.1	-1.5	39.11	3.6	48.74	13.6	80.2	-8.8
	Running 12 Month	63.2	-0.7	68.6	1.0	94.9	-1.7	62.41	5.8	66.77	5.8	93.5	0.0	39.44	5.1	44.45	6.8	88.7	-1.6
Friday	Current Month	72.6	10.4	78.6	1.5	92.3	8.8	70.25	4.4	77.65	9.7	90.5	-4.8	51.00	15.3	61.07	11.4	83.5	3.5
	Year To Date	73.7	0.0	77.4	3.8	95.3	-3.5	70.28	8.4	75.59	5.7	93.0	2.5	51.80	8.4	58.49	9.5	88.6	-1.0
	Running 3 Month	75.4	1.4	78.6	5.0	95.8	-3.5	71.75	8.2	78.11	6.9	91.9	1.2	54.07	9.7	61.42	12.3	88.0	-2.3
	Running 12 Month	78.0	8.1	78.6	2.7	99.2	5.3	68.60	7.0	75.10	5.9	91.8	0.1	52.26	15.7	57.50	9.8	90.9	5.4
Saturday	Current Month	81.5	4.2	85.3	3.1	95.6	1.1	72.52	6.9	81.16	10.3	89.4	-3.1	59.10	11.3	69.20	13.7	85.4	-2.1
	Year To Date	83.3	4.9	81.1	1.7	102.7	3.1	70.86	7.8	77.88	5.6	91.0	2.1	59.05	13.0	63.19	7.4	93.4	5.2
	Running 3 Month	84.8	3.5	82.7	2.6	102.7	0.8	73.13	8.6	81.34	8.9	89.8	-0.3	62.05	12.3	67.23	11.8	92.3	0.5
	Running 12 Month	82.5	4.9	81.0	-0.5	101.8	5.4	69.81	7.0	77.56	5.1	89.9	1.7	57.62	12.2	62.93	4.7	91.6	7.2
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	58.2	4.7	65.8	1.2	88.4	3.5	64.40	2.7	69.80	5.8	92.3	-3.0	37.47	7.5	45.96	7.1	81.5	0.4
	Year To Date	59.1	-4.5	65.4	2.7	90.5	-7.0	64.49	6.7	66.72	5.9	96.7	0.8	38.15	2.0	43.62	8.8	87.5	-6.3
	Running 3 Month	60.6	2.6	66.5	6.7	91.1	-3.8	64.76	5.4	67.88	5.7	95.4	-0.3	39.26	8.1	45.15	12.8	86.9	-4.1
	Running 12 Month	61.4	-0.2	63.2	-1.4	97.1	1.2	62.79	6.1	66.17	5.2	94.9	0.8	38.56	5.9	41.85	3.8	92.1	2.0
Weekend (Fri-Sat)	Current Month	76.6	6.3	81.6	1.9	93.8	4.4	71.32	5.5	79.28	9.8	90.0	-3.9	54.60	12.2	64.68	11.8	84.4	0.3
	Year To Date	78.4	2.3	79.2	2.5	99.0	-0.2	70.57	8.1	76.73	5.6	92.0	2.3	55.34	10.6	60.79	8.3	91.0	2.2
	Running 3 Month	79.9	2.3	80.6	3.7	99.2	-1.4	72.48	8.3	79.71	7.9	90.9	0.5	57.91	10.8	64.22	11.8	90.2	-0.9
	Running 12 Month	79.2	6.4	78.8	1.0	100.5	5.3	69.32	7.0	76.40	5.9	90.7	1.0	54.92	13.8	60.18	7.0	91.2	6.3
Total	Current Month	63.5	6.2	70.4	2.1	90.2	4.0	66.82	4.0	72.99	7.6	91.5	-3.3	42.44	10.5	51.40	9.9	82.6	0.5
	Year To Date	64.8	-2.1	69.3	2.8	93.2	-4.8	66.59	7.4	69.96	5.9	95.2	1.4	43.04	5.2	48.51	8.9	88.7	-3.4
	Running 3 Month	66.3	2.8	70.6	5.9	93.8	-2.9	67.48	6.6	71.84	6.6	93.9	0.0	44.73	9.6	50.75	12.9	88.1	-2.9
	Running 12 Month	66.5	2.0	67.7	-0.6	98.2	2.5	65.03	6.6	69.59	5.6	93.4	0.9	43.26	8.7	47.12	5.0	91.8	3.5

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Tab 7 - Daily Data for the Month

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: May 2019 Date Created: June 18, 2019 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of May



Occupancy (%)	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	We	Th	Fr
May	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	58.0	66.0	85.0	67.0	79.0	70.0	66.0	72.0	61.0	65.0	73.0	59.0	57.0	72.0	63.0	54.0	73.0	60.0	58.0	53.0	38.0	36.0	61.0	85.0	85.0	61.0	42.0	52.0	41.0	57.0	55.0
Competitive Set	58.3	67.2	80.1	67.1	65.7	67.5	79.9	75.1	61.8	77.1	77.1	59.2	67.0	72.1	67.7	71.6	83.2	69.1	65.5	60.7	61.4	60.9	67.7	80.1	87.6	78.8	57.6	55.9	52.4	56.6	72.7
Index (MPI)	99.5	98.1	106.1	99.9	120.2	103.8	85.1	95.9	74.5	84.3	94.7	99.7	85.0	99.9	93.1	75.4	87.8	86.8	88.5	87.3	61.9	62.4	90.1	106.1	98.0	79.6	72.9	93.0	78.2	100.4	75.6
% Chg																															
My Property	23.4	46.7	25.0	6.1	38.2	12.9	19.3	24.1	-10.3	-1.5	8.0	-23.4	-20.8	7.5	57.5	-12.9	15.9	5.3	-6.5	-13.1	-34.5	-20.8	19.6	28.8	-2.3	-8.2	-28.8	48.8	-2.4	29.5	-24.7
Competitive Set	-10.8	11.0	7.5	3.8	6.8	4.3	3.5	-4.6	-6.5	-6.5	1.0	1.2	-0.7	6.8	4.7	11.7	11.8	5.2	2.7	0.7	-5.8	-0.7	8.4	2.1	-0.4	7.4	0.4	-1.4	-8.0	-4.7	8.3
Index (MPI)	38.4	32.2	16.3	2.2	25.2	8.2	15.3	29.4	-8.8	5.2	7.9	-24.3	-20.3	0.7	50.5	-22.0	3.6	-2.7	-8.9	-13.8	-30.6	-12.3	12.4	26.1	-1.8	-12.6	-29.1	50.7	7.3	35.9	-29.1

ADR	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	We	Th	Fr
May	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	62.58	62.66	69.49	68.21	65.27	65.52	67.32	66.83	67.00	69.22	71.75	62.29	62.20	64.72	64.07	61.11	72.18	72.56	69.07	64.15	60.49	61.78	61.34	71.08	77.49	70.70	66.49	61.70	61.81	62.78	68.78
Competitive Set	67.68	67.49	77.20	79.42	67.50	69.12	72.88	74.03	71.95	73.58	76.92	66.82	69.97	71.11	67.07	71.19	75.84	81.28	69.02	66.37	69.82	69.30	70.62	79.69	84.74	71.08	68.90	69.27	70.03	69.11	76.58
Index (ARI)	92.5	92.8	90.0	85.9	96.7	94.8	92.4	90.4	93.1	91.8	90.9	90.8	88.9	91.0	95.5	85.8	91.9	89.3	100.1	96.7	86.9	89.1	86.9	89.3	91.4	99.3	99.5	89.0	88.3	90.8	89.5
% Chg																															
My Property	2.4	0.5	-0.1	0.9	-3.8	9.2	5.2	8.3	11.4	4.3	9.1	-3.0	-1.1	2.8	7.8	3.1	10.5	13.1	12.3	0.8	0.4	-4.0	-5.7	5.0	6.4	13.8	5.8	-4.0	-4.6	-8.7	-2.1
Competitive Set	8.9	2.2	9.1	8.0	3.6	-0.6	2.1	11.9	-0.1	5.1	10.1	4.7	8.9	6.4	4.1	14.7	11.3	11.0	5.7	0.1	4.8	3.5	8.0	9.7	7.7	1.3	10.4	7.2	2.4	4.6	8.3
Index (ARI)	-4.2	-1.8	-8.4	-7.2	-7.2	9.8	4.0	-3.2	11.6	-1.7	-0.9	-7.3	-7.5	-3.3	3.6	-10.1	-0.7	1.3	9.2	0.7	-4.2	-7.3	-12.0	-4.3	-1.3	12.3	-4.4	-10.4	-6.8	-12.2	-9.6

RevPAR	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	We	Th	Fr
May	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	36.29	41.35	59.06	50.34	51.56	45.86	45.76	48.19	40.87	44.99	52.38	36.75	35.48	46.60	40.36	33.00	52.69	58.05	40.06	34.00	22.99	23.48	37.42	60.41	66.84	43.12	27.93	32.08	25.34	35.79	37.83
Competitive Set	39.46	45.38	61.86	60.19	44.36	46.84	58.24	55.61	56.91	59.24	60.82	40.69	46.90	51.24	45.40	50.88	65.58	72.41	45.21	40.29	42.72	42.32	47.80	63.81	74.38	55.09	39.72	38.50	36.59	39.23	55.53
Index (RGI)	92.0	91.1	95.5	83.6	116.2	98.3	78.6	86.7	69.4	77.3	86.1	90.5	75.6	90.9	88.9	64.7	80.3	80.2	88.6	84.4	53.8	55.6	78.3	94.7	89.6	78.3	70.3	83.3	69.1	91.2	67.7
% Chg																															
My Property	26.4	47.5	24.9	7.0	31.0	23.3	26.7	34.5	0.0	2.7	18.9	-25.7	-21.7	10.5	69.7	-10.2	28.0	19.0	5.1	-12.4	-34.2	-24.0	12.8	35.3	4.0	6.8	-24.8	42.7	-6.9	18.3	-26.3
Competitive Set	-4.5	13.4	17.3	12.8	12.7	3.7	5.7	7.4	-0.6	-0.7	11.1	5.9	8.2	13.5	8.9	26.0	24.5	20.8	8.8	0.6	-1.1	-6.5	14.9	12.1	7.2	8.8	10.3	5.6	-6.5	-0.8	15.2
Index (RGI)	32.5	30.1	6.5	-5.1	16.3	18.9	19.9	25.2	0.6	3.4	7.0	-29.8	-26.3	-2.7	55.9	-29.9	2.8	-1.5	-3.2	-13.1	-33.5	-18.7	-1.8	20.7	-3.1	-1.8	-32.2	35.0	0.0	19.3	-36.0

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North America:
735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:
Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created December 18, 2018

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: November 2018

Currency: US Dollar / Competitive Set Data Excludes Subject Property

str

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735 East Main Street. Hendersonville. TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: November 2018 Date Created: December 18, 2018 Monthly Competitive Set Data Excludes Subject Property

November 2018

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	69.7	66.0	105.6	61.83	66.31	93.2	43.07	43.73	98.5
Year To Date	67.6	67.3	100.5	63.27	68.16	92.8	42.77	45.87	93.2
Running 3 Month	68.9	66.1	104.3	63.61	67.78	93.8	43.86	44.80	97.9
Running 12 Month	66.8	66.9	99.8	63.21	67.91	93.1	42.22	45.43	92.9

November 2018 vs. 2017 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	14.3	4.8	9.0	1.6	2.8	-1.2	16.1	7.8	7.7
Year To Date	7.1	-4.6	12.3	6.9	6.1	0.8	14.5	1.2	13.1
Running 3 Month	6.8	0.6	6.1	5.5	3.5	2.0	12.6	4.1	8.2
Running 12 Month	7.1	-4.4	12.1	7.1	6.0	1.0	14.7	1.3	13.2

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: November 2018 Date Created: December 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	69.7	14.3	67.6	7.1	68.9	6.8	66.8	7.1
Market: Riverside & San Bernardino, CA	67.0	2.1	67.9	0.5	65.4	1.0	67.4	0.7
Market Class: Economy Class	62.2	3.5	64.5	1.1	62.2	2.8	63.9	1.0
Submarket: Ontario & Airport, CA	68.4	-1.3	73.3	-0.6	70.1	-2.7	72.6	-0.5
Submarket Scale: Economy Chains	64.8	-0.8	68.6	-3.9	66.5	-2.4	68.2	-3.7
Competitive Set: Competitors	66.0	4.8	67.3	-4.6	66.1	0.6	66.9	-4.4

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	3.5	3.1	3.3	3.0
Market Class: Economy Class	0.1	0.0	0.0	-0.1
Submarket: Ontario & Airport, CA	3.9	0.8	2.7	0.7
Submarket Scale: Economy Chains	4.8	2.8	4.8	2.1
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	61.83	1.6	63.27	6.9	63.61	5.5	63.21	7.1
Market: Riverside & San Bernardino, CA	122.14	4.9	121.57	4.3	116.04	4.0	121.01	4.5
Market Class: Economy Class	68.52	1.5	70.63	3.3	69.46	2.5	70.49	3.5
Submarket: Ontario & Airport, CA	102.98	11.9	100.63	7.7	101.91	9.8	99.77	7.5
Submarket Scale: Economy Chains	67.30	2.6	69.12	5.3	69.00	3.8	68.88	5.4
Competitive Set: Competitors	66.31	2.8	68.16	6.1	67.78	3.5	67.91	6.0

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	14.3	7.1	6.8	7.1
Market: Riverside & San Bernardino, CA	5.6	3.6	4.3	3.8
Market Class: Economy Class	3.5	1.1	2.8	0.9
Submarket: Ontario & Airport, CA	2.6	0.2	-0.1	0.2
Submarket Scale: Economy Chains	4.0	-1.3	2.3	-1.6
Competitive Set: Competitors	4.8	-4.6	0.6	-4.4

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	43.07	16.1	42.77	14.5	43.86	12.6	42.22	14.7
Market: Riverside & San Bernardino, CA	81.84	7.0	82.59	4.8	75.89	5.0	81.54	5.2
Market Class: Economy Class	42.64	5.0	45.56	4.4	43.22	5.4	45.08	4.5
Submarket: Ontario & Airport, CA	70.43	10.4	73.80	7.0	71.48	6.8	72.39	7.0
Submarket Scale: Economy Chains	43.63	1.8	47.41	1.1	45.91	1.2	47.01	1.5
Competitive Set: Competitors	43.73	7.8	45.87	1.2	44.80	4.1	45.43	1.3

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	16.1	14.5	12.6	14.7
Market: Riverside & San Bernardino, CA	10.7	8.0	8.4	8.4
Market Class: Economy Class	5.0	4.4	5.4	4.4
Submarket: Ontario & Airport, CA	14.8	7.9	9.7	7.7
Submarket Scale: Economy Chains	6.7	3.9	6.1	3.7
Competitive Set: Competitors	7.8	1.2	4.1	1.3

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	545	45543	288	31786	69.8
Market Class: Economy Class	242	13493	101	7598	56.3
Submarket: Ontario & Airport, CA	60	6450	35	4415	68.4
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
20	2407	46	8546

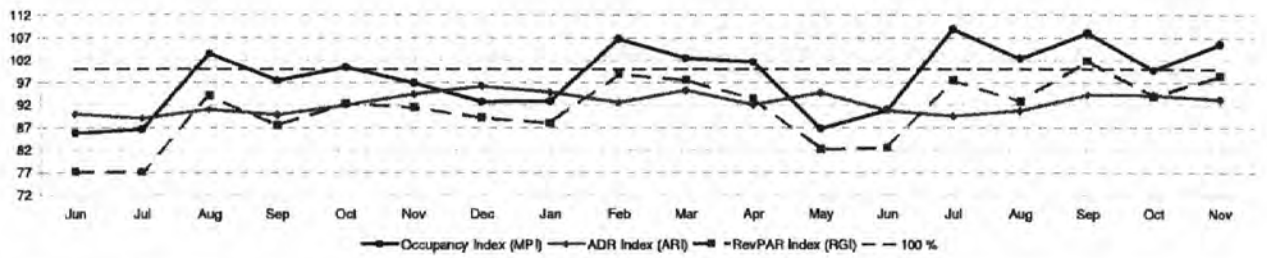
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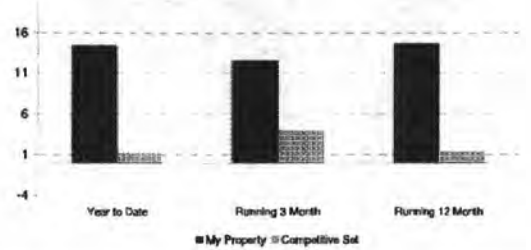
Tab 4 - Competitive Set Report

Radisson Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: November 2018 Date Created: December 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017 Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	65.8	67.6	67.5	64.6	68.0	61.0	58.6	60.9	76.7	67.2	66.5	59.8	62.1	76.7	67.6	69.3	67.9	69.7	69.7	63.1	67.5	66.1	64.6	68.9	69.1	62.3	66.8
Competitive Set	76.7	79.1	85.9	86.4	87.7	82.9	82.8	86.5	71.9	85.5	85.5	89.0	89.3	76.4	88.1	84.1	88.1	86.9	86.5	76.5	87.3	86.4	85.7	86.1	86.9	76.9	86.9
Index (MPI)	85.8	85.6	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	102.4	108.0	99.7	105.6	100.3	89.5	100.5	99.4	98.3	104.3	100.3	89.1	99.8
Rank	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	6 of 7	5 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-14.7	-16.4	-8.3	-5.4	-2.0	1.0	7.1	1.7	37.3	7.1	6.4	3.1	-5.6	13.4	0.1	7.2	0.0	14.3	2.7	-9.5	7.1	0.9	-2.3	6.8	2.4	-9.8	7.1
Competitive Set	8.1	-0.4	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	-1.8	-11.5	-9.8	-4.8	-10.9	-8.9	1.1	-3.4	0.6	4.8	-4.1	1.5	-4.6	-5.3	-1.1	0.6	-3.5	1.6	-4.4
Index (MPI)	-21.1	-16.0	-4.1	-3.2	-3.7	4.2	9.8	4.2	39.7	21.0	16.8	8.3	6.0	25.8	-1.0	10.9	-0.7	9.0	7.1	-10.8	12.3	7.8	-1.1	6.1	6.2	-11.2	12.1
Rank	7 of 7	7 of 7	6 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	2 of 7	7 of 7	1 of 7	2 of 7	4 of 7	3 of 7	2 of 7	7 of 7	1 of 7

