



Commercial  
Real Estate

# Just Funded

BY CLEARINGHOUSE CDFI

2026



**Holiday Inn Express & Suites Bethlehem**

**Bethlehem, PA**

## Clearinghouse CDFI Provides Flexible Financing to Strengthen Lehigh Valley Hotel Operations Long Term

CCDFI LOAN:  
**\$8,037,500**

### Impact:

- Supports operational stabilization and long-term viability
- Maintains jobs
- Boosts economy in local community, a high-demand market with strong leisure and corporate travel drivers

Clearinghouse CDFI provided \$8,037,500 in financing to Danbury Real Estate LLC to support the acquisition of a three-story, 100-room limited-service hotel in Bethlehem, Pennsylvania. The financing allows Danbury LLC, a seasoned regional hotel operator, to apply its operational expertise to enhance property performance over time. By offering a higher leverage solution—75% loan-to-value compared to competing term sheets at 70%—Clearinghouse CDFI provided greater flexibility and improved access to capital, positioning Danbury Real Estate to proceed with confidence.

Located in the heart of Bethlehem within the Lehigh Valley, the property benefits from strong regional connectivity and a diverse demand base. The area is anchored by major transportation corridors, with direct access to Allentown and Philadelphia, and to Lehigh Valley International Airport. Corporate and industrial demand, along with leisure travel, continue to sustain the local lodging market, which has maintained consistent occupancy over time.

With improved capitalization and a focused repositioning strategy, the project is expected to strengthen operating performance, while delivering added benefit to the local economy.

Clearinghouse CDFI addresses unmet credit needs nationwide and in Indian Country through direct lending, equity investments, and financial assistance.

*We bridge the financing gap between conventional lending standards  
& the needs of low-income and distressed communities.*

25PA-7985A and 25PA-7985B

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Community Development  
Financial Institution