Hotel Investment Today BY NORTHSTAR

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Rendering of The Ritz-Carlton Residences, Fort Lauderdale Beach. (Credit: The Boundary)

Latest news: Nashville Edition financing; Ritz-Carlton residence develops; 2025 California deal data

Breaking news about deals, development, data and more.

Nashville Edition financing. Madison Realty Capital and KSL Capital Partners has provided $371.5 million in financing for Tidal Real Estate Partners to facilitate the development of The Nashville EDITION Hotel & Residences planned for Nashville's Gulch neighborhood. Walker & Dunlop arranged the deal. Upon completion, The Nashville EDITION will be a 28-story hotel and residential tower featuring 261 hotel rooms and 84 residences. The property will include chef-led restaurant and bar concepts, multiple floors of curated amenity programming, and fully separate hotel and residential lobbies and gyms.

Ritz-Carlton residences for Ft. Lauderdale. MICL and Admire Capital have announced the development of The Ritz-Carlton Residences, Fort Lauderdale Beach, a dual-tower development comprising just 83 private homes between the Atlantic Ocean and Intracoastal Waterway. Sales and marketing are exclusively represented by Douglas Elliman Development Marketing with residences starting from $2.5 million. The project will offer two to three-bedroom homes with dens, ranging from approximately 1,550 to 3,480 square feet, including six penthouses with ceiling heights up to 11 feet.

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2025 Cali hotel sales. California ended 2025 with 259 hotel sales totaling $4.095 billion, but the year's totals still mask a market that remains constrained, according to Atlas Hospitality Group's 2025 year-end California hotel sales survey. The middle of the market softened, with median pricing sliding to roughly $138,000 per room and published-price deals averaging about $184,000 per room, reinforcing that buyers continued to demand basis and underwriting discipline. The number of individual hotel sales increased 4%. Dollar volume increased 22%. Median price per room declined 7%. Orange County saw the largest decline in median price per room, down 56%. Alameda County saw the highest increase in median price per room, up 125%, and the highest increase in dollar volume, up 340%. San Francisco County had the highest dollar volume at just under $1 billion. Unless debt conditions ease and cash-flow visibility improves, 2026 is likely to remain a selective, price-sensitive market with liquidity concentrated in well-positioned opportunities rather than broad-based recovery, according to Atlas President Alan Reay.

Europe pipeline update. At the end of Q4 2025, Europe's construction pipeline stood at 1,717 projects/252,600 rooms. There were 754 projects/115,289 rooms under construction, 375 projects/54,097 rooms scheduled to start construction anytime within the next 12 months, and 588 projects/83,214 rooms in the early planning stage. Notably, projects in the early planning stage reached record-high project and room counts and grew 15% by projects and 16% by rooms year-over-year (YOY). Combined hotel renovations and brand conversions in Europe at the end of Q4 2025 totaled 700 projects/90,066 rooms. Upscale and upper midscale projects continue to top the hotel construction pipeline. The U.K. leads the region with 274 projects/39,515 rooms. Germany follows with 147 projects/25,616 rooms. LE analysts forecast continued growth in new hotel openings in 2026 with 315 new hotels/44,666 rooms expected to open, and 320 new hotels/44,625 rooms slated to open in 2027.

Garner grows in India. IHG Hotels & Resorts has signed a franchise deal for Garner Bhiwadi in India. Scheduled to open in 2027, the 45-key hotel will be developed by Modest Structures Pvt. Ltd. and will be managed by United Hospitality Management. It marks the fourth signing for Garner in India.
IHG currently has 51 hotels operating across six brands in India and a pipeline of 80 hotels due to open in the next three to five years.

Nick to Muscat. Nickelodeon Hotel & Resorts will be part of Dubai-based Dar Global's Aida project in Muscat, Oman. Construction on Aida, a mixed-use development incorporating hotels, residences and golf across approximately 865 acres, began in late 2023. The hotel will feature 120 accommodations, ranging from one-bedroom units to three-bedroom residences. The first phase of Aida is scheduled to be complete by next year. The Oman hotel will join existing Nickelodeon resorts in the Dominican Republic, Mexico's Riviera Maya and Turkey. A fourth Nickelodeon-branded resort opens later this year in Orlando.

Inspiration redesigned. **It's Personal Stories**, the hospitality leadership podcast founded by industry veterans David Kong, Rachel Humphrey, and Lan Elliott launched its newly redesigned website, making available a collection nearly 300 leadership wisdom interviews. These conversations capture something rarely documented at scale: the personal journeys behind accomplished leaders - their defining moments, challenges, values, and lessons learned. The site also features a collection of original articles inspired by these conversations. Topics include imposter syndrome, overcoming adversity, work-life harmony, leadership habits and traits, influence, and self-care.