



Fairfield Inn & Suites – Panama City Beach, Florida



Home2 Suites – Panama City Beach, Florida



Hampton Inn – Panama City Beach, Florida



Courtyard – Panama City, Florida



Courtyard Pensacola – Pensacola, Florida



Courtyard St. Petersburg Downtown – St. Petersburg, Florida

HREC Capital Markets Group Arranges Acquisition Financing for a Portfolio of Florida Hotels

(Denver, Colorado; San Diego, California) – HREC Capital Markets Group, the dedicated capital markets team within HREC Investment Advisors, is pleased to announce it arranged \$83.3 million in financing for The RADCO Companies purchase of six Florida premium-branded select-service hotels. The 583-room portfolio acquired by RADCO's fast-growing hotel division includes the 84-room Courtyard by Marriott Panama City, 90-room Courtyard by Marriott Pensacola, 128-room Courtyard by Marriott St. Petersburg Downtown, 89-room Hampton Inn Panama City Beach, 109-room Fairfield Inn & Suites Panama City Beach and the 83-room Home2Panama City Beach. The cross-collateralized loan facility served to finance acquisitions from three sellers, with funding dates spanning a period of three weeks. The non-recourse loan facility was provided by a national bank lender and features a five-year term, a fixed rate, a 2-year interest only period, and a \$6.3 million line of credit to fund property improvements.

The negotiations were led by Greg Porter, Senior Vice President – Capital Markets, and Mike Armstrong, Principal and Head of Capital Markets, both in HREC's San Diego office. "After a thorough marketing process, we identified a lender willing to offer superior terms due to the strength of sponsorship and improved credit profile of a single crossed loan facility across assets in three distinct submarkets. The first funding involved a simultaneous closing on three hotels with two sellers, the second funding occurred the day Hurricane Ian made landfall, and funding of the St. Petersburg hotel occurred shortly thereafter. Kudos to the RADCO and lender teams for their flawless execution on a complex and time-constrained set of transactions." Mike Armstrong added, "In spite of current capital markets challenges affecting hotel financing, the quality of this opportunity attracted the attention of multiple lenders allowing our client to choose the best financing solution to fit their needs."

About HREC®: HREC® is the nation's leading lodging and gaming real estate advisory firm specializing in property sales, mortgage brokerage, equity/JV structuring, consulting including market studies, and litigation support. With 22 offices throughout North America, HREC® is distinguished by unwavering commitment to client service and success through its team approach, intellectual capital, and hotel/casino specialization.

For additional information on this transaction, please contact:

Greg Porter
Senior Vice President
949-500-7314
gporter@hrec.com

Mike Armstrong
Principal
760-931-5606
marmstrong@hrec.com

Ashley Hunt
Director of Marketing
303-267-0057
ahunt@hrec.com