

HOTELHINGE RESEARCH / JUNE 2026

U.S. Hotel Transactions, JUNE 2026

\$452.2M+ across 10 U.S. hotel trades in June 2026: \$105M recorded in county deed records, \$347.1M+ reported in the trade press. Every figure sourced.

\$452.2M+

across 10 hotel trades
(June 2026)

\$105M

recorded in county
deed records (4)

\$347.1M+

reported in the trade
press (6)

45,438

U.S. hotels in the
census, 51 markets

Quick answer: In June 2026, HotelHinge tracked \$452.2M+ across 10 U.S. hotel trades: \$105M recorded in county deed records (4 sales, led by the \$80M Waldorf Astoria Washington DC) plus \$347.1M+ reported in the trade press (6 larger trades not yet filed as a June deed). Two more properties in distress.

The month's biggest story: the Waldorf Astoria Washington DC

June's largest recorded trade sits at the end of an unusually well-documented chain of ownership. The hotel occupies the Old Post Office Building at 1100 Pennsylvania Avenue NW, a federally owned landmark. Here is the chain that led to June's recorded transfer, each step sourced.

The building is federally owned and managed by the U.S. General Services Administration (GSA). In 2013 the GSA leased it for 60 years to DJT Holdings LLC, a holding company Donald Trump owned through a revocable trust. -- Wikipedia

Developed as the Trump International Hotel Washington DC, the property opened on September 12, 2016 and closed on May 11, 2022. That year the leasehold was sold to CGI Merchant Group for a reported \$375 million, and the property reopened as the Waldorf Astoria Washington DC on June 1, 2022, operated under Hilton's Waldorf Astoria brand. -- Wikipedia, Bisnow, Hilton

CGI defaulted on its acquisition loan in February 2024. The lender, BDT & MSD Partners, filed a foreclosure notice in May 2024 and took control of the leasehold at an August 5, 2024 auction with a \$100 million credit bid and no competing bids; about \$256.6 million was owed on the original \$285 million loan. -- Bisnow

In June 2026 the GSA sold the underlying building and land, the fee, to BDT & MSD Partners. The Wall Street Journal reported the price at \$80 million; the GSA did not disclose a figure. Because BDT & MSD already held the long-term leasehold from the 2024 auction, the sale consolidated the fee and the leasehold in a single owner, and the \$80 million reflects a fee that was still encumbered by that very lease. The GSA described the sale as part of its effort to reduce the federal government's real estate holdings. HotelHinge's deed record shows the transfer recorded on June 11, 2026. -- WTOP, Fox Business

With the fee and leasehold now combined into one unencumbered asset, the owner is reported to be exploring a sale. Several prospective buyers have expressed interest, with discussions centering on a valuation of around \$400 million, according to the Wall Street Journal as carried by WTOP and Yahoo Finance. That figure is a reported valuation in discussions, not a fixed asking price, and no such sale appears in the public record. -- WTOP, Yahoo Finance

Every June 2026 hotel trade in one table

Every priced hotel trade the public record and the trade press surfaced for June, 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 June deed, each linked to the article that reported it. The census screens deed and assessor filings inside its markets, and recording lags the closing (some trades are also 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; foreclosures are listed under Distress, at debt not price.

