



**Transforming Hospitality Through
Strategic Real Estate Solutions**





What is American Ventures Group?

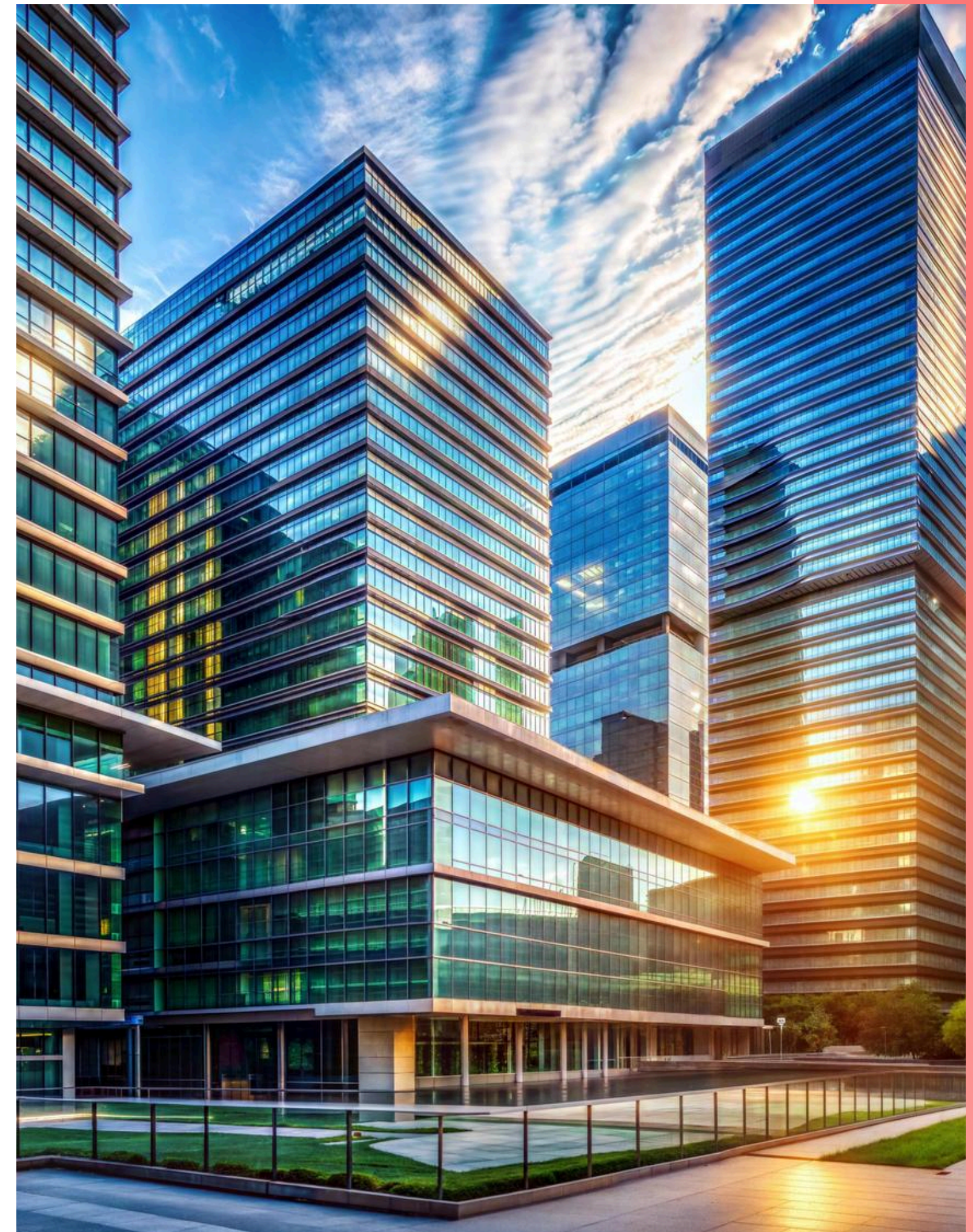
American Ventures Group (AVG) specializes in acquiring, renting, and developing build-to-suit projects for companies in the hospitality sector. By leveraging our deep industry knowledge and focusing on underserved segments, we help companies secure prime real estate tailored to their specific needs.





