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Potomac closes \$10.75 million for Embassy Suites Hotel, Portland, Me.

January 03, 2008 - Northern New England

Potomac Realty Capital, LLC, a full service commercial capital provider, originated and closed a \$10.75 million bridge loan for the acquisition and renovation of an Embassy Suites hotel. The Embassy Suites franchise is owned by Hilton Hotel Corp. The hotel, containing 119 suites, is located near demand generators such as the Portland International JetPort, downtown Portland, the Old Port District, area beaches and parks, and the University of Southern Maine. The borrower will complete \$4.2 million in renovations including improvements stipulated by Hilton Hotel Corp. in addition to a variety of enhancements to improve the hotel's competitive position within Portland's full-service upscale lodging market. Planned improvements include complete suite upgrades, as well as common area and curb appeal items. The borrower is expected to realize a significant increase in value, once the improvements are completed.

Dan Palmier, president & CEO of Potomac said, "This first time borrower turned to Potomac because of both our reputation for providing flexible financing solutions and our expertise in the hotel sector. We delivered a competitive program that clearly worked for the acquisition of this asset and closed the deal in just 20 days."

Potomac finances real estate transactions designed for visionary entrepreneurs. Since it was formed in June of 2004, Potomac has originated over \$2 billion in commercial mortgage loans. Potomac is headquartered in Needham, MA, with offices in New York, Miami, Maryland and Atlanta.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540