



Torchlight Announces a \$27.5 MM Loan for the Acquisition and Rebranding of the Hunt Valley Inn Hotel – Baltimore, MD

New York, NY, (March 27, 2013) – Torchlight Investors today announced that it has provided \$27.5 million in debt financing to the Laurus Corporation, a Los Angeles-based real estate investment and development firm, for the acquisition of the Hunt Valley Inn, a 393-room conference hotel located approximately 15 miles north of downtown Baltimore. The loan, comprised of both senior mortgage and mezzanine debt, has a three year term and will be held in the portfolio of Torchlight Debt Opportunity Fund IV – the seventh opportunistic/value-add fund launched by Torchlight to target commercial real estate debt investments.

The hotel is located in the Hunt Valley Business Community of Cockeysville and offers 33,000 SF of meeting space, including two ballrooms which can accommodate up to 1,700 guests. Guest amenities include a full-service restaurant, a café, a bar and lounge, indoor and outdoor pools, indoor whirlpool and sauna, gym and three tennis courts. Formerly under the Marriott flag, the Hunt Valley Inn will undergo an extensive renovation and be rebranded as a Wyndham Grand Collection Hotel.

“We’re very pleased that the Laurus Corporation, for which we recently provided acquisition financing for the Sofitel Miami, has returned to Torchlight as its lender on this important hotel acquisition and re-branding,” commented Steve Schwartz, Managing Director of Acquisitions. “The Hunt Valley Inn is the only hotel with substantial meeting space in this significant regional business hub. With property-wide renovations planned for the next 12 months under the Wyndham brand, this loan represents another strong example of the high quality of investment Torchlight makes on behalf of its Debt Opportunity Fund investors.”

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