ADR	2017 Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	57.87	59.81	61.20	58.89	61.13	60.87	62.48	59.24	60.78	63.86	61.89	64.22	64.10	64.13	66.58	63.65	65.35	61.83	59.01	59.18	63.27	57.23	60.31	63.61	55.89	59.03	63.21
Competitive Set	64.61	67.16	67.30	65.57	69.40	64.46	64.96	62.48	65.67	67.05	67.83	67.83	70.62	71.64	73.48	67.54	69.28	66.31	63.48	64.28	68.16	62.97	65.52	67.76	63.11	64.05	67.91
Index (ARI)	90.0	89.0	90.9	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	93.2	93.2	92.1	92.8	90.9	92.0	93.8	88.6	92.2	93.1
Rank	6 of 7	6 of 7	6 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	5 of 7	5 of 7	6 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	5 of 7	5 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	3.2	3.0	6.2	3.9	6.3	5.7	9.5	6.4	6.8	3.2	5.2	9.5	10.8	7.2	8.8	8.1	6.9	1.8	5.1	5.7	8.9	5.8	5.4	5.5	6.5	5.8	7.1
Competitive Set	1.6	-3.8	5.5	4.3	2.7	5.1	5.5	0.8	5.8	7.1	5.9	9.5	9.8	6.7	9.2	5.0	4.8	2.8	5.6	1.2	6.1	4.0	4.1	3.5	5.6	1.5	6.6
Index (ARI)	1.6	7.0	0.6	-0.4	3.5	0.5	3.8	5.5	0.9	-3.8	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	-1.2	0.4	4.4	0.8	1.7	1.3	2.0	0.9	4.1	1.6
Rank	3 of 7	2 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	4 of 7	3 of 7	1 of 7	4 of 7	4 of 7	4 of 7	3 of 7	3 of 7	4 of 7	1 of 7	3 of 7

RevPAR	2017 Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	38.08	40.46	41.34	38.06	41.55	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	43.07	39.05	37.36	42.77	37.81	38.93	43.86	38.63	36.80	42.22
Competitive Set	49.84	52.47	43.98	43.51	44.58	40.57	40.87	40.89	47.19	43.97	44.09	48.77	48.25	50.45	48.52	43.31	47.27	43.73	44.11	45.32	45.87	41.84	43.03	44.80	43.49	44.82	45.43
Index (RGI)	77.2	77.1	94.0	87.5	92.4	91.5	89.2	88.9	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	93.9	98.5	88.5	82.4	93.2	90.4	90.5	97.9	88.8	82.1	92.9
Rank	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7	5 of 7	6 of 7	4 of 7	5 of 7	5 of 7	5 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	4 of 7	5 of 7	6 of 7	4 of 7	6 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-11.9	-13.9	-2.7	-1.5	4.2	6.7	17.4	8.2	48.6	10.5	15.1	12.9	4.8	21.5	8.8	15.6	6.9	16.1	8.9	-4.4	14.5	6.8	3.0	12.6	9.0	-4.7	14.7
Competitive Set	9.8	-4.2	0.9	2.0	4.8	1.9	5.0	-1.6	3.9	-5.3	-2.6	4.3	-2.2	-3.9	10.4	-0.5	5.1	7.8	1.8	2.7	1.2	-2.6	2.8	4.1	1.8	3.1	1.3
Index (RGI)	-19.8	-10.1	-3.5	-3.6	-0.3	4.7	14.0	10.0	41.1	16.7	18.2	8.3	6.9	26.4	-1.3	16.4	1.8	7.7	7.6	-6.9	13.1	9.6	0.1	8.2	7.1	-7.6	13.2
Rank	7 of 7	6 of 7	6 of 7	5 of 7	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	2 of 7	2 of 7	5 of 7	1 of 7	1 of 7	4 of 7	3 of 7	2 of 7	6 of 7	1 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: November 2018 Date Created: December 18, 2018

This Year

Nov 11th - Veterans Day
Nov 22nd - Thanksgiving Day

Last Year

Nov 11th - Veterans Day
Nov 23rd - Thanksgiving Day

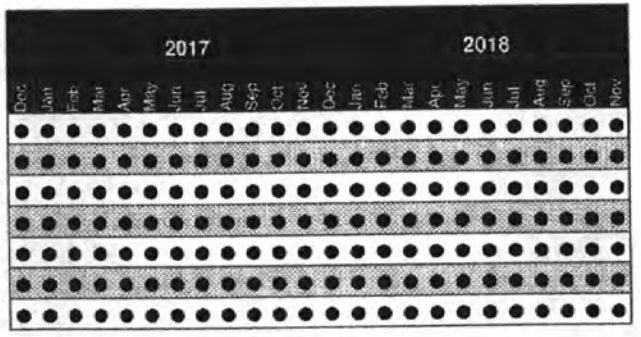
November 2018 (This Year)

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	

November 2017 (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		

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2833	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:

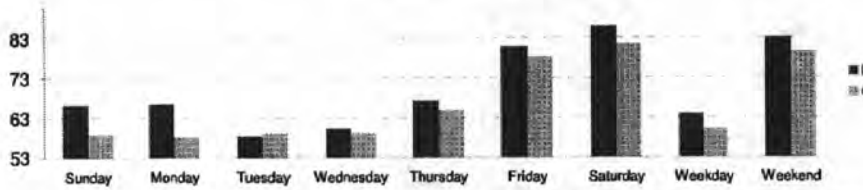
○ = Monthly Only
● = Monthly & Daily

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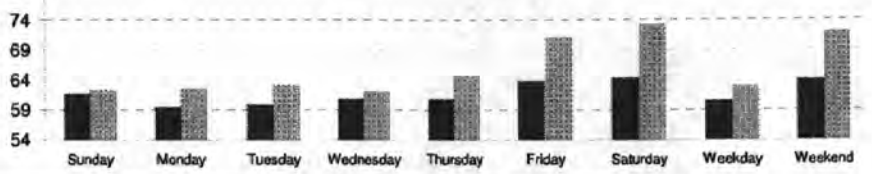
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39068 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: November 2018 Date Created: December 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	66.3	14.2	58.6	3.4	113.0	10.5	61.70	3.6	62.36	-0.2	98.9	3.8	40.88	18.3	36.55	3.2	111.8	14.7
	Year To Date	64.6	2.5	61.0	-7.1	105.8	10.4	62.73	7.8	65.97	4.9	95.1	2.8	40.49	10.5	40.25	-2.5	100.6	13.4
	Running 3 Month	66.0	2.1	59.8	-0.2	110.3	2.4	61.59	4.8	63.63	-0.5	96.8	5.3	40.65	7.1	38.07	-0.7	106.8	7.8
	Running 12 Month	64.5	4.3	61.4	-6.2	105.1	11.2	63.09	8.8	66.00	5.4	95.6	3.3	40.68	13.5	40.50	-1.1	100.4	14.8
Monday	Current Month	66.5	29.8	58.1	2.8	114.4	26.2	59.47	0.8	62.61	4.4	95.0	-3.4	39.55	30.8	36.39	7.3	108.7	21.9
	Year To Date	63.1	6.2	61.2	-7.0	103.0	14.2	60.87	7.5	63.90	4.4	95.3	2.9	38.40	14.1	39.13	-2.9	98.1	17.5
	Running 3 Month	63.0	8.2	59.1	-2.5	106.6	10.9	60.22	3.9	63.01	2.5	95.6	1.3	37.94	12.4	37.23	0.0	101.9	12.4
	Running 12 Month	62.3	5.7	60.9	-6.8	102.3	13.4	60.77	7.4	63.76	4.8	95.3	2.7	37.86	13.5	38.86	-2.6	97.5	16.5
Tuesday	Current Month	58.3	14.2	59.1	3.5	98.6	10.4	59.95	2.7	63.28	8.2	94.7	-5.1	34.92	17.4	37.37	12.0	93.5	4.7
	Year To Date	59.3	3.2	62.5	-7.0	94.9	11.0	60.39	6.5	63.88	6.1	94.5	0.4	35.82	9.9	39.92	-1.3	89.7	11.4
	Running 3 Month	58.3	6.6	59.7	-2.2	97.6	9.0	60.18	4.5	63.04	5.0	95.5	-0.5	35.09	11.4	37.66	2.7	93.2	8.4
	Running 12 Month	58.4	1.7	62.2	-6.7	94.0	9.0	60.30	6.4	63.83	6.1	94.5	0.3	35.24	8.3	39.70	-1.0	88.8	9.4
Wednesday	Current Month	60.3	19.5	58.9	4.4	102.3	14.5	60.86	5.3	62.04	-0.4	98.1	5.8	36.67	25.9	36.55	4.0	100.3	21.1
	Year To Date	61.9	11.1	63.1	-5.6	98.1	17.8	60.69	7.3	64.25	4.7	94.5	2.5	37.57	19.3	40.55	-1.2	92.6	20.7
	Running 3 Month	61.3	7.1	59.9	-0.4	102.4	7.6	61.00	6.3	63.24	2.0	96.5	4.3	37.40	13.9	37.86	1.5	98.8	12.2
	Running 12 Month	61.2	9.8	62.7	-5.6	97.6	16.1	60.52	7.1	64.22	4.9	94.2	2.1	37.01	17.4	40.28	-1.0	92.0	18.5
Thursday	Current Month	67.4	3.7	64.9	6.5	103.8	-2.6	60.84	1.7	64.57	1.2	94.2	0.6	41.00	5.5	41.91	7.7	97.8	-2.1
	Year To Date	66.0	7.2	65.6	-3.4	100.6	11.0	60.91	6.4	65.11	5.1	93.6	1.2	40.21	14.1	42.72	1.6	94.1	12.3
	Running 3 Month	66.4	3.5	64.1	2.8	103.6	0.7	60.88	3.9	63.91	3.8	95.3	0.1	40.42	7.5	40.96	6.7	98.7	0.8
	Running 12 Month	65.3	7.2	65.3	-3.2	100.0	10.8	60.76	6.4	64.83	5.0	93.7	1.3	39.66	14.1	42.32	1.6	93.7	12.2
Friday	Current Month	80.8	8.1	78.1	4.9	103.5	3.0	63.81	-1.4	71.00	2.0	89.9	-3.4	51.56	6.5	55.42	7.0	93.0	-0.5
	Year To Date	76.5	11.0	76.2	-1.3	100.3	12.5	66.89	6.0	73.81	8.6	90.6	-2.3	51.23	17.6	56.27	7.1	91.0	9.8
	Running 3 Month	81.0	12.4	77.0	4.6	105.3	7.5	68.64	6.5	74.94	5.1	91.6	1.3	55.60	19.7	57.67	9.9	96.4	8.9
	Running 12 Month	74.5	10.9	75.0	-2.0	99.3	13.1	66.75	6.1	73.18	8.0	91.2	-1.8	49.75	17.6	54.90	5.9	90.6	11.1
Saturday	Current Month	86.0	10.3	81.2	1.0	105.9	9.2	64.35	-0.4	73.23	2.9	87.9	-3.2	55.34	9.8	59.48	3.9	93.0	5.7
	Year To Date	82.1	7.8	81.5	-2.2	100.7	10.2	68.09	6.8	76.65	6.4	88.8	0.1	55.89	14.9	62.47	4.1	89.5	10.3
	Running 3 Month	86.6	7.0	83.1	1.2	104.3	5.8	69.18	6.7	77.22	4.1	89.6	2.5	59.92	14.3	64.14	5.3	93.4	8.5
	Running 12 Month	81.2	9.1	80.6	-1.7	100.7	11.0	67.95	6.8	76.00	6.1	89.4	0.6	55.16	16.5	61.29	4.3	90.0	11.8
Weekday Weekend																			
Weekday (Sun-Thu)	Current Month	63.9	15.4	60.2	4.4	106.2	10.6	60.59	2.8	63.08	2.4	96.0	0.3	38.72	18.6	37.95	6.9	102.0	11.0
	Year To Date	63.0	6.0	62.7	-5.0	100.4	12.7	61.13	7.1	64.62	5.0	94.6	1.9	38.49	13.5	40.51	-1.2	95.0	14.9
	Running 3 Month	63.0	5.4	60.5	-0.5	104.1	5.9	60.79	4.6	63.38	2.6	95.9	2.0	38.30	10.3	38.35	2.1	99.9	8.1
	Running 12 Month	62.3	5.7	62.5	-5.7	99.7	12.1	61.11	7.2	64.53	5.2	94.7	1.9	38.09	13.3	40.32	-0.9	94.5	14.2
Weekend (Fri-Sat)	Current Month	83.1	8.8	79.5	2.6	104.6	6.0	64.06	-1.0	72.01	2.3	89.0	-3.2	53.24	7.8	57.23	5.0	93.0	2.7
	Year To Date	79.3	9.3	78.8	-1.8	100.5	11.3	67.55	6.3	75.26	7.4	89.8	-1.0	53.54	16.1	59.34	5.5	90.2	10.1
	Running 3 Month	83.8	9.6	80.0	2.8	104.7	6.5	68.92	6.6	76.12	4.6	90.5	2.0	57.76	16.8	60.90	7.5	94.8	8.7
	Running 12 Month	77.8	9.9	77.8	-1.9	100.0	12.0	67.37	6.4	74.63	7.0	90.3	-0.5	52.43	17.0	58.06	5.0	90.3	11.4
Total	Current Month	69.7	14.3	66.0	4.8	105.6	9.0	61.83	1.6	66.31	2.8	93.2	-1.2	43.07	16.1	43.73	7.8	98.5	7.7
	Year To Date	67.6	7.1	67.3	-4.6	100.5	12.3	63.27	6.9	68.16	6.1	92.8	0.8	42.77	14.5	45.87	1.2	93.2	13.1
	Running 3 Month	68.9	6.8	66.1	0.6	104.3	6.1	63.61	5.5	67.78	3.5	93.8	2.0	43.86	12.6	44.80	4.1	97.9	8.2
	Running 12 Month	66.8	7.1	66.9	-4.4	99.8	12.1	63.21	7.1	67.91	6.0	93.1	1.0	42.22	14.7	45.43	1.3	92.9	13.2

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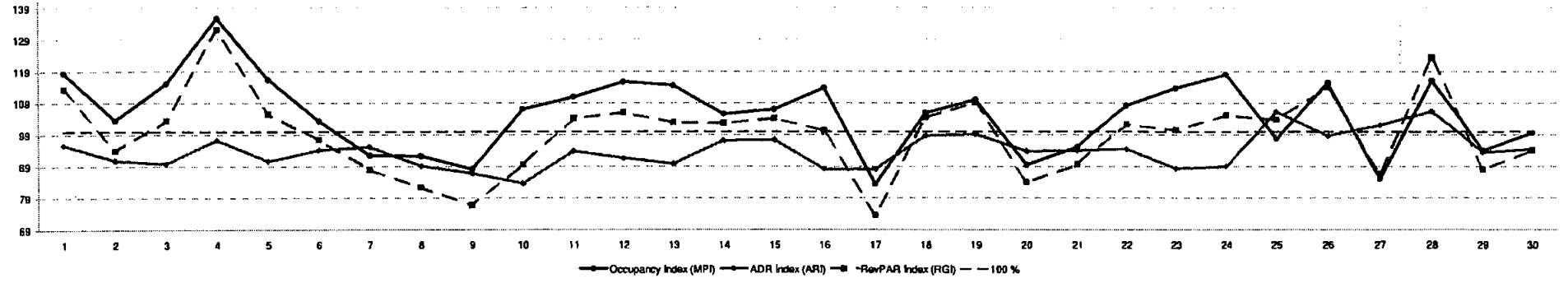
Tab 7 - Daily Data for the Month

Radisson Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: November 2018 Data Created: December 16, 2018 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of November



	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	We	Th	Fr
Occupancy (%)	**November**																													
	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
My Property	73.0	85.0	91.0	82.0	74.0	65.0	58.0	52.0	74.0	85.0	68.0	66.0	70.0	69.0	69.0	84.0	65.0	63.0	63.0	52.0	50.0	73.0	91.0	92.0	62.0	63.0	45.0	64.0	69.0	70.0
Competitive Set	61.7	62.2	79.2	60.4	63.8	62.9	62.7	57.1	83.8	66.7	61.9	57.1	51.1	66.4	64.9	73.8	78.2	59.8	57.2	59.1	62.5	67.5	80.0	77.8	53.2	64.6	54.1	66.1	63.8	70.3
Index (MPI)	118.4	103.6	115.0	135.7	116.3	103.3	82.5	92.3	88.2	107.1	110.9	115.7	114.6	105.6	107.0	113.7	83.4	105.8	110.1	89.5	80.3	108.2	113.7	118.1	97.8	115.4	85.1	116.1	94.1	99.5
% Chg																														
My Property	15.9	23.2	1.1	22.4	48.0	27.5	7.4	-12.7	-11.9	13.1	6.3	11.9	34.6	40.8	-4.2	47.4	20.0	28.6	34.0	5.1	2.0	19.7	2.2	10.8	0.0	28.5	-11.5	56.1	3.4	27.3
Competitive Set	-1.9	14.9	-2.4	2.5	12.1	8.5	3.8	0.3	5.3	-2.0	-1.4	10.0	-4.2	3.4	-1.1	2.0	10.1	13.8	5.9	3.5	-6.8	10.7	7.9	-0.9	-1.8	-4.7	7.0	9.3	12.1	6.1
Index (MPI)	3.5	7.3	3.6	18.1	32.0	17.4	3.5	-12.9	-16.4	15.3	7.8	24.3	40.5	36.2	-3.1	44.6	9.0	13.3	26.6	2.5	8.6	8.1	-5.2	11.8	1.7	22.7	-17.3	44.1	-7.7	19.8

