

HOTELHINGE RESEARCH / FEBRUARY 2026

U.S. Hotel Transactions, FEBRUARY 2026

\$433.5M+ across 28 U.S. hotel trades in February 2026: \$232.9M recorded in county deed records, \$200.6M+ reported in the trade press. Every figure sourced.

\$433.5M+

across 28 hotel trades
(February 2026)

\$232.9M

recorded in county
deed records (23)

\$200.6M+

reported in the trade
press (5)

45,438

U.S. hotels in the
census, 51 markets

Quick answer: In February 2026, HotelHinge tracked \$433.5M+ across 28 U.S. hotel trades: \$232.9M recorded in county deed records (23 sales, led by the \$37.4M Renaissance Reno Downtown Hotel & Spa) plus \$200.6M+ reported in the trade press (5 larger trades not yet filed as a February deed).

The month's biggest story: Sapir sells the NoMo SoHo out of bankruptcy for \$121M

February's largest single-asset hotel trade in our data was the NoMo SoHo in Manhattan, sold by the Sapir Organization for \$121 million. It is a reported sale with a recorded price, so it also leads the priced table below; here is what the record shows, each step sourced.

The Sapir Organization sold the NoMo SoHo hotel at 9 Crosby Street to Dan Hotels' Shlomo Tahan, with the deal recorded on February 18, 2026. Public property records document the sale at \$121 million. -- Commercial Observer

The transaction closed out of a Chapter 11 process the property entered in November 2025. An October 2025 agreement had set the price at \$125 million; the figure that recorded at closing was \$121 million, a \$4 million reduction. -- Commercial Observer

Every February 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for February, in one table, sorted by price. Recorded rows are deed or assessor filings, each identified by its recording office and public record number; reported rows are arm's-length sales the trade press covered that had not yet filed a February deed in our markets, each linked to the article that reported it. Recording lags the closing and some trades are structured at the entity level and never file a property deed, so the recorded set is only part of the month's activity. Named deals with no disclosed price are listed separately under Through the Grapevine.

Property	Location	Price	Type	Source
NoMo SoHo Dan Hotels (Shlomo Tahan) from the Sapir Organization; recorded out of a Chapter 11 process	New York, NY	\$121M	REPORTED Feb 18	Sapir Organization Sells NoMo SoHo Hotel for \$121M · Commercial Observer
Hilton Baton Rouge Capitol Center Northshore Development	Baton Rouge, LA	\$40.5M	REPORTED Feb 13	Northshore Development buys Hilton in Baton Rouge for \$40.5M · Hotel Business
Renaissance Reno Downtown Hotel & Spa	Reno, NV	\$37.4M	RECORDED 2026-02-26	Washoe County Assessor / #011-122-09
Home2 Suites by Hilton Brandon Tampa	Tampa, FL	\$32.1M	RECORDED 2026-02-12	Hillsborough County Property Appraiser / #0722101311

Property	Location	Price	Type	Source
Portland Marriott Downtown Waterfront	Portland, OR	\$30.1M	RECORDED 2026-02-04	Multnomah County DART / #1S1E03BD -02900
Four Points by Sheraton Fort Myers Airport	Fort Myers, FL	\$20.8M	RECORDED 2026-02-20	Lee County Property Appraiser / #234525040000002A
Holiday Inn Express & Suites Fort Myers Airport	Fort Myers, FL	\$17.2M	RECORDED 2026-02-10	Lee County Property Appraiser / #264525L428000010
Lighthouse Inn Dennis Lighthouse One, LLC from the Stone family	Dennis, MA	\$16.5M	REPORTED Feb 12	Traditions remain, upgrades planned by new owners of Lighthouse Inn on Cape Cod · Cape Cod Times
Embassy Suites by Hilton Austin Arboretum An individual Texas investor (Arboretum Lodging) from Ashford Hospitality Trust; one of two Texas Embassy Suites Ashford sold	Austin, TX	\$13.5M	REPORTED Feb 17	Ashford Hospitality Trust completes \$13.5 million sale of Embassy Suites Austin · StockTitan (AHT SEC 8-K)
Staybridge Suites Durham-Chapel Hill-Rtp by IHG	Durham, NC	\$11.2M	RECORDED 2026-02-12	Durham County NC - Tax Administration / #0800103246
Holiday Inn Express & Suites Orlando - Apopka	Apopka, FL	\$10.8M	RECORDED 2026-02-12	Orange County Property Appraiser / #282112016502000
Best Western Suites Near Opryland	Nashville, TN	\$10M	RECORDED 2026-02-23	Metro Nashville/Davidson County Assessor of Property / #06200016800
Hampton Inn & Suites Orlando-Apopka	Apopka, FL	\$9.5M	RECORDED 2026-02-10	Orange County Property Appraiser / #282112016501000
Fairfield by Marriott Inn & Suites Albany East Greenbush	East Greenbush, NY	\$9.2M	RECORDED 2026-02-05	NYS ORPTS Sales Web
Hampton Inn & Suites Milwaukee West A THG Properties affiliate (Eden Prairie, MN) from a Stand Rock Hospitality affiliate	West Allis, WI	\$9.1M	REPORTED Feb 15	Hotel near State Fair Park sold for \$9.1 million · BizTimes Milwaukee
Courtyard by Marriott Canton	OH	\$8M	RECORDED 2026-02-10	Stark County OH - Auditor / #1615504
Days Inn by Wyndham Orlando Airport Florida Mall	Orlando, FL	\$6.6M	RECORDED 2026-02-26	Orange County Property Appraiser / #292403726800691

