

An architectural rendering of a modern multi-story building. The ground floor is a historic-style structure with arched windows and a small entrance. The upper floors are modern with large glass windows and balconies. A rooftop garden with greenery is visible on the top floor. The building is situated on a city street with other buildings, cars, and a bus in the background under a blue sky with clouds.

Landmark Developers Syndication Opportunities

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Executive Summary



As a vertically integrated real estate-development company, Landmark Developers, is distinguished by its reputation to transform unique or abandoned historical properties into vibrant hotels, restaurants, bars, curated rooftops, and event spaces. Envisioning the real estate's full potential, a product of the companies 25-year history, lends to our ambitious vision for adaptive reuse and expansion of iconic properties and locations. Balancing progressive site plans, sensitive to environmental impact while showcasing the aesthetic of the neighboring architecture - reflect the genuine authenticity of the communities we are enhancing.

Our sister company, Landmark Hospitality, is a long-time industry leader in concepting, designing, and operating hotels, restaurants, bars/nightlife, and event venues. Utilizing well-articulated chef driven dining and event programming, our food and beverage outlets drive energy in our hotel lobbies and profit to our bottom line. In the past two decades we have hosted more events in market than our comparable competitive set, resulting in industry-leading revenues. Developing and efficiently operating the brands within the brands, has proven to drive more room nights, raise REVPAR and maximize margins.

Executive Summary Continued...

Landmark Developers and Landmark Hospitality's, principles and visionaries Frank and Jeanne Cretella bring a vibrancy and passion for development which is only matched by their love of hospitality, which is reflected in the 11 beautiful venues they currently own and operate along with 5 future projects currently under development .

Operating in a relationship-based business, they place incredible value on the people and the communities they serve, while placing a large emphasis on their teams, the duo actively supports and enables growth and development.

Philanthropically rich, Landmark Developers and Landmark Hospitality, are committed to corporate social responsibility. Establishing two foundations in addition to its long running "H.U.G" {help us give} program; "The Art of Hospitality: Hospitality Workers Alliance" and "Business for Better Neighborhoods", both designed to benefit the communities we serve, tying into our well-founded core values.





Executive Summary Continued...

Leveraging proprietary historic data, we focus on the development and acquisition of off market quintessential and irreplaceable assets. Collaborating with industry leading architects and engineers, all our projects are meticulously managed by our own boutique design and construction firm Black Dog.

Landmark Developers is in position to expand our bandwidth as we move out of the pandemic. Our current portfolio of restaurants, venues and hotels will continue to grow progressively year over year, but with an eye towards continued market expansion we are looking for like-minded, trusted partners looking for exciting syndication opportunities to grow their personnel wealth as we continue to expand and explore all possibilities.

Syndicate with Landmark Developers

Key Syndication Points of Difference

- Our partners receive ownership in both the real estate and the business within the asset.
- Our partners receive interest of 5% on their investment from the time of closing.
- Our partners receive 100% of free cash flow from the operation until they have a complete return on the investment with interest. Typically accomplished within 3 – 4 years.
- 100% required capital (usually 30% of the total project costs) gives our partners a 25% equity stake in both the real estate and operating business.
- Depreciation is compounded because the investment is in both real estate and in a business that is eligible for special depreciation.
- The investment is not encumbered with any upfront or ongoing investment or broker fees.
- We provide a “putt call” option that triggers after 12 months of having initial investment returned with interest.

Syndicate with Landmark Developers

Outsized Returns

Landmark Developers syndication model features, all the key benefits and security of real estate, including appreciation of the asset, tax incentives and stable cash flow, but also provides the perks of a successful business within the asset. Therefore, allowing for quicker returns of the initial investment plus interest, in addition to the on-going profit-sharing and key depreciation opportunities the operating entity is eligible for.

Unique Proven Asset Class

Landmark Developers, fully aligned acquisition strategy, focuses on culturally rich suburban locales that line up with current travel trends. Generally located within 2 hours of major urban centers these “close destination getaways”, have become increasingly more popular, both pre and post covid. Our proprietary analytic models also reflect, an underserved demand in these markets, for unique celebrations and weddings - which factors prominently into the design and plays into the ethos of our food and beverage philosophy.

Syndicate with Landmark Developers

Value in Being Entitlement Experts

Landmark Developers, has established a successful, long-standing, track record, of acquiring distressed real estate assets, developing and ultimately repositioning them as well-crafted and well-curated community hubs. Engaging residents, while respecting the nuances of each municipalities zoning and building codes; our projects have traditionally been well-supported and green-lighted, enabling us to increase the value of our acquisitions by a minimum of 40% and in some cases more than doubling their value just through approvals and entitlements.

