



Small Business Finance

GROW HOTEL OWNERSHIP WITH AN SBA 504 LOAN

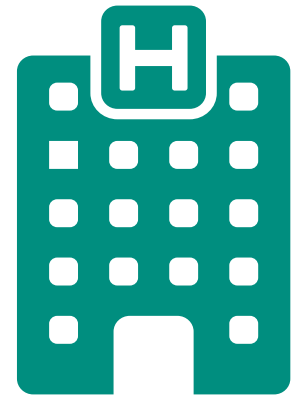
SBA 504 Hotel Loan: 85% Fixed-Rate

Commercial Real Estate, Equipment & Building Improvements

CDC Small Business Finance leads the nation in providing low-interest, SBA 504 financing to businesses. Hotel projects can qualify for up to 85% financing with no total project maximum. Financing for hotels via SBA loan programs is up in 2014 from the prior year. As the hospitality industry shows positive signs of growth, more hotel owners are seeking loans to purchase, renovate and build hotel properties.

Benefits of Using an SBA 504 Loan

- Loans can be used for hotel acquisitions, PIPs, FF&E, and ground-up construction
- Total project upwards of \$20 million
- Loans are facilitated by a CDC (Certified Development Company) in partnership with a bank or other lender
- Fixed interest rate - 20 years, fully amortized on the CDC/SBA portion, and usually 25-30 years amortized on the lender portion
- No additional collateral required
- No maximum total project size, and no limit on number of loans for projects that take advantage of SBA's Green Energy program
- Independent and flagged hotels can be eligible
- CDC facilitates the financing process and loan placement to ensure a successful close of escrow



Recent Hotel Projects



L'Auberge Carmel, CA
\$12.2 Million SBA 504 Loan
12,100 Square Feet



Best Western Hotel Truckee-Tahoe, CA
\$9.6 Million SBA 504 Loan
66,220 Square Feet



Ponte Vineyard Inn Temecula, CA
\$9.9 Million SBA 504 Loan
52,766 Square Feet



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200+ Hotel Properties
Financed by CDC



\$930+ Million Hotel
Financing Provided by CDC

Types of Transactions

- Complete succession
- Partial change of ownership
- Conversion from non-flagged to flagged, or existing flagged to a different brand
- Ground-up construction/expansion

What We Do at CDC

We are the nation's leading provider of low-interest, fixed-rate, SBA 504 financing to businesses.

Founded in 1978 as a not-for-profit corporation, we have originated over 13,000 loans throughout California, Arizona, and Nevada.

In addition to SBA 504 financing, we offer a variety of other loan programs with the goal of helping businesses grow, expand, and create jobs.

Projects Financed with CDC	Total Project Amount	Location
Holiday Inn	\$23,700,000	Lake Forest, CA
TownePlace Suites by Marriott	\$16,300,000	Anaheim, CA
Radisson	\$12,651,000	San Diego, CA
La Quinta Inn & Suites	\$12,610,605	San Jose, CA
Holiday Inn Express & Suites	\$10,700,000	Barstow, CA
TownePlace Suites by Marriott	\$9,842,244	Vista, CA
Hampton Inn & Suites	\$8,245,000	Roseville, CA
Fairfield Inn	\$7,400,000	Placentia, CA
Comfort Suites	\$6,693,135	Vacaville, CA
Quality Inn & Suites	\$5,600,000	El Cajon, CA
Ramada	\$5,200,000	Anaheim, CA
Best Western	\$5,000,000	Cottonwood, AZ
Comfort Suites	\$3,600,000	Tuscon, AZ

More hotel owners are discovering SBA 504 and using the program to acquire and improve hotel properties. The jackpot is the SBA Green Energy program which enables hoteliers to obtain multiple SBA loans for multiple hotels with no project size limit. Contact your Loan Expert today to find out more!