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PRESENTATION

Operator

Good afternoon. My name is Shelby and I'll be your conference operator. At this time, I would like to welcome everyone to the FelCor fourth-quarter earnings call.

(Operator Instructions)

Abi Salami, you may begin your conference.

Abi Salami - *FelCor Lodging Trust Incorporated - Manager IR*

Thank you. And good morning to everyone joining us for FelCor's fourth-quarter earnings conference call. With me today is Troy Pentecost, President Interim Senior Executive Officer and Chief Operating Officer, and Michael Hughes, Executive Vice President and Chief Financial Officer.

Following the prepared remarks will be happy to take any questions. Before I turn the call over to Troy, let me remind you that with the exception of historical information, the matters discussed on this conference call may include forward-looking statements within the meaning of the Federal Securities Law.

Forward-looking statements are expressions of current expectations and are not guarantees of future performance. (Inaudible) risks and uncertainties, and the occurrence of future events may cause actual results to differ materially from those currently expected.

These risks and uncertainties are described in FelCor's filings with the SEC. Although we believe our current expectations to be based on reasonable assumptions, we cannot ensure you that these expectations will be obtained or that actual results will not differ materially.

And now I'll turn the call over to Troy.

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Thanks, Abi. Good morning and thank you for joining us today. (technical difficulties) Our Team is looking forward to working with Steve as we continue to execute our initiatives to build shareholder value. We know that Steve is eager to start meeting with all of you, and he will be hitting the ground running next week.

Now onto the fourth-quarter results. Our operational results were mixed. We are pleased that two key metrics, adjusted EBITDA and adjusted FFO per share exceeded our expectations.

However, we were disappointed with our portfolio's revenue performance. During the quarter, our same-store RevPAR declined 2% due to several factors.

First, we continued to be impacted by unfavorable interplay between supply and demand. As industry supply growth accelerated 30 basis points, while demand growth decelerated by the same amount. This dynamic exasperated the weakness we've seen in many markets since the second quarter.

We also continue to experience other headwinds in several of our major markets. Mainly in Houston, Miami, New York, and San Francisco, which accounted for 30% of our available room nights during the quarter. I'm happy to provide additional color on these specific markets once we open up the call for questions.

In addition, as we discussed in our third quarter call, four of our hotels and five condo towers were impacted by Hurricane Matthew in October, which led to a mandatory evacuation and rooms taken out of service for water remediation, resulting in lost revenues of approximately $1.7 million. Finally, many of our hotels are leaders in rate and occupancy in their respective, competitive sets, making it difficult to maintain both rate and occupancy when competitors are discounting rooms to attract a shrinking demand, as we saw in the first and the fourth quarters.

While we seek to maximize total revenues whenever possible, our long-term revenue management strategy prioritizes rate positioning as rate integrity is much harder to build than occupancy once it's lost. As a result, we did sacrifice some occupancy in the fourth quarter, which declined 3.2%. Despite these challenges, our earnings exceeded our expectations for several reasons.

First, our rate-focused revenue management strategy drove 1.2% of ADR growth, which helped improve revenue flow through EBITDA. Second, the cost containment initiatives that we implemented several months ago continued to be effective, particularly in managing labor and giving us favorable marketing costs. Finally, the Wyndham Guarantee continued to safeguard approximately 25% of our adjusted EBITDA, and offset weak revenue performance within the Wyndham portfolio by contributing $2 million in EBITDA during the fourth quarter.

We are certainly in a challenging part of the cycle, but our asset managers are making the necessary adjustments, market by market, to continue maximizing profitability. And we will continue to benefit from the protection provided by the Wyndham guarantee.

Despite a soft New York market, we made considerable progress ramping up operations at the Knickerbocker. During the quarter, we grew RevPAR 108% to $343, with an ADR of $417. Food and beverage revenue grew by 62%. GOP margins increased from 3.7% in 2015, to 36.2% in 2016. We achieved 95.2% ADR penetration during the quarter, with 102.5% in December, exceeding the competitive set's absolute rate.