In-House Construction & Design that Enhances Value & Gives Spaces Meaning

Landmark Developers integration of the latest innovations in design, technology, materials, and construction practices ensure the creation of compelling, unique venues deeply rooted in their location and architecture. Our in-house construction firm Black Dog Construction (BDC) is expert at adding value to existing urban infrastructure or reviving rural footprints, our dynamic, ground up or restorative adaptation takes great care to preserve the cultural identity and historic character of the property. BDC crafts dynamic environments, delivering experiential, memorable, and enduring spaces that evoke emotional connections. By utilizing our own team of craftsmen, Landmark Developers lowers building costs by more than 40% vs. traditional non-union general contractors.

Syndicate with Landmark Developers

Value Creation through Integration of Events

Creating engaging programming and offering world-class amenities both help to enhance guest experience and maximize RevPAR. Our proven experience in controlling operational costs, ensures high margins and that the business will be profitable in every segment. In the past two decades, Landmark Hospitality, has hosted more social and corporate events in our market vs. our comparable competitive set. Supported by a centralized concierge desk, our sales team can qualify and convert more leads into appointments and ultimately bookings.

The Colorful Side of Luxury

Landmark Developers spirited and sophisticated designs - inspire and awe - respecting that our properties function as the heart of the community bringing together travelers and locals. Crafting a story, deep-rooted in authenticity yet conveying an understated elegance is reflected throughout the design of the private and public spaces. The rich bespoke and handcrafted elements, custom built in our design center by our own craftsmen deliver one-of-a-kind touches that connect to our unique brand.

Syndicate with Landmark Developers

Parallels in Luxury Hospitality and Performance Marketing

Landmark Hospitality engages its broad client base through a creative, analytics-driven approach to all things digital; from web design and development - to content strategy and production - to social media marketing and community management. By creating effective narratives for each one of our lifestyle brands we can craft exclusive programming and campaigns to drive guest engagement and experience. Understanding the behaviors of our clients and maintaining a CRM data base has enabled us to increase customer loyalty by fostering relationships and effectively driving marketing initiatives.

Enriching Life Experiences

Designed for the creative mind and social spirit, Landmark Hospitality provides stimulating, sophisticated experiences. Highlighting a vibrant collection of programming, simultaneously reflective and respective of the local vibe - it's modern luxury with soul. Options are robust and feature; culinary classes, high tea, urban adventures, riverside retreats, and health and wellness possibilities – all designed for either intimate interaction or group pleasure. These curated experiences help drive room nights, revenues, and operational margins.

Syndicate with Landmark Developers

Management “By Landmark”

Landmark Hospitality, brings a decades long, proven approach to hospitality, technology, marketing, employee engagement and customer experience - enabling us to efficiently drive revenues and risk-free cost savings to the bottom line.

Landmark Hospitality has fully automated and centralized functions inclusive of; financial accounting & reporting, pricing & revenue management, marketing, and human resources - allowing for advanced operations and minimized costs without diluting guest experience at each of our venues. In addition to these operational advantages, because of its proprietary technological infrastructure, Landmark Hospitality, can launch new hotels and hospitality venues quickly, training talent on its culture, core proficiencies and intuitive software, therefore materially decreasing opening costs, and staff turnover, while accelerating revenue opportunities.

The company's current portfolio encompasses 11 diverse assets; featuring a boutique hotels, quaint Inns, a vibrant showcase of industry leading restaurants, luxurious meeting spaces and our signature Landmark Wedding Venues. The company's rich infrastructure allows for continued expansion and active growth of its portfolio with a focus on the development of resorts, hotels and venues within the tri-state area.

Project Summary

Landmark Developers recently acquired the property at 201 Newark Avenue, Jersey City, NJ a former bank built in 1929, and most recently serving as a Capital One Bank Branch.

The planned redevelopment of the former bank site, will commence with the launch of *The Albion* a 100-room boutique hotel, featuring the critically acclaimed *Felina Restaurant*, our timeless rooftop cocktail bar concept, *Stork Club* and a well curated collection of amenities.

The new buildings addition will add over 57,000 square feet to the existing 6,653 -spread over 5 floors plus a partial penthouse for a total square footage of 63,653 square feet, not including the basement. We are calculating construction costs at \$360 per square foot on all existing and new construction inclusive of FF&E.