Property	Location	Price	Type	Source
Hyatt Regency San Francisco Blackstone Real Estate from Sunstone Hotel Investors, 821 rooms	San Francisco, CA	\$279M	REPORTED Jun 23	Sunstone to sell Hyatt Regency San Francisco for \$279 million · Hotel Dive
Waldorf Astoria Washington DC	Washington, DC	\$80M	RECORDED + REPORTED 2026-06-11	DC's Old Post Office Building, a former Trump hotel, sold to current leaseholder · WTOP DC Office of Tax & Revenue / #0323 0802
Hilton Garden Inn Austin Downtown JMI Realty from Ashford Hospitality Trust	Austin, TX	\$26.9M	REPORTED Jun 18	Ashford Hospitality Trust sells Austin Hilton to JMI Realty · Hotel Management
Fairfield by Marriott Inn & Suites Orlando East/UCF Area	Orlando, FL	\$15.3M	RECORDED 2026-06-03	Orange County Property Appraiser / #312204724001000
Hilton Garden Inn Milwaukee Airport THG HGIMKE LLC from a Raymond Management Company affiliate, 143 rooms	Milwaukee, WI	\$13.4M	REPORTED Jun 22	Hilton Garden Inn Milwaukee Airport hotel sold · BizTimes
Hilton Garden Inn Jacksonville JTB/Deerwood Park MACO Management Co. (via Jacksonville Hotel Partners LLC) from Ashford Hospitality Trust, 119 rooms	Jacksonville, FL	\$11.3M	REPORTED Jun 11	Hilton Garden Inn near St. Johns Town Center sells for \$11.3 million · Jacksonville Daily Record
DoubleTree by Hilton Milwaukee - Brookfield AH Bluemound Holdings LLC from a U.S. Hospitality Group affiliate, 177 rooms; Marcus & Millichap brokered	Brookfield, WI	\$9.3M	REPORTED Jun 2	DoubleTree by Hilton Hotel Milwaukee-Brookfield sold for \$9.3 million · BizTimes
Neighbourgood Sutter Mansion Sold by Neighbourgood, buyer undisclosed, 12 rooms; CBRE brokered	San Francisco, CA	\$7.3M	REPORTED Jun 3	Sutter Mansion in San Francisco sold for \$7.3M · Hotel Business

Property	Location	Price	Type	Source
Super 8 by Wyndham Union Gap Yakima Area	Union Gap, WA	\$5.5M	RECORDED 2026-06-08	Yakima County WA - Assessor / #19120521401
Baymont by Wyndham Canton/Hall of Fame	OH	\$4.2M	RECORDED 2026-06-18	Stark County OH - Auditor / #5502037

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.

June's largest deals, in brief

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

Hyatt Regency San Francisco · San Francisco, CA **\$279M**

Sunstone Hotel Investors agreed to sell the 821-room Hyatt Regency San Francisco, on the Embarcadero, to funds affiliated with Blackstone Real Estate for \$279 million. The deal was announced June 23 and is expected to close in the third quarter.

Waldorf Astoria Washington DC · Washington, DC **\$80M**

The federal government sold the fee interest in the Old Post Office Building, home to the Waldorf Astoria, to BDT & MSD Partners, which already held the property's long-term leasehold; the deed recorded June 11 at \$80 million. See the lead story above for the full chain of ownership.

Hilton Garden Inn Austin Downtown · Austin, TX **\$26.9M**

Ashford Hospitality Trust sold the Hilton Garden Inn in downtown Austin to JMI Realty for \$26.85 million as the REIT continued to sell assets.

Fairfield by Marriott Orlando East/UCF Area · Orlando, FL **\$15.4M**

A Fairfield by Marriott near the University of Central Florida recorded a \$15.35 million deed on June 3 in the Orange County property records; it drew no trade-press coverage.

Hilton Garden Inn Milwaukee Airport · Milwaukee, WI **\$13.4M**

The 143-room Hilton Garden Inn Milwaukee Airport sold for \$13.4 million; a Raymond Management Company affiliate sold it to THG HGIMKE LLC.

Hilton Garden Inn Jacksonville JTB/Deerwood Park · Jacksonville, FL **\$11.3M**

Ashford Hospitality Trust sold the 119-room Hilton Garden Inn near St. Johns Town Center in Jacksonville to MACO Management for \$11.3 million, closing June 11.

Through the Grapevine

UNPRICED TRANSACTIONS

Named ownership changes the trade press reported in June 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. A resort, lodge, or hotel attached to a casino or amusement wrapper is treated as a hotel.

