

Property management case study

The Copley Square Hotel is the second oldest operating hotel in Boston, and has experienced a material increase in performance since being renovated and FCLM managing operations

Copley Square Hotel, a Found Hotel 47 Huntington, Boston, MA

Keys: 164 Gross SF: 74,214 Year Built: 1891

FCLM provides comprehensive property management of the asset's operations on behalf of its owner, HWC. The hotel operates on a limited basis, with third party operated F&B



\$5.2M+

Projected 2023 NOI

Select FCLM Performance Metrics
Previous Management (2019) vs FCLM (2023)

NOI		NOI Margin		RevPAR		ADR	
2019	2023	2019	2023	2019	2023	2019	2023
\$3.5M	\$5.2M	30%	40%	\$202	\$215	\$240	\$252

+\$1.7M
+49%

+10%
+33%

+\$13
+6%

+\$12
+5%

FCLM has focused on streamlining operations, coupled with proactive rate management to capture Boston market upswing