We also had a very successful New Year's Eve program, generating over $1 million in revenue and an average rate of $1400 a profit of 47%. Including the Knickerbocker, which was not part of our 2016 same-store metrics, fourth-quarter RevPAR grew 1.8%.

Now I would like to walk through some other key accomplishments during the full year before I turn the call over to Michael. We completed negotiations for 18 new Hilton management contracts. The new management agreement shifted a substantial portion of fees from fix-based fees to variable incentive fees, which are payable only after achieving a base return on our invested capital. This new fee structure better aligns Hilton's interest with our economic interest.

As far as these agreements, we negotiated comprehensive, long-term renovation plans that allow us to deploy our capital more efficiently to maximize returns on our investments. We also continued allocating capital to improve the quality of our portfolio, enhance shareholder returns, and strengthen our balance sheet.

We completed full renovations at our Embassy Suites, Dallas Love Field and Embassy Suites, Orlando South Hotels. We also started redevelopments at two resort properties: The Renaissance, St. Petersburg, Florida Vinoy and the Embassy Suites, Myrtle Beach, South Carolina. Which includes significant enhancements of both properties' resort amenities.

We purchased the fee interest in a land at our Wyndham Houston Medical Center Hotel, which was previously leased. We repurchased 4.6 million shares of our common stock, a significant average price that is below our NAB. And we reduced our consolidated debt by $74 million, and our leverage ratio from 6.0 times at September 31, 2015, to 5.6 times at December 31, 2016. The continuous strengthening of our balance sheet also resulted in Moody's upgrading our corporate credit rating in 2016.

Finally, while the hotel transactions market is challenging, we sold The Renaissance Esmeralda, Indian Wells Resort and Holiday Inn, Nashville Airport for aggregated gross proceeds of $108 million, representing a 12.4 times EBITDA multiple, and a 5.6% cap rate based on 2015 earnings.

We accomplished a lot of heavy lifting in 2016. We remained focused and committed to driving positive results for our shareholders this year, and are very excited to have Steve on board to help us do just that.

Now I will turn the call over to Michael, who will give you more detail about our 2017 outlook and our guidance.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Thanks, Troy. Good morning.

As we look ahead to 2017, we continue to see opportunities to improve ADR, cost -- control costs, and ultimately grow earnings. We believe our 2016 progress in these areas positions us to manage what we expect to be a challenging 2017.

As supply and demand dynamics continue to turn less favorable, group booking windows remain short and demand visibility in most segments remains limited. Before I get into how we are approaching the year and our outlook, I'll start by walking you through the markets where we see the most upside, and where we face the biggest headwinds.

There are several markets where our hotels should deliver particularly strong results this year. Our Wyndham San Diego Bayside should experience solid revenue growth due to a positive citywide calendar and strong in-house group demand. Our Embassy Suites Los Angeles International Airport South should also have a good year with our hotel benefiting from the nearby Marriott LAX undergoing renovations. And our Embassy Suites Airport Hotels in Dallas and Orlando should grow revenues well in excess of their respective markets as they benefit from the full renovations they received in 2016.

That said, some of our hotels will face particularly tough hurdles this year. In San Francisco, our hotels continue to deal with lower-demand compression while the Moscone Center undergoes major renovations. Our Embassy Suites Miami International Airport continues to face an elevated amount of new supply, residual concerns over the Zika virus, and the effects of a strong US dollar on international travel. We're also forecasting weakness in our Boston hotels, as a slow citywide calendar and new supply near the convention center negatively impact demand compression.

Revenue management will continue to be a critical focus in 2017. Our portfolio's 2016 year-end occupancy, was 120 basis points above prior peak levels, as Troy noted, many of our hotels lead their respective competitive sets in both rate and occupancy.

