

— CARIBBEAN PRACTICE · JULY 2026

# Capability Statement

Caribbean Hospitality · Branded Residential · Mixed-Use Development

PRECISION DEVELOPMENT. PROVEN EXPERTISE.

[AVENTRADEVELOPMENT.COM](https://aventradevelopment.com)



OCAMA RETREAT · SAMANÁ, DOMINICAN REPUBLIC — A CURRENT AVENTRA ENGAGEMENT

## WHO WE ARE

# An owner-side partner built for complex development.

Aventra Development is a boutique development-management and owner's-representation platform headquartered in Coral Gables, Florida. We deploy senior, owner-side leadership across the full development lifecycle — from early feasibility and capital alignment through entitlements, design governance, procurement, and delivery.

Our focus is high-impact, high-complexity Caribbean hospitality, branded residential, and mixed-use development — markets where deep relationships, regulatory fluency, and a proven track record create real competitive advantage for sponsors and investors. Aventra's leadership has directed, delivered, or advised on more than US\$2 billion in complex real estate projects across luxury hospitality, multifamily, mixed-use, and institutional asset classes throughout Florida and the Caribbean.

What distinguishes Aventra is not the volume of experience alone, but its depth, continuity, and ownership-side orientation. Where others bring process, Aventra brings judgment.

And as a boutique platform, Aventra offers what large development-management firms cannot: every engagement is led personally by our principal — a Florida-licensed General Contractor and thirty-year development executive who has served as CEO of a century-old international construction-management firm. Owners and capital partners receive that same senior leadership from first strategy session through final delivery. No delegation to junior staff. Ever.

## 30+

YEARS OF HANDS-ON  
DEVELOPMENT &  
CONSTRUCTION  
LEADERSHIP

## US\$2B+

IN PROJECT VALUE LED,  
DELIVERED, OR  
ADVISED

## 7

CARIBBEAN MARKETS  
WITH ACTIVE OR  
COMPLETED  
EXPERIENCE

## 2

CARIBBEAN RESORT &  
BRANDED-RESIDENCE  
PROJECTS IN  
DEVELOPMENT

## OUR APPROACH

# Intentional Development.

Aventra operates from a foundational conviction: the decisions made before a single dollar of capital is committed determine the ultimate success or failure of a project. We call this Intentional Development — intervening early and strategically, aligning vision with market reality, and building the governance structures that keep complex projects on course.

It is the antithesis of reactive project management: leadership that creates clarity, controls risk, and preserves value from inception through delivery. In Caribbean markets — where complexity is amplified by logistics, multi-jurisdictional permitting, brand standards, and the expectations of sophisticated international capital — this approach is not simply preferred. It is essential.

“The build phase is where inexperienced sponsors quietly lose money. We make sure you never become one of them.”

AVENTRA DEVELOPMENT

## CARIBBEAN MARKET EXPERTISE

## A different market. A different standard.

The Caribbean is one of the world's most compelling — and complex — development frontiers. Demand for ultra-luxury hospitality and branded residential product continues to outpace supply across marquee island destinations, and international capital is actively seeking partners with both the vision to identify transformational opportunities and the operational credibility to execute them.

Aventra brings a rare combination of Caribbean-specific development experience and institutional-grade governance. With active and completed experience across the Dominican Republic, The Bahamas, Puerto Rico, Belize, Sint Maarten, and Antigua and Barbuda, our principal has spent years building relationships with regional governments, local stakeholders, global brands, and international capital.

## THE DIFFERENCE

# Why projects succeed with Aventura.

**01 Owner-side orientation, always**

Every engagement is structured around one priority: protect the owner's capital, represent the owner's intent, and deliver results the owner can defend to their stakeholders.

**02 A rare dual qualification**

Our principal pairs deep development-management expertise with three decades in development and construction, licensed as a Florida contractor since 1998 and as a Certified General Contractor since 2013. We anticipate contractor behavior, procurement dynamics, constructability constraints, and cost exposure at a technical level most development managers cannot match.

**03 Proven in complex, high-risk environments**

Our principal's portfolio spans ultra-luxury resort development on remote Caribbean islands, branded hotel construction to global flag requirements, high-rise repositioning on occupied buildings, and multifamily development in highly regulated urban markets.

**04 Caribbean market authority**

Active and completed experience across the Dominican Republic, The Bahamas, Puerto Rico, Belize, Sint Maarten, and Antigua and Barbuda — multi-jurisdictional Caribbean expertise navigated at the CEO level, genuinely rare among senior executives.

**05 Senior leadership, not junior management**

Every engagement receives the direct involvement of our principal — thirty years of accumulated judgment, relationships, and experience, applied personally to your project.



BILL BROWN ON SITE WITH A CARIBBEAN DELIVERY TEAM — LEADERSHIP THAT SHOWS UP IN THE FIELD, NOT JUST THE BOARDROOM.



