



Buying or Selling Hotels?
Refinance / Reposition
3, 5, 7, 10 Year Fixed Rates
Rates from 6.25% to 7.50%
Bridge Loans from 8.50%

www.Hotel-Finance.com

HOTEL FINANCING SOLUTIONS

Tailored Loan Programs for Hotel Investors & Owners

Expand. Refinance. Acquire. Access competitive hotel financing from trusted lenders. Portfolio Banks, Credit Unions, CMBS, SBA, Life Companies and Private Bridge Lenders. Flexible terms. Personalized underwriting.

Portfolio Bank Hotel Loans

Loan Amounts: \$3M – \$25M

Up to 70% LTV

1.50 to 1.80 DCR (flexible by property and sponsor)

Ideal for strong cash-flowing properties seeking conventional terms.

Credit Union Hotel Loans

Loan Amounts: \$3M – \$10M

50%–60% LTV

1.50 to 1.80 DCR

No Prepayment Penalties

Ideal for long-term owners seeking relationship-based financing with no prepayment penalties

CMBS Hotel Loan Programs

Loan Amounts: \$10M – \$100M+

Up to 80% LTV

1.50 to 1.80 DCR

Non-recourse structure with competitive fixed rates for 5, 7, or 10 years

Interest Only payments available up to 10 years

Hotel SBA 504 Financing

Up to 85% CLTV (50% 1st TD, 35% 2nd TD)

Fixed terms: 25/10 (1st TD)

25/25 (2nd TD)

Step-down prepayment

Up to \$14M total project cost

Perfect for owner-operators expanding or acquiring hotels

Life Companies

\$5M-\$100M

Up to 70% LTV

1.50 to 1.80 DCR

Non-Recourse

Ideal for stabilized, high-credit hospitality properties seeking long-term, low-rate permanent financing

Private Money Bridge Loans

\$5M to \$100M

Up to 75% of stabilized and 80% LTC

1.50 to 1.80 DCR Post Rehab and stabilization projection (Exit Strategy)

Rates from 8.50% to 9.50%

Why Work With Us

Access to multiple lender types — banks, credit union, CMBS, and private lenders.

Competitive rates with flexible deal structures.

Streamlined underwriting and personalized service.

Decades of hospitality lending experience with Cornerstone Team and Hotel Broker Partners.

If you are looking to purchase, sell or exchange or confidential off market sales options, give us a call:



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Your trusted partner for hospitality lending nationwide

Cornerstone Lending Group

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Loan programs and rates subject to change with market conditions / Rates above as of 1-11-26

10/20/2025	HOSPITALITY LENDERS						
Lending Sources	Portfolio Bank 1	Portfolio Bank 2	Portfolio Bank 3	Life Co	Credit Union	CMBS	SBA
Loan Amounts	\$10M to \$100M	\$5M to \$25M	\$2M to \$25M	\$3M to \$100M	\$2M to \$25M	\$3M to \$100M	\$14M Sales Price
1st TD LTV(PO)	65% to 75%	60% to 65%	50% to 55%	50% to 60%	50% to 70%	70% to 80%	SBA 504 45% 50% LTV 1st TD 5 Year Fixed 25/10 Term 5,4,3,2,1 PPP ----- 35% LTV 2nd TD 20 Year Fixed 25/25 Term 5,4,3,2,1 PPP ----- 80% to 85% CLTV
1st TD LTV (Refi)	65% to 75%	60% to 65%	50% to 55%	50% to 60%	50% to 70%	70% to 80%	
Debt Service Coverage Ratio	1.50	1.60	1.80	1.25 to 1.50	1.25 to 1.50	1.25 to 1.50	
Amortization	20/25/30	20/25/30	20/25/30	20/25/30	20/25/30	20/25/30	
Loan Term	10 Years	10 Years	10 Years	10 Years	10 Years	10 Years	
Debt Yield	8% to 9%	10% to 11%	11% to 12%	9% to 11%	9% to 11%	8% to 10%	
Spreads	200 to 250	200 to 250	250 to 350	250 to 350	150 to 180	150 to 180	
Index	Treasury	Treasury	Treasury	Treasury	Treasury	Treasury	
Interest Rate Ranges	6.00% to 7.50%	6.50% to 7.50%	7.00% to 8.50%	6.00% to 7.50%	6.00% to 7.50%	5.90% to 7.50%	
ARM	N/A	N/A	N/A	N/A	N/A	N/A	
3 Year Fixed Rate							
5 Year Fixed Rate	6.50%	7.50%	8.50%	5.50% / 7.50%	6.50%	5.50% / 7.50%	6.00% / 7.50%
7 Year Fixed Rate							6.75%
10 Year Fixed Rate							7.00%
Recourse	Case by Case	Case by Case	Recourse	Non Recourse	Recourse	Non Recourse	Recourse
5 Year Prepay	5,4,3,2,1	5,4,3,2,1	Yield Maint	Yield Maint	N/A	Yield Maint	5,4,3,2,1
Documentation	Full Documentation	Full Documentation	Full Documentation	Full Documentation	Full Documentation	No Tax Returns	Full Documentation
PCA Report	Yes	Yes	Yes	Yes	Case by Case	Yes	N/A
Seismic / PML (Prior 1980)	Case by Case	Case by Case	Case by Case	Case by Case	Case by Case	Case by Case	Case by Case
Operating Account	5.00%	5.00%	5.00%	N/A	5.00%	N/A	N/A
Business Value	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Owner Operator	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Investor	Yes	Yes	Yes	Yes	Yes	Yes	No

Portfolio Bank 1

Portfolio Bank 2

Portfolio Bank 3

Life Co

Credit Union

CMBS

SBA

Top Tier (4 to 5 Star; Flagged Only)

Mid Tier (3 to 4 Star); Flagged Only

Mid Tier (3 to 4 Star; Non Flag OK)

Top Tier (4 to 5 Star; Flagged Only)

Top Tier (4 to 5 Star; Flagged Only)

Hotel Special Use Category; lender preference is 20% cash injection; Up to \$14M sale price point.

Index

3 Year Treasury

5 Year Treasury

7 Year Treasury

10 Year Treasury

1 MO SOFR

9/18/2025

3.47%

3.59%

3.79%

4.06%

4.42%