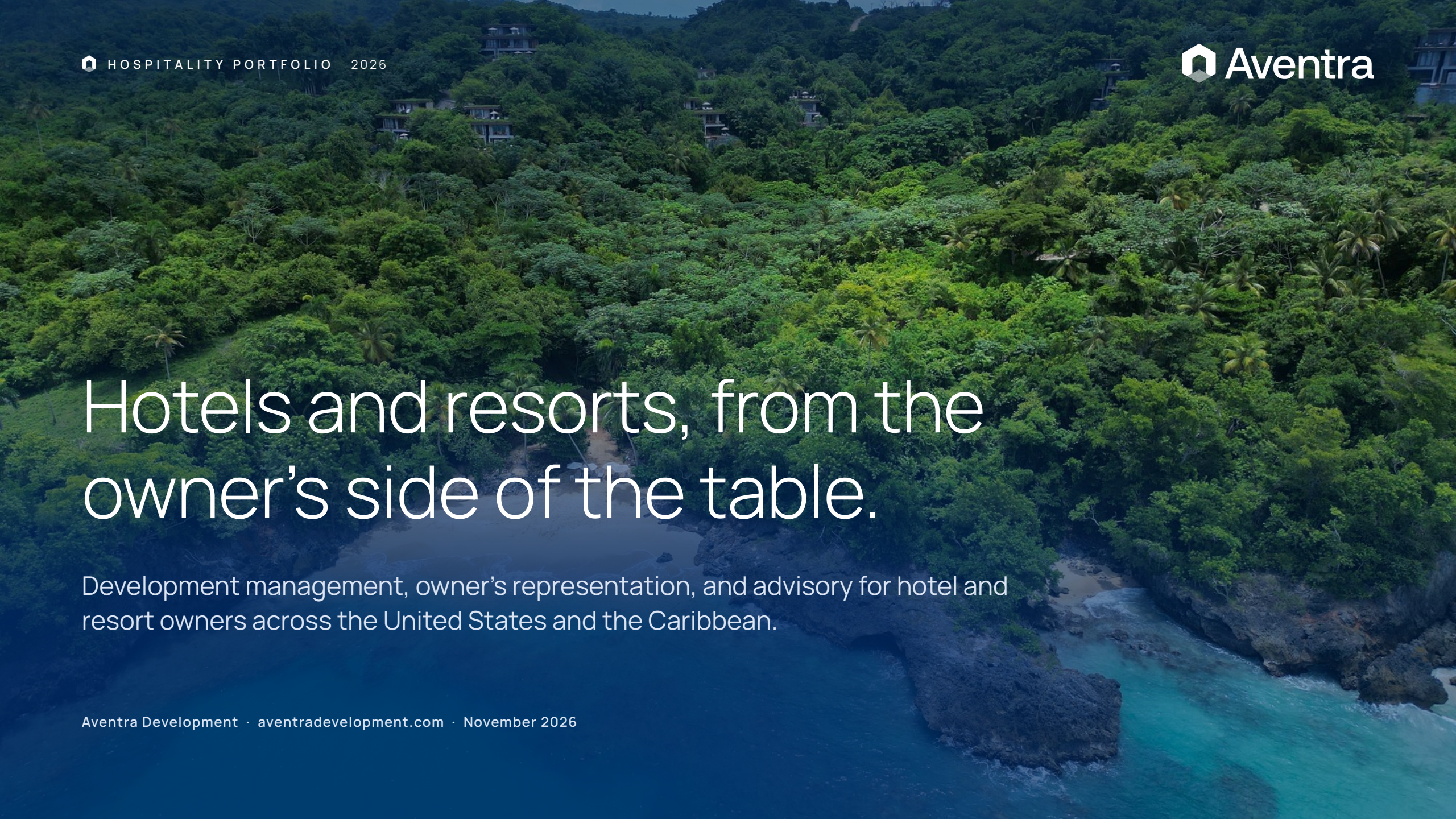
Aventra



Hotels and resorts, from the owner's side of the table.

Development management, owner's representation, and advisory for hotel and resort owners across the United States and the Caribbean.

Aventra Development · aventradevelopment.com · November 2026



WHO WE ARE

Independent. Owner-side only. Led by a builder.

Aventra Development is an independent development management, owner's representation, and advisory firm. We lead and oversee hotel, resort, and branded residential projects on behalf of owners, investors, and institutions across the United States and the Caribbean.