Our **Mission**

At AVG, our mission is to transform the hospitality landscape through innovative commercial real estate solutions. We are dedicated to fostering vibrant spaces that enhance guest experiences, drive economic growth, and support sustainable development.



Market **Problem**



Problem 1:

High Barrier to Entry in Hospitality Real Estate

The hospitality sector faces high entry barriers in securing real estate that meets specific operational needs. Companies often struggle to find well located, affordable properties suitable for their brand and business model.



Problem 2:

Lack of Tailored Solutions

Current commercial real estate offerings lack customization for hospitality projects, leaving businesses with limited options to tailor properties to their specific requirements.



Our Solution



Tailored Development Projects:

Build-to-suit properties designed for the unique needs of hospitality businesses.



Expertise in Underserved Markets:

We focus on underserved segments of the hospitality sector, offering unique opportunities in niche markets.



Strategic Acquisitions:

Our acquisition strategy ensures that we secure properties at below-market rates, maximizing the return for investors and clients.





Competitive Advantage



Deep Industry Expertise:

With years of experience, AVG has an unparalleled understanding of the hospitality real estate sector.



Direct Development:

AVG handles all aspects of the development process in-house, from acquisition to construction and leasing.



Underserved Niche:

Our focus on niche hospitality properties gives us an advantage over competitors who target broader, more saturated markets.



The Market Opportunity



U.S. Hospitality Real Estate Market:

The commercial real estate market, particularly in hospitality, is recovering post-pandemic. With increasing demand for new properties and fewer competitors in the market, AVG is well-positioned to capitalize on this trend.



Massive Rising Occupancy Rates:

Hospitality properties are seeing a recovery in occupancy rates as the tourism and travel industry rebounds.



Our Services



Real Estate Acquisition:

Identifying and acquiring high-potential properties in the hospitality sector.



Long-Term Leasing:

Secure long-term, stable tenants through strategic leasing agreements.



Build-to-Suit Development:

Custom property development tailored to the needs of hospitality companies.



Property Upfit and Renovation:

Ensuring properties meet the latest industry standards and client specifications.



Traction

AVG has secured several signed letters of intent (LOIs) and **15-year** lease agreements from clients. These agreements provide stable, long-term income and reduce risk for investors.



Use of Funds

Total Raise:

\$6 million (estimate based on project scale and industry norms)

Acquisitions:

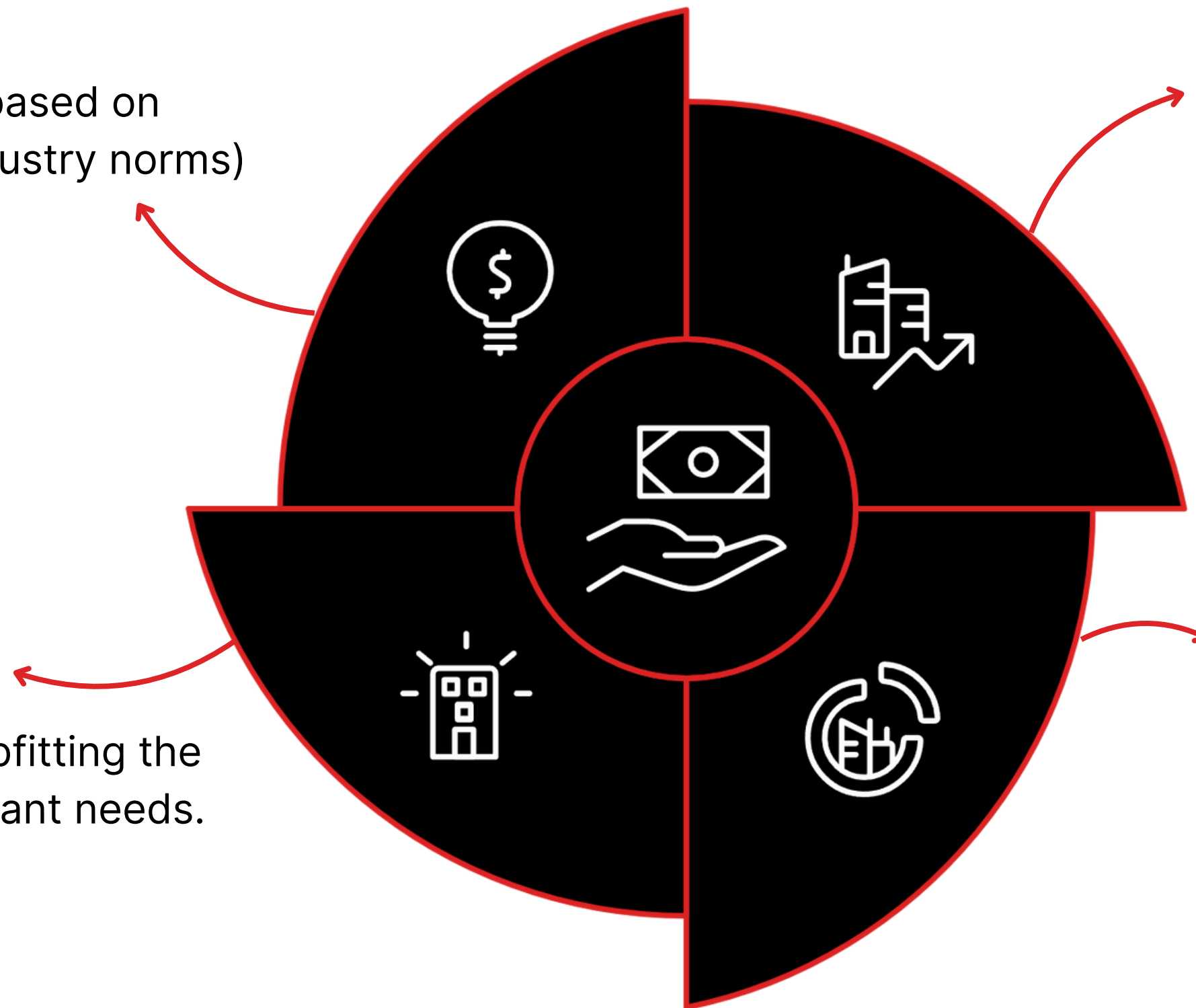
Funds will be used to acquire below-market hospitality properties.

Property Upfit:

Funds allocated to upfitting the properties to suit tenant needs.

Working Capital:

Operational expenses including marketing, staffing, and technology implementation.



Why **Now?**



Rebound of Hospitality Sector:

With increasing travel and tourism, the hospitality sector is poised for a rebound, making it the ideal time to invest.



Below-Market Opportunities:

Post-pandemic, there are unique opportunities to acquire commercial real estate at discounted prices.



Underserved Niche:

AVG focuses on a niche that remains underserved, providing untapped potential.





Our Business Model



Acquisition:

We target below-market properties in the hospitality sector. These will be acquired via specialty-use vehicles owned by AVG to facilitate the transactions.



Development:

Build-to-suit projects tailored to the specific needs of hospitality clients.



Long-Term Leasing:

Secure tenants through long-term lease agreements, ensuring stable cash flow.



Property Resale:

We capitalize on market appreciation by selling properties at a premium after they are fully leased and developed.





Competitive Landscape



Direct Competitors:

Major commercial real estate developers with a broad focus.



Indirect Competitors:

Local real estate developers who lack specialization in the hospitality sector.



AVG's Advantage:

Our niche focus, in-house development expertise, and long-term leasing strategy set us apart from generalist developers.



Team

Marc Hubbard (CEO):

20+ years of experience in real estate development, specializing in hospitality projects.

Dorean White (President):

Extensive experience in commercial real estate with a strong focus on hospitality and development.



Exit Strategy



Property Resale:

After stabilizing properties through long-term leasing, AVG will sell properties to institutional buyers at a premium.



