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HALL STRUCTURED FINANCE PROVIDES \$44 MILLION BRIDGE LOAN FOR THE HYATT REGENCY HOTEL IN FRISCO, TEXAS



Photo Credit: Sam Moon Group

DALLAS – OCTOBER 15, 2024 – Dallas-based HALL Structured Finance (HSF) announced today that the company has provided \$44 million under a first lien loan for the Hyatt Regency Hotel in Frisco, Texas. The hotel opened during the early stages of the Covid pandemic in June 2020 with operations steadily improving year over year.

The borrower is Sam Moon Group (“SMG”), a privately held family company that was initially founded in 1984 as a retail wholesaler in Dallas.

The 303-room, 16-story Hyatt Regency is a full-service hotel with direct access to Stonebriar Centre, a 1.7 million square foot super-regional mall – the second highest performing in the Dallas-Fort Worth metropolitan area - and its more than 200 retail stores. Amenities and facilities include a lobby restaurant & bar, a fourth-floor deck which includes a rooftop pool, private cabanas, bar, and turfed event lawn, and a fitness center, business center, Regency Club lounge, approximately 29,000 square feet of meeting and event space, and a satellite Frisco Public Library.

The hotel is located near the intersection of the Dallas North Tollway and Sam Rayburn Freeway. It is in close proximity to many major demand generators, including the Frisco Convention Center, The Star, the PGA of America headquarters campus, the future Universal Studios theme park, and 6.8 million square feet of office space. Frisco was the fastest growing city for the decade of the 2000s

and the population has increased by 90% since 2010.

“HALL Structured Finance was able to navigate a complex capital stack by offering a flexible deal structure tailored to meet the needs of Sam Moon Group,” said Bryce Yamauchi, Vice President of HALL Structured Finance and the loan originator. “The hotel's prime location adjacent to Stonebriar Centre, one of the highest-performing retail hubs in the Dallas-Fort Worth area, creates an opportunity that enhances the value for both the hotel and the shopping center, making it an attractive opportunity for our team.”

The borrower, SMG, has developed over \$750 million of real estate including five hotels, including the Hyatt Regency, containing 1,152 rooms, a mixed-use development, seven retail sites and stores, and five shopping plazas, all located in Texas.

“When deciding which lender to work with on refinancing the Hyatt Regency Frisco, certainty of execution and timing was extremely important which is why we chose HALL Structured Finance for our new lender,” said Daniel Moon, Vice President/General Counsel of Sam Moon Group. “Their team worked extremely hard and helped us overcome many challenges to make sure we closed on time.”

About HALL Structured Finance

HALL Structured Finance is 25-year-old entrepreneurial, value-add, direct private lender that provides first mortgage debt capital for real estate projects located throughout the United States. HALL Structured Finance has historically focused on providing multifamily and hotel construction loans and hotel bridge loans for projects that may be underserved by institutional capital markers, but also provides financing in connection with industrial, office, and retail projects. For more information, visit hallstructuredfinance.com.

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