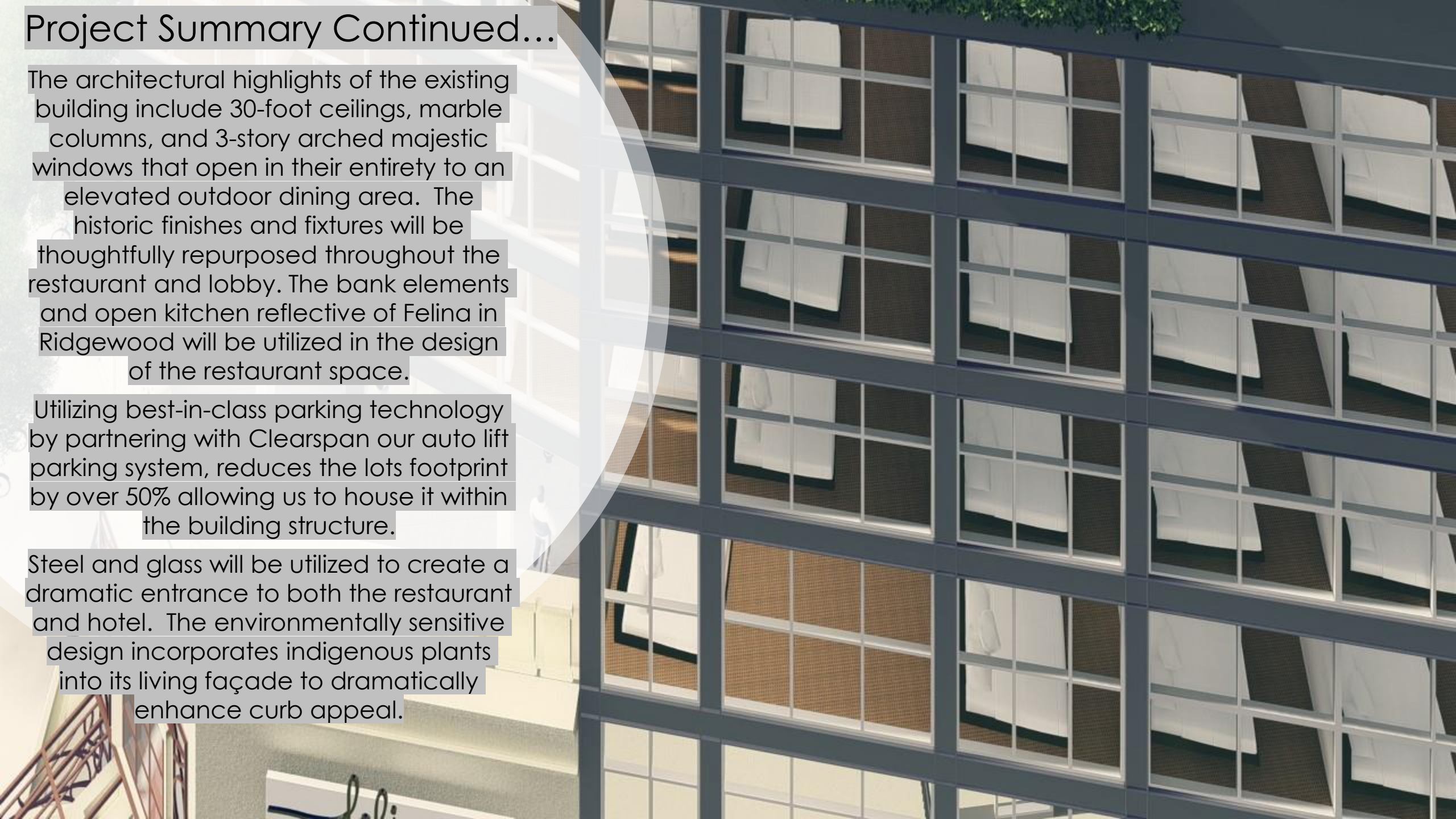


Project Summary Continued...

The architectural highlights of the existing building include 30-foot ceilings, marble columns, and 3-story arched majestic windows that open in their entirety to an elevated outdoor dining area. The historic finishes and fixtures will be thoughtfully repurposed throughout the restaurant and lobby. The bank elements and open kitchen reflective of Felina in Ridgewood will be utilized in the design of the restaurant space.

Utilizing best-in-class parking technology by partnering with Clearspan our auto lift parking system, reduces the lots footprint by over 50% allowing us to house it within the building structure.