# Mayaguana North Beach

RESORT & BRANDED RESIDENCES · MAYAGUANA, THE BAHAMAS · PREDEVELOPMENT ADVISORY

On the north coast of Mayaguana — the easternmost island in The Bahamas, thirty minutes by charter from Providenciales — sits one of the last large undeveloped beachfront holdings in the Caribbean: ~6.9 miles of reef-protected shoreline under single ownership, including a 5.84-mile uninterrupted run at North Beach, flanked by protected nature preserves.

The site is entitled through an Act of the Bahamian Parliament and supported by more than US\$50 million of enabling infrastructure already in place — including a 7,200-foot runway and international airport 1.76 miles away, opened in 2026. Mayaguana North Beach is planned as an ultra-luxury resort of 40–60 beachfront villa keys and 20–40 branded residences on a focused 100–150 acre footprint.

Aventra is advising Mayaguana Island Developers Ltd on predevelopment: shaping the development program and positioning strategy, leading outreach to global hospitality brands and operators, and conducting the investor-interest research anchoring the project's capital formation.

~6.9 mi

REEF-PROTECTED SHORELINE,  
SINGLE OWNERSHIP

40–60 keys

ALL-BEACHFRONT VILLAS +  
20–40 BRANDED RESIDENCES

US\$200M+

TOTAL DEVELOPMENT COST ·  
OPENING 2029–2030

US\$50M+

ENABLING INFRASTRUCTURE  
IN PLACE · MYG AIRPORT 2026



# Ocama Retreat

LAS GALERAS, SAMANÁ, DOMINICAN REPUBLIC · PREDEVELOPMENT ADVISORY, EXPANDING TO DEVELOPMENT MANAGEMENT

On sixty-one secluded acres above Rincón Bay — at the untouched eastern tip of the Samaná Peninsula, between the Cabo Samaná and Cabo Cabrón protected areas — Ocama is an all-villa eco-luxury retreat that has quickly earned recognition as one of the Caribbean's most distinctive new hospitality destinations.

Its opening phase of eight architecturally ambitious villas — living green roofs, natural-ventilation design, private pools, and sweeping ocean views — established a new benchmark for low-impact luxury in the Dominican Republic's fastest-emerging resort market.

Aventra advises on Ocama's continued build-out, with a mandate expanding into development management: masterplan expansion, villa product development, amenity and infrastructure delivery, and the governance that protects the retreat's positioning as it scales from acclaimed opening phase into a complete destination.

## 61 acres

OCEANFRONT JUNGLE ABOVE RINCÓN BAY

## 8 villas

ECO-DESIGNED, OPENING PHASE

## 3 beaches

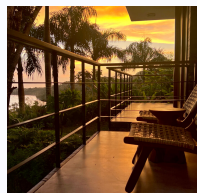
PRIVATE, TRAIL-CONNECTED

## 2 parks

BORDERED BY CABO SAMANÁ & CABO CABRÓN

## SELECT EXPERIENCE

# A track record across the region's most complex projects.



## Ocama Retreat

**SAMANÁ, DOMINICAN REPUBLIC ·  
PREDEVELOPMENT ADVISORY ·  
CURRENT**

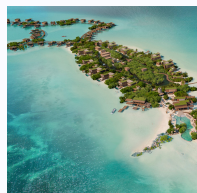
Advisory for the continued build-out of an acclaimed all-villa eco-luxury retreat on 61 acres above Rincón Bay.



## Mayaguana North Beach

**MAYAGUANA, THE BAHAMAS ·  
PREDEVELOPMENT ADVISORY ·  
CURRENT**

Predevelopment for an entitled, infrastructure-ready ultra-luxury resort and branded residences on ~6.9 miles of reef-protected shoreline — program strategy, brand outreach, and investor research for Mayaguana Island Developers Ltd.



## Six Senses Resort

**AMBERGRIS CAYE, BELIZE ·  
CONSTRUCTION MANAGEMENT †**

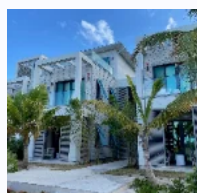
Construction management for a 46-key Six Senses resort and branded residences with overwater villas and full resort infrastructure — one of the world's most demanding luxury brands.



## The Setai St. Maarten

**INDIGO BAY, SAINT MAARTEN ·  
PRECONSTRUCTION †**

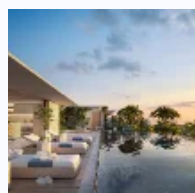
Preconstruction leadership for a 238-key beachfront hotel and branded residences — cost oversight, constructability review, procurement strategy, and brand-standards coordination.



## Barbuda Ocean Club

**ANTIGUA & BARBUDA ·  
CONSTRUCTION †**

Ultra-luxury residences and amenity buildings for an exclusive private beachfront club community — sophisticated remote-island logistics aligned with UHNW client expectations.