Given that dynamic, we will continue to focus on growing rate, which again as Troy mentioned, is an important part of our revenue growth strategy. We plan to accomplish this by building a strong base of group/individual business travel, crew and project business that impacts every day of the week.

This strategy allows us to effectively shrink the size of the hotel. Or said another way, reduce the remaining capacity that revenue managers have to fill. This approach allows revenue managers to be more aggressive on rates with bar, leisure transient, OTA and wholesale pricing business as they fill the remaining rooms' inventory.

While this approach will result in some occupancy declines, we believe the net increase in rate, as a percentage of our total revenues, will flow more efficiently to our bottom line and enhance profitability. As we already moved below peak occupancy during the second half of 2016, we projected most of the occupancy loss in 2017 will occur during the first half of this year. But overall, we are confident that we can drive ADR growth in excess of occupancy declines.

Now let me walk you through our 2017 outlook. For the year, we forecast a 0.5% to 2.5% RevPAR increase at our same-store hotels, with occupancy declining approximately 1.2%. Please keep in mind, that our 2017 same-store metrics now include the Knickerbocker. For comparison purposes, our 2016 same-store RevPAR growth, including the Knickerbocker, was 3.5%.

Our outlook assumed the Morgans sale is completed during the second quarter and the Royalton and the Knickerbocker are sold during the fourth quarter, for the low end of guidance. We are assuming no asset sales for the high end of our guidance.

We forecast adjusted FFO per share between $0.83 and $0.90 and adjusted EBITDA between $224 million and $236 million. Additionally, our outlook assumes NOI from our Wyndham hotels equals the 2017 guaranteed amount.

I'd also like to take a minute to give some color around our Q1, 2017 outlook as analyst estimates for the first quarter appear high. First, I want to point out that our first-quarter 2016 adjusted EBITDA and adjusted FFO per share included operations from two hotels that were sold in the third quarter. Those two hotels generated $10.7 million in rooms revenues, $7.5 million in F&B revenues, and $5.5 million in adjusted EBITDA during the first quarter of 2016.

In addition, South Florida is off to a tough start, as an influx of new supplies, depressing rate in occupancy growth. As January through Easter is a peak season in this market, this dynamic will have an outside impact on our first-quarter results.

First quarter, 2016 is also a very tough comp. As RevPAR growth, including the Knickerbocker was 6.8%, with 2.2% occupancy growth. Given the high level of occupancy we achieved in the first quarter of 2016, and our focus on rate growth, we are forecasting occupancy to decline in the first quarter of 2017 and RevPAR growth to be roughly flat.

Finally, before I turn the call over to Q&A, I know you would all like to hear about the unsolicited proposal we received from Ashford Hospitality Trust on February 21. As we indicated in our press release this week, our Board will review AHT's proposal, together with its financial and legal advisors, and will respond as appropriate.

Accordingly, we will not be making any comments about the proposal at this time. During the Q&A portion of today's call, I ask that you please limit your questions to our financial and operational results and our outlook, and I appreciate your patience and understanding and thank you for your cooperation. With that, Operator, we are ready to open up the call for questions.

QUESTIONS AND ANSWERS

Operator

(Operator Instructions)

Your first question comes from the line of Chris Woronka, with Deutsche Bank. Your line is open.

Chris Woronka - *Deutsche Bank - Analyst*

Hey, good afternoon, guys.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Hi, Chris.

Chris Woronka - *Deutsche Bank - Analyst*

I want to ask Troy, or Michael, thanks for sharing the data points on the [NIC]. But can you maybe tell us what the 2017 RevPAR guidance would be without the NIC? The plus 0.5% to the plus 2.5%?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Yes. It would be basically 0% to 2%.

Chris Woronka - *Deutsche Bank - Analyst*

Okay, perfect. Can you also maybe give us an update on the -- I know you mentioned the three New York hotels being on the market. Just maybe a generic kind of update on where you are there, what you're seeing?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Well, we really can't give a big update there. We're really not going to talk much about them until they are under a hard contract. Obviously, we continue the marketing the process.

