

# Your Exclusive Direct Hospitality Lender



BRIDGE | CONSTRUCTION | PERMANENT | MEZZANINE | PREFERRED EQUITY | PIP | CAPEX



The Name to Know in Hotel Finance



| Our proven closings are your goals realized.



**\$46MM**

**RESIDENCE INN  
BY MARRIOTT PORTFOLIO**

Santa Fe, NM, St. Louis,  
MO, Sacramento, CA



**\$20MM**

**HOLIDAY INN EXPRESS &  
SUITES**

Orlando, FL



**\$19MM**

**HILTON GARDEN INN**

Tampa, FL



**\$18MM**

**TAPESTRY BY HILTON**

Warren, NJ



**\$11MM**

**RESIDENCE INN  
BY MARRIOTT**

Fort Collins, CO



**\$6MM**

**ALOFT HOTEL**  
Beachwood, OH



| We have a loan to meet your needs.

DESCRIPTION	BRIDGE	CONSTRUCTION	PERMANENT	CAPEX	PIP	MEZZANINE/ PREFERRED EQUITY
<b>LOAN PURPOSE</b>	Acquisition, conversion, refinance, discounted purchase option or note purchase.	Development of new hotels in strong secondary markets.	Refinance or acquisition of a stabilized asset.	FF&E for hotel development, conversion or renovation.	Brand-mandated PIP or renovation.	Recapitalization, Construction take-out, Gap Financing.
<b>LOAN AMOUNT</b>	\$5MM – \$50MM. Larger loan amounts considered on a case-by-case basis.	\$10MM – \$30MM, larger projects considered on a case-by-case basis.	\$10MM – \$50MM	\$750K – \$5MM	\$1MM – \$10MM, larger projects considered on a case-by-case basis.	\$3MM – \$30MM
<b>LEVERAGE</b>	LTC/LTV: Up to 75%.	Up to 70% LTC	Up to 65% as-is LTV	100% of the FF&E (Purchase, Delivery, Installation)	Subject to review of the transaction.	Subject to review of the transaction.
<b>TERM</b>	2-3 Year initial term, plus extension options.	3 years, plus extension options.	5, 7 or 10 years.	7 years.	7-10 years.	Coterminous with senior mortgage.
<b>AMORTIZATION</b>	Up to 36 months interest only, 25 year amortization, thereafter.	Interest only, 25 year amortization during extension options.	20 to 30 year amortization.	12 Months Interest Only; self-amortizing thereafter.	Up to 36 months interest only, Self-Amortizing, thereafter.	Interest Only
<b>INTEREST RATE*</b>	Fixed Rate starting at 8.5%; Floating Rate starting at 500 basis points.	Starting at 700 basis points	Starting at 250 basis points	Starting at 700 basis points	Starting at 800 basis points.	Starting at 1100 basis points.
<b>RECOURSE</b>	Non-recourse is available	Completion guarantee required. Personal and/or corporate guarantees.	Non-recourse, bad-boy carve-outs required	100% recourse to the key principals	Personal and/or corporate guarantees	Personal and/or corporate guarantees

\*Floating rate deals priced over SOFR or the applicable index

**CUSTOM SOLUTIONS FOR CERTAINTY OF EXECUTION**

OUR PASSION IS YOUR BRAND



| Your next closing begins today. Let's get started.



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Give us a call today.

404-382-9599  
accesspointfinancial.com



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