ADR	**November**																													
	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
My Property	61.73	63.47	66.92	63.12	66.15	60.41	59.83	59.61	62.03	63.38	60.55	59.78	58.83	61.13	60.11	62.68	63.13	65.67	60.74	59.99	61.01	62.15	66.64	64.65	62.21	61.78	61.86	60.67	60.26	63.89
Competitive Set	64.55	69.90	73.29	64.84	61.01	64.08	62.66	66.76	71.36	75.76	64.40	63.24	66.90	62.86	61.77	71.06	71.81	61.44	61.26	62.83	63.52	66.77	78.29	72.65	58.61	62.67	69.78	67.03	64.43	67.64
Index (ARI)	95.9	90.8	89.9	97.3	90.7	94.3	95.2	89.3	86.9	83.7	93.9	91.6	89.9	97.3	97.3	88.2	88.3	98.7	99.2	93.9	94.1	94.5	88.4	89.1	106.1	98.7	102.9	106.4	93.5	94.4
% Chg																														
My Property	8.3	0.8	3.0	4.3	-2.7	4.7	3.6	-0.1	-1.8	-2.2	2.8	1.3	1.2	5.4	0.3	-1.7	0.0	-2.1	4.7	-0.1	7.3	2.1	-2.3	-2.1	9.3	0.9	6.5	9.3	-0.5	6.0
Competitive Set	-4.0	-1.9	2.7	2.8	-4.3	3.1	-1.9	5.6	-0.2	6.1	4.1	6.9	5.5	-1.9	0.8	-5.6	-4.1	1.4	1.9	6.3	11.6	0.7	5.8	5.7	-9.8	10.2	-4.9	-4.6	3.5	-6.3
Index (ARI)	10.6	-1.4	0.4	1.4	1.6	4.6	5.6	-6.3	-1.6	-3.2	-1.2	-5.2	-4.2	7.5	-0.7	-7.0	-4.0	-3.5	3.3	-31.7	-3.6	1.4	-8.3	-7.4	19.5	-14.6	12.7	14.4	-3.8	-5.2

RevPAR	**November**																													
	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
My Property	45.05	53.95	60.89	51.76	41.55	39.26	34.70	30.99	45.80	60.22	41.18	39.46	41.25	42.18	41.48	52.68	41.67	39.22	38.27	30.68	30.96	45.37	60.56	59.48	32.35	38.92	28.50	38.83	35.16	44.72
Competitive Set	39.83	43.42	58.01	39.18	38.96	40.31	38.42	44.83	58.88	57.21	39.84	37.23	40.08	41.68	39.83	52.47	56.90	36.58	36.07	35.52	34.84	44.39	60.95	56.55	31.17	34.16	32.84	31.44	41.10	47.57
Index (RGI)	113.2	94.0	103.4	132.1	106.5	97.4	68.0	82.4	76.7	89.5	104.1	106.0	102.9	102.7	104.1	100.4	73.5	104.8	109.1	84.0	89.6	102.2	100.5	105.2	103.8	113.9	86.8	123.8	88.0	84.0
% Chg																														
My Property	23.2	23.8	4.2	27.5	43.9	33.5	11.3	-12.8	-13.5	10.5	9.2	13.4	36.3	48.4	-3.8	44.8	20.0	25.8	40.4	5.9	9.7	22.2	-0.1	8.5	9.3	29.6	-6.2	70.6	3.0	27.3
Competitive Set	-7.9	-17.1	0.2	9.5	7.4	8.7	1.8	5.8	5.2	-0.9	-2.6	4.9	-1.2	-1.4	-0.2	-7.7	14.5	15.1	7.3	51.4	4.8	11.8	15.0	4.8	-10.1	23.8	-0.8	3.4	18.0	12.8
Index (RGI)	14.8	5.8	4.0	16.8	34.0	22.8	9.3	-17.5	-17.7	11.6	6.5	17.9	34.6	46.4	-3.7	34.5	4.7	9.3	20.8	-30.0	4.7	9.6	-13.1	3.6	21.5	4.8	-6.8	64.9	-11.2	13.7

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North America:

735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created November 19, 2018

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: October 2018

Currency: US Dollar / Competitive Set Data Excludes Subject Property

str

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735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: October 2018 Date Created: November 19, 2018 Monthly Competitive Set Data Excludes Subject Property

October 2018

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	67.9	68.1	99.7	65.35	69.39	94.2	44.39	47.27	93.9
Year To Date	67.4	67.4	100.0	63.42	68.34	92.8	42.74	46.08	92.8
Running 3 Month	68.3	66.1	103.2	65.20	70.17	92.9	44.51	46.40	95.9
Running 12 Month	66.1	66.6	99.1	63.15	67.77	93.2	41.73	45.17	92.4

October 2018 vs. 2017 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	0.0	0.6	-0.7	6.9	4.5	2.3	6.9	5.1	1.6
Year To Date	6.4	5.4	12.5	7.4	6.4	1.0	14.4	0.6	13.6
Running 3 Month	2.3	-0.5	2.8	7.9	5.6	2.1	10.3	5.1	5.0
Running 12 Month	6.1	-5.0	11.6	7.5	6.2	1.2	14.0	0.9	12.9

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: October 2018 Date Created: November 19, 2018 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	67.9	0.0	67.4	6.4	68.3	2.3	66.1	6.1
Market: Riverside & San Bernardino, CA	65.9	1.0	68.1	0.3	64.4	1.0	67.4	0.7
Market Class: Economy Class	63.0	3.5	64.6	0.7	62.8	3.3	63.7	0.6
Submarket: Ontario & Airport, CA	70.7	-5.6	73.8	-0.5	72.2	-1.2	72.6	-0.4
Submarket Scale: Economy Chains	68.1	-2.3	69.0	-4.2	67.7	-2.3	68.3	-3.9
Competitive Set: Competitors	68.1	0.6	67.4	-5.4	66.1	-0.5	66.6	-5.0

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	3.5	3.0	3.0	2.9
Market Class: Economy Class	0.0	0.0	0.0	-0.1
Submarket: Ontario & Airport, CA	3.9	0.5	1.4	0.4
Submarket Scale: Economy Chains	4.8	2.6	4.8	1.4
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	65.35	6.9	63.42	7.4	65.20	7.9	63.15	7.5
Market: Riverside & San Bernardino, CA	117.17	3.5	121.46	4.2	109.65	3.3	120.50	4.4
Market Class: Economy Class	71.19	3.9	70.81	3.5	70.08	3.6	70.40	3.9
Submarket: Ontario & Airport, CA	104.99	9.9	100.42	7.3	101.67	8.0	98.88	7.0
Submarket Scale: Economy Chains	70.63	4.9	69.28	5.5	71.16	5.4	68.74	5.7
Competitive Set: Competitors	69.39	4.5	68.34	6.4	70.17	5.6	67.77	6.2

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	6.4	2.3	6.1
Market: Riverside & San Bernardino, CA	4.5	3.4	4.1	3.6
Market Class: Economy Class	3.5	0.7	3.3	0.5
Submarket: Ontario & Airport, CA	-1.9	-0.1	0.1	0.0
Submarket Scale: Economy Chains	2.4	-1.7	2.4	-2.6
Competitive Set: Competitors	0.6	-5.4	-0.5	-5.0

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	44.39	6.9	42.74	14.4	44.51	10.3	41.73	14.0
Market: Riverside & San Bernardino, CA	77.20	4.5	82.72	4.6	70.57	4.3	81.17	5.2
Market Class: Economy Class	44.83	7.5	45.77	4.2	44.00	7.0	44.84	4.6
Submarket: Ontario & Airport, CA	74.28	3.8	74.13	6.7	73.43	6.6	71.81	6.6
Submarket Scale: Economy Chains	48.13	2.4	47.78	1.0	48.16	2.9	46.95	1.5
Competitive Set: Competitors	47.27	5.1	46.08	0.6	46.40	5.1	45.17	0.9

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	6.9	14.4	10.3	14.0
Market: Riverside & San Bernardino, CA	8.2	7.7	7.4	8.2
Market Class: Economy Class	7.6	4.2	7.0	4.5
Submarket: Ontario & Airport, CA	7.8	7.2	8.1	7.0
Submarket Scale: Economy Chains	7.4	3.7	7.9	2.9
Competitive Set: Competitors	5.1	0.6	5.1	0.9

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	543	45345	288	31859	70.3
Market Class: Economy Class	243	13585	100	7516	55.3
Submarket: Ontario & Airport, CA	60	6450	36	4714	73.1
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
20	2268	47	8763

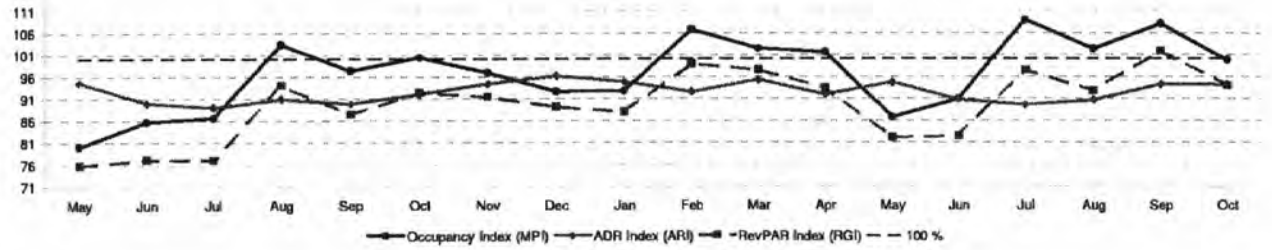
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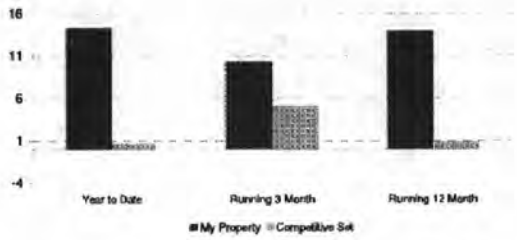
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6688
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: October 2018 Date Created: November 19, 2018 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)	2017 May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	58.0	65.8	67.6	67.5	64.6	68.0	61.0	58.0	60.9	76.7	67.2	66.5	59.8	62.1	76.7	67.6	69.3	67.9	70.6	63.3	67.4	70.5	66.7	68.3	68.6	62.3	66.1
Competitive Set	72.4	76.7	79.1	80.3	80.4	87.7	82.9	82.6	85.8	71.8	85.6	85.5	69.0	68.3	79.4	86.1	84.1	88.1	69.8	71.3	87.4	87.8	88.5	86.1	89.0	70.1	86.8
Index (MPI)	80.1	85.8	85.6	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.5	86.7	90.9	108.9	102.4	108.0	99.7	101.0	88.8	100.0	104.3	100.4	103.2	99.4	88.8	99.1
Rank	6 of 7	6 of 7	6 of 7	5 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	3 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	5 of 7	6 of 7	5 of 7	5 of 7	5 of 7	4 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-17.3	-14.7	-16.4	-8.3	-5.4	-2.9	1.6	7.1	1.7	37.3	7.1	8.4	3.1	-5.5	13.4	0.1	7.2	0.0	2.0	-10.4	6.4	0.3	-5.3	2.3	0.3	-9.2	6.1
Competitive Set	3.9	8.1	-0.4	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	-16.8	-11.5	-9.9	-4.9	-10.9	-9.5	1.1	-3.6	0.6	-4.3	1.9	-5.6	-7.5	-1.7	-0.5	-3.6	1.8	-5.6
Index (MPI)	-19.6	-21.1	-16.0	-4.1	-3.2	-3.7	4.2	6.8	4.2	39.7	21.0	18.6	8.3	6.0	25.8	-1.0	10.8	-6.7	6.6	-12.0	12.5	8.4	-3.7	2.8	4.0	-10.7	11.5
Rank	7 of 7	7 of 7	7 of 7	5 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	4 of 7	2 of 7	7 of 7	1 of 7	3 of 7	5 of 7	4 of 7	2 of 7	7 of 7	1 of 7

ADR	2017 May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	58.53	57.87	59.81	61.20	58.89	61.13	60.87	62.48	59.34	60.78	63.85	61.89	64.22	64.10	64.13	66.58	63.65	65.35	55.88	59.03	63.42	57.28	60.44	65.20	55.67	58.76	63.15
Competitive Set	61.93	64.31	67.16	67.30	65.57	66.40	64.49	64.84	62.49	65.57	67.85	67.33	67.63	70.62	71.64	73.48	67.54	68.36	63.68	64.24	68.36	63.76	66.43	70.17	62.80	66.61	67.77
Index (ARI)	94.7	90.0	89.0	90.9	89.8	92.1	94.4	96.2	94.8	92.6	95.2	91.9	94.7	90.8	89.5	90.6	94.2	94.2	87.8	91.9	92.8	89.8	91.0	92.9	88.5	92.1	93.2
Rank	6 of 7	6 of 7	6 of 7	6 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	5 of 7	5 of 7	6 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	5 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	7.9	3.2	3.0	6.2	3.9	6.3	5.7	9.5	6.4	6.8	3.2	6.2	9.5	10.8	7.2	8.8	8.1	6.9	8.1	5.8	7.4	3.8	5.5	7.9	6.9	5.6	7.5
Competitive Set	-1.9	1.6	-3.8	5.5	4.3	2.7	5.1	5.5	0.8	5.8	7.1	6.9	9.5	9.8	6.7	9.2	3.0	4.5	5.7	0.9	6.4	3.1	4.2	5.6	6.6	1.5	5.2
Index (ARI)	10.0	1.6	7.0	0.8	-0.4	3.5	0.5	3.8	5.5	0.9	-3.8	1.3	0.0	0.9	0.5	-0.3	4.9	2.3	0.3	4.7	1.0	0.4	1.3	2.1	1.3	4.1	1.2
Rank	2 of 7	3 of 7	2 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	3 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	2 of 7	5 of 7	1 of 7	3 of 7	4 of 7	3 of 7	2 of 7	4 of 7	1 of 7	2 of 7

RevPAR	2017 May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	34.01	38.08	40.46	41.34	38.06	41.55	37.11	36.26	35.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	44.39	39.47	37.37	42.74	40.37	40.34	44.51	38.20	36.61	41.73
Competitive Set	44.85	49.34	52.47	53.96	53.51	54.96	50.57	53.57	49.99	47.19	43.97	44.09	49.72	48.28	50.45	48.52	43.31	47.27	44.54	45.76	48.09	43.09	44.15	46.46	43.41	44.76	45.17
Index (RGI)	75.8	77.2	77.1	94.0	87.5	92.4	91.5	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	93.9	88.6	81.6	92.8	93.7	91.4	95.9	88.0	81.8	92.4
Rank	6 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7	5 of 7	6 of 7	4 of 7	5 of 7	5 of 7	5 of 7	6 of 7	3 of 7	4 of 7	4 of 7	4 of 7	6 of 7	6 of 7	4 of 7	6 of 7	5 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-10.7	-11.9	-13.9	-2.7	-1.5	4.2	6.7	17.4	8.2	46.8	10.5	15.1	12.9	4.5	21.5	8.9	15.8	8.9	8.2	-5.3	14.4	3.9	-0.1	10.3	7.3	-4.2	14.0
Competitive Set	1.3	9.8	-4.2	0.9	2.6	4.9	1.9	8.0	-1.6	3.9	-5.3	-2.6	4.3	-2.2	-3.5	10.4	-0.6	5.1	1.3	2.9	0.6	-4.6	2.6	5.1	1.9	3.1	0.9
Index (RGI)	-11.9	-19.8	-10.1	-3.5	-3.8	-0.3	4.7	14.0	10.0	41.1	15.7	18.2	8.3	6.8	26.4	-1.3	18.4	1.6	7.0	-7.9	13.6	8.9	-2.5	5.0	5.3	-7.1	12.9
Rank	5 of 7	7 of 7	6 of 7	5 of 7	6 of 7	4 of 7	2 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	4 of 7	3 of 7	6 of 7	1 of 7	3 of 7	5 of 7	3 of 7	2 of 7	6 of 7	1 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: October 2018 Date Created: November 19, 2018

This Year

Oct 8th - Columbus Day
Oct 10th - Hurricane Michael - Landfall
Oct 31st - Halloween

Last Year

Oct 7th - Hurricane Nate - Landfall
Oct 9th - Columbus Day
Oct 31st - Halloween

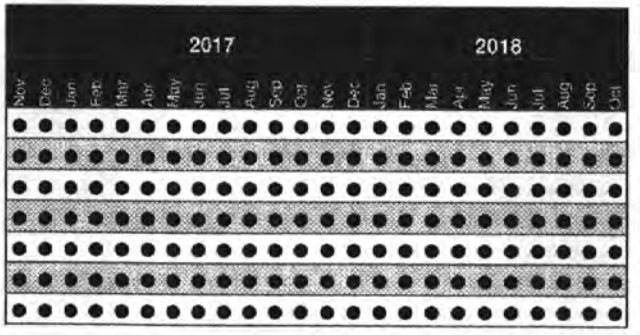
October 2018 (This Year)

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			

October 2017 (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
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 986-8466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



Data received:

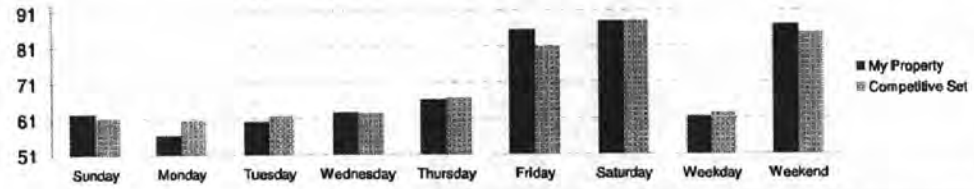
○ = Monthly Only
● = Monthly & Daily

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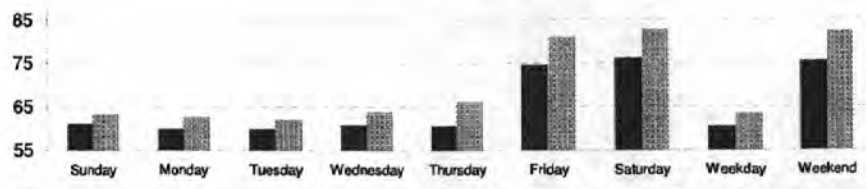
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: October 2018 Date Created: November 19, 2018 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