As you remember, we started marketing Morgans and Royalton in June of last year. Very broadly, we started probably marketing the Knickerbocker in September. Typically, these things take time, you know, 12 to 16 months to conclude a sale.

All I can really say at this point is we feel the Morgans is a little bit farther along than the other two. And we will update you as -- if we can get any under hard contracts.

Chris Woronka - *Deutsche Bank - Analyst*

Okay. Great. And just one other question from me. On the portfolio, it looked like some of the Embassy Suites, like broadly, that underperformed for you guys.

I know -- there were a few under renovation and there were a few in tough markets. But it looked like the ones not in either of those buckets also kind of underperformed. Is there something specific to the brand? Or are those getting ready for renovation or something?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

I think, you know, there's a couple of points there, Chris. When you look at what happened in the fourth quarter, obviously we had several of the hotels, the Embassy Suites Hotels impacted by the hurricane, the storms.

And then a lot of our South Florida Embassies impacted by obviously, Zika and some of the slower pacing in that marketplace.

We also, you know, when the storms happened, we had some impact on our Disney property as well, in the Orlando South market. So, we had some pullback there.

Chris Woronka - *Deutsche Bank - Analyst*

Okay. Very good. Thanks, guys.

Operator

Your next question comes from the line of Bryan Maher with FBR and Company. Your line is open.

Bryan Maher - *FBR Capital Markets & Co. - Analyst*

Good morning. Chris got my question on New York City assets sales. But I guess since you're kind of including that in your outlook for 2017, I forget what you said, but maybe Morgan's get sold in the second quarter and the other two in the back half of the year.

I mean, that would lead one to believe that you're kind of a little bit more optimistic or further down the road than we might have suspected. I mean, this has been a long process. Can you kind of give us an idea of what the level of interest is in those properties at this time?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Brian, we are a little more optimistic, I think, with the Morgans than the other two. I'd say as we've done in the past, we try to give some guidance for people around asset sales and generally how that could affect our EBITDA for the year.

So I wouldn't say there's a real science, you know, and prediction around what you're seeing on our guidance. We try to be -- give a pretty broad range, really more for color.

The marketing process is very much under way. And there a lot of people looking at them. If we -- whether or not we reach deals that are acceptable for us and for our shareholders, just really remains to be seen at this point.

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

You know, Bryan, just to mention as well. We typically, when we look at our history, it takes anywhere from 12 to 18 months once we market, we fully start marketing a property for sale. So we're really still on a path, a pretty good path with these properties.

Bryan Maher - *FBR Capital Markets & Co. - Analyst*

Okay. And then behind those three. Is there anything else in the portfolio -- you don't have to tell me what specific hotel. But are there any or a few hotels that you might be looking to sell also?

And it seems like the acquisition appetite for a number of your competitors is starting to heat up. What is your acquisition appetite? And what would that look like from a product standpoint?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

So we are always looking at the hold sell on all of our properties. So, you know, if the right opportunity came along, and it was the best thing for our shareholders, we would look at selling a property.

Obviously, we'd have the opportunity to delever or put that money to work for us in a different direction. Right now, we don't have anything earmarked that we are looking to sell at this point.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Bryan, I think your point, if the acquisition market heats up, and pricing gets to a point that makes sense to us, then we could certainly look at some of our other assets.

We haven't seen that yet, but that's definitely on the table. As far as acquisitions and things go, we're obviously going to give Steve time to get in here and put his stamp on our strategy and make those determinations going forward. So, I'd say at the TBD.

Bryan Maher - *FBR Capital Markets & Co. - Analyst*

Thanks, guys.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Thanks.

Operator

Your next question comes from the line of Tyler Batory, with Janney Capital Markets. Your line is open.

