

HOTELHINGE RESEARCH / APRIL 2026

# U.S. Hotel Transactions, APRIL 2026

**\$191M+** across 16 U.S. hotel trades in April 2026: \$127.7M recorded in county deed records, \$63.3M+ reported in the trade press. Every figure sourced.

**\$191M+**

across 16 hotel trades  
(April 2026)

**\$127.7M**

recorded in county deed  
records (13)

**\$63.3M+**

reported in the trade  
press (3)

**45,438**

U.S. hotels in the  
census, 51 markets

**Quick answer:** In April 2026, HotelHinge tracked \$191M+ across 16 U.S. hotel trades: \$127.7M recorded in county deed records (13 sales, led by the \$25.5M Six Flags Great Escape Lodge & Indoor Waterpark) plus \$63.3M+ reported in the trade press (3 larger trades not yet filed as a April deed).

## The month's biggest trade: Ashford exits the Embassy Suites Palm Beach Gardens for \$40M

April's largest single hotel trade in our data was the Embassy Suites by Hilton Palm Beach Gardens on PGA Boulevard, which a local investor bought for \$40 million. It leads the priced table below; here is what the record shows, each step sourced.

Ashford Hospitality Trust sold the Embassy Suites by Hilton Palm Beach Gardens PGA Boulevard, a full-service hotel in northern Palm Beach County, for \$40 million. The buyer is an entity led by Joe Lubeck, CEO of American Landmark Apartments, a South Florida multifamily owner-operator expanding into hospitality. -- Commercial Observer

The sale is part of Ashford Hospitality Trust's continued deleveraging, shedding non-core hotels to pay down debt. Local investors closed the purchase in April; the trade press reported the deal across several outlets in the week of April 9. -- Hotel Management

## Every April 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for April, 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 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
<b>Embassy Suites by Hilton Palm Beach Gardens PGA Boulevard</b> An entity led by Joe Lubeck (American Landmark) from Ashford Hospitality Trust; the REIT's continued non-core deleveraging	Palm Beach Gardens, FL	<b>\$40M</b>	<b>REPORTED</b> Apr 9	<a href="#">American Landmark Apartments CEO Buys South Florida Hilton Embassy for \$40M</a> · Commercial Observer
<b>Six Flags Great Escape Lodge &amp; Indoor Waterpark</b>	Queensbury, NY	<b>\$25.5M</b>	<b>RECORDED</b> 2026-04-06	NYS ORPTS Sales Web
<b>Rodeway Inn South Miami - Coral Gables</b>	South Miami, FL	<b>\$23M</b>	<b>RECORDED</b> 2026-04-28	Miami-Dade County Property Appraiser / #0940250110240

Property	Location	Price	Type	Source
<b>Hilton Seattle Airport &amp; Conference Center</b> Traded into local hands with a renovation planned; the buyer and seller were not disclosed. Price per King County records	SeaTac, WA	\$18M	<b>REPORTED</b> Apr 24	<a href="#">Reno planned for SeaTac Hilton after trading into local hands</a> · Seattle Daily Journal of Commerce
<b>Embassy Suites by Hilton Cleveland-Independence</b>	OH	\$15.4M	<b>RECORDED</b> 2026-04-16	Cuyahoga County OH - Fiscal Office / #56121003
<b>Ramada Nashville-Atrium Way</b>	Nashville, TN	\$11.1M	<b>RECORDED</b> 2026-04-29	Metro Nashville/Davidson County Assessor of Property / #09510012800
<b>Hyatt Place Nashville / Green Hills</b>	Nashville, TN	\$10.6M	<b>RECORDED</b> 2026-04-28	Metro Nashville/Davidson County Assessor of Property / #11714041900
<b>La Quinta Inn &amp; Suites by Wyndham Minneapolis Bloomington W</b>	Bloomington, MN	\$9.8M	<b>RECORDED</b> 2026-04-01	Minnesota assessor / #0602724230017
<b>Candlewood Suites Fort Myers-Sanibel Gateway by IHG</b>	Fort Myers, FL	\$9.7M	<b>RECORDED</b> 2026-04-15	Lee County Property Appraiser / #044624070000000D0
<b>Extended Stay America Select Suites- Tampa - Airport - Memorial Hwy.</b>	Tampa, FL	\$7.8M	<b>RECORDED</b> 2026-04-22	Hillsborough County Property Appraiser / #0314010000
<b>Red Roof Inn Durham - Duke Univ Medical Center</b>	Durham, NC	\$7.8M	<b>RECORDED</b> 2026-04-15	Durham County NC - Tax Administration / #0822296721
<b>Mayflower Inn &amp; Spa, Auberge Collection</b> DoveHill from an undisclosed seller; price per Litchfield County land records and may exclude the operating business. Auberge continues to manage	Washington, CT	\$5.3M	<b>REPORTED</b> Apr 8	<a href="#">Florida firm acquires Mayflower Inn &amp; Spa property for \$5.3M</a> · Hartford Business Journal
<b>Midtown Motel</b>	Reno, NV	\$3.2M	<b>RECORDED</b> 2026-04-16	Washoe County Assessor / #011-017-03
<b>Cortina Inn</b>	Rutland Town, VT	\$2.6M	<b>RECORDED</b> 2026-04-23	VT Dept of Taxes / VCGI Property Transfer Tax Return
<b>Days Inn by Wyndham Towson</b>	Towson, MD	\$1M	<b>RECORDED</b> 2026-04-09	Maryland SDAT