Property	Location	Price	Type	Source
Americas Best Value Inn Goodlettsville Nashville N	Goodlettsville, TN	\$6.2M	RECORDED 2026-02-13	Metro Nashville/Davidson County Assessor of Property / #02613004300
Sonesta Simply Suites Phoenix Glendale	Phoenix, AZ	\$5.4M	RECORDED 2026-02-01	Maricopa County Assessor / #149- 06-004
Comfort Inn & Suites Lexington Park near Pax River	Lexington Park, MD	\$3.9M	RECORDED 2026-02-25	Maryland SDAT
Sonesta Simply Suites Baltimore BWI Airport	Linthicum Heights, MD	\$3.9M	RECORDED 2026-02-03	Maryland SDAT
Travelodge by Wyndham Mesa	Mesa, AZ	\$2.8M	RECORDED 2026-02-01	Maricopa County Assessor / #134- 01-002B
Adirondack Inn	Saratoga Springs, NY	\$2.3M	RECORDED 2026-02-26	NYS ORPTS Sales Web
Casa Gaby Apartments Part of the Oasis Casita Collection	Miami Beach, FL	\$2.1M	RECORDED 2026-02-19	Miami-Dade County Property Appraiser / #0242030140020
TPG Hotels, Resorts & Marinas	Salisbury, MD	\$1.8M	RECORDED 2026-02-03	Maryland SDAT
A Lil Slice of Heaven	McHenry, MD	\$1.3M	RECORDED 2026-02-24	Maryland SDAT
Chautauqua Hillcrest Inn	Lakewood, NY	\$160,000	RECORDED 2026-02-25	NYS ORPTS Sales Web
Jackson Gore Inn at Okemo Mountain Resort	Ludlow, VT	\$130,000	RECORDED 2026-02-20	VT Dept of Taxes / VCGI Property Transfer Tax Return

Recorded rows are county deed or assessor filings, each identified by its recording office and public record number; the parties are shown only where the county publishes them, never guessed. Reported rows are linked to the article that reported them.

February's largest deals, in brief

The month's biggest transactions, each drawn from that deal's own sources.

NoMo SoHo · New York, NY \$121M

The Sapir Organization sold the NoMo SoHo hotel on Crosby Street to Dan Hotels' Shlomo Tahan for \$121 million, recorded February 18 out of a Chapter 11 process the hotel entered in late 2025.

Four Seasons Resort Orlando at Walt Disney World · Bay Lake, FL **part of a \$1.1B, 2-asset deal**

Host Hotels & Resorts sold the Four Seasons Resort Orlando together with the Four Seasons Jackson Hole for a combined \$1.1 billion; Host did not break out a per-hotel price, so no figure is shown on the Orlando resort here (it is listed, unpriced, under Through the Grapevine).

Hilton Baton Rouge Capitol Center · Baton Rouge, LA **\$40.5M**

Northshore Development bought the 291-room Hilton Baton Rouge Capitol Center in downtown Baton Rouge for \$40.5 million.

Renaissance Reno Downtown Hotel & Spa · Reno, NV **\$37.4M**

The Renaissance Reno Downtown recorded a \$37.4 million deed on February 26 in the Washoe County assessor's records, the month's largest recorded hotel sale.

