

AVANA IHG Co-Lending Construction Program

Custom lending solutions for IHG branded hotels, focused on intermediate-term needs

Financing Parameters

Loan Amount \$5MM to \$30MM

Timing to Close Within 45 days of LOI acceptance

LTV The lesser of 75% of "as-is" value or 70% of "as-stabilized" value

Loan Term Up to 3 years + Annual extension(s)

Interest Rate avid, Atwell Suites: 1-Month SOFR + 4.00%, Floor of 8.00%

Amortization Interest Only; Principal at maturity

Lien Position Senior secured first mortgage or DOT

Recourse Personal Guarantees Required

Exit Fee 1.0%

Origination Fees 2.0%

Deposits Expense deposit to cover third-party reports, legal fees and other customary deal costs

Sponsor Experience 5 years+ in industry

Guarantor's Credit 680+ FICO

Target Markets Top 200 MSAs in the USA

Use of Proceeds

Ground up Construction:

- Conventional
- SBA 504

Preferred IHG Brands



**ATWELL
SUITES**



To apply, scan the QR code or contact our experienced team today. •

Scan



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