



Consistent Execution. Changing Markets.

CHC's recent activity tells a broader story than any single announcement can. From 2023 through 2025, the team closed more than 75 transactions representing over \$2 billion in financing, working through a turbulent rate environment, a construction lending drought, and a market finding its footing again. The deals that follow are a curated selection from that run. The pattern across all of it is not just volume. It is range: the right lender, the right structure, and the right execution for what each situation actually required.

2023

High interest rates and a wave of bank failures made lenders cautious across the board. CHC kept closing, navigating complex capital situations for sponsors who needed more than a straightforward execution.



NEW YORK, NY

LaGuardia Plaza Hotel

\$64,500,000 | Refinance

CHC secured financing through a national debt fund platform to capitalize the conversion of this airport-adjacent full-service hotel to a DoubleTree by Hilton. The deal positioned the property for Hilton's reservation system and a revitalized gateway market following the airport's \$8 billion modernization.



KANSAS CITY, MO

Hotel Phillips

\$25,800,000 | Refinance

A National Register of Historic Places property in Kansas City's central business district, owned by institutional sponsors Arbor Lodging and Lubert-Adler. CHC closed the refinance cleanly despite high rates and a cautious lending environment, avoiding disruption and execution risk.



TAMPA, FL

Hilton Garden Inn Wesley Chapel

\$20,200,000 | Refinance

Refinance of maturing debt for an Ohio-based portfolio owner in a fast-growing Tampa suburb. CHC identified the right lender for a high-growth Sunbelt asset and delivered terms that matched the sponsor's needs.



A tighter market demanded more creative structures. With bank lending constrained and construction capital scarce, CHC worked the full spectrum to find the right solution for each assignment.

2024

ATLANTA, GA

Moxy Atlanta Downtown

\$43,350,000 | Construction Financing

Construction financing for a 183-key lifestyle hotel in downtown Atlanta, steps from Mercedes-Benz Stadium, a FIFA World Cup 2026 host venue. CHC produced multiple financing options in a supply-constrained environment and closed a complex deal for a development team building something notable.



COLUMBUS, OH

Hampton Inn & Suites Columbus Downtown

\$26,400,000 | Refinance + PIP

Refinance of maturing CMBS debt with capital for an upcoming property improvement plan. CHC canvassed bank, bridge, life company, and CMBS options before landing on an insurance company-backed facility offering fixed-rate, non-recourse terms for a hotel positioned to benefit from the city's continued growth.



WASHINGTON, D.C.

Cambria Washington D.C. Convention Center

\$42,312,500 | Acquisition

Acquisition financing for a 182-key hotel one block from the D.C. Convention Center, with a planned renovation and rebranding to a Hyatt House flag. A value-add acquisition in one of the country's most active convention submarkets.



2025

The market found its footing. Sponsors moved on acquisitions, new demand catalysts created opportunities for well-positioned assets, and CHC delivered with the right structure for each situation.



NASHVILLE, TN

The Printing House Nashville

\$67,500,000 | Refinance

Refinance of a 187-key Tapestry Collection by Hilton in downtown Nashville before the property opened its doors. CHC evaluated every recapitalization path available to sponsor Sun Development and Management, including a sale and partnership structure, before securing a solution that returned equity capital ahead of opening day.



STATE COLLEGE, PA

Nittany Residence Club

\$40,000,000+ | Construction Financing

Construction financing for a 70-unit condo-hotel concept on the doorstep of Penn State's main campus, the first project of its kind in State College. With no comparable transaction in the submarket, CHC secured non-recourse construction financing from a national private lender for a differentiated hospitality-residential asset whose owners participate in an on-site hotel management program when their units are not in use.



PHILADELPHIA, PA

Renaissance Philadelphia Downtown

\$28,500,000 | Refinance

Refinance just one year after acquisition, generating cash-out proceeds at a fixed rate in the mid-6% range. Rapid P&L improvement following a disciplined business plan gave CHC a compelling lender narrative and helped support the refinance.



The Right Structure for Every Situation

Across these deals, no two capital solutions were identical. CHC navigated banks, insurance companies, credit unions, debt funds, and construction lenders, matching each assignment to the source best suited for the asset, the sponsor, and the moment. The result is a track record built not on a single playbook, but on the judgment to know when each tool applies.



*For acquisition, refinance, construction, or recapitalization assignments,
contact CHC Hotel Capital.*