Aventra works only on the owner's side. We have no construction arm, no design arm, and no affiliated contractors. We do not build, we do not design, and we hold no trade contracts. Every recommendation we make, from the architect to the surety broker, is made for one client. The only outcome we are paid for is the owner's.

The firm was founded in 2025 in Coral Gables, Florida, and is led by Bill Brown, a Florida Certified General Contractor with more than 30 years of development and construction leadership. Aventra reads drawings, challenges bids, and scrutinizes change orders from a position of technical authority that most advisory firms cannot match.

30+
years of development and construction leadership

$2B+
in project value led, delivered, or advised by Aventra's leadership*

Founded 2025

*Includes projects led by Aventra's founder before the firm was founded.

WHAT WE DO

Senior leadership for hotel owners, across the **full development lifecycle.**

01 Development Management

End-to-end project leadership, from feasibility and structuring through design, entitlements, procurement, construction, and delivery to operator turnover.

02 Owner's Representation

Independent oversight of the design team, contractor, budget, schedule, and quality, exclusively on the owner's behalf, with real technical authority at the table.

03 Advisory

Counsel for owners, investors, and lenders at any stage: feasibility, program strategy, brand and operator outreach, capital positioning, execution planning, fixed-scope reviews, and construction and lender monitoring.

WHAT WE DO FOR HOTEL AND RESORT OWNERS

- Site, program, and feasibility, tested against the pro forma before capital is committed.
- Brand and operator strategy, and owner-side support through the franchise, management, and technical services agreements.
- Design management and brand approvals, with design held to the budget.
- Procurement and contracting: delivery method, prequalification, bid leveling, long-lead purchasing.
- Construction oversight: cost, change orders, pay application and draw review, schedule, quality, and independent monthly reporting to owners, investors, and lenders.
- FF&E and OS&E, sequenced to the construction schedule.
- Pre-opening and turnover: commissioning, brand inspections, punch list, operator turnover.
- Renovations and PIPs, hurricane recovery and rebuild, and acquisition due diligence.

Every engagement comes with the Aventra Owner's Report: a monthly, plain-language account of where the project stands, for owners, investors, lenders, and boards.

01

SECTION 1

Aventra Engagements

Current engagements, led by Aventra since its founding in 2025.

NEWEST ENGAGEMENT

AC Hotel by Marriott Paramaribo

A new riverfront hotel in Suriname's capital, where Aventra advises and represents the owner through design and development.

Aventra's founder previously delivered AC Hotel by Marriott Fort Lauderdale Beach as Project Executive at Civic Construction Company, before founding Aventra (see Prior Leadership Record).

LOCATION	Paramaribo, Suriname
AVENTRA ROLE	Development Advisory and Owner's Representation







Concept rendering: SOW Design Studio



AVENTRA ENGAGEMENT

Ocama Retreat

Ocama is a boutique hotel and private villa retreat on 61 secluded acres in Las Galeras, Samaná, overlooking Rincón Bay, between the Cabo Samaná and Cabo Cabrón protected areas. Opened in 2023, the retreat is home to eight eco-designed villas with private pools. Its name is the Taíno word for "to listen."

Aventra is providing development advisory for the next phase of Ocama's growth, with the realities of logistics, procurement, and resilient construction on a hillside site planned from the start.

LOCATION	Las Galeras, Samaná, Dominican Republic
AVENTRA ROLE	Development Advisory



Mayaguana, The Bahamas

The amenity is the island. Mayaguana sits in the southeastern Bahamas, about sixty miles from Grace Bay, Providenciales: a reef-protected north shore, 110 square miles, about 200 people, long empty beaches, flamingos and sea turtles. A new airport terminal opened in February 2026, with a 6,700-foot runway.

Aventra provides development advisory to the island's principal developer for a resort and residences on Mayaguana's north shore: program strategy, hospitality brand outreach, and positioning. On a far island the earliest decisions carry the most weight, and brand conversations go better when the person leading them has actually built on one.

LOCATION	Mayaguana, The Bahamas
AVENTRA ROLE	Development Advisory

AVENTRA ENGAGEMENT

Six Senses Belize

Development advisory to the ownership group of a private-island resort and branded residences inside the Belize Barrier Reef.

LOCATION	Ambergris Caye, Belize
AVENTRA ROLE	Development Advisory

SOUTH FLORIDA

Aventra also serves owners on residential and institutional projects in South Florida.

02

SECTION 2

Prior Leadership Record

Bill Brown's delivery record before founding Aventra.