## Grand Reserve

**RIO GRANDE, PUERTO RICO ·  
OWNER'S REPRESENTATION †**

Beachfront condominiums and beach club within a 1,500-acre master plan for Monarch Alternative Capital — complex coastal permitting, institutional capital standards.



## Cruise Line Destinations

**MULTIPLE CARIBBEAN ISLANDS · ADVISORY (CONFIDENTIAL) †**

Predevelopment, independent cost advisory, and construction consulting across multiple high-value Caribbean destination projects for a top-five global cruise company — at scale.

† Engagements led during Bill Brown's tenure at DCK Worldwide.

## CAPABILITIES

# Core competencies.

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Development Management & Owner's Representation

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Real Estate Development Strategy & Advisory

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Capital Structuring, Partner Alignment & Lender Interface

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Feasibility Analysis, Entitlements & Predevelopment Planning

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Design Leadership, Scope Governance & Value Optimization

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Independent Cost & Schedule Oversight

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Caribbean Market Entry & Local Stakeholder Alignment

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Hospitality Brand Engagement & Standards Compliance

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Joint Venture Structuring & Strategic Partnerships

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Procurement Strategy & Contractor Oversight

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Risk Management, Governance & Project Controls

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Brand & Operator Sourcing

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## LUXURY HOSPITALITY & RESORTS

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Branded luxury resorts  
Boutique hotels & lifestyle brands  
Overwater & beach-villa developments  
Marina & waterfront infrastructure  
Branded residences

## MULTIFAMILY & MIXED-USE

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Class A urban rental towers  
Mixed-use ground-floor retail  
Mid-rise & garden communities  
Building repositioning & adaptive reuse  
Structured parking

## INSTITUTIONAL & CIVIC

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Educational facilities (K-12)  
Religious & faith-based facilities  
Municipal & government buildings  
Libraries & civic centers  
Medical & professional facilities

## ENGAGEMENT MODELS

# How we engage.

Aventra structures engagements to match the specific needs of each project, owner, and capital structure. Many begin in an advisory capacity and expand as the project advances — scaling with the owner's needs across any combination of the following.

## 01

## Advisory / Predevelopment

Strategic counsel at the earliest stages of project formation — feasibility analysis, market positioning, entitlement strategy, capital structuring, team assembly, and sourcing of best-fit brand, operator, or flag partners.

## 02

## Owner's Representative

Aventra serves as the owner's eyes and ears on the project — independent oversight, reporting, and advocacy while the owner retains direct contractual relationships.

## 03

## Development Manager

Full responsibility for project oversight on behalf of the ownership entity — managing design teams, contractors, budget, schedule, and stakeholders from predevelopment through delivery.

Most engagements begin with a single conversation about where your project stands — and where its risk actually lives.

[BBROWN@AVENTRADEV.COM](mailto:BBROWN@AVENTRADEV.COM)

**LEADERSHIP**

# A builder's command, applied on the owner's side.

**Bill Brown · Founder & CEO**

Bill Brown holds a Florida General Contractor license and is a real estate development executive with more than 30 years of experience across South Florida and the Caribbean. He has led, delivered, or advised on more than US\$2 billion in complex real estate projects spanning luxury hospitality, multifamily, mixed-use, and institutional asset classes.

Prior to founding Aventura, Bill served as Chief Executive Officer of DCK Worldwide — a U.S.-based international construction-management firm with a century-long operating history — directing large-scale hospitality and mixed-use projects across the Caribbean and Latin America. Earlier, he led Brown & Brown Construction, his family's South Florida firm, for ten years as President and sole shareholder, and held senior project-executive roles with some of South Florida's largest builders.

Throughout his career, Bill has built enduring relationships with investors, operators, designers, lenders, and advisors — collaborating to deliver projects that demand both strategic rigor and executional excellence.



BILL BROWN, FOUNDER & CEO  
AVENTRA DEVELOPMENT

**LICENSES & EDUCATION**

Florida Certified General Contractor (CGC1521245) · 2013

Florida Certified Building Contractor (CBC058623) · 1998

Cornell University, Certificate Program, Real Estate Development

**RECOGNITION & ENGAGEMENT**

Urban Land Institute (ULI), Member

CHICOS Caribbean Hotel Investment Conference & Operations Summit — Speaker

Caribbean Journal — “What It Takes to Actually Deliver in the Caribbean” (February 2026)

# A partner, not a vendor.

In three decades of leading real estate development and construction, one principle has remained constant: the owner's interest is the North Star. Aventra was built on that principle — operating as a partner, not a service provider, and as an agent, not a vendor.

Our principal has been trusted with other people's capital, other people's visions, and other people's reputations. That trust is never taken lightly. If your project matters, the right question isn't whether you can afford senior leadership. It's whether you can afford to proceed without it.

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## CONTACT

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