Steel and glass will be utilized to create a dramatic entrance to both the restaurant and hotel. The environmentally sensitive design incorporates indigenous plants into its living façade to dramatically enhance curb appeal.



Investment Summary

The Albion - Historic Downtown Jersey City

PROPERTY LOCATION: 201 Newark Ave. Jersey City, NJ

BANK DEBT: Landmark Developers will secure financing of \$20,000,000

INVESTMENT SOUGHT: \$9,000,000

PAYBACK OF INVESTMENT: 100% of free cash flow from the venue will be devoted to the payback of the investor's initial investment + interest.

INTEREST: 5% simple interest will accrue on the unreturned portion of the initial investment until complete payback is achieved.

ONGOING RETURN: 18-25% annually after return of equity

ANTICIPATED INTERNAL RATE OF RETURN (IRR): 26%

REPAYMENT TIME: Approximately 3.5 years

PUT/CALL-After the investor has recovered all their initial investment plus interest the investor will have the right to sell their position back to the sponsor at 110% of original investment. The sponsor will have the right to buy back the investors position at 110% of the original investment. The payout will be over the five years following the exercise of those options.

Ten Year Forecast

201 Newark Ave Ten Year Forecast

	Year 1	% Sale	Year 2	% Sale	Year 3	% Sale	Year 4	% Sale	Year 5	% Sale
Income:										
Restaurant Sales	\$ 3,500,000		\$ 5,000,000		\$ 5,200,000		\$ 5,356,000		\$ 5,489,900	
Hotel Sales	\$ 5,475,000		\$ 6,387,500		\$ 7,300,000		\$ 7,519,000		\$ 7,744,570	
Total Sales	\$ 8,975,000		\$ 11,387,500		\$ 12,500,000		\$ 12,875,000		\$ 13,234,470	
Admin Charges Retained										
Total Revenue	8,975,000		11,387,500		12,500,000		12,875,000		13,234,470	
Expense:										
Cost of Restaurant Food and Beverage	1,085,000	12%	1,500,000	13%	1,560,000	12%	1,606,800	12%	1,646,970	12%
Payroll	910,000	10%	1,300,000	11%	1,352,000	11%	1,392,560	11%	1,427,374	11%
General Management	110,000	1%	112,750	1%	115,569	1%	118,458	1%	121,419	1%
Front Desk	165,000	2%	169,125	1%	173,353	1%	177,687	1%	182,129	1%
Housekeeping	145,000	2%	159,688	1%	182,500	1%	187,975	1%	193,614	1%
Linens	109,500	1%	127,750	1%	146,000	1%	150,380	1%	154,891	1%
Hotel Room Supplies	109,500	1%	127,750	1%	146,000	1%	150,380	1%	154,891	1%
Rent *	1,191,624	13%	1,191,624	10%	1,191,624	10%	1,191,624	9%	1,191,624	9%
Re Taxes	165,000	2%	168,300	1%	171,666	1%	175,099	1%	178,601	1%
Utilities	314,125	4%	398,563	4%	375,000	3%	386,250	3%	397,034	3%
Operating Expenses	673,125	8%	854,063	8%	937,500	8%	965,625	8%	992,585	7%
Professional Fees	75,000	1%	79,533	1%	87,303	1%	100,000	1%	100,000	1%
Equipment	108,966	1%	138,256	1%	151,763	1%	151,763	1%	151,763	1%
Office Expenses	448,750	5%	569,375	5%	625,000	5%	643,750	5%	661,724	5%
Building Maintenance	255,000	3%	255,000	2%	255,000	2%	255,000	2%	255,000	2%
Marketing and Advertising	269,250	2%	341,625	2%	375,000	2%	386,250	2%	397,034	2%
Supplies	403,875	5%	512,438	5%	562,500	5%	579,375	5%	595,551	5%
Total Expense	6,538,715	73%	8,005,839	70%	8,407,777	67%	8,618,976	67%	8,802,204	67%
Net Operating Income	\$ 2,436,285	27%	\$ 3,381,661	30%	\$ 4,092,223	33%	\$ 4,256,024	33%	\$ 4,432,266	33%

DSCR

3.04

3.84

4.43

4.57

4.72

* Rent is equal to the debt service on the property.