The projects in this section are from Bill Brown's delivery record before he founded Aventra in 2025. They were delivered during his tenure as EVP, President and CEO of a century-old international construction management firm (2021–2025) and, earlier, as Project Executive at Civic Construction Company (2018–2021). They are presented as the delivery experience behind every Aventra engagement. They are not Aventra projects.



PRIOR LEADERSHIP RECORD · INDIGO BAY, SINT MAARTEN

The Setai St. Maarten (formerly Vie L'Ven)

Preconstruction Leadership, during his tenure as EVP, President and CEO of a century-old international construction management firm

A 238-key beachfront branded condo-hotel where every key is a branded residence, at Indigo Bay on the Dutch side of Sint Maarten, developed under the Setai flag. Preconstruction leadership: independent cost oversight, constructability review, procurement strategy, and brand-standards coordination, establishing the budget basis, delivery strategy, and risk allocation while those decisions were still open.

PRIOR LEADERSHIP RECORD · CARIBBEAN



Grand Reserve

RÍO GRANDE, PUERTO RICO

Directed the firm's delivery of owner's representation services, during his tenure as EVP, President and CEO of a century-old international construction management firm

Two luxury beachfront condominium buildings and a beach club within a 1,500-acre master plan on Puerto Rico's northeast coast, delivered to institutional standards: Puerto Rican permitting, local contractor procurement, island supply-chain logistics, and direct interface with the institutional capital partner.



Barbuda Ocean Club

BARBUDA, ANTIGUA AND BARBUDA

Construction, during his tenure as EVP, President and CEO of a century-old international construction management firm

Ultra-luxury beachfront residences and amenity buildings within an exclusive private beach club community on a remote Eastern Caribbean island, with materials, labor, and housing mobilized by sea.



Confidential Cruise Line Destination Projects

MULTIPLE CARIBBEAN ISLANDS

Predevelopment & Cost Advisory for a top-five global cruise company, during his tenure as EVP, President and CEO of a century-old international construction management firm

Predevelopment advisory, independent cost consulting, and construction advisory across multiple destination projects: private islands, resort villages, and port-side experiences, planned and priced at scale.

PRIOR LEADERSHIP RECORD · UNITED STATES

Civic Construction Company

Project Executive (2018–2021)

Bill Brown led delivery of large-scale South Florida multifamily and hospitality construction with budgets from $45 million to $165 million, owning the senior client relationship, with direct responsibility for P&L, subcontracts, change orders, billing, and buyout.



01 AC Hotel by Marriott Fort Lauderdale Beach

FORT LAUDERDALE, FLORIDA

Construction, as Project Executive at Civic Construction Company

Ten-story, 171-key hotel with a two-level parking garage, restaurant and commercial kitchen, fourth-level pool, fitness center, and meeting space. 190,000 SF.



02 EVEN Hotel by IHG Miami

MIAMI, FLORIDA

Construction, as Project Executive at Civic Construction Company

Seven-story, 190-key wellness-focused hotel with 4,200 SF of meeting space and a five-story, 145-vehicle parking structure.



LEADERSHIP

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

Bill Brown is the founder and Chief Executive Officer of Aventra Development and a Florida Certified General Contractor with more than 30 years of development and construction leadership across the United States and the Caribbean.

Before founding Aventra in 2025, Bill served as EVP, President and CEO of a century-old international construction management firm with a major Caribbean practice, directing large-scale hospitality, residential, and mixed-use programs for institutional owners and global hospitality brands, including The Setai St. Maarten, Grand Reserve in Puerto Rico, and Barbuda Ocean Club. From 2018 to 2021 he was Project Executive at Civic Construction Company, delivering hotels and high-rise multifamily in South Florida, including AC Hotel by Marriott Fort Lauderdale Beach and EVEN Hotel by IHG Miami. Earlier, he led Brown & Brown Construction for ten years as President.

His General Contractor license is not ceremonial. Bill reads drawings, challenges bids, and scrutinizes change orders from a position of technical authority that most advisory principals cannot match.

CREDENTIALS

- Florida Certified General Contractor (CGC1521245), licensed 2013
- Florida Certified Building Contractor (CBC058623), licensed 1998
- Cornell University, Real Estate Development Certificate (2025)
- Urban Land Institute, Southeast Florida/Caribbean, Member
- Featured in Caribbean Journal, February 2026
- Author, The Owner's Side (LinkedIn newsletter)

The only outcome we are paid for is the owner's.

If your hotel or resort project calls for precision and experience, we would welcome the conversation.

Aventra

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Courtesy of the developer