Home2 Suites by Hilton Brandon Tampa · Tampa, FL **\$32.1M**

A Home2 Suites by Hilton in the Brandon area of Tampa recorded a \$32.1 million deed on February 12 in the Hillsborough County property records.

Portland Marriott Downtown Waterfront · Portland, OR **\$30.1M**

The Portland Marriott Downtown Waterfront recorded a \$30.1 million deed on February 4 in the Multnomah County DART records.

Through the Grapevine

UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in February with no disclosed price. These are not in the priced table above and carry no dollar figure; each is a named buyer or seller confirmed to a linked source.

Property	Market	Buyer / Seller	Note	Source
Four Seasons Resort Orlando at Walt Disney World	Bay Lake, FL	sold by Host Hotels & Resorts	Host sold the Four Seasons Resort Orlando together with the Four Seasons Jackson Hole for a combined \$1.1 billion (announced with Host's fourth-quarter results); a per-hotel price was not disclosed, so no figure is shown on the Orlando resort. Host had acquired the two resorts in 2021-2022 for about \$925 million.	Host Hotels & Resorts sells 2 Four Seasons for combined \$1.1B · Hotel Dive
The Westin Savannah Harbor Golf Resort & Spa	Savannah, GA	Hersha Hotels & Resorts	Hersha acquired the 403-room Westin Savannah Harbor Golf Resort & Spa on Hutchinson Island; JLL arranged the sale of the 299-acre resort and the price was not disclosed.	Hersha acquires Westin Savannah Harbor Golf Resort · Hotel Management
Renaissance Columbus Downtown Hotel	Columbus, OH	Whitestone from JW Marriott Family Enterprises	Whitestone acquired the 408-room Renaissance Columbus Downtown from JW Marriott Family Enterprises; Hunter Advisors brokered the deal and the price was not disclosed. Crescent Hotels was named to manage.	Whitestone Acquires Renaissance Columbus Downtown Hotel From JW Marriott Family Enterprises · Hotel Online

Property	Market	Buyer / Seller	Note	Source
Pittsburgh Marriott North	Cranberry Twp, PA	Highline Hospitality Partners	Highline Hospitality Partners acquired the Pittsburgh Marriott North in Cranberry Township; the price was not disclosed and Avion Hospitality was named to manage the hotel.	Highline Hospitality Partners acquires Pittsburgh Marriott North hotel · Hospitality Net
Courtyard by Marriott Greenville Downtown	Greenville, SC	Auro Hotels with T2 Hospitality	Auro Hotels, in partnership with T2 Hospitality, added the Courtyard by Marriott Greenville Downtown, adjacent to the Peace Center, to its downtown Greenville portfolio; the seller and price were not disclosed.	Auro Hotels adds Courtyard by Marriott to downtown Greenville portfolio · Upstate Business Journal

Unpriced by definition: each is a named buyer or seller confirmed to a linked source, listed so the record is complete. No figure is shown, and none is counted in the totals above.

What the deed record caught that the trade press didn't

Most of February's recorded deed sales never surfaced in the hotel trade-press screen. The \$37.4 million Renaissance Reno, the \$32.1 million Home2 Suites in Tampa, the \$30.1 million Portland Marriott Downtown Waterfront, the \$20.8 million Four Points by Sheraton at the Fort Myers airport, and the \$11.3 million Staybridge Suites in Durham each appears in this report because it was recorded in a county deed or assessor record. That long tail of hotel trades, below the deal sheets, is what a property-by-property census is built to catch.

Where this sits in the U.S. hotel map

The month's trades are a live slice of a bigger picture: the HotelHinge census tracks 45,438 U.S. hotels across 51 markets, each with public-record ownership, sales, and financing attached to the property. This report is the free monthly read on what is moving; the full property-level database is a login away.

Track every hotel trade, not just the biggest.

Owners, sales, comps, and financing on every U.S. hotel, tied to its public-record source.
Base \$199/mo, 14-day trial. Founding members lock 50% off for life (first 50).

hotelhinge.com

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Recorded versus reported. Figures labeled RECORDED are drawn from the public deed or assessor record and identified by the recording office and its public record number. Figures labeled REPORTED are accounts published by named third-party news outlets, cited and linked; we summarize their factual reporting in our own words and have not independently verified those figures. The public record also accrues on a lag: deeds can take weeks or months to record after a closing, some transactions are structured at the entity level and never file a property deed, and public records can contain errors or omissions. A month's figures are therefore provisional and are updated as records appear.

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