Portfolio Acquisition:

A potential acquisition of the entire AVG portfolio by larger real estate investment firms or REITs.

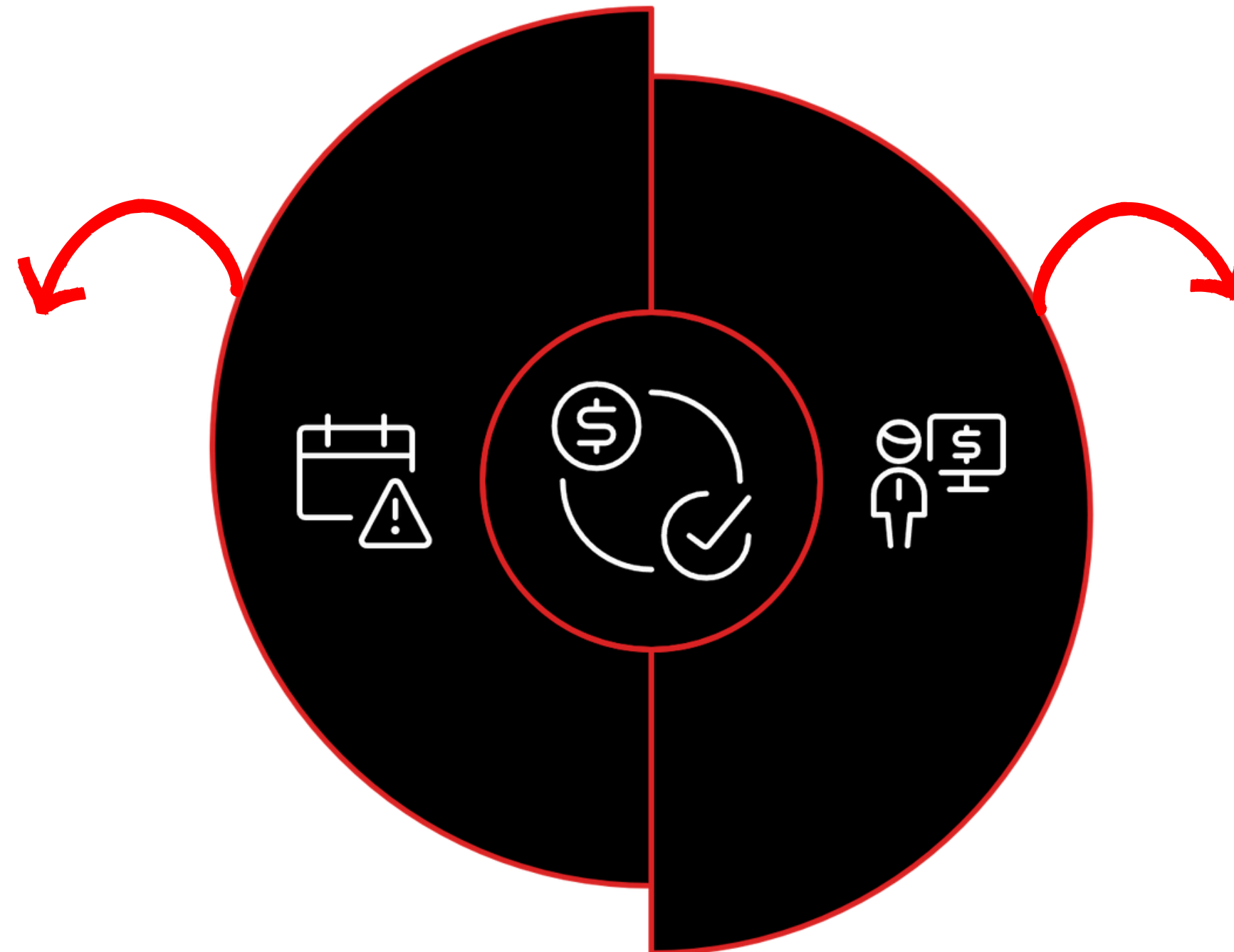


Deal Terms

We are raising the the money via a Reg D 506c structure

Term

Each Investment term will be aligned with property development cycles, typically 5-7 years.