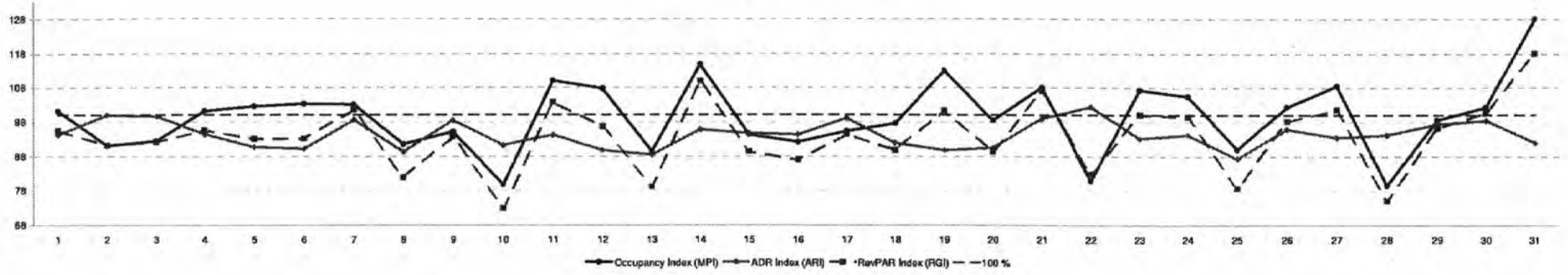
		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	62.5	-5.9	61.2	0.3	102.1	-6.2	61.10	4.5	63.12	-1.1	96.8	5.7	38.19	-1.7	38.64	-0.8	98.8	-0.9
	Year To Date	64.4	1.6	61.2	-7.9	105.2	10.3	62.83	8.2	66.29	5.4	94.8	2.7	40.45	9.9	40.59	-3.0	99.7	13.2
	Running 3 Month	67.6	-3.1	62.2	0.1	108.6	-3.2	65.11	8.7	68.36	3.6	95.2	4.9	44.03	5.3	42.55	3.7	103.5	1.6
	Running 12 Month	63.8	3.7	61.2	-5.9	104.3	11.4	62.96	8.9	66.01	5.8	95.4	2.9	40.20	12.9	40.42	-1.5	99.5	14.8
Monday	Current Month	56.4	-11.6	60.6	-3.8	93.0	-8.1	59.86	1.9	62.66	2.7	95.5	-0.8	33.76	-9.9	37.99	-1.3	88.9	-8.8
	Year To Date	62.8	4.3	61.5	-7.8	102.0	13.1	61.00	8.1	64.01	4.5	95.3	3.4	38.29	12.7	39.38	-3.6	97.2	17.0
	Running 3 Month	62.5	-1.1	58.6	-2.8	106.6	1.7	60.59	5.7	63.80	2.7	95.0	2.9	37.89	4.5	37.41	-0.2	101.3	4.7
	Running 12 Month	61.2	4.2	60.8	-7.1	100.5	12.2	60.76	7.7	63.58	4.2	95.6	3.3	37.16	12.2	38.67	-3.2	96.1	15.8
Tuesday	Current Month	60.2	0.0	61.7	-1.2	97.5	1.2	59.87	3.0	61.91	2.0	96.7	0.9	36.04	3.0	38.22	0.8	94.3	2.2
	Year To Date	59.4	2.3	62.8	-7.8	94.6	11.0	60.42	6.8	63.93	5.9	94.5	0.9	35.90	9.3	40.15	-2.3	89.4	11.9
	Running 3 Month	58.6	0.4	59.8	-3.1	96.0	3.7	60.19	5.2	63.84	4.9	94.3	0.3	35.26	5.7	38.20	1.6	92.4	4.0
	Running 12 Month	57.9	-0.8	62.0	-7.2	93.3	7.1	60.20	6.7	63.49	5.6	94.8	1.9	34.84	6.0	39.39	-2.0	88.5	8.1
Wednesday	Current Month	62.6	-0.6	62.5	-0.6	100.1	0.0	60.73	4.9	63.68	2.2	95.4	2.6	38.02	4.3	39.81	1.6	95.5	2.6
	Year To Date	62.0	10.2	63.5	-6.7	97.7	18.2	60.68	7.5	64.44	5.2	94.2	2.2	37.65	18.5	40.91	-1.9	92.0	20.8
	Running 3 Month	62.4	2.7	60.1	-4.3	103.8	7.3	61.40	7.3	64.65	2.8	95.0	4.4	38.33	10.3	38.87	-1.6	98.6	12.1
	Running 12 Month	60.2	7.0	62.3	-5.3	96.6	14.2	60.28	7.0	64.21	5.3	93.9	1.5	36.29	14.4	40.03	-1.3	90.7	15.9
Thursday	Current Month	66.3	0.0	66.9	2.9	99.1	-2.9	60.62	3.5	66.14	9.7	91.7	-5.6	40.16	3.5	44.23	12.9	90.8	-8.3
	Year To Date	65.9	7.7	65.7	-4.4	100.3	12.6	60.92	7.0	65.17	5.5	93.5	1.4	40.12	15.2	42.81	0.9	93.7	14.2
	Running 3 Month	64.9	4.3	62.9	-0.6	103.2	5.0	61.22	6.9	65.36	5.3	93.7	1.5	39.75	11.5	41.14	4.7	96.6	6.5
	Running 12 Month	65.0	7.8	64.9	-4.3	100.2	12.6	60.68	7.0	64.76	5.3	93.7	1.8	39.45	15.3	42.03	0.8	93.9	14.4
Friday	Current Month	85.8	12.1	80.7	3.6	106.2	8.1	74.56	10.5	81.29	9.4	91.7	1.1	63.94	23.9	65.63	13.3	97.4	9.3
	Year To Date	76.0	11.1	76.0	-1.9	99.9	13.3	67.38	6.9	74.15	9.3	90.9	-2.2	51.19	18.8	56.37	7.1	90.8	10.9
	Running 3 Month	77.3	8.5	75.8	3.5	102.1	4.8	71.33	9.2	77.71	9.2	91.8	0.0	55.14	18.5	58.87	13.1	93.7	4.8
	Running 12 Month	73.9	10.1	74.7	-2.6	99.0	13.0	66.90	7.1	73.12	8.6	91.5	-1.4	49.47	17.9	54.61	5.8	90.6	11.4
Saturday	Current Month	88.0	6.0	88.0	2.7	100.0	3.2	76.12	12.9	82.71	4.3	92.0	8.2	66.99	19.7	72.81	7.1	92.0	11.7
	Year To Date	81.7	7.6	81.5	-2.4	100.2	10.3	68.45	7.2	76.97	6.7	88.9	0.5	55.94	15.3	62.75	4.1	89.2	10.8
	Running 3 Month	84.8	3.2	83.8	2.2	101.3	1.0	72.59	9.5	81.59	6.9	89.0	2.4	61.59	13.0	68.34	9.2	90.1	3.4
	Running 12 Month	80.6	9.0	80.6	-1.7	100.0	10.9	68.00	7.2	75.85	6.5	89.6	0.7	54.78	16.9	61.12	4.7	89.6	11.7
Weekday/Weekend																			
Weekday (Sun-Thu)	Current Month	61.3	-3.9	62.5	-0.5	98.2	-3.4	60.42	3.5	63.45	2.9	95.2	0.5	37.07	-0.6	39.63	2.4	93.5	-2.9
	Year To Date	62.9	5.1	62.9	-5.9	99.9	12.9	61.18	7.5	64.76	5.3	94.5	2.1	38.47	13.0	40.76	-2.0	94.4	15.3
	Running 3 Month	63.2	0.7	60.7	-2.1	104.1	2.9	61.77	6.8	65.22	3.9	94.7	2.8	39.05	7.5	39.62	1.7	98.5	5.7
	Running 12 Month	61.6	4.4	62.3	-6.3	99.0	11.5	61.00	7.5	64.41	5.3	94.7	2.1	37.58	12.2	40.11	-1.4	93.7	13.8
Weekend (Fri-Sat)	Current Month	86.9	8.9	84.4	3.1	102.9	5.6	75.35	11.7	82.03	6.6	91.9	4.8	65.46	21.7	69.22	10.0	94.6	10.7
	Year To Date	78.8	9.2	78.8	-2.2	100.1	11.7	67.94	7.1	75.61	7.9	89.9	-0.8	53.57	17.0	59.56	5.5	89.9	10.8
	Running 3 Month	81.1	5.7	79.8	2.8	101.7	2.8	71.99	9.3	79.75	7.9	90.3	1.3	58.37	15.5	63.60	11.0	91.8	4.1
	Running 12 Month	77.3	9.5	77.6	-2.1	99.5	11.9	67.47	7.1	74.54	7.5	90.5	-0.3	52.12	17.4	57.86	5.2	90.1	11.8
Total	Current Month	67.9	0.0	68.1	0.6	99.7	-0.7	65.35	6.9	69.39	4.5	94.2	2.3	44.39	6.9	47.27	5.1	93.9	1.5
	Year To Date	67.4	6.4	67.4	-5.4	100.0	12.5	63.42	7.4	68.34	6.4	92.8	1.0	42.74	14.4	46.06	0.8	92.8	13.8
	Running 3 Month	68.3	2.3	66.1	-0.5	103.2	2.8	65.20	7.9	70.17	5.6	92.9	2.1	44.51	10.3	46.40	5.1	95.9	5.0
	Running 12 Month	66.1	6.1	66.6	-5.0	99.1	11.6	63.15	7.5	67.77	6.2	93.2	1.2	41.73	14.0	45.17	0.9	92.4	12.9

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Tab 7 - Daily Data for the Month

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: October 2018 Date Created: November 19, 2018 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of October



Occupancy (%)	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	We
October	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	59.0	57.0	57.0	66.0	83.0	89.0	63.0	55.0	54.0	45.0	63.0	82.0	79.0	72.0	63.0	64.0	65.0	69.0	87.0	86.0	71.0	52.0	69.0	74.0	67.0	91.0	98.0	44.0	53.0	57.0	72.0
Competitive Set	68.3	62.5	61.7	65.2	80.6	86.2	61.1	63.1	58.7	59.4	67.2	76.1	86.3	62.7	66.8	69.4	69.2	76.2	77.0	87.3	65.7	64.9	64.3	70.1	74.4	98.9	90.3	55.5	65.7	58.7	56.2
Index (MPI)	101.2	91.1	92.4	101.2	102.6	103.2	103.1	91.6	95.2	79.8	110.1	107.7	89.4	114.8	94.3	92.2	95.3	97.6	112.8	98.5	108.0	80.9	107.3	106.5	90.1	102.4	108.5	79.6	98.7	102.4	126.2
% Chg																															
My Property	-20.3	-9.5	-10.9	-10.8	9.2	4.7	-10.0	-6.8	-12.8	-29.7	5.0	20.6	-2.5	7.5	-8.7	0.0	0.0	6.2	29.0	16.2	-7.8	-29.7	11.3	25.4	1.5	-4.2	8.5	2.3	23.3	14.0	22.0
Competitive Set	-8.3	3.2	-0.6	0.3	7.8	-1.4	-7.7	-3.1	-14.4	-12.8	-13.6	-0.5	5.5	-4.3	-2.1	2.3	19.9	10.5	4.8	9.5	3.4	-4.6	-2.4	6.1	15.0	3.5	-1.8	16.1	-0.3	7.3	8.2
Index (MPI)	-12.1	-12.3	-10.4	-11.1	1.8	6.2	-2.5	-3.8	1.7	-19.3	21.5	21.1	-7.5	12.3	-6.8	-2.3	-13.7	-3.9	24.5	6.1	-12.5	-26.8	14.0	18.2	-11.7	-7.4	8.6	-13.4	23.7	6.4	12.8

ADR	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	We
October	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	59.64	59.05	62.13	61.07	64.02	66.10	60.65	58.97	59.65	59.18	61.05	64.22	65.01	59.64	59.55	59.64	62.13	58.91	64.03	65.05	62.88	60.48	59.34	60.09	61.54	103.56	103.02	62.57	60.78	60.81	58.98
Competitive Set	63.22	59.92	62.33	64.66	70.67	73.35	61.51	65.97	60.56	64.84	64.79	71.56	76.45	62.31	62.86	69.22	62.74	64.99	71.94	71.79	62.85	59.11	63.63	63.71	70.44	108.00	110.06	69.38	62.34	61.85	65.14
Index (ARI)	94.3	100.0	99.7	94.4	90.7	90.2	98.6	89.4	98.5	91.3	94.2	89.7	85.4	95.7	94.7	94.3	99.0	91.9	89.8	90.6	99.1	102.3	93.3	94.3	87.4	95.9	93.6	94.3	97.5	98.5	92.1
% Chg																															
My Property	3.7	5.6	11.6	4.7	1.3	1.4	2.8	0.2	2.5	-0.8	2.3	1.8	3.9	-5.2	2.3	-0.4	7.4	1.5	1.7	1.7	8.7	0.3	1.9	3.0	5.4	34.3	38.1	5.9	3.8	5.9	1.1
Competitive Set	0.3	-6.4	-0.3	14.9	1.8	1.0	-1.7	7.4	-4.8	6.6	3.1	10.4	4.5	-2.5	-0.1	1.6	-0.7	3.3	10.6	9.5	-1.8	-6.9	12.5	-0.2	16.4	12.9	7.4	-1.2	0.5	10.1	1.9
Index (ARI)	3.4	12.8	11.9	-8.9	-0.3	0.3	4.6	-6.7	7.7	-5.7	0.2	-7.8	-0.5	-2.8	2.4	-1.9	8.2	-1.8	-8.2	-3.6	10.7	1.2	-9.4	3.2	-11.0	19.0	26.6	7.2	-5.0	-3.8	-0.8

RevPAR	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	We
October	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	35.19	34.17	35.42	40.30	53.14	58.91	38.21	32.43	32.22	26.63	38.47	52.66	52.15	42.94	37.52	38.17	40.39	40.65	55.71	55.95	44.66	31.45	40.95	44.47	41.23	94.24	100.96	27.53	32.21	34.72	43.16
Competitive Set	39.86	37.46	38.43	42.16	57.11	63.24	37.69	39.53	34.35	38.54	37.09	54.49	65.97	39.08	41.96	43.06	42.79	49.59	54.66	62.65	41.17	38.02	40.82	44.68	52.09	95.88	99.36	38.71	33.48	34.42	36.89
Index (RGI)	95.5	91.2	92.2	95.6	93.0	93.1	101.6	81.8	93.8	72.9	103.7	96.6	79.0	109.9	89.4	88.9	94.4	89.7	101.4	89.3	107.1	82.7	100.1	99.5	78.7	98.2	101.6	75.0	96.2	100.9	118.8
% Chg																															
My Property	-17.3	-4.5	-0.5	-5.5	10.6	5.1	-7.4	-5.6	-10.8	-30.3	7.5	22.7	1.4	1.9	-6.5	-0.4	7.4	7.7	32.1	18.2	0.3	-29.5	13.4	29.2	7.9	28.5	45.0	8.4	27.0	20.7	29.3
Competitive Set	-9.1	-3.4	-0.9	15.3	9.8	-0.4	-6.3	4.9	-10.8	-5.4	-11.8	9.8	10.2	-6.7	-2.1	3.9	15.1	14.2	15.8	15.5	3.5	-4.9	0.8	5.0	36.2	16.8	8.9	16.7	8.1	15.0	10.2
Index (RGI)	-8.1	-1.1	0.3	-19.0	1.5	5.5	2.1	-10.2	9.6	-26.3	21.8	11.7	-8.0	9.2	-4.5	-4.1	-6.7	-5.7	14.3	2.3	-3.2	-25.0	3.3	21.9	-21.4	10.1	37.7	-7.1	17.4	2.3	11.9

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North America:

735 East Main Street, Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
apinfo@str.com

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STR # 39088 / Created October 18, 2018

Monthly STAR Report : Rodeway Inn Ontario Mills Mall

For the Month of: September 2018

Currency: US Dollar / Competitive Set Data Excludes Subject Property

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735 East Main Street. Hendersonville, TN 37075 USA
T : +1 615 824 8664
support@str.com www.str.com

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0)20 7922 1930
info@strglobal.com www.str.com

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: September 2018 Date Created: October 18, 2018 Monthly Competitive Set Data Excludes Subject Property

September 2018

	Occupancy (%)			ADR			RevPAR		
	My Prop	Comp Set	Index (MPI)	My Prop	Comp Set	Index (ARI)	My Prop	Comp Set	Index (RGI)
Current Month	69.3	64.1	108.0	63.65	67.54	94.2	44.09	43.31	101.8
Year To Date	67.3	67.3	100.0	63.19	68.22	92.6	42.55	45.94	92.6
Running 3 Month	71.2	66.9	106.4	64.76	70.97	91.3	46.12	47.47	97.1
Running 12 Month	66.1	66.6	99.2	62.78	67.51	93.0	41.48	44.97	92.2

September 2018 vs. 2017 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	7.2	-3.4	10.9	8.1	3.0	4.9	15.8	-0.5	16.4
Year To Date	7.2	-6.0	14.1	7.5	6.6	0.9	15.3	0.1	15.2
Running 3 Month	6.9	-4.4	11.8	8.0	6.4	1.5	15.4	1.7	13.5
Running 12 Month	5.9	-4.9	11.3	7.5	6.0	1.3	13.8	0.8	12.8

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

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: September 2018 Date Created: October 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Occupancy (%)

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	69.3	7.2	67.3	7.2	71.2	6.9	66.1	5.9
Market: Riverside & San Bernardino, CA	63.5	0.0	68.4	0.3	64.8	0.5	67.3	0.2
Market Class: Economy Class	61.3	1.1	64.8	0.5	64.1	2.6	63.5	0.0
Submarket: Ontario & Airport, CA	71.2	-1.0	74.2	0.1	74.9	0.5	73.0	0.0
Submarket Scale: Economy Chains	66.6	-4.1	69.1	-4.4	69.4	-3.6	68.4	-3.9
Competitive Set: Competitors	64.1	-3.4	67.3	-6.0	66.9	-4.4	66.6	-4.9