Tyler Batory - *Janney Montgomery Scott - Analyst*

Thanks. Good morning, guys. During the release, you talked about some cost containment measures related to labor and marketing. So can you talk a little bit more about those strategies and then how they could impact 2017?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Sure. Thank you, Tyler. So the biggest single expense that you have within the hotels, obviously, is labor. One of things that we've continued to focus on, you'll see from the third quarter and the fourth quarter, we put a lot of focus on watching where our labor costs were, pushing the brands and the managers to work in that direction.

So we watch productivity. We make sure that scheduling and overtime are here too. We've invested in GLMAS, which is a labor management program with Hilton. It helps them with their forecasting of their labor and scheduling on a go-forward basis.

Will continue to do that. I think, around that, is again, the single largest expense. So I want my asset managers to continue to work with the properties to see where they can improve productivity on an ongoing basis.

Tyler Batory - *Janney Montgomery Scott - Analyst*

Okay, great. One of the things that's unique about your portfolio is just a variety of different assets that you own. Can you maybe comment about what you're seeing in near the airport/suburban/resort assets compared to some of the urban properties?

I would assume those three are a little bit stronger than urban, just given some of the issues out there. I just wanted to get any thoughts on that.

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

I think it's really, it's varied by market. When we look at it, obviously, in San Francisco right now, where we have some airport locations, we're seeing a little bit of decline there.

In some of the other markets, we're starting to see some positive pickup in the airline marketplace because of obviously the increase in group and what we're seeing in some of the corporate and leisure travel that's out there.

So, from an urban perspective, obviously San Francisco and New York really drive that. And both markets are down. So that's really what's driving, I think, the urban marketplace down.

You did see a bump up in DC. And really, Chicago always stays kind of in that middle ground. They're up and down. They move around. They don't fluctuate large amounts, but they're still maintaining.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

And Tyler, I'll just add -- I don't have the numbers for the whole year off the top of my head, but I know for the last two quarters, if you take out the two hotels we had under renovation in 2016, which were both airport locations, airport has been the strongest segment for us the last couple quarters.

You know, urban and resorts, really are all kind of flipped around. I think that to your point, we have many different types of hotels. We like diversification because you never know which segment is going to outperform, or which market is going to outperform at any given time.

Tyler Batory - *Janney Montgomery Scott - Analyst*

Okay, great. And then just last question for me. Can you comment on the NIC and how compares to its competitive sets on the ADR side?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

So the NIC continues to grow at net ADR. Basically, in the third quarter, we were at 90% penetrated. In the fourth quarter, we moved to 95% penetrated. And in December, we were at 102% penetrated in ADR. So we continue to see strength in growth in that regard.

In New York, you can always go and chase occupancy, but at what rate is really what counts. So we will continue to focus on that as a go-forward. And fully expect the Knickerbocker to be at 100% RevPAR penetration by the end of the year.

Tyler Batory - *Janney Montgomery Scott - Analyst*

Okay. That's great. Thank you.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Thanks.

Operator

(Operator Instructions)

Your next question comes from the line of Shaun Kelley, with Bank of America. Your line is open.

Shaun Kelley - *BofA Merrill Lynch - Analyst*

Hey, good afternoon, everyone. I was wondering if you could just comment on the new, sort of the new management agreement with Hilton.

Sort of, why was now the right time to put that in place? And does this -- were there any of those contracts that were -- that had flexibility beforehand that this is limiting or changing management flexibility? Or were they all longer duration that you more re-upped on?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

So basically, you know, all of them are coming up. We had five-year renewals on all the properties. And so they're all coming up at basically the same time. We saw it as an opportunity for us to really take advantage to negotiate with Hilton at that point.

So we've entered into the new agreements. It changes from a fixed, you know, overall fee to more of a variable incentive fee program. Really aligning us more again, you know, with their interest and our interest.

It also pushes the capital spend and it makes sure that we increase the shareholder returns on invested capital. And you know, negotiating the comprehensive long-term renovation plans really allows us to be more efficient with our capital.

