

Discover  
"The Life of Riley"





# A sense of pride shines through in everything we do.

That's why so many branded and independent hotels count on Riley Hotel Group for the management, design, and development of their properties.

## **DISCOVER "THE LIFE OF RILEY"**

Riley Hotel Group owns and operates a diversified portfolio of independent boutique properties and branded hotels operating under Hilton Hotels, Marriott International, Tribute Brand, IHG Hotels, and Choice Hotels. Ask us about our four-tier Accelerated Returns and Owner Rewards program.

Our talented team is confident in what they do, which delivers exceptional results to our clients. We keep the dialogue open with fresh ideas, fiscal guidance, and emotional support as we work to bring your vision to life, fostering its growth and sustaining its longevity.

Our approach provides higher-than-average internal rates of return and cash flows, repeat business, and stellar reputations for quality guest experiences. Read more about us to learn what Riley can do for you.

*Recognized as one of the Top Hotel Management companies fourteen years running, Riley Hotel Group operates a diversified portfolio of high-end boutique, Independent, mid-scale, and full-service hotels as well as historic bed and breakfast guest houses worthy of international attention.*

# Count on Riley Hotel Group for:



All-inclusive hotel management



Interior Design



Sales & Marketing



FF&E Selection



Revenue Management



Brand PIPS & renovation & procurement



Social Media Management



Rebranding & brand enhancement



Full-service restaurant &  
conference center management  
& conceptual design



Site & brand selection enhancement



## FULL-SERVICE HOTEL MANAGEMENT & OPERATIONS

We orchestrate operational leadership like no one else. Hand us the reins and we'll show you how our one-of-a-kind talents can give you the marketing strategy, management skills, financial services, technology, and elevated guest experiences you need to take on the world and get noticed.

We deliver outstanding results in key performance measurements like RevPAR, ADR, occupancy, and NOI budget that is higher than, or equal to, industry standards. This is why Riley Hotel Group is consistently awarded by the brands we manage and why our hotels' market shares, real estate values, and profits, are up. **But, more importantly, this means that the staff are engaged, the guests are satisfied, and the owners are happy.**

Few hotel management companies can say that.





## OWNER REWARDS PROGRAM

At Riley Hotel Group, we paint outside the lines. We don't think or move like traditional management companies. **We offer advantages that are intended to demonstrate how much we value our partnerships and validate our commitment to strengthening our relationships.**

Not only do we deliver exceptional revenue generation compared to our comp sets, but we also offer discounts and rewards to our owners that other management companies don't. Ask us about our Four-Tiered Accelerated Returns and Owner Rewards Program.

### RILEY RECOGNITION:

A Top 100 Management Company 12 years running  
Staybridge Suites IHG® Quality Excellence Award  
Holiday Inn Express & Suites Spirit of Hospitality Award  
Hampton Inn by Hilton Lighthouse Award  
Hampton Inn by Hilton Circle of Excellence Award  
Hampton Inn by Hilton Wall of Fame Winner

## Accelerated Returns and Owner Rewards Program:

### TIER ①

Fees are reduced each of the first three years, increasing owner profits.

### TIER ②

Rewards of 3% of the gross operating profit above budget are paid back to the owner at year's end; this reward is in place for the duration of the agreement.

### TIER ③

Multiple management contracts include reduced management fees as low as 3%.

### TIER ④

Partnerships starting out with one property can enjoy the lower fees as additional properties are added.

## Food & Beverage

Our unwavering goal is to always create distinct and meaningful experiences for corporate events and celebrations, holiday events, bar/bat mitzvahs, weddings, and more. Envisioning and creating memorable dining experiences is what we do and we do it well.



### MAKE A DELICIOUS IMPACT

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**We believe that food is a gateway to the soul.** Creative and delicious culinary creations have the ability to speak to, and unite, people from all walks of life. Food offers hoteliers an opportunity to elevate a guest's experience to a level that will leave them talking and wanting more.

Riley Hotel Group's experience in full-service restaurant conceptual design will elevate your food & beverage operations. Our food & beverage knowledge encompasses the facility's layout and design, marketing, operations, and management. You can count on outstanding atmospheres, brand recognition initiatives that intrigue and invite, and synchronized service from finely tuned attendants to measurable, fiscally responsible results.



# A Riley Brand Experience

**“Living the Life of Riley” is a notion that there exists an easy, carefree life and a comfortable way of living with few worries.** This is the cornerstone of our brands, Riley Hotels & Resorts and Key West Collection by Riley. Our brands’ diversified portfolio includes high-end boutique, Independent, mid-scale, and full-service hotels as well as historic bed and breakfast guest houses worthy of international attention. Unencumbered by corporate restrictions, our brands attract those looking for one-of-a-kind experiences.

We ensure that every moment a guest is under our attentive care, they experience nothing less than excellence. Providing exceptional service and exceeding guests’ expectations is our mission. At our properties, you arrive as a guest but leave as a friend. We integrate the designed environments, amenities, technology, and quality of large urban boutique hotels with the intimate, personal service and community connections of a bed and breakfast. Guests no longer have to sacrifice exceptional service for a design-led experience or vice versa. With Riley Hotels and Resorts and Key West Collection by Riley, they get both on a scale that feels intimate, connected, and fashioned just for them.

**DISCOVER “THE LIFE OF RILEY”**





## Bringing new life to hotel management.



THOU BY BERLIN GRANDE



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