Supply

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	0.0	0.0	0.0	0.0
Market: Riverside & San Bernardino, CA	2.8	3.0	2.8	2.7
Market Class: Economy Class	0.0	0.0	0.0	-0.1
Submarket: Ontario & Airport, CA	0.0	0.1	0.0	0.1
Submarket Scale: Economy Chains	4.8	2.3	4.8	0.6
Competitive Set: Competitors	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
Rodeway Inn Ontario Mills Mall	63.65	8.1	63.19	7.5	64.76	8.0	62.78	7.5
Market: Riverside & San Bernardino, CA	108.04	3.0	121.93	4.3	104.73	2.4	120.18	3.3
Market Class: Economy Class	68.27	2.0	70.62	3.4	69.01	2.4	70.03	3.4
Submarket: Ontario & Airport, CA	98.11	6.3	99.95	7.1	100.20	6.6	98.09	6.4
Submarket Scale: Economy Chains	68.78	3.6	69.12	5.6	71.50	5.1	68.46	5.6
Competitive Set: Competitors	67.54	3.0	68.22	6.6	70.97	6.4	67.51	6.0

Demand

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	7.2	7.2	6.9	5.9
Market: Riverside & San Bernardino, CA	2.8	3.3	3.3	2.9
Market Class: Economy Class	1.1	0.5	2.6	-0.1
Submarket: Ontario & Airport, CA	-1.0	0.2	0.5	0.1
Submarket Scale: Economy Chains	0.5	-2.2	1.0	-3.4
Competitive Set: Competitors	-3.4	-6.0	-4.4	-4.9

RevPAR

	Current Month	% Chg	Year to Date	% Chg	Running 3 Month	% Chg	Running 12 Month	% Chg
Rodeway Inn Ontario Mills Mall	44.09	15.8	42.55	15.3	46.12	15.4	41.48	13.8
Market: Riverside & San Bernardino, CA	68.64	2.9	83.37	4.6	67.89	2.9	80.90	3.5
Market Class: Economy Class	41.82	3.1	45.76	3.9	44.24	5.1	44.45	3.4
Submarket: Ontario & Airport, CA	69.87	7.2	74.18	7.2	75.01	7.1	71.60	6.4
Submarket Scale: Economy Chains	45.82	-0.7	47.74	0.9	49.66	1.3	46.85	1.5
Competitive Set: Competitors	43.31	-0.5	45.94	0.1	47.47	1.7	44.97	0.8

Revenue

	Month % Chg	YTD % Chg	Run 3 Mon % Chg	Run 12 Mon % Chg
Rodeway Inn Ontario Mills Mall	15.8	15.3	15.4	13.8
Market: Riverside & San Bernardino, CA	5.8	7.7	5.8	6.3
Market Class: Economy Class	3.1	3.9	5.1	3.3
Submarket: Ontario & Airport, CA	7.3	7.3	7.1	6.5
Submarket Scale: Economy Chains	4.1	3.2	6.1	2.0
Competitive Set: Competitors	-0.5	0.1	1.7	0.8

Census/Sample - Properties & Rooms

	Census		Sample		Sample %
	Properties	Rooms	Properties	Rooms	Rooms
Market: Riverside & San Bernardino, CA	539	45002	284	31527	70.1
Market Class: Economy Class	242	13503	101	7608	56.3
Submarket: Ontario & Airport, CA	58	6208	34	4465	71.9
Submarket Scale: Economy Chains	14	1151	13	1093	95.0
Competitive Set: Competitors	6	566	6	566	100.0

Pipeline

Market: Riverside & San Bernardino, CA

Under Construction		Planning	
Properties	Rooms	Properties	Rooms
21	2394	45	8569

See Help page for pipeline definitions.

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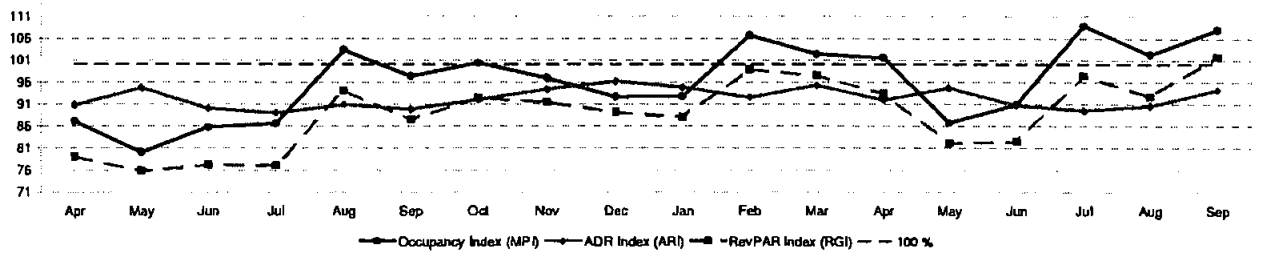
Tab 4 - Competitive Set Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886

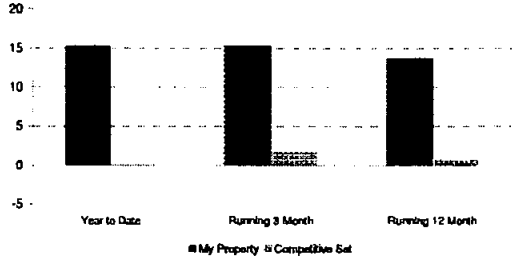
STR # 39088 ChainID: CA816 MgdCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: September 2018 Date Created: October 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Monthly Indexes



RevPAR Percent Change



Occupancy (%)

	2017 Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	62.5	58.0	65.8	67.6	67.5	64.6	68.0	61.0	58.0	60.9	76.7	67.2	65.5	59.8	62.1	76.7	67.6	69.3	70.8	62.8	67.3	74.3	66.5	71.2	68.9	62.4	68.1
Competitive Set	71.4	72.4	76.7	78.1	65.8	68.4	67.7	62.9	62.8	65.4	71.9	65.8	65.5	69.0	68.5	70.4	68.1	64.1	70.3	71.7	67.3	71.8	70.0	66.9	69.7	70.0	68.6
Index (MPI)	87.1	80.1	85.8	86.6	103.4	97.4	100.4	96.9	92.7	92.8	106.7	102.4	101.6	86.7	90.9	108.9	102.4	108.0	100.6	87.6	100.0	103.9	95.2	106.4	98.8	89.1	99.2
Rank	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	5 of 7	5 of 7	5 of 7	6 of 7	4 of 7	5 of 7	6 of 7	6 of 7	3 of 7	4 of 7	4 of 7	5 of 7	6 of 7	5 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	5 of 7
% Chg																											
My Property	-13.2	-17.3	-14.7	-16.4	-8.2	-5.4	-2.0	1.0	7.1	1.7	37.3	7.1	8.4	3.1	-5.5	13.4	0.1	7.2	2.7	-11.3	7.2	3.8	-10.4	6.9	0.4	-8.4	5.8
Competitive Set	-0.2	3.3	9.1	0.4	-4.4	-2.2	1.7	-3.0	-2.4	-2.4	1.8	-11.5	-6.8	-4.8	-10.9	-6.9	1.1	-3.4	-3.5	1.9	-6.0	-3.0	-2.2	-4.4	-2.3	0.4	-4.8
Index (MPI)	-12.9	-19.9	-21.1	-16.0	-4.1	-3.2	-3.7	4.2	9.8	4.2	39.7	21.0	18.6	8.3	6.0	25.8	-1.0	10.9	6.5	-13.0	14.1	7.0	-8.3	11.8	2.7	-9.8	11.3
Rank	7 of 7	7 of 7	7 of 7	7 of 7	5 of 7	5 of 7	4 of 7	4 of 7	3 of 7	3 of 7	1 of 7	1 of 7	1 of 7	1 of 7	3 of 7	1 of 7	4 of 7	3 of 7	2 of 7	7 of 7	1 of 7	3 of 7	7 of 7	1 of 7	3 of 7	7 of 7	1 of 7

ADR

	2017 Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	57.33	58.63	57.87	59.81	61.20	58.89	61.13	60.87	62.48	59.24	60.78	63.85	61.89	64.22	64.10	64.13	66.58	63.65	65.70	58.77	63.19	67.51	59.89	64.76	55.32	58.43	62.78
Competitive Set	63.07	61.80	64.31	67.16	67.20	65.57	66.40	64.48	64.84	62.49	65.87	67.05	67.83	67.69	70.62	71.84	73.46	67.54	63.58	64.01	68.22	65.72	66.71	70.97	62.63	63.67	67.51
Index (ARI)	90.7	94.7	90.0	89.0	90.8	89.8	92.1	94.4	86.2	94.8	92.5	95.2	91.9	94.7	90.8	89.5	90.6	94.2	87.6	91.8	92.6	87.5	89.9	91.3	88.3	91.8	93.0
Rank	6 of 7	6 of 7	6 of 7	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	6 of 7	5 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	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7	6 of 7
% Chg																											
My Property	6.3	7.9	3.2	3.0	6.2	3.9	6.3	5.7	9.5	6.4	6.8	3.2	6.2	9.5	10.8	7.2	6.8	8.1	6.0	5.5	7.5	2.4	4.3	8.0	7.1	5.6	7.5
Competitive Set	2.0	-1.9	1.8	0.8	5.5	4.3	12.7	8.1	5.5	0.8	5.8	7.1	6.8	9.3	9.6	6.7	9.2	8.0	5.9	0.7	6.6	6.2	1.8	6.4	6.1	1.6	6.0
Index (ARI)	4.2	10.0	1.6	7.0	0.8	-0.4	3.5	0.5	3.8	5.5	0.9	-3.6	1.3	0.0	0.9	0.5	-0.3	4.9	0.1	4.8	0.9	-2.7	2.8	1.5	0.9	3.9	1.3
Rank	4 of 7	2 of 7	3 of 7	2 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	5 of 7	4 of 7	3 of 7	4 of 7	4 of 7	3 of 7	3 of 7	2 of 7	5 of 7	1 of 7	4 of 7	7 of 7	4 of 7	2 of 7	5 of 7	3 of 7	1 of 7	3 of 7

RevPAR

	2017 Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2018 Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Year To Date 2016	2017	2018	Running 3 Month 2016	2017	2018	Running 12 Month 2016	2017	2018
My Property	35.79	34.01	38.08	40.46	41.34	38.06	41.55	37.11	36.26	36.06	46.63	42.89	41.18	38.41	39.83	49.17	45.02	44.09	39.43	36.90	42.55	42.75	39.97	46.12	38.10	36.47	41.48
Competitive Set	45.06	44.85	49.34	52.47	43.88	43.51	44.96	40.57	40.67	40.89	47.16	43.97	44.09	46.77	48.29	50.45	48.02	43.31	44.71	45.86	45.64	47.04	46.68	47.47	43.84	44.59	44.97
Index (RGI)	79.0	75.8	77.2	77.1	94.0	87.5	92.4	91.5	89.2	88.0	98.8	97.6	93.4	82.1	82.5	97.5	92.8	101.8	88.2	80.4	92.6	90.9	85.6	97.1	87.2	81.8	92.2
Rank	6 of 7	6 of 7	6 of 7	6 of 7	4 of 7	5 of 7	5 of 7	5 of 7	5 of 7	6 of 7	4 of 7	5 of 7	5 of 7	5 of 7	6 of 7	3 of 7	4 of 7	4 of 7	5 of 7	6 of 7	5 of 7	6 of 7	6 of 7	4 of 7	6 of 7	6 of 7	4 of 7
% Chg																											
My Property	-7.8	-10.7	-11.9	-13.9	-2.7	-1.8	4.2	8.7	17.4	8.2	46.8	10.5	15.1	12.9	4.6	21.5	8.8	15.8	8.8	-6.4	15.3	8.3	-6.5	15.4	7.5	-4.3	13.8
Competitive Set	1.7	1.3	-5.8	-4.2	0.8	2.0	4.5	1.8	3.8	-1.6	3.9	-6.3	-2.6	4.3	-2.2	-3.9	10.4	0.5	2.1	2.5	0.1	2.1	-0.8	1.7	3.7	2.1	-0.8
Index (RGI)	-9.2	-11.8	-18.8	-10.1	-3.5	-3.6	-0.3	4.7	14.0	10.0	41.1	18.7	18.2	8.3	6.9	26.4	-1.3	15.4	6.6	-8.8	15.2	4.1	-5.8	13.5	3.7	-6.3	12.6
Rank	6 of 7	6 of 7	7 of 7	6 of 7	5 of 7	6 of 7	4 of 7	2 of 7	2 of 7	3 of 7	1 of 7	1 of 7	1 of 7	2 of 7	2 of 7	1 of 7	5 of 7	2 of 7	2 of 7	5 of 7	1 of 7	6 of 7	6 of 7	1 of 7	3 of 7	2 of 7	6 of 7	1 of 7

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Tab 5 - Response Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-8886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: September 2018 Date Created: October 18, 2018

This Year

Sep 3rd - Labor Day
Sep 10th - Rosh Hashanah
Sep 14th - Hurricane Florence - Landfall
Sep 19th - Yom Kippur

Last Year

Sep 1st - Eid al-Adha
Sep 4th - Labor Day
Sep 10th - Hurricane Irma - Landfall
Sep 21st - Rosh Hashanah
Sep 30th - Yom Kippur

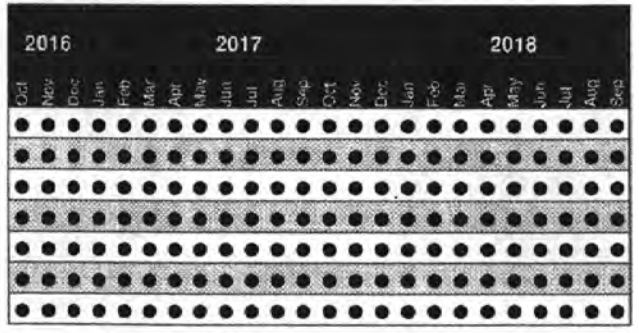
September 2018 (This Year)

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						

September 2017 (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

STR#	Name	City, State	Zip	Phone	Rooms	Open Date
39088	Rodeway Inn Ontario Mills Mall	Ontario, CA	91761-1523	(909) 390-8886	100	199907
3954	Red Roof Inn Ontario Airport	Ontario, CA	91761-2112	(909) 988-6466	108	198407
7197	Econo Lodge Ontario	Ontario, CA	91764-2637	(909) 986-7000	80	198506
10035	Motel 6 Ontario	Ontario, CA	91764-4427	(909) 937-6000	132	198506
11158	Motel 6 Ontario Airport	Ontario, CA	91764-2636	(909) 984-2424	69	197306
23545	Days Inn Ontario Airport	Ontario, CA	91764-2633	(909) 983-7411	50	198702
34906	Extended Stay America Los Angeles Ontario Airpo	Ontario, CA	91764-5000	(909) 944-8900	127	199705
					666	



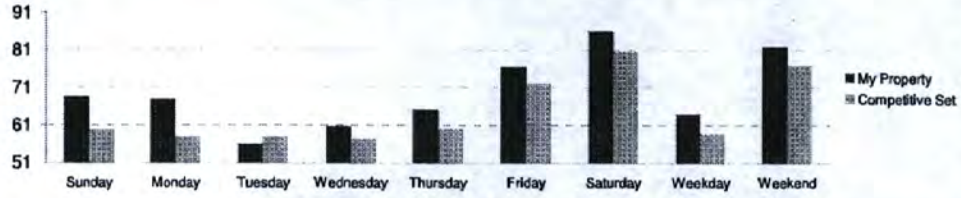
Data received:
○ = Monthly Only
● = Monthly & Daily

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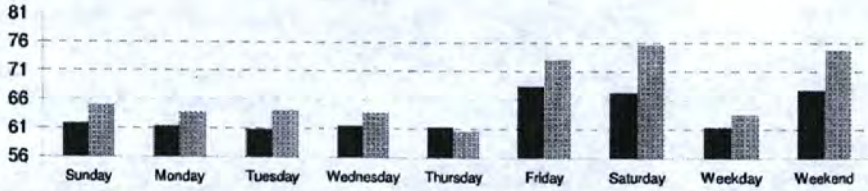
Tab 6 - Day of Week and Weekday/Weekend Report

Rodeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6886
STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels
For the Month of: September 2018 Date Created: October 18, 2018 Monthly Competitive Set Data Excludes Subject Property