These, you know, these agreements do continue to allow us to terminate ill management. Not the flag, but Hilton management, if they fail their performance test, with no cost to FelCor. And upon sale of the properties, the management contracts can either be assigned, or the buyer can convert to a franchise contract and third-party manage, with no termination fees to FelCor.

Shaun Kelley - *BofA Merrill Lynch - Analyst*

Got it. So I guess, they can be converted on sale, not necessarily, but not terminated -- converted from management to franchise on sale. And you guys preserve that right, even in this new agreement?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Yes. So the key there is that when you look at an Embassy Suite Hotel, what other brand would you put on it?

You know, unless you're doing something totally different and moving that asset in a different direction, similar to what we might do in our redevelopments at Napa or Mandalay, these are really Embassy Suites and they perform best as Embassy Suites.

Shaun Kelley - *BofA Merrill Lynch - Analyst*

Got it. And just on the variability of the incentive fee, could you explain that a little bit more? Just versus the traditional contract, it sounds like you still have an owner's priority. So how does the variable work, does it work at different -- does the percentage change as you get further above that threshold and before it was fixed?

I'm just trying to understand what was it before, relative to now?

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Basically, you know, I hate to talk about this, the specific terms of what the agreement is. But I'll tell you that what it did, was it is moved significantly from us having a basically, a 5% variable to a 50% variable.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Shaun, as far as the calculation work, it is a traditional incentive fee calculation. That hasn't changed. It's just that more of the fee is now associated with that, that we'd ultimately pay. So we have the upside-down side of it.

You haven't heard invested capital [you have] for return. We can't get the details of where that is. But one big advantage to us, too, is as we go forward and spend capital on these hotels, that obviously gets accounted into our basis.

Again, there's further kind of alignment with us and with Hilton on the capital we spend because obviously, they want to see us get a return out of it like we do because that will affect a larger portion of their fees.

Shaun Kelley - *BofA Merrill Lynch - Analyst*

Sure, but just to be clear then, and sorry to be obtuse about this. But before, they didn't have an adjustment for capital invested? So were they just a set, fixed number beforehand? Was that sort of the issue with the old contract?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

The incentive fee works very similar between the old and the new. It's just the larger percentage being associated with that fee and the new contract is the biggest change.

Shaun Kelley - *BofA Merrill Lynch - Analyst*

Okay. All right. Thank you very much.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Operator, I think we will take one more call, please

Operator

Your next question comes from the line of Patrick Sholes with SunTrust. Your line is open.

Patrick Scholes - *SunTrust Robinson Humphrey - Analyst*

Good afternoon. I may have missed it, but have you said what ballpark expected proceeds are for the three New York hotels?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

No, Patrick. We have not. And we are not going to make a guess on that at this point.

Patrick Scholes - *SunTrust Robinson Humphrey - Analyst*

Okay. Lastly, I just wanted to confirm something here, a bit of a technical question. Is land and buildings obligated at this point to vote with Management or with the Board in any proxy matters?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Yes, Patrick. They're still under their standstill until the shareholder meeting this year.

Patrick Scholes - *SunTrust Robinson Humphrey - Analyst*

They are until the shareholder meeting? Remind me, again, when that is?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

We haven't scheduled it yet, but it will be this year.

Patrick Scholes - *SunTrust Robinson Humphrey - Analyst*

Okay. And are they obligated past that?

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

No. Their standstill expires after the shareholder meeting this year.

Patrick Scholes - *SunTrust Robinson Humphrey - Analyst*

Okay. That is all. Thank you.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

Thank you

Troy Pentecost - *FelCor Lodging Trust Incorporated - President, COO, Interim Senior Executive Officer*

Thank you, all.

Michael Hughes - *FelCor Lodging Trust Incorporated - EVP, CFO, Treasurer*

All right. Thank you everyone for joining our fourth-quarter earnings call. And we look forward to talking to you next quarter.

Operator

This concludes this afternoon's conference call. You may now disconnect.

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