



TORCHLIGHT PROVIDES \$83.4 MILLION OF ACQUISITION FINANCING ON A 3 PROPERTY HOTEL PORTFOLIO

(December 14, 2015) -- Torchlight Investors today announced that it has provided \$83.4 million of senior and mezzanine financing for the acquisition of a three-property, 826-key, hotel portfolio located in the urban markets of New Orleans, Orlando and Tampa.

The 157-key New Orleans hotel is located on Canal Street, the main hospitality and performing arts node in downtown New Orleans. Adjacent to the rapidly expanding BioDistrict, the hotel is also walking distance from the historic French Quarter. In addition, hotel guests enjoy the option and convenience of public transit access to local attractions via the Canal Streetcar that stops directly in front of the hotel.

The 392-key Orlando hotel is located along International Drive, the primary tourism corridor to nearby amusement parks such as Universal Studios, Sea World and Walt Disney World. The hotel has a full slate of amenities including a large outdoor water park and heated pools, as well as a 6,500 square foot indoor entertainment center.

The 277-key Tampa hotel is situated along the recently completed Tampa Riverwalk along the Hillsborough River. Centrally located in the downtown office district, the hotel offers 12,000 square feet of recently renovated meeting space, a 24-hour fitness center and restaurant and lounge areas. The hotel is in close proximity to the Tampa Convention Center, Tampa Museum of Art, The University of Tampa and two professional sports venues - the Raymond James Stadium and the Amalie Arena.

“This diversified hotel portfolio, in primary destination markets, caters to a wide variety of business and leisure travelers. We are very excited about the opportunity to partner with an experienced hotel owner/operator that has been highly successful in the sector for many years” said Steve Schwartz, Managing Director of Origination and Acquisitions.

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About Torchlight

Torchlight Investors is an independent SEC registered investment advisor, focused on commercial real estate investments. Since its inception in 1995, Torchlight has acquired over \$20 billion in public and private commercial real estate investments with over \$4.5 billion of assets under management. Torchlight has launched nine investment funds (three fully realized) including eight opportunistic and value-added funds. Torchlight's affiliate, Torchlight Loan Services, is the named special servicer on \$20.8 billion in CMBS and manages over \$1.5 billion of distressed commercial real estate loans.

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