Current Month Occupancy



Current Month ADR



		Occupancy (%)						Average Daily Rate						RevPAR					
		My Property		Competitive Set		Index (MPI)		My Property		Competitive Set		Index (ARI)		My Property		Competitive Set		Index (RGI)	
Day of Week	Time Period		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg		% Chg
Sunday	Current Month	68.6	-0.6	59.7	-3.6	114.9	3.1	61.87	5.9	65.05	-0.5	95.1	6.4	42.44	5.3	38.82	-4.0	109.3	9.7
	Year To Date	64.6	2.5	61.2	-8.9	105.5	12.5	63.00	8.6	66.62	6.1	94.6	2.4	40.69	11.3	40.79	-3.3	99.7	15.1
	Running 3 Month	69.9	0.7	62.1	-6.5	112.5	7.7	65.37	9.8	69.84	6.3	93.6	3.3	45.67	10.5	43.36	-0.6	105.3	11.2
	Running 12 Month	64.2	5.0	61.2	-5.8	104.9	12.4	62.66	9.1	66.03	6.4	94.9	2.5	40.22	14.5	40.41	-0.7	99.5	15.3
Monday	Current Month	67.8	16.3	58.1	-5.6	116.6	23.2	61.34	9.6	63.89	0.8	96.0	8.7	41.56	27.4	37.11	-4.8	112.0	33.9
	Year To Date	63.6	6.5	61.6	-8.2	103.2	16.1	61.13	8.9	64.18	4.7	95.3	4.0	38.87	16.0	39.56	-3.9	98.3	20.7
	Running 3 Month	67.6	4.1	60.1	-6.9	112.6	11.9	62.20	9.1	66.48	4.8	93.6	4.1	42.06	13.6	39.93	-2.5	105.3	16.5
	Running 12 Month	61.9	6.0	61.1	-6.0	101.3	12.8	60.64	8.3	63.41	4.1	95.6	4.0	37.52	14.9	38.72	-2.1	96.9	17.4
Tuesday	Current Month	56.0	8.7	57.9	-8.5	96.7	18.8	60.82	8.5	64.32	6.1	94.6	2.3	34.06	18.0	37.24	-2.9	91.4	21.6
	Year To Date	59.3	2.7	62.9	-8.5	94.2	12.2	60.50	7.3	64.18	6.4	94.3	0.9	35.88	10.2	40.40	-2.7	88.8	13.2
	Running 3 Month	62.7	4.9	61.5	-7.1	102.0	12.9	61.12	6.4	66.43	8.1	92.0	-1.6	38.32	11.6	40.85	0.4	93.8	11.1
	Running 12 Month	57.9	-0.4	62.1	-7.0	93.2	7.2	60.02	7.0	63.37	5.9	94.7	1.0	34.74	6.6	39.36	-1.5	88.3	8.2
Wednesday	Current Month	60.8	1.3	57.5	-7.2	105.6	9.1	61.49	9.0	63.86	3.9	96.3	4.9	37.35	10.3	36.72	-3.6	101.7	14.4
	Year To Date	62.0	11.4	63.6	-7.3	97.4	20.2	60.67	7.8	64.54	5.5	94.0	2.2	37.60	20.1	41.05	-2.2	91.6	22.8
	Running 3 Month	66.2	9.5	61.4	-7.0	107.9	17.8	61.88	8.0	66.74	4.5	92.7	3.4	40.98	18.3	40.97	-2.9	100.0	21.8
	Running 12 Month	60.2	6.5	62.4	-5.8	96.5	13.1	60.04	7.2	64.11	5.7	93.6	1.4	36.14	14.2	39.99	-0.4	90.4	14.7
Thursday	Current Month	65.3	7.0	60.3	-1.9	108.2	9.0	61.21	7.4	60.56	0.6	101.1	6.8	39.94	14.8	36.51	-1.3	109.4	16.4
	Year To Date	65.8	8.5	65.6	-5.1	100.4	14.4	60.95	7.4	65.07	5.1	93.7	2.2	40.12	16.6	42.67	-0.2	94.0	16.8
	Running 3 Month	69.2	10.3	63.9	-3.3	108.2	14.1	61.80	7.7	66.55	4.6	92.9	3.0	42.73	18.8	42.54	1.1	100.4	17.5
	Running 12 Month	65.0	7.1	64.8	-4.1	100.4	11.6	60.52	7.3	64.31	4.5	94.1	2.7	39.35	14.9	41.64	0.2	94.5	14.7
Friday	Current Month	76.5	15.2	71.8	3.3	106.6	11.5	68.37	11.3	73.16	4.5	93.5	6.5	52.30	28.3	52.51	8.0	99.6	18.8
	Year To Date	75.0	11.0	75.5	-2.5	99.3	13.9	66.54	6.4	73.37	8.2	90.7	-2.5	49.89	18.1	55.42	6.4	90.0	11.0
	Running 3 Month	77.9	13.4	76.6	1.3	101.7	12.0	68.50	7.0	76.10	8.4	90.0	-1.3	53.37	21.4	58.30	9.9	91.6	10.5
	Running 12 Month	73.2	8.3	74.5	-3.3	98.3	12.0	66.25	6.7	72.54	7.7	91.3	-0.9	48.52	15.6	54.02	4.1	89.8	11.0
Saturday	Current Month	86.0	5.4	80.6	0.0	106.7	5.3	67.36	7.2	75.64	4.8	89.1	2.3	57.93	13.0	60.94	4.8	95.1	7.8
	Year To Date	81.1	7.7	80.9	-3.0	100.3	11.1	67.60	6.8	76.32	7.0	88.6	-0.4	54.81	14.8	61.71	3.8	88.8	10.6
	Running 3 Month	85.1	7.0	83.1	-0.9	102.4	8.0	70.18	8.0	80.25	6.9	87.4	1.1	59.71	15.6	66.66	5.9	89.6	9.2
	Running 12 Month	80.2	7.9	80.4	-2.0	99.7	10.1	67.27	6.7	75.55	6.6	89.0	0.0	53.93	15.1	60.74	4.5	88.8	10.1
Weekday Weekend																			
Weekday (Sun-Thu)	Current Month	63.9	6.6	58.7	-5.3	108.8	12.6	61.39	8.0	63.59	2.2	96.5	5.6	39.23	15.1	37.35	-3.2	105.0	18.9
	Year To Date	63.1	6.2	63.0	-7.6	100.1	15.0	61.27	8.0	64.91	5.6	94.4	2.3	38.63	14.7	40.89	-2.5	94.5	17.6
	Running 3 Month	67.2	5.8	61.8	-6.2	108.7	12.8	62.56	8.3	67.25	5.7	93.0	2.4	42.01	14.6	41.56	-0.8	101.1	15.5
	Running 12 Month	61.8	4.9	62.3	-5.9	99.3	11.5	60.81	7.8	64.26	5.3	94.6	2.4	37.60	13.1	40.03	-0.9	93.9	14.1
Weekend (Fri-Sat)	Current Month	81.8	10.5	76.7	2.2	106.7	8.1	67.78	9.0	74.60	4.8	90.9	4.0	55.43	20.4	57.19	7.2	96.9	12.4
	Year To Date	78.0	9.3	78.2	-2.8	99.8	12.4	67.09	6.5	74.90	8.0	89.6	-1.4	52.35	16.4	58.57	5.0	89.4	10.8
	Running 3 Month	81.5	9.7	79.8	-0.1	102.1	9.8	69.37	7.5	78.26	7.4	88.6	0.1	56.54	17.9	62.48	7.4	90.5	9.8
	Running 12 Month	76.7	8.1	77.4	-2.6	99.1	11.0	66.78	6.7	74.10	7.1	90.1	-0.4	51.22	15.3	57.36	4.3	89.3	10.5
Total	Current Month	69.3	7.2	64.1	-3.4	108.0	10.9	63.65	8.1	67.54	3.0	94.2	4.9	44.09	15.8	43.31	-0.5	101.8	16.4
	Year To Date	67.3	7.2	67.3	-6.0	100.0	14.1	63.19	7.5	68.22	6.5	92.6	0.9	42.55	15.3	45.94	0.1	92.6	15.2
	Running 3 Month	71.2	6.9	66.9	-4.4	106.4	11.8	64.76	8.0	70.97	6.4	91.3	1.5	46.12	15.4	47.47	1.7	97.1	13.5
	Running 12 Month	66.1	5.9	66.6	-4.9	99.2	11.3	62.78	7.5	67.51	6.0	93.0	1.3	41.48	13.8	44.97	0.8	92.2	12.8

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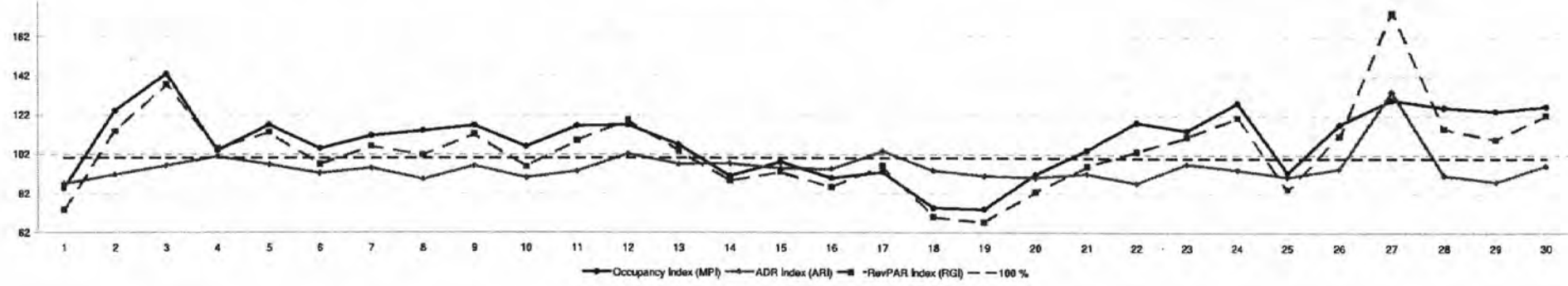
Tab 7 - Daily Data for the Month

Redeway Inn Ontario Mills Mall 4075 E Guasti Rd Ontario, CA 91761-1523 Phone: (909) 390-6666

STR # 39088 ChainID: CA816 MgtCo: Kamla Hotels Owner: Kamla Hotels

For the Month of: September 2018 Date Created: October 18, 2018 Daily Competitive Set Data Excludes Subject Property

Daily Indexes for the Month of September



	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	We	Th	Fr	Sa	Su
Occupancy (%)	**September**																													
	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
My Property	74.0	83.0	77.0	66.0	62.0	62.0	71.0	84.0	73.0	65.0	70.0	79.0	87.0	80.0	86.0	48.0	66.0	46.0	45.0	56.0	75.0	97.0	68.0	73.0	52.0	66.0	76.0	80.0	87.0	71.0
Competitive Set	67.5	67.0	63.9	63.8	63.0	59.0	63.6	73.7	62.5	61.3	65.1	59.9	52.7	68.0	69.9	53.4	65.2	61.7	61.0	61.0	72.1	82.0	59.5	65.9	59.0	66.2	58.5	63.4	70.9	58.4
Index (MPI)	84.6	124.0	142.9	103.9	117.0	155.1	111.6	114.0	116.7	106.0	116.5	116.9	106.8	90.9	98.0	90.0	93.0	74.6	73.8	91.9	104.0	118.3	114.2	126.3	92.8	117.5	130.0	126.1	124.3	126.8
% Chg																														
My Property	-15.9	29.7	22.2	9.8	5.1	12.7	22.4	21.7	5.8	16.1	25.0	22.8	9.8	-5.5	3.5	-31.4	5.7	0.0	-25.0	-8.2	31.6	24.4	-6.8	19.7	-1.9	3.1	13.4	8.1	-1.1	-5.3
Competitive Set	-1.2	-0.3	-6.4	-7.8	-6.3	0.0	3.7	0.0	4.4	-7.2	-12.8	-5.8	2.0	7.3	5.8	-13.7	-2.5	-9.3	-7.8	-9.4	4.3	4.5	1.2	-4.5	-9.9	-6.1	-5.2	-6.8	-9.8	-12.7
Index (MPI)	-14.9	30.0	33.4	18.8	12.1	12.7	18.0	21.7	1.3	25.1	43.4	30.4	7.7	-12.3	-2.2	-20.5	8.4	3.4	-18.7	6.9	25.5	19.0	-8.0	25.2	8.9	13.5	21.0	15.9	9.3	8.4

	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	We	Th	Fr	Sa	Su
ADR	**September**																													
	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
My Property	65.65	63.21	63.98	62.69	63.08	58.65	66.55	63.03	59.68	58.67	59.99	62.67	63.44	78.97	81.61	61.24	62.41	61.26	59.90	58.74	64.30	63.88	61.75	61.08	59.51	59.82	62.31	63.22	62.45	62.06
Competitive Set	76.62	69.06	66.83	62.09	65.21	64.68	69.59	70.60	63.12	64.99	64.12	61.54	66.35	91.12	86.02	64.68	60.32	65.30	65.87	65.21	69.82	73.06	63.55	64.81	65.59	63.10	46.39	59.09	70.65	64.35
Index (ARI)	85.8	91.5	96.1	101.0	96.7	92.3	95.1	89.3	95.1	90.3	93.6	102.2	97.0	97.3	94.9	94.7	103.5	93.8	90.9	90.1	92.1	87.5	97.2	94.2	90.7	94.8	134.3	91.5	88.4	96.4
% Chg																														
My Property	4.2	6.0	12.6	9.9	13.1	3.6	15.8	5.8	3.6	6.9	6.5	6.8	6.7	17.5	16.4	4.5	12.9	13.5	6.9	6.8	10.2	10.3	6.4	6.1	5.3	8.1	9.3	3.6	-0.1	12.5
Competitive Set	-2.5	0.8	2.6	0.2	7.5	11.4	0.9	5.3	2.7	2.9	3.7	-5.6	0.8	6.3	11.9	-0.5	-4.2	7.5	5.2	18.1	10.5	5.3	0.0	2.3	12.7	10.2	-26.0	1.2	3.5	2.4
Index (ARI)	6.9	7.4	9.7	9.2	5.2	-7.0	14.8	0.5	0.9	3.9	2.7	13.1	5.8	6.5	4.4	9.8	17.9	5.8	1.6	-7.8	-0.1	4.8	6.4	3.7	-6.6	-1.9	47.7	2.3	-3.5	9.8

	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	We	Th	Fr	Sa	Su
RevPAR	**September**																													
	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
My Property	48.58	52.46	48.57	35.11	39.11	36.99	47.25	52.94	44.29	38.14	41.99	49.57	42.51	63.17	71.82	29.40	34.95	28.18	26.96	32.90	48.22	61.97	41.99	44.58	30.95	39.48	47.36	50.58	54.33	44.06
Competitive Set	56.10	46.24	39.37	39.46	54.56	38.16	44.31	52.02	38.48	39.89	38.62	36.74	41.61	71.37	77.29	34.61	36.34	40.26	40.18	39.75	64.33	59.89	37.84	36.97	38.74	35.48	27.13	43.82	49.45	36.04
Index (RGI)	73.5	113.5	137.3	104.9	113.2	96.9	106.1	101.8	112.2	95.7	109.0	119.4	103.7	88.5	93.0	85.2	96.2	70.8	67.1	82.8	95.8	103.5	111.0	120.9	84.2	111.4	174.5	115.4	109.9	122.3
% Chg																														
My Property	-12.4	48.1	37.5	20.7	18.8	16.7	41.8	28.0	9.6	24.1	33.1	31.2	17.2	10.5	20.6	-28.3	19.3	13.5	-19.8	-0.1	46.0	37.2	-0.9	27.0	3.3	11.5	23.9	11.9	-1.2	8.5
Competitive Set	-3.7	-0.3	-5.6	-6.9	0.7	11.4	4.2	5.3	7.3	-4.5	-6.5	-11.1	2.8	16.2	18.0	-17.1	-6.7	3.9	-3.0	14.1	15.8	10.0	1.2	-2.3	1.5	9.1	-60.7	-5.8	-6.4	-18.8
Index (RGI)	-8.9	39.7	46.4	29.7	17.8	4.8	35.4	22.3	2.2	30.0	47.3	47.5	13.9	-4.9	2.1	-13.5	27.8	9.2	-17.4	-12.5	25.4	24.7	-2.1	29.9	1.7	11.3	76.7	18.6	5.5	19.0

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North America:

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T : +1 615 824 8664
support@str.com

International:

Blue Fin Building, 110 Southwark Street, London SE1 0TA
T : +44 (0) 207 922 1930
hotelinfo@str.com

Asia Pacific:
Thong Teck Building, 15 Scotts Road #08-12, 228 218 Singapore
T: +64 6800 7850
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BEFORE THE

TRANSIENT OCCUPANCY TAX LICENSE OFFICIAL

FOR THE

CITY OF ONTARIO, CALIFORNIA

IN RE

MOTEL 6 ONTARIO AIRPORT
1560 E. 4th Street
Ontario, CA 91764

FINDINGS OF FACT AND STATEMENT OF DECISION OF THE TRANSIENT OCCUPANCY TAX LICENSE OFFICIAL AFTER HEARING

License Official: Armen Harkalyan
Date: September 2, 2020
Time: 11:00 a.m.

INTRODUCTION

1. This matter involves the application of the City of Ontario's Transient Occupancy Tax to the revenues of the Motel 6 Ontario Airport Hotel. Executive Director of Finance Armen Harkalyan ("License Official"), sitting as the Transient Occupancy Tax License Official under Chapter 6 of Title 3 of the Ontario Municipal Code, heard this matter on September 2, 2020 in Ontario, California. The License Official was advised by attorney Steven P. Graham, special counsel to the City of Ontario.
2. City of Ontario ("City") is a municipal corporation existing under the laws of the State of California.
3. Motel 6 Ontario Airport Hotel ("Hotel") is a hotel operated in the City of Ontario by Ashish Kumar "Alex" Patel. The Hotel was represented by attorney Frank A. Weiser at the hearing.
4. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on the evidence presented during the evidentiary hearing for this matter held on September 2, 2020, the City's investigation, and per oral stipulation at the September 2, 2020 hearing, a letter brief with exhibits from counsel for Motel 6 Ontario Airport Hotel that was received on September 17, 2020 and considered.

5. The License Official considered the testimony of all witnesses at the evidentiary hearing and all exhibits received into evidence. The mere fact that a particular witness testimony or exhibit may not be specifically referred to below does not and shall not be construed to mean that said testimony or exhibit was not considered.

6. The court reporter certified the Reporter's Transcript (RT) on September 18, 2020 and provided to all attorneys.

7. This Order is being provided within thirty days of receipt of the Reporter's Transcript.

ISSUES

8. Pursuant to Ontario Municipal Code Section 3-6.09, the issue to be determined by the License Official on the application of Hotel is whether the amount of Transient Occupancy Tax, along with any interest and penalties, specified within the Notice of Assessment issued by the License Official on December 10, 2019 should be upheld.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. Jurisdictional Matters

9. This matter is before the License Official following the City's December 10, 2019 Notice of Assessment for Transient Occupancy Tax ("Notice of Assessment") which found that Hotel had unpaid Transient Occupancy Taxes. The Notice of Assessment is attached hereto as **Attachment A**.

10. Hotel filed an Application for Hearing on December 16, 2019 challenging the Notice of Assessment. The Application for Hearing is attached hereto as **Attachment B**.

11. Pursuant to Ontario Municipal Code Section 3-6.09, a hearing before Executive Director of Finance Armen Harkalyan sitting as the Transient Occupancy Tax License Official was set where the Hotel could appear and offer evidence why the specified tax, interest, and penalties within the Notice of Assessment should not be so fixed.

