



\$5.45 Million
20YR Term Fixed Rate
C-PACE Financing

29.9%
Loan to Development Cost

The Hampton Inn & Suites is a hotel located at the foothills of the San Gabriel Mountains in Rancho Cucamonga, CA. The hotel is a 5-story, 60,629 square feet building featuring 108 guest rooms, breakfast dining area, 700 square feet of meeting space, an indoor pool and whirlpool, a fitness room, a business center, a market pantry, a guest laundry room, and vending areas.

A variety of sustainable upgrades including seismic and energy efficiency, qualified the project for commercial PACE funding. CounterpointeSRE provided \$5.45 million in proceeds, structured as a fully amortizing 20-year term at a fixed interest rate note. The PACE proceeds are entirely non-recourse to the sponsor and pre-payable.

PACE funding allowed for upgrades to the construction budget, including thermal insulation, roofing, windows, HVAC, electrical, on-site and off-site concrete, structural steel, framing, foundation concrete, plumbing fixtures, stone veneer/ block wall and stucco & siding.

PROJECTS

Development Stage:

Ground Up Construction

Building Type:

Hotel

Property Name:

Hampton Inn & Suites Rancho Cucamonga

Property City:

Rancho Cucamonga, CA

Developers:

KTM Hospitality Group, LLC

PROPERTY DETAILS

5 Floors

108 guest rooms

60,629 square feet

Ground floor dining/ mixed use

Indoor Pool/Fitness room/
Business center

110 Parking Spaces



11669 East Foothill Boulevard
Rancho Cucamonga, California

IMPROVEMENT TYPES

- Building Envelope
- HVAC and/or chillers
- Wind or seismic risk mitigation
- Lighting
- Renewable energy
- Cool or Green Roof

BENEFITS

- Reduce WACC
- Increase Leverage
- Pass through expense
- Fully non-recourse to sponsor
- Combine with tax credits
- Retain utility rebates & incentives

“PACE financing is helping us develop the hospitality destination we envisioned from the start by supporting infrastructure investments that will maintain the safety and comfort of our hotel for years to come.”

Shahin Shaath
Majority Owner
KTM Hospitality Group, LLC