

## Project Profile



### Location:

300 Scenery Lane  
Greensburg, PA

### County:

Westmoreland

### Description:

Business Development

### Total Project Cost:

\$2 million



## Inn at Mountain View



### People:

Tom and Amy Marflak spent two decades running hotels for absentee owners – and sending those owners monthly checks. “I’m working my butt off,” Tom remembers thinking. “Why don’t I get this for myself?” When the Mountain View Inn closed, the developers who bought it asked Tom if he knew anyone who might buy and refurbish the newer parts of the 1920s-era hotel. “I said, ‘Well, boy, I’d like to own it,’” says Tom.

### Progress:

Tom negotiated a price, and the St. Vincent College Small Business Development Center helped with the planning. The hunt for financing, though, went “absolutely horribly,” he says. Banks “said, ‘Well, it’s a hotel. We’re not lending to any hotels, period.’” Then a real estate broker suggested

The Progress Fund, which loaned \$500,000 and helped to arrange a \$1.5 million loan from Enterprise Bank.

### Impact:

“It was a lifelong dream to own a hotel,” says Tom. The reconfigured 50-room Inn at Mountain View anchors the 14-acre Mountain View Village development, and its pet-friendliness compliments a nearby, emerging dog activity center. A home-style kitchen and dining area, plus rooms for under \$100, make it a perfect base for a business trip or a wedding. “We were so happy,” says Tom, “that we were able to keep something of the Inn alive.”

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