B. Procedural Background

11. The evidentiary hearing for this matter was held on September 2, 2020 in Ontario, California.

12. The Hotel called no witnesses and offered no sworn testimony at the hearing.

13. The matter was taken under submission by the Hearing Officer at the conclusion of the hearing, pending receipt of the letter brief from the Hotel and the Reporter's Transcript.

14. Per oral stipulation at the hearing, the Hotel was given the opportunity to file a letter brief with evidentiary exhibits. The letter brief with exhibits from counsel for Motel 6 Ontario Airport Hotel was received on September 17, 2020 and considered. The Hotel Brief is attached hereto as **Attachment C.**

15. The Reporter's Transcript was certified on September 18, 2020. The Reporter's Transcript is attached hereto as **Attachment D.**

C. The Transient Occupancy Tax Ordinance

16. The City of Ontario imposes a Transient Occupancy Tax of eleven and three-quarters percent (11¾%) of rent on the privilege of occupancy of space in a hotel within its jurisdiction. O.M.C. § 3-6.03.

17. Rent is defined by the Ontario Municipal Code as "the consideration charged, whether or not received, for the occupancy of space in a hotel valued in money, whether to be received in money, goods, labor, or otherwise, including all receipts, cash, credits, property, and services of any kind or nature, without any deduction therefrom whatsoever." O.M.C. § 3-6.02(e).

18. Hotel is defined by the Ontario Municipal Code as "any structure, or any portion of any structure, which is occupied, or intended or designed for occupancy, by transients for dwelling, lodging, or sleeping purposes and shall include any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure, or portion thereof." O.M.C. § 3-6.02(a).

19. The Ontario Municipal Code requires that "[e]ach operator shall collect and hold in trust for the account and benefit of the City the tax imposed by the provisions of this chapter to the same extent and at the same time as the rent is collected from every transient." O.M.C. § 3-6.05.

20. Operator is defined by the Ontario Municipal Code as "…the person who is the proprietor of the hotel whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or

any other capacity. Where the operator performs his or her functions through a managing agent of any type or character, other than an employee, the managing agent shall also be deemed an operator for the purposes of this chapter and shall have the same duties and liabilities as his or her principal." O.M.C. § 3-6.02(c).

21. The City of Ontario requires all operators of hotels to register such hotel with the License Official and obtain a "Transient Occupancy Registration Certificate" which shall be posted in a conspicuous place on the hotel premises. O.M.C. § 3-6.06. Such certificate shall include the name and address of the operator, the address of the hotel, the date the certificate was issued, and a statement required by the code. O.M.C. § 3-6.06.

22. The City of Ontario requires all operators to report and remit Transient Occupancy Taxes to the License Official. O.M.C. § 3-6.07. "Each operator shall, on or before the last day of the month following the close of each calendar quarter, or at the close of any shorter reporting period which may be established by the License Official, make a return to the License Official, on forms provided by him or her, of the total rents charged and received and the amount of tax collected for transient occupancies. At the time the return is filed, the full amount of the tax collected shall be remitted to the License Official." O.M.C. § 3-6.07.

23. Operators who fail to report and remit any Transient Occupancy Tax are subject to penalties and interest. O.M.C. § 3-6.08.

24. When an operator fails or refuses to report or remit Transient Occupancy Tax in the manner required by the Ontario Municipal Code, the License Official "shall proceed in such manner as he may deem best to obtain the facts and information on which to base his estimate of the tax due." O.M.C. § 3-6.09. Once the License Official has obtained such facts and information, the License Official "shall proceed to determine and assess against such operator the tax, interest, and penalties" and "give notice of the amount so assessed by serving it personally or depositing it in the United States mail, postage prepaid, addressed to the operator so assessed at his last known place of address." O.M.C. § 3-6.09.

25. The Ontario Municipal Code creates a rebuttable presumption that the amount of Transient Occupancy Tax, along with any penalties and interest, determined by the License Official is

correct. O.M.C. § 3-6.09. If not challenged, the determination of the License Official is "final and conclusive and immediately due and payable." O.M.C. § 3-6.09.

26. Any operator receiving a notice of assessment "may, within ten (10) days after the service or mailing of such notice, make an application in writing to the License Official for a hearing on the amount assessed." O.M.C. § 3-6.09. At the hearing "the operator may appear and offer evidence why such specified tax, interest, and penalties should not be so fixed." O.M.C. § 3-6.09.

27. After the hearing, the License Official "shall determine the proper tax to be remitted and shall thereafter give written notice to the person in the manner prescribed in this section of such determination and the amount of such tax, interest, and penalties." O.M.C. § 3-6.09.

D. The Hearing

28. Except as discussed below, the facts of this matter are essentially undisputed.

29. Under the Ontario Municipal Code, a rebuttable presumption exists at the hearing that the amount of tax assessed by the License Official is correct and operator has the opportunity to appear and offer evidence why the specified tax, interest, and penalties are incorrect.

30. The Hotel appeared by attorney Frank A. Weiser, who offered legal arguments orally at the hearing and in writing by way of a letter brief with exhibits submitted on September 17, 2020. Additionally, Mr. Weiser produced documents entitled "Monthly STAR Reports" for the Rodeway Inn Ontario Mills Mall. These documents were introduced to show that the occupancy rates for the area were lower than the License Official determined during the estimate of taxes owed. Additionally, as an attachment to the Hotel's letter brief, Mr. Weiser produced a copy of a grant deed that purports to show the property on which the Hotel exists is owned by HP Lodging, LLC. The Hotel did not otherwise produce testimony or evidence as to why the specified tax, interest, and penalties described in the Notice of Assessment was incorrect.

31. The Hotel provides the following arguments in opposition to the assessment of the License Official:

    31.1. The assessment is outside the statute of limitations pursuant to O.M.C. § 3-6.112 and California Code of Civil Procedure § 338.

31.2. The assessment was improper because it included time periods that had not yet occurred.

31.3. Alex Patel is not the true owner or operator of the Hotel, but rather, the owner or operator is HP Lodging, LLC. Mr. Weiser alleges that the City should have sent the Notice of Assessment to HP Lodging, LLC.

32. In addition to the above arguments, Mr. Weiser argued that the City of Ontario's Transient Occupancy Tax Ordinance was unconstitutional for the following reasons:

32.1. The City of Ontario's Transient Occupancy Tax Ordinance is facially unconstitutional, and unconstitutional as applied to Alex Patel and HP Lodging, LLC, under the Fourth Amendment to the United States Constitution because of the privacy interests of the business and guests.

32.2. The City of Ontario's Transient Occupancy Tax Ordinance violates due process because it does not provide a "clear and certain" post-deprivation remedial scheme.

32.3. The City of Ontario's Transient Occupancy Tax Ordinance fails to property distinguish between transient and permanent guests.

32.4. The City of Ontario's Transient Occupancy Tax Ordinance violates Equal Protection principles, the Commerce Clause of the United States Constitution, and the right of persons to travel because it requires the collection of taxes in violation of guests' constitutional right to travel.

1. Evidence and Testimony

33. The Hotel entered into the record at the September 2, 2020 hearing as Exhibit 1 copies of Monthly STAR Reports for the Rodeway Inn Ontario Mills Mall. The records were entered to show that the License Official's estimated occupancy rate for the Hotel was higher than appropriate, and therefore, the estimated tax was too high.

34. The License Official is not persuaded by the Monthly STAR Reports. The purpose of the STAR reports is purportedly to show an appropriate occupancy rate of "a subset of the motels in the City that are more in the vicinity of this particular motel." (Reporter's Transcript, 16:2-4.). However, the only hotel the Monthly STAR Reports were provided for is the Rodeway Inn Ontario Mills Mall, a hotel over four (4) miles away from the Hotel that sits between an active

railway and a truck stop south of Interstate 10. It is not clear from Hotel's presentation why these Monthly STAR Reports, for a single hotel significantly further from the Hotel than many others would form a better basis for determining the occupancy rate than the methodology used by the Licensed Official.

35. Additionally, it is unclear to the License Official why, in attempting to demonstrate the appropriate occupancy rate for the Hotel, the Hotel would produce reports on the Rodeway Inn Ontario Mills Mall, rather than reports or records related to the Hotel itself. While it would be speculation to determine whether Monthly STAR Reports on the Hotel would be more persuasive than the methodology employed by the License Official, it would certainly be more persuasive than reports of an unrelated single hotel located several miles away.

2. Statute of Limitations

36. The Hotel argues in its letter brief that "the August 18, 2020 assessment [falls] … outside the statute of limitations under the City Municipal Code § 3-6.112 ("OMC") and California Code of Civil Procedure ("CCP") § 338. Both sections clearly require that an audit can only be conducted going back three years as records under OMC § 3-6.112 [sic] must be kept only for three years and CCP § 338 sets a three year statute of limitations for the City to sue to collect on a debt." (Appeal Letter Brief for Alex Patel, Motel 6 Ontario Airport, dated September 17, 2020 ["Hotel Brief"], page 2).

37. The Notice of Assessment for the Hotel was submitted on December 13, 2019. (Notice of Assessment, page 1). The Notice of Assessment covers the time period from January 2016 through June 2019. (Id.) This time period is acknowledged by the Hotel. (Hotel Brief, p. 2). This time period is within the three year record-keeping requirement of OMC § 3-6.11.

38. CCP § 338 requires that an action on a liability created by statute, other than a penalty or forfeiture, must be commenced within three years. CCP § 338 governs actions brought in state court, not audit determinations of the License Official under the OMC. Additionally, the time period to bring an action for collection of local taxes does not begin until after the deficiency determination of the local official is final. (*See City of Los Angeles v. A. E. C. Los Angeles* (1973)

33 Cal.App.3d 933, 941). As the License Official's determination is not final on this appeal, the three years under the CCP for initiation of a collection action has not begun.

39. The License Official therefore finds that the Transient Occupancy Tax Assessment was properly made within any applicable statute of limitations.

3. Time Period Covered

40. The Hotel argues in its letter brief that the time period is inappropriate because the Audit Period is'allegedly revised to include the time period up to June 2020, based on statements in the Notice of Assessment, dated December 13, 2019 which includes the amount of tax, interest, and penalties owing as of that date at $1,135,244.97, and the License Official's Notice of Appeal Hearing, dated August 18, 2020, which includes the amount of tax, interest, and penalties owing as of that date at $1,553,448.53.

41. The audit period was from January 2016 through April 2019. The August 18, 2020 letter states that the amount owing to the City as of that date is "the sum of $1,553,448.53, which includes penalties and interest from January 2016 through June 2020." The difference between the amount of taxes, penalties, and interest stated in December 2019 and August 2020 represents the interest accruing on the unpaid taxes during that time period and does not represent any change in scope to the audit period.

4. Owner of the Hotel

42. The Hotel next argues at the September 2, 2020 hearing and in its letter brief that the City has failed to notify the true legal owner and operator of the property, which it asserts is HP Lodging, LLC. The Hotel argues that the failure to send the December 13, 2019 Notice of Assessment and/or August 18, 2020 Notice of the Appeal Hearing to HP Lodging, LLC constitutes a due process violation, as HP Lodging, LLC has a property interest at stake and must have an opportunity to be heard.

43. The City of Ontario Municipal Code requires all businesses operating within its jurisdiction register with the City and receive a business license. O.M.C. § 3-1.105.

44. The Hotel has a business license with the City and is registered with the name of the business Motel 6 Ontario Airport with a contact address of 1560 E 4th Street, Ontario, CA 91764. The owner of the Hotel and the contact for the Hotel were provided as Ashish Kumar "Alex" Patel.

45. The grant deed supplied by the Hotel in support of its argument only shows that HP Lodging, LLC, is the owner of property upon which the Hotel operates, it does not demonstrate on its face that HP Lodging, LLC meets the definition of "operator" under the OMC. An operator is the proprietor of the hotel, and the definition allows for an operator to be a person other than the owner of the property, including, for example, a lessee of real property who acts as the proprietor of the hotel.

46. In any case, the Statement of Information for HP Lodging, LLC, on file with the California Secretary of State for all relevant time periods lists as its agent for service of process, and as one of its members, Ashish Kumar "Alex" Patel, the same person registered with the City as the owner of the Hotel and a person who has received actual notice of the Notice of Assessment and the Notice of Hearing.

47. The License Official finds that in applying for and receiving a business license pursuant to OMC Chapter 3-1, Ashish Kumar "Alex" Patel provided the following information to the City: the business operating a hotel is the Motel 6 Ontario Airport, and that the contact address is 1560 E 4th Street, Ontario, CA 91764. Mr. Patel listed himself as the owner of the Hotel. The License Official further finds that Mr. Patel is listed as the Agent for Service of Process and member for the purported "true legal owner" HP Lodging, LLC. Finally, the License Official finds that Mr. Patel had actual notice of both the Notice of Assessment and Notice of Appeal Hearing, was afforded the opportunity to provide evidence and testimony to demonstrate that the amount of taxes determined by the License Official was improper, and did not appear at the hearing.

48. Based on the foregoing, the License Official finds that the City fulfilled any obligation it had to ensure that the operator of the Hotel was provided with the Notice of Assessment and the Notice of the Appeal Hearing.

5. Constitutional Arguments

49. In addition to the arguments addressed above in Subsections D.2., D.3., and D.4., the Hotel makes several arguments that the City of Ontario Transient Occupancy Tax Ordinance is facially unconstitutional or unconstitutional as applied to the Hotel. A summary of those arguments is included above at Subsection 33.1 – 33.5.

50. The License Official recognizes that he lacks jurisdiction to determine whether the City of Ontario Transient Occupancy Tax Ordinance is constitutional. *See* Cal. Const. Art. III § 3.5. Nevertheless, the License Official intends to respond briefly to the legal arguments made by Hotel and discuss why the License Official believes the City of Ontario Transient Occupancy Tax Ordinance is constitutional and enforceable.

a. Fourth Amendment - Privacy

51. Hotel argues that the City of Ontario's Transient Occupancy Tax Ordinance is facially unconstitutional, and unconstitutional as applied under the Fourth Amendment to the United States Constitution. Hotel cites City of Los Angeles v. Patel, 135 S. Ct. 2443 (2015) in support of its position.

52. The City of Ontario's Transient Occupancy Tax Ordinance is distinguishable from the City of Los Angeles ordinance. The Los Angeles ordinance required hotel operators to provide police officers with specified information concerning guests upon demand and a hotel owner who refuses to give an officer access to his or her registry can be arrested on the spot.

53. Here, the City of Ontario's Transient Occupancy Tax Ordinance requires that hotel operators keep records related to taxes owed for three years and that the License Official shall have the right to inspect at reasonable times. The Hotel acknowledges that the City is authorized to require a business to maintain business records and make them available when necessary to further a legitimate regulatory interest. (Hotel Brief, p. 10).

54. The Hotel fails to demonstrate that the City of Ontario's Transient Occupancy Tax Ordinance on its face, or the City in its application of the City of Ontario's Transient Occupancy Tax Ordinance, imposes/imposed any penalties on the Hotel for its failure to produce the records absent a subpoena. Rather, the License Official, when faced with Hotel's refusal to provide

business records necessary to establish the correct amount of tax owed, followed the remedy authorized by the City of Ontario's Transient Occupancy Tax Ordinance and he proceeded "in such manner as he may deem best to obtain the facts and information on which to base his estimate of the tax due." O.M.C. § 3-6.09. That is, the License Official used available records to estimate the daily rate and occupancy of the Hotel to estimate its tax liability. Hotel has never suffered a penalty for its failure to provide records.

b. Due Process - Refunds

55. Hotel argues that the City of Ontario's Transient Occupancy Tax Ordinance violates due process because it does not provide a "clear and certain" post-deprivation remedial scheme.

56. OMC § 3-6.12 provides a clear and certain refund process for overpaid taxes by either operators or transients.

c. Due Process - Definitions of Transient

57. Hotel argues that the City of Ontario's Transient Occupancy Tax Ordinance fails to property distinguish between transient and permanent guests.

58. OMC § 3-6.02(g) defines a transient as any person "who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license, or other agreement for a period of thirty (30) consecutive calendar days or less, counting portions of calendar days as full days." (emphasis added).

59. The City of Ontario's Transient Occupancy Tax Ordinance is not unconstitutionally vague under the due process principles, since it gives fair notice of collection and reporting requirements and provides reasonably adequate standards to guide enforcement. While the definitions of "hotel" and "occupancy" contain the words "dwelling" and "lodging," the tax clearly applies solely to those who occupy a hotel for a period of 30 consecutive calendar days or less. (*See* Patel v. City of Gilroy (2002) 97 Cal.App.4th 483, 487).

d. Equal Protection/Commerce Clause/Right to Travel

60. Hotel argues that the City of Ontario's Transient Occupancy Tax Ordinance violates Equal Protection principles, the Commerce Clause of the United States Constitution, and the right of

persons to travel because it requires the collection of taxes in violation of guests' constitutional right to travel.

61. The City of Ontario's Transient Occupancy Tax Ordinance distinguishes between persons who stay in accommodations for only short periods of time and persons who do not. The rational basis for the classification is City's desire to tax persons for the privilege of enjoying short-term occupancy of accommodations within City's jurisdiction. Transient occupancy is a proper subject of taxation and does not violate equal protection, the commerce clause, or the right to travel. (City of Santa Cruz v. Patel (2007) 155 Cal.App.4th 234, 248).

DECISION AND ORDER

62. The Hotel has not presented evidence or testimony that refutes the findings of the License Official. Therefore, the amount assessed by the License Official is upheld.

63. The amount of unpaid Transient Occupancy Taxes, interest, and penalties that Hotel is ordered to pay is the amount of $1,553,448.53 for the Audit Period.

