

TESTIMONIAL

HOTEL ACQUISITION

Broker ▪ Refinance ▪ Purchase Loan ▪ Attorney

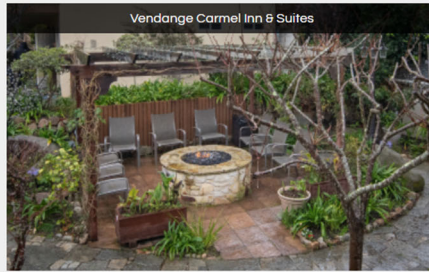
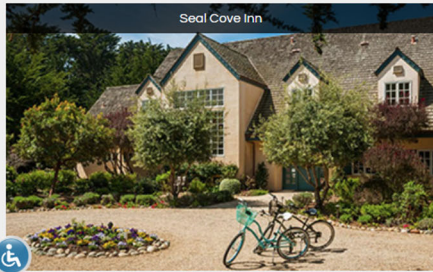
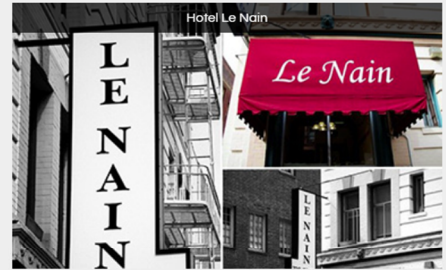
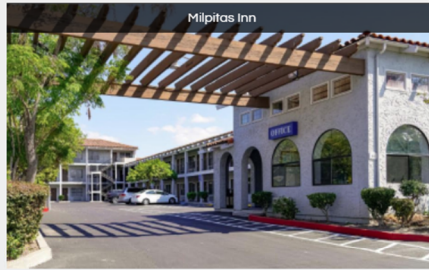
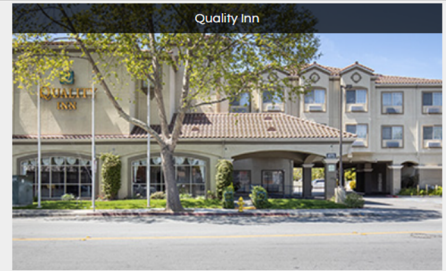
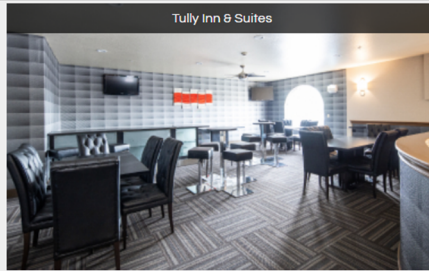
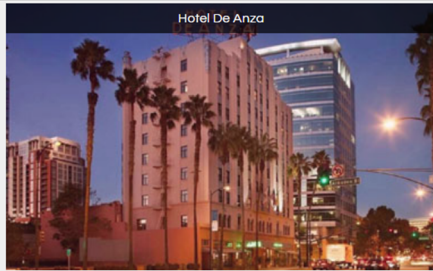


<https://www.mhphospitality.com/hotels>



Info@mhphospitality.com

Dhaval Panchal



REAL ESTATE:

FALL 2024 ▪ FEE SIMPLE Acquisition of a 100 Room Hotel.

CLIENT:

MHP Hospitality, Inc. - Dhaval Panchal President - Hotelier

TASK:

Provide comprehensive real estate, practical, and legal representation.

CHALLENGES:

Hotel **SHUTTERED** by insurance claim due to major property damage. **DSCR** analytics. **Zero Room Revenues**. PSA contracted **< 60-day COE**. Loan **Underwriting**. **Historic bldg.**

MILESTONES ▪

08/28/2024 | > Signed **Purchase Sale Agreement ▪ SBA Prequalification**

TIMELINE:

09/13/2024 | **Appraisal + Phase I** reports submitted for SBA/Lender review

09/26/2024 | Lender: Conventional + Bridge **Letter of Interest ▪ Term Sheet**

SBA approval

10/01/2024 | > **SBA Terms and Conditions** (Approval) – **504**

2 weeks after

10/17/2024 | Lender: Conventional + Bridge **Loan Commitment Letter**

Appraisal

10/29/2024 | > **CLOSED ESCROW-LOANS FUNDED [504 Post-COE Funding]**

TESTIMONIAL:

Not every transaction is simple despite willing participants. We are benefited by and tend to be more profitable when we have real estate professionals – Brokers and Attorneys – involved in acquisitions, loans, and sales.

**DHAVAL
PANCHAL**

11/11/2024

I strongly recommend engaging Broker / Attorney Paul Stansen. Licensed in CA & CO, Paul collaboratively worked with me on EVERY aspect of a recent transaction communicating with me **7 days a week** to secure acquisition loans needed for an addition to my investment portfolio. Beyond loan negotiations, he facilitated escrow closing by troubleshooting and resolving challenges that arose during the transaction. Paul's analytic number crunching skills fostered informed decision making and his verbal and written powers of persuasion compelled performance. His personal involvement instills peace of mind and confidence in the outcome. You have everything to gain by calling Paul for an open and free consultation. You will be happy you did.

I strongly recommend Paul Stansen!
818-512-1715

Broker ▪ Refinances ▪ Acquisitions ▪ Attorney
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