



85 AMERICAN LEGION HIGHWAY REVERE, MA

TRANSACTION HIGHLIGHTS

Lender:	Cambridge Savings Bank	Interest Rate:	Interp. 13-Yr. SWAP+2.25%
Sponsor:	Saunders Hotel Group, LLC	Term:	15 Years
Loan Amount:	\$14,000,000	Amortization:	30 Years

PROPERTY DESCRIPTION

Colliers International – Boston was exclusively engaged to arrange financing for this pristine eight-story Comfort Inn & Suites Hotel in Revere, Massachusetts. Constructed in 2000 by Saunders and opened in September of 2000, the building consists of 208 deluxe guest sleeping quarters in approximately 116,000 square feet. The hotel and borrower have won respective awards for their service and environmentally friendly systems (laundry and HVAC) including the 2012 Platinum Hospitality Award from world lodging leader Choice Hotels international, Inc, franchisor of the Comfort Inn, as well receiving the Community Benefit Award – Saunders. The hotel features meeting rooms, a 190-seat restaurant/lounge (leased to an outside operator), an indoor pool, deck, and hot tub, exercise room, business center, and a lobby breakfast area with 45 seats. There is on-site parking for 209 cars. As part of the hotel's special service, a 24-hour, free shuttle is provided to and from Boston's Logan International Airport (approx. three miles away), as well as the Mass Transit System with direct access to Boston. The property is located on the east side of State Route 60 just north of its intersection with US Route 1A. The subject neighborhood, due to its location along the major north/south route through the local area, has attracted significant retail development primarily to the northwest along Route 60, with additional development along Route 1A north of the subject. Saunders is a mid-sized, family owned and operated hotel management company which has been in business for three generations and well over 60 years.