64. Under O.M.C. § 3-6.09 and 3-6.10 this decision shall be final and the amount determined above shall be payable to the City unless you file an appeal to the City Council within fifteen (15) days of service of this Order. Any decision of the City Council following an appeal is final and conclusive and shall be the final administrative procedure available. You may have the right to appeal the decision of the City Council to a court of competent jurisdiction. If you seek judicial review of a decision of the City Council under California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City Council's decision became final pursuant to Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Dated: November 5, 2020

License Official

LAW OFFICES

Member of the Bar:

United States Supreme Court
United States Court of Appeals for Third Circuit
United States Court of Appeals for Fourth Circuit
United States Court of Appeals for Fifth Circuit
United States Court of Appeals for Sixth Circuit
United States Court of Appeals for Eighth Circuit
United States Court of Appeals for Ninth Circuit
United States Court of Appeals for Tenth Circuit
United States Tax Court.
Master of Law in Taxation

FRANK A. WEISER
3460 Wilshire Boulevard, Suite 1212
Los Angeles, California 90010
Telephone: (213) 384-6964
Fax: (213) 383-7368

Refer To File No.

November 19, 2020

BY PERSONAL DELIVERY AND U.S. EXPRESS MAIL-GUARANTEED OVERNIGHT DELIVERY

Sheila Mautz
City Clerk
City of Ontario
303 East "B" Street, Civic Center
Ontario, CA 91764-4105

Re: Appeal Letter Brief for Alex Patel, Motel 6 Ontario Airport located at 1560 E. 4th St., Ontario, CA 91764/Appeal of City of Ontario Notice of Assessment of Transient Occupancy Tax and Statement of Decision Dated 11/05/20

Dear Ms. Mautz:

I am the attorney for Alex Patel of Motel 6 Ontario Airport located at 1560 E. 4th St., Ontario, CA 91764.

My client demands an appeal immediately to the City Council, or appropriate administrative body, of the City of Ontario Notice of Assessment of Transient Occupancy Tax ("TOT") and Findings of Fact Statement of Decision of the Transient Occupancy Tax License Official After Hearing Dated 11/05/20 ("Statement of Decision").

Sheila Mautz
City Clerk
303 East "B" Street, Civic Center
Ontario, CA 91764-4105
Re: Appeal Letter Brief for Alex Patel,
Motel 6 Ontario Airport located at
1560 E. 4th St., Ontario, CA
91764/Appeal of City of Ontario
Notice of Assessment of Transient
Occupancy Tax
Noveember 19, 2020
Page 2
(By Personal Delivery and U.S. Express Mail -
Guaranteed Overnight Delivery)

Initially, I would like to point out what I first raised in my appeal letter of December 16, 2019 (and restated in my September 17, 2020 letter) when I sent Armen Harkalyan, the TOT License Official, a request for an appeal on behalf of this client and the other members of the Ontario Hotel Associastion members. In the December 16, 2019 letter, I listed all the Association members who were appealing and listed this client but I also stated in the letter for this client that he had never received your estimated assessment letter as did the other Association members. That is stated on the face of the December 16, 2019 letter. Subsequently, and only recently in the last month on August 31, 2020, in preparing for the hearing that led to the Statement of Decision, Mr. Harkalyan e-mailed me a letter dated August 18, 2020 and sent to the motel estimating a Transient Occupancy Tax ("TOT") assessmenmt in the amount of $1,553,488.53, representing a claimed TOT deficiency, including penalties and interest, from January 2016 to June 2020. That letter states that assessments were initially sent on December 13, 2019.

My client objects to the August 18, 2020 assessment and the Statement of Decision as outside the statute of limitations both under the City Municipal Code § 3-6.112 ("OMC") and California Code of Civil Procedure ("CCP") § 338. Both sections clearly require that an audit can only be conducted going back three years as records under OMC § 3-6.112 must be kept only for three years and CCP § 338 sets a three year statute of limitations for the City to sue to collect on a debt.

Further, the City's intial assessments in the December13, 2019 letter sent to all the Association members except my client (who as I stated states he did not receive such a letter) were for the audit period of January 2016 to April 2019. It appears that even if, assuming in arguendo, my client received the December 13, 2019 assessment letter, that letter could noy have assessed future TOT that was not yet due.

Thus, the assessment of $1,553,488.53, representing a claimed TOT deficiency, including penalties and interest, from January 2016 to June 2020, stated in your August 18, 2020 letter is plainly contradictory and cannot stand as is. The initial appeal was for the audit period of January 2016 to April 2019.

Even the initial audit period extends beyond the three year statute of limitations and therefore, any assessment that you made in the December 13, 2019 would have to be revised requiring a new appeal period to start from the date of the new revised assessment letter.

This brings me to a fundamental procedural due process issue that I raised at the September 2, 2020 appeal hearing and in my September 17, 2020 letter. As I stated at the hearing and in my letter, I learned just prior to and on the morning of the hearing both from my client and by independent verification from a title company (Old Republic Title) that the true legal owner and operator is not Alex Patel as you have previously claimed but an HP Lodging, LLC, a California limited liability company ("HPLLC")

The recorded title on the motel clearly reflects that HPLLC took title to the property on April 25, 2012 by way of a grant deed officially recorded in the official records of the San Bernardino County Recorder's Office as Instrument No. 2012-0160461 ("Grant Deed"). I am attaching with this letter being sent by e-mail a copy of the recorded grant deed.

Clearly, there is no evidence in this record, and I believe none could be produced, that the City at any time notified HPLLC of the audit and the proposed estimated TOT assessment and their right to appeal. At a minimum, as will be explained as interested parties to the assessment, HPLLC would be entitled to due process notice and opportunity to be heard and object and a failure to do so renders the proceedings and any attempted assessment void as a matter of law.

Under Mullane v. Central Hanover Bank & Trust Co. (1950) 339 U.S. 306 and Mennonite Board of Missions v. Adams (1982) 462 U.S. 791, both my client and HPLLC has a substantial property interest that is significantly affected by the notice that is protected by due process as there is a very substantial amount of monies that is being assessed and under other U.S. Supreme Court case law HPLLC would have a property right risiing to the level of due process to the City's administrative adjudicatory procedures. See Logan v Zimmerman Brush Co. (1982) 455 u.S. 422.

In Mullane, 339 U.S. at 314, the United States Supreme Court recognized that prior to an action which will affect an interest in life, liberty, or property protected by the Due Process Clause of the Fourteenth Amendment, a State must provide "notice reasonably calculated, under all the circumstances, to apprise **interested** parties of the pendency of the action and afford them an opportunity to present objections." Id. (emphasis added).

Invoking this "elementary and fundamental requirement of due process," the Court held that publishing notice of an action to settle the accounts of a common trust was not sufficient to inform beneficiaries of the trust whose name and addresses were known." Id. The Court explained that notice by publication was not reasonably calculated to provide actual notice of the pending proceeding and was therefore inadequate to inform those who could be notified by more effective means such as personal service or mailed notice.

"In subsequent, this Court has adhered unwaveringly to the principle announced in Mullane." Mennonite, 462 U.S. at 795 (collecting the Court's case law to such effect that publication notice does not meet the requirements of due process).

In Mennonite, the Supreme Court found that a mortgagee possesses a substantial property interest under Indiana law that was significantly affected by a tax sale and thus entitled to proper notice under the Due Process Clause and required mailed notice. Id. at 795.

The U.S. Supreme Court both in Mennonite and as extended in Jones v Flowers (2006) 547 U.S. 220 has placed the burden on the government to mail or deliver notice to an interested party's address that is reasonably ascertainable even when the last known address comes back as undeliverable.

Under Jones, it is up to the government when it knows that the last known address is not a good address to ascertain as reasonably as possible a new address for delivery and take reasonable steps to resend notice to the proper parties.

The City did not do this. It took no steps to ascertain the recorded owner and operator of the motel and never sent any audit letter to HPLLC.

In Jones, the Supreme Court ruled that after a mailed notice was returned unclaimed, a state was required by the Due Process Clause of the Fourteenth Amendment to take additional reasonable steps to notify the owner of a tax sale before the sale could proceed. Chief Justice Roberts writing for the majority held that, under the circumstances, the State's sale of Jones' property violated due process. It held that "when mailed notice of a tax sale is returned unclaimed, the State must take additional reasonable steps to attempt to provide notice to the property owner before selling his property, if it is practicable to do so." Id., 547 U.S. at 229.

The Court wrote that considering the "extraordinary power" the State is exerting against a property owner, "[i]t is not too much to insist that the State do a bit more to attempt to let him know about it when the notice letter addressed to him is returned unclaimed." Id., 547 U.S. at 240. Though the method of using certified mail was in itself reasonably calculated to give notice, the knowledge that the State gained when the mail was returned unclaimed obligated it to take additional reasonable steps. However, "[i]n response to the reasonable form suggested that Jones had not received notice that he was about to lose his property, the State did - nothing." Id., 547 U.S. at 233. The Court believed that "someone who actually wanted to alert Jones that he was in danger of losing his house would do more when the attempted notice letter was returned unclaimed, and there was more that reasonably could be done." Id., 547 U.S. at 233-236.

An argument that it was the motel's duty, and my client and HPLLC to inform the City of who notice should go out to turns the cinstitutional principle of adequate due process notice being required of the government on its head. That very same argument was rejected in Mennonite which was reaffirmed in Jones. Id., 547 U.S. at 233 ("Jones should have been more diligent with respect to his property, no question. People must pay their taxes, and the government may hold citizens accountable for tax delinquency by taking their property. But before forcing to satisfy his debt by forfeiting his property, due process requires the government to provide adequate notice of the impending taking.) (citing Mennonite, 462 U.S. at 799)

Given the clear defect in due process notice, these proceedings and any assessments are void as a matter of law independent of the substantive merits of the parties positions.

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In Peralta v. Heights Medical Center, Inc. (1988) 485 U.S. 80, the United States Supreme Court held that "[w]here a person has been deprived of property in a manner contrary to the most basic tenents of due process, it is no answer to say that in his particular case due process of law would have led to the same result because he had no adequate defense upon the merits. Id., 485 U.S. at 86.

As the Court stated in Peralta:

> "Only wip[ing] the slate clean . . . would have restored the petitioner to the position he would have occupied had due process of law been accorded to him in the first place." Id., 485 U.S. at 86. (internal citations and quotation marks omitted).

Consistent with the Court's holding in Peralta, the Court has subsequently characterized the right to procedural due process as "absolute" in the sense that it does not depend upon the merits of a claimant's substantive assertions because of the importance to organized society that procedural due process be observed. Carey v. Piphus (1978) 435 U.S. 247, 266..

In Peralta, the State of Texas courts held that Peralta was required to show that he had a meritorious defense, apparently on the ground that without a defense, the same judgment would again be entered on retrial and therefore Peralta suffered no harm from the judgment entered without notice. Id., 485 U.S. at 85.

The Court firmly rejected this argument finding that the entry of judgment itself had serious consequences because the judgment was entered on the county's records, became a lien on Peralta's property, and was the basis of a writ of execution under which Peralta's property was sold. Id., 485 U.S. at 85-86.

In the case at bar, the notice of assessments affects not only Mr. Patel's interest in his property protected by the Due Process Clause of the Fourteenth Amendment but the inierests of the owner and operator HPLLC, and the City must provide "notice reasonably calculated, under all the circumstances, to apprise [her] of the pendency of the action and afford [her] an opportunity to present objections." Mullane, 339 U.S. at 314.

My position tis that given the clear defect in due process notice and the further defect in the audit period and amounts being assessed, compounded with the issue of a statute of limitations bar, that the City give notice of the audit and ant assessment proceedings to all necessary and indispensable parties affected.

Otherwise, both the City and my client will be wasting valuable resources, including legal fees and costs, and judicial resources, in proceeding where the outcome will have to be undone vy a court of law. If that happens, my client will seek his legal fees and damages against the City for pursuing a frivolous audit and assessment..

Without waiving the procedural due process objection. my client objects to the TOT audit and estimated assessment on the following grounds:

The City's TOT inspection ordinance facially, and as applied to my clients, violates the Fourth Amendment pursuant to City of Los Angeles v Patel, 135 S.Ct. 2443 (2015).[1]

In Patel, the United States Supreme Court held that LAMC §41.49 was **facially** unconstitutional under the Fourth Amendment because it required motel operators to retain records about guests for a ninety-day period and was unconstitutional because it did not allow for pre-compliance judicial review as required by the Fourth Amendment. Id.

[1] I litigated the Patel case.

The Patel case affirmed the en banc decision of the United States Court of Appeals for the Ninth Circuit which held that in adminstrative record inspections (such as presented in this case) a city must first provide by ordinance administrative subpoenas which can first be challenged in court before it can impose any penalties for not providing the records. See Patel, et al. v City of Los Angeles, 738 F.3d 1058 (9th Cir. 2013)) (en banc).

In Patel, the Ninth Circuit held that a City of Los Angeles ordinance that authorized administrative inspections by the police of motel registration records upon demand and without consent or a warrant was facially unconstitutional. Id., 738 F.3d at 1060-66.

In doing so, the Ninth Circuit found that the City of Los Angeles records inspection ordinance involve both a physical inrrusion upon a motel owner's business papers and an invasion of the motel owner's protected privacy interest in those papers protectable under the Fourth Amendment. Id., 738 F.3d at 1061-64.

The Ninth Circuit concluded that that a City's demand for inspection of business records constitutes a search under the Fourth Amendment. Id., 738 F.3d at 1064. The Ninth Circuit held that the government may require businesses to maintain records and make them available for routine inspection when necessary to further a legitimate regulatory interest, however the party subject to the demand must be afforded an opportunity to "obtain judicial review of the reasonableness of the demand prior to suffering penalties for refusing to comply." Id., 738 F.3d at 1064 (internal citations and quotation marks omitted).

This line of reasoning is consistent with prior holdings of the California Supreme Court. See Craib v Bulmash (1989) 49 Cal.3d 475 (California Supreme Court explaining requirement to obtain a subpoena or warrant if consent is not given and that no penalties can attach to the exercise of one's Fourth Amendment rights.

The City of Ontario's TOT ordinance like Patel, facially and as applied to my client, violates the Fourth Amendment.

I have also litigated other cases thart have been published in the California appellate court that facially challenges the constitutionality of various municipal code TOT ordinances.

In City of Santa Cruz v Patel (2007) 155 Cal.App.4th 234, a case litigated by me, a group of motel operators facially challenged the City of Santa Cruz's TOT ordinance on constitutional grounds. While the TOT ordinance in that case was found to not be violative of the "void for vagueness" doctrine under the Due Process Clause of the Fourteenth Amendment, the nature of the facial challenge was not questioned in the appellate court's reaching its decision.

Subsequently, in Dana Point Safe Harbor Collective v Superior Court (2010) 51 Cal.4th 1, the California Supreme Court principally followed and adopted the reasoning of the City of Santa Cruz case in resolving a district court of appeals split and holding that legislative subpoenas under California Government Code §37104 that are upheld by a trial court are appealable orders to a district court of appeal.

The City's TOT ordinance establishes various financial sanctions to encourage motel operators to tender tax payments before any resolution of any dispute over the tax's validity.

The U.S. Supreme Court has held that this type of taxing scheme does not provide a meaningful opportunity for predeprivation relief. See McKesson, supra, 496 U.S. at 37 ("Since Florida has established various financial sanctions and summary remedies to encourage liquor distributors to tender tax payments before resolution of any dispute over the tax's validity, the State does not provide a meaningful opportunity for predeprivation relief.").

The City's TOT ordinance does not provide a hotel operator the ability to seek a refund after payment of an illegal tax that he has either paid without collecting the same from the transient or has been assessed by the City.

In other words, if the hotel operator has not collected the tax from the occupant, but has paid the tax out of his own pocket in protest because he has been personally assessed by the City, he cannot seek a post-payment refund for himself because the "amount of the tax so collected [cannot] either [be] refunded to the transient or credited to rent subsequently payable to the operator by the transient."

This ordinance does not provide a "clear and certain" post-deprivation remedial scheme to satisfy due process.

Further, the City's TOT ordinance is unconstitutional under City of San Bernardino Hotel/Motel Association v. City of San Bernardino (1997) 59 Cal.App.4th 237 as explaimed in my previous correspondence to you.

The City's ordinance fails to properly distinguish between transient and permanent guests, and it improperly requires an agreement in writing only to define a permanent guest from the inception of the tenancy and defines the primary terms based on the term "dwelling."

Further, California Civil Code §1940.1 and the Health and Safety Code, including Penal Code § 602(r), make important distinctions for purposes of landlord-tenant rights based on whether the structure is intended or used as one of long term occupancy, a concept once again directly implicated by the City's use of the term "dwelling" in the definition of its primary terms.

In addition, the ordinance fails on equal protection grounds as set forth in Britt v City of Pomona (1990) 223 Cal. App.3d 265, and requires the members to collect a tax from guests in violation of the guests constitutional right to travel. The ordinance also violates the Commerce Clause of the United States Constitution. See also Dean Milk Co. v City of Madison (1951) 340 U.S. 349 (Commerce Clause discrimination may run against both intrastate as well as in-state concerns).

Moreover, under the California Constitution the guests would have a right to privacy to the information on the records and the ordinance sets forth no guidelines as to protecting the guests rights or the motel operators rights under the Fourth Amendment.

Moreover, the the ordinance also violates and constitutes an impermissible travel tax on interstate and intrastate travelers that burdens the fundamental constitutional right to travel that was long ago invalidated by the U.S. Supreme Court. See Crandall v Nevada (1868) 73 U.S. (6 Wall) 35.

Thus, my client stands on his Fourteenth Amendment Due Process and Fourth Amendment rights and objects to the audit and assessment I trust that he will not be required to file a federal civil rights lawsuit under 42 U.S.C. § 1983 against the City to enforce his civil rights.

As a courtesy, I am copying by e-mail on this letter Steven P. Graham, Esq, and Derek Cole, Esq., the outside counsel in this matter and Mr. Harkalyan

I request that this letter and the attached grant deed be made part of the administrative record along with th all my previous correspondence prior to the September 2, 2020 hearing. If you need to speak to me directly, I can be reached by e-mail at maimons@aol.com or at (213) 399-7806

Sincerely,

Frank A. Weiser

Frank A. Weiser
Attorney at Law

cc: Alex Patel
Steven P. Graham, Esq.
Derek Cole, Esq.
(E-Mailed to sgraham@colehuber.com
and dcole@colehuber.com)
Armen Harkalyan
Executive Director of Finance
(E-Mail: at aharkalyan@ontarioca.gov)

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