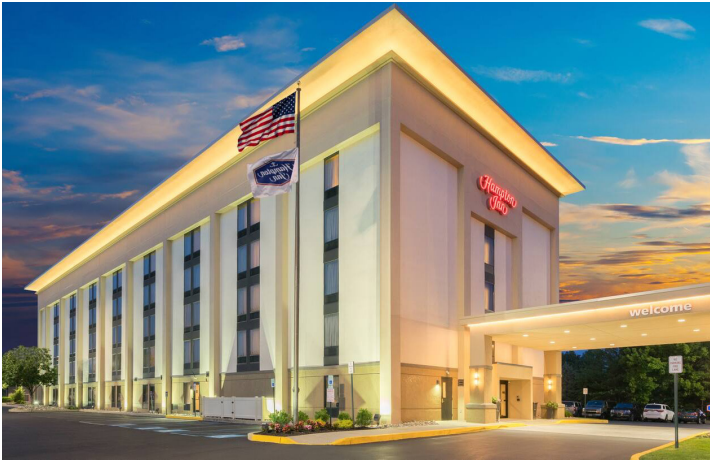


## Hampton Inn Philadelphia/Plymouth Meeting



### OPPORTUNITY:

Hampton Inn Plymouth Meeting needed capital to refinance existing debt and cover a significant renovation to renew and extend the franchise license agreement. With significant capital needs, the hotel was unable to qualify for traditional financing as the amount needed was close to the value of the asset. The owner was also unable to raise additional equity due to a TIC ownership structure.

### STRATEGY:

Stonehill was able to underwrite the upside performance of the asset post-renovation and value creation of the license extension as part of a larger recapitalization of the borrower. Stonehill provided a high leverage bridge loan that allowed the hotel to repay its existing debt and complete a significant renovation of the asset.

### RESULTS:

The hotel completed the necessary renovations and secured a long term franchise license with Hilton. The Borrower refinanced the Stonehill bridge loan after executing on their business plan.