Presentation Notes
Types of Lodging Properties II

TYPES OF LODGING PROPERTIES II
Based on Service Level
Limited Service Properties
The great majority of the population uses Limited-Service properties. Again, some properties have limited service and full service accommodations at the same property. An example would be La Quinta Inn & Suites. You can have the limited service room or a nice site with extra amenities.
Most companies will ask their employees to stay in limited service properties when they have business travel to help reduce the companies travel expenses. This sometimes causes full service properties to offer company’s lower rates so that the business travelers will stay in the full service properties instead.

Hotels want to attract business travelers because that creates a consistent flow of guests into the hotel and can provide an increased likelihood of profitability for the hotel.
Guests may choose a motel if all they are looking for is a clean bed and a shower. They are spending very little time in the hotel. When a family travels to a baseball tournament for their young son, they may stay in a motel since they will leave the motel early in the morning and not return till late at night. A traveler or truck driver stopping just for a place to sleep may choose to stay in a motel. They would not be paying for amenities that they would not have time to use or enjoy.
LIMITED-SERVICE PROPERTIES
SUBCATEGORIES

- Limited-Service Hotels

- Motels

- Budget Hotel
  - Also called economy hotel, budget motel, or economy motel
  - Lowest rates and least service
  - Small rooms with built in furniture
  - Comfortable, clean place to sleep at a low price
  - Motel 6 – Offered rooms for $6 in the 1960s
  - Microtel – Newer version
These kinds of accommodations can vary in price depending on the amenities and the location of the property.
This is for a smaller group than the convention group. Example: All the high school English teachers attend a training session. They will probably stay in a conference center whereas all the high school English teachers in the state of Texas (a much larger group) would most likely have a convention and stay in a convention hotel.
Lodges tend to be associated with outdoorsy activities and tend to be less formal in décor but not necessarily less expensive. Example Disney Wilderness Lodge in Florida has a hunting theme in the décor (more casual) and is located in an area where critters are likely to be seen (rabbits, raccoons, etc.)
Often historical homes are made into bed-and-breakfasts. The owner may choose to live on the property and operate the business. Sometimes older adults that live alone (children are grown and gone) may have a large home in a destination area that can be operated as a bed-and-breakfast. This creates income and socialization for the older adults.
HOSTEL

- Sleeping rooms, bathrooms and kitchen facilities are shared
- Very inexpensive
- No linen, toilet articles or housekeeping provided
- Guests may perform chores as part of their payment
- Guests may prepare own food in the kitchen

Quite popular with young single adults or college students that are traveling for the travel experience and that are on a tight budget. You can find hostels in just about any tourist destination (New York City and New Orleans)
Started as an inexpensive way to travel but can be rather pricey now a days. RVs can range in price from $15, 000 to a million dollars. The place you stay can also range in price depending on the location. A simple KOA may be $20-30 a night but many campgrounds in Florida can be up to $200 a night. Some campgrounds have strict requirements on who can stay and what kind of RV they will accept (adult only or 35ft or larger RV only). It just depends on the atmosphere that the RV Park is trying to create or the guests that the property is trying to attract.
Any place that a person puts their head down to sleep is part of the hotel industry. “Heads in beds” are what create the profits.
If you choose a career in the hotel segment, here are some options that you need to be aware of for career opportunities.
REFERENCES/RESOURCES

Textbooks:
- *Lodging Management Program Year One*  
  AHLA Educational Institute  
  ISBN 0-86612-214-1