

Acquisition Criteria for 4-5-Star Hotel Assets of an Austria-Based Brand Name Buyer

for

Acquisitions of Hotel Assets in the United States

Current Footprints in New York City and Chicago.



Location Preferences



> West Coast

California: San Francisco, Los Angeles, San Diego.



> East Coast

Florida: Miami, West Palm Beach, Palm Beach, Fort Lauderdale, Orlando, Tampa, Jacksonville.

Washington D.C. Metro Area.

Pennsylvania: Philadelphia, Wilmington.

New Jersey: Jersey City, Newark.

New York: New York City, downtown.

Rhode Island: Providence.

Massachusetts: Boston.

Property Types



Current Development Projects

Hotel properties that are in the development stages by developers who may have an interest in selling or leasing out.

Existing Developable Hotels

Run-down hotel properties that have potential for enhancing NOI through capital infusion and substantial improvements for rebranding them to the required standards.

Old And Run-down

Acquisition of old and run-down commercial properties in high-traffic visitor districts and commercial districts of metro cities for their land value to develop hotels.

Well-run Hotels

Have Hotel Management Agreements (HMAs) and efficient management in place for outright acquisitions, or long-term lease of the underlying asset properties.

Land For New Projects

Commercial land, min 0.75 acres, for high-rise hotel construction in busy districts of metropolitan cities.

Conversion of Other Asset Classes

Properties, such as vacant or run-down office, multi-story, and apartment properties in metro cities, which have the potential to be converted into profitable hotels.

Investment Models



1

The Ideal investment model is a collaboration between investors and long-term property leasing.

2

Ownership model pertaining to the types of acquisitions mentioned in the preceding slide.

3

The properties are managed via Hotel Management Agreements.

Contact

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