



## Our Capabilities



Hospitality Investments has built a well-earned reputation as a premier hospitality development company—from site selection, negotiation and approvals, to creating synergies and win-win strategies in mixed-use projects, to managing and delivering a highly successful hotel project. Hospitality Investments approaches development projects with the high degree of professionalism you'd expect; yet with the hands-on involvement and accountability that is critical to the economic success of each property.

Through thoughtful research, dedicated and experienced resources, and operational flexibility, Hospitality Investments successfully structures multi-layer, complex development deals that consistently deliver best in class products.

### Proven Experience

The Hospitality Investments team has been involved primarily in hotel & residential developments in New York City, West Hollywood Los Angeles California, and South Beach Miami Beach Florida and has the ability to meet the needs of any market—whether the opportunity is best suited for proprietary luxury hotel brands, boutique hotel brands with eye on food & beverage (F&B) and other hospitality brand types. Hospitality Investments has cultivated a strong franchise partnership with several hotel management companies that are active in New York City, South Beach and West Hollywood CA, Where they already own and operate hotels in vicinity and currently developing other hotel properties projects. In addition, Hospitality Investments has projects and commitments with venture capital and private equity groups.

To discuss new opportunities in luxury hotel development, please contact:

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Some specific details on our capabilities and services in this field include:

- **Site Selection and Project Feasibility** - thru the various New York City Hotel Development projects in our company's history we have acquired extensive experience in the evaluation and selection of project sites. We are able to conduct upfront feasibility analysis of the desired hotel & residence location and project, accompanied with efficient preliminary design and schematics to assess the viability of the site for development that takes into account local social, zoning and real estate trends impact to the site and surrounding area.
- **Design and Permitting** - in depth preparation of schematic plans and overall site design for municipal board, local, and other regulatory approvals with the ability to present detailed recommendations for zoning changes, variances, and other required approvals.
- **Architectural and Engineering** - possess the creative and technical knowledge to provide accurate and timely input to assist the architect and engineers in the preparation of preliminary working drawings for review and submittal to the city and hotel brand for approvals and revisions during the development process.
- **Construction Management** - long standing industry relationships to select the best contractors and effectively negotiate construction contracts. In house capabilities to provide daily supervision and field reports at the project site with a strong eye for the implementation of value engineering when required.

### Our Delivery System

Our senior executives have delivered New York City hotels with the use of a “Turn-key” project delivery approach from initial planning through design and construction. Unlike traditional methods, this single source methodology offers the Owner more hands-on involvement with the project, greater control over value and cost, and the establishment of a firm budget during early design phases. Our approach has been embraced by both public and private entities due to its inherent cost savings, schedule advantages and streamlined project management. Benefits include the following:

- Enhanced project control and quality
- Reduced overall project cost
- Shorter project duration, typically by 15%-20%
- Greater control of the project by Ownership A Guarantee Fixed Price (GFP) early in the design process facilitates fiscal planning and budgeting.
- Elimination of the risks associated with inaccurate budgets and schedules
- Less time and cost to manage the building program by the Owner's team

