

AVANA IHG Co-Lending Construction Program

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

Financing Parameters

Assets	\$5MM to \$30MM
Use of Proceeds	Within 45 days of LOI acceptance
LTV	The lesser of 75% of "as-is" value or 70% of "as-stabilized" value
Debt Service Coverage Ratio	TBD in Underwriting
Loan Term	Up to 3 years + Annual extension(s)
Interest Rate	1-Month Term SOFR + (4.75% - 7.00%) Varies by asset class & Risk profile
Amortization	Interest Only; Principal at maturity
Lien Position	Senior secured first mortgage or DOT
Recourse	Personal Guarantees Required
Yield Maintenance/ Lockout	Negotiated with Term sheet
Origination & Exit Fees	Competitively priced, in line with financing request
Deposits	Expense deposit to cover third-party reports, legal fees and other customary deal costs
Escrow	Taxes, Insurance & CAPEX (TBD in Underwriting)
Sponsor Experience	5 years+ in industry
Guarantor's Credit	680+ FICO
Target Markets	Top 200 MSAs in the USA

Use of Proceeds

Bridge

- Acquisition & Refinance
- Reposition to Stabilization

Construction

- Conventional
- SBA 504

Preferred IHG Brands



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

Scan



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