Beaufort, North Carolina will soon be home to a 95,000-square foot, 133-room Ascend Collection hotel by Choice Hotels. Nestled along Taylor Creek, the project will feature a high-end bistro, a small board room, a 4,440-square foot ballroom and 4-waterside presidential suites with panoramic water views.

The Sponsor purchased the land in 2007 and fashioned Front Street Village, a 32-acre master-planned community. The hotel is the last development of that will complement and enhance the existing facilities which include a 214-unit dry stack boat storage facility, a marina, four residential units, a wedding chapel, an event center and a general store.

Recently, a second 200-unit dry stack boat storage was constructed to accommodate the demand for high-end boat storage. Given its prestigious location and sweeping waterfront views, Front Street Village has become a preferred venue for outdoor events. Currently, the Sponsor hosts 70 weddings per year and with the construction of the hotel, will have the ability to increase the number of wedding events by 200 percent.

The 32-acre property was the former home of a menhaden processing facility and therefore has a strong agriculture-related history. As the production of fertilizer in the United States has shifted to other less labor-intensive means, these types of facilities have been closed – as this one was in 2005. The community lost about 150 jobs. This new development will add back jobs to the local economy and be a crucial component to its future prosperity.

Although this is the Sponsor’s first hotel development, he has been a very successful entrepreneur in the aircraft brokerage and aviation industry. Given the Sponsor, has successfully operated Front Street Village, he will direct all sales and marketing, marina and dry stack operations, residential real estate development and sales, while also managing over 150 events and 30 personnel. A property management firm will manage all hospitality related ventures.

Live Oak Bank provided the business with a $19.2 million loan with a 50% guarantee from the USDA. In addition, Live Oak’s exposure will be reduced by $4 million via a participation with EB-5 proceeds provided by American Lending Center.

**Front Street Village Case Study**

**New Hotel Construction**

**Total Project Size:**

$32.1 Million

**Location:**

North Carolina

**Loan Type:**

USDA

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**LIVE OAK LOAN TERMS**

<table>
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<th>$19.2 million</th>
<th>25 years</th>
<th>150</th>
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