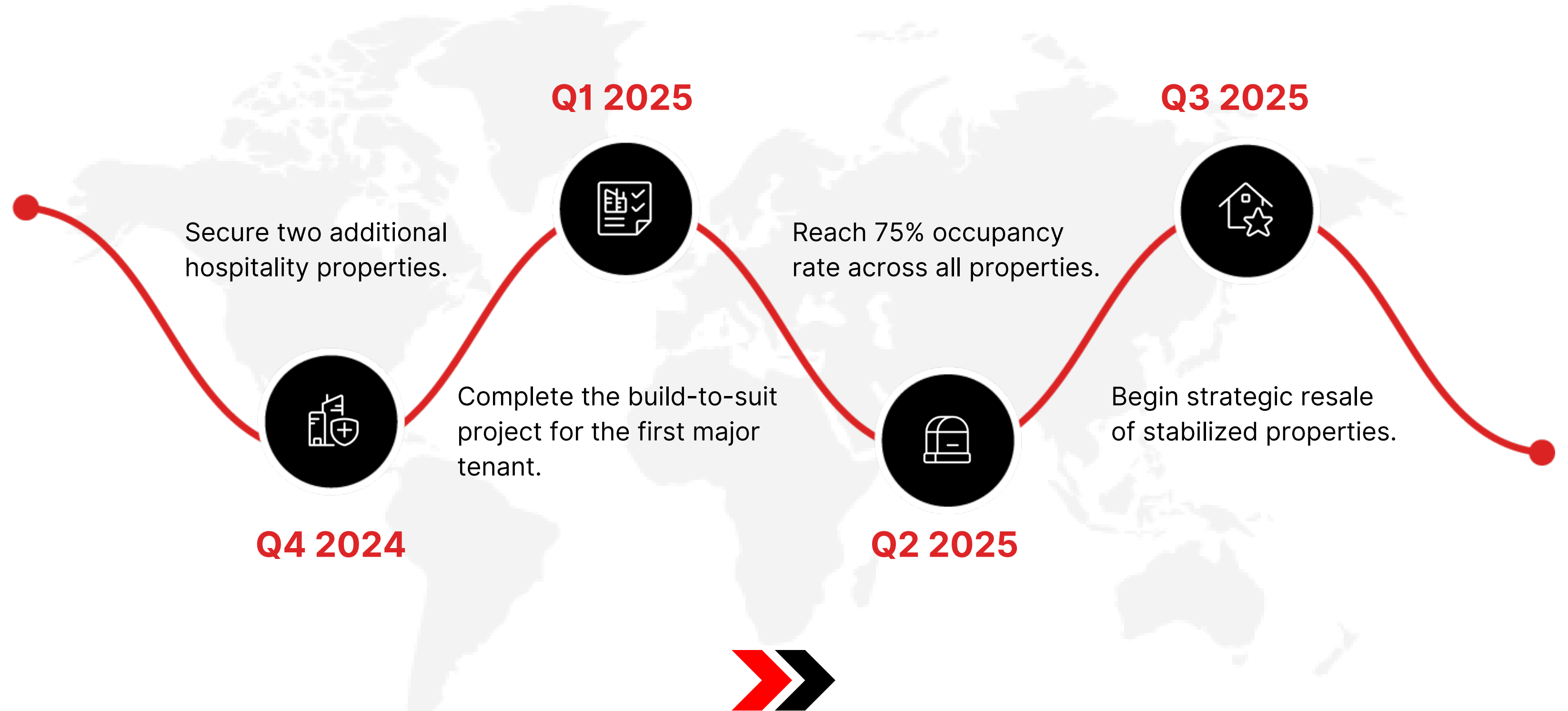


ROI

Offering investors a 15% return on investment, secured by real estate assets. Properties will be deeded to the specialty-use vehicle and the investor will own a percentage of the vehicle equal to their investment.



Future Milestones





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