Property	Market	Buyer / Seller	Note	Source
Ritz-Carlton Sarasota	Sarasota, FL	KSL Capital Partners from Braemar Hotels & Resorts	Sold as part of Braemar's \$437.5M three-hotel portfolio; the per-hotel price was not broken out, so no figure is shown here.	Ritz-Carlton Sarasota included in \$437M hotel sale · Business Observer
Sheraton Indianapolis City Centre Hotel	Indianapolis, IN	Keystone Group	Keystone Group acquired the 378-room downtown hotel and plans to convert it to a Renaissance; price undisclosed.	Keystone Group acquires Sheraton Indianapolis City Centre · Connect CRE
Ocean Casino Resort	Atlantic City, NJ	Ilitch Gaming from Luxor Capital Group	Ilitch bought out Luxor's 50% stake to take full ownership; price confidential and the deal is pending New Jersey regulatory approval.	Ilitch Cos. acquires Ocean Casino Resort in Atlantic City · Philadelphia Business Journal
Scarlet Pearl Casino Resort	D'Iberville, MS	Ilitch Gaming from the Granieri family / Land Holdings I LLC	Price confidential; the transfer is pending Mississippi Gaming Commission approval, expected to close by year-end 2026.	Scarlet Pearl Casino Resort set for new ownership · WLOX
The Historic Cavalier Hotel and Beach Club (Autograph Collection)	Virginia Beach, VA	Wheelock Street Capital and HEI Hotels & Resorts from Gold Key/PHR	CBRE represented the seller; the price was not disclosed.	Wheelock, HEI acquire the Cavalier resort in Virginia Beach · Hotel Business
The West Hollywood EDITION	West Hollywood, CA	Reuben brothers from Steve Witkoff	The Reuben brothers took control of the hotel from developer Steve Witkoff; no price was disclosed.	Reuben brothers take keys to Witkoff's West Hollywood hotel · The Real Deal
Hilton Boston/Woburn	Woburn, MA	JLK Global Fund from a Davis Companies / Rubicon Companies affiliate	The hotel changed hands between affiliated ownership entities; no price was disclosed.	Hilton Boston/Woburn changes hands · Hotel Business
Graduate Tempe	Tempe, AZ	NewcrestImage (buyer)	NewcrestImage acquired the Graduate by Hilton hotel adjacent to Arizona State University; the seller was not named and no price was disclosed.	NewcrestImage acquires Graduate hotel in Tempe, AZ · Hotel Business
Hilton Garden Inn Sacramento Elk Grove	Elk Grove, CA	DRD Hospitality Inc. (buyer)	A buyer-side announcement; the seller was not named and no price was disclosed.	DRD Hospitality acquires Hilton Garden Inn Sacramento Elk Grove · Elk Grove Citizen
Renaissance Indianapolis North Hotel	Carmel, IN	Keystone Group (buyer)	Keystone Group acquired the Renaissance hotel in Carmel, north of Indianapolis; the seller was not named and no price was disclosed.	Keystone acquires Renaissance Indianapolis North Hotel · Connect CRE

Property	Market	Buyer / Seller	Note	Source
Six Flags Great Escape Lodge & Indoor Waterpark	Queensbury, NY	EPR Properties from HWP Development LLC	EPR Properties acquired the lodge as part of a \$51 million theme-park-and-lodge real estate package; the lodge's separately recorded April deed (\$25.5M) is the only priced entry, so no figure is shown on this grapevine row.	Great Escape real estate sale price · Albany Business Review

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.

Distress pipeline

Two large Austin hotels went back to their lenders in June foreclosure auctions. Neither is an arm's-length sale, so both are kept out of the priced table above and listed here; the dollar figures below are DEBT, not sale prices.

FORECLOSURE AUCTION **The LINE Austin**, Austin, TX. The 428-room Line Austin returned to its lender at a June foreclosure auction after its owner defaulted; the roughly \$172 million figure is the defaulted mortgage debt, not a sale price. Its sister property, the downtown Hyatt Centric, was taken back in the same window. ([The Line, Hyatt Centric go back to lenders in foreclosure auction](#) · The Real Deal)

FORECLOSURE **Hyatt Centric Congress Avenue Austin**, Austin, TX. Lenders foreclosed on the downtown Austin Hyatt Centric, with a Peachtree Group affiliate taking title; the roughly \$50.5 million figure is the debt, not a sale price. ([Lenders foreclose on Hyatt Centric hotel in downtown Austin](#) · Austin Business Journal)

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

Of June's four recorded sales, only the Waldorf Astoria drew trade-press coverage. The other three, the Fairfield by Marriott in Orlando (\$15.35M), the Super 8 in Union Gap, WA (\$5.5M), and the Baymont in Canton, OH (\$4.18M), did not surface in the June hotel trade-press screen at all; each appears in this report only because it was recorded in the county deed record. That long tail of smaller hotel trades, invisible to 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.
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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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