

# 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.

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