Property	Location	Price	Type	Source
American Hotel Of Lima	Lima, Village, NY	\$320,000	RECORDED 2026-04-01	NYS ORPTS Sales Web

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.

## April's largest deals, in brief

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

### Embassy Suites by Hilton Palm Beach Gardens PGA Boulevard · Palm Beach Gardens, FL \$40M

Ashford Hospitality Trust sold the Embassy Suites by Hilton Palm Beach Gardens on PGA Boulevard for \$40 million to an entity led by Joe Lubeck, CEO of South Florida multifamily owner American Landmark, as the REIT continued to shed non-core hotels to pay down debt.

### Six Flags Great Escape Lodge & Indoor Waterpark · Queensbury, NY \$25.48M

EPR Properties recorded a \$25.48 million deed on April 6 for the Six Flags Great Escape Lodge & Indoor Waterpark in Queensbury, New York, part of EPR's larger sale-leaseback of experiential real estate; the figure is the recorded real estate consideration for the lodge.

### Rodeway Inn South Miami - Coral Gables · South Miami, FL \$23M

A 117-room hotel at 5959 SW 71st Street in South Miami recorded a \$23 million deed on April 28 in the Miami-Dade property records, with ALTA SOMI I LLC taking title; the sale did not surface in the hotel trade press.

### Hilton Seattle Airport & Conference Center · SeaTac, WA \$18M

The Hilton Seattle Airport & Conference Center at 17620 International Boulevard in SeaTac sold for \$18 million according to King County records, trading into local hands with a renovation planned; the buyer and seller were not disclosed.

### Embassy Suites by Hilton Cleveland-Independence · Independence, OH \$15.4M

The 271-room Embassy Suites by Hilton Cleveland-Independence on Rockside Woods Boulevard recorded a \$15.4 million deed on April 16 in the Cuyahoga County fiscal office records, less than half its previous sale price as American Hotel Income Properties divested the asset.

### Ramada Nashville-Atrium Way · Nashville, TN \$11.05M

A Ramada on Atrium Way in Nashville recorded an \$11.05 million deed on April 29 in the Metro Nashville / Davidson County assessor's records.

## Through the Grapevine

### UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in April 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
<b>The Westin Poinsett, Greenville</b>	Greenville, SC	Highline Hospitality Partners	Highline Hospitality Partners, an Alabama-based hospitality investor, acquired the historic Westin Poinsett in downtown Greenville; it is Highline's 19th hotel investment and its third US acquisition of 2026. The price was not disclosed.	<a href="#">Highline Hospitality Partners Acquires The Westin Poinsett</a> · LODGING Magazine
<b>Ambassador Hotel Wichita, Autograph Collection</b>	Wichita, KS	Ad Astra Capital	Ad Astra Capital, a Texas firm with ties to Wichita, acquired the downtown Ambassador Hotel Wichita, Autograph Collection; the price was not disclosed and Coury Hospitality continues to operate the boutique hotel.	<a href="#">Texas firm with ties to Wichita acquires downtown Ambassador hotel</a> · Wichita Business Journal
<b>Aloft San Antonio Airport</b>	San Antonio, TX	Armada Investments from Corebridge	Corebridge Real Estate Investors sold the Aloft San Antonio Airport to Armada Investments as it closed out a portfolio of hotels bought in 2015; the price was not disclosed, and the buyer took out roughly \$10.7 million in acquisition financing. The sister Aloft Las Colinas traded to a separate buyer in the same exit.	<a href="#">Corebridge Sells San Antonio, Las Colinas Aloft Hotels</a> · The Real Deal

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 April's recorded deed sales never surfaced in the hotel trade-press screen. The \$23 million Rodeway Inn in South Miami, the \$11.05 million Ramada and \$10.63 million Hyatt Place in Nashville, the \$9.75 million La Quinta at the Mall of America in Bloomington, and the \$9.65 million Candlewood Suites in Fort Myers 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).

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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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