Ten Year Forecast Continued

201 Newark Ave Ten Year Forecast										
	Year 6		Year 7		Year 8		Year 9		Year 10	
	% Sale		% Sale		% Sale		% Sale		% Sale	
Income:										
Restaurant Sales	\$ 5,627,148		\$ 5,767,826		\$ 5,912,022		\$ 6,059,822		\$ 6,211,318	
Hotel Sales	\$ 7,744,570		\$ 7,744,570		\$ 7,744,570		\$ 7,744,570		\$ 7,744,570	
Total Sales	\$ 13,371,718		\$ 13,512,396		\$ 13,656,592		\$ 13,804,392		\$ 13,955,888	
Admin Charges Retained										
Total Revenue	13,371,718	100%	13,512,396		13,656,592		13,804,392		13,955,888	
Expense:										
Cost of Restaurant Food and Beverage	1,646,970	12%	1,646,970	12%	1,646,970	12%	1,646,970	12%	1,646,970	12%
Payroll	1,427,374	11%	1,427,374	11%	1,427,374	10%	1,427,374	10%	1,427,374	10%
General Management	121,419	1%	121,419	1%	121,419	1%	121,419	1%	121,419	1%
Front Desk	182,129	1%	182,129	1%	182,129	1%	182,129	1%	182,129	1%
Housekeeping	193,614	1%	193,614	1%	193,614	1%	193,614	1%	193,614	1%
Linens	154,891	1%	154,891	1%	154,891	1%	154,891	1%	154,891	1%
Hotel Room Supplies	154,891	1%	154,891	1%	154,891	1%	154,891	1%	154,891	1%
Rent *	1,191,624	9%	1,191,624	9%	1,191,624	9%	1,191,624	9%	1,191,624	9%
Re Taxes	182,173	1%	185,817	1%	189,533	1%	193,324	1%	197,190	1%
Utilities	401,152	3%	405,372	3%	409,698	3%	414,132	3%	418,677	3%
Operating Expenses	992,585	7%	992,585	7%	992,585	7%	992,585	7%	992,585	7%
Professional Fees	100,000	1%	100,000	1%	100,000	1%	100,000	1%	100,000	1%
Equipment	151,763	1%	151,763	1%	151,763	1%	151,763	1%	151,763	1%
Office Expenses	668,586	5%	675,620	5%	682,830	5%	690,220	5%	697,794	5%
Building Maintenance	255,000	2%	255,000	2%	255,000	2%	255,000	2%	255,000	2%
Marketing and Advertising	397,034	2%	397,034	2%	397,034	2%	397,034	2%	397,034	2%
Supplies	601,727	5%	608,058	5%	614,547	5%	621,198	5%	628,015	5%
Total Expense	8,822,932	66%	8,844,160	65%	8,865,901	65%	8,888,167	64%	8,910,970	64%
Net Operating Income	\$ 4,548,786	34%	\$ 4,668,236	35%	\$ 4,790,691	35%	\$ 4,916,226	36%	\$ 5,044,918	36%
DSCR	4.82		4.92		5.02		5.13		5.23	
* Rent is equal to the debt service on the property.										

201 Newark Ave
Investment Return Projection

Initial Investment	9,000,000
Interest Rate	5%
Equity	25%

	Year									
Cash Flow:	1	2	3	4	5	6	7	8	9	10
Projected EBITDA		3,627,909	4,573,285	5,283,847	5,447,648	5,623,890	5,740,410	5,859,860	5,982,315	6,107,850
Debt Service		(1,191,624)	(1,191,624)	(1,191,624)	(1,191,624)	(1,191,624)	(1,191,624)	(1,191,624)	(1,191,624)	(1,191,624)
Projected Free Cash Flow		2,436,285	3,381,661	4,092,223	4,256,024	4,432,266	4,548,786	4,668,236	4,790,691	4,916,226
Free Cash -Payback		2,436,285	3,381,661	4,092,223	322,544					
Free Cashfrom Operations					983,370	1,980,000	1,980,000	1,980,000	1,980,000	1,980,000

	Year									
Investment:	1	2	3	4	5	6	7	8	9	10
Investment Balance	9,000,000	9,000,000	7,013,715	4,032,396	216,326					
<u>Investment Returned</u> from free cash flow		2,436,285	3,381,661	4,092,223	322,544					
Preferred <u>Interest Accrued</u> to Investor		450,000	400,343	276,153	106,218					
Cash Return on Equity %					983,370	1,980,000	1,980,000	1,980,000	1,980,000	1,980,000
Investment Return / Cash flow	(9,000,000)	2,436,285	3,381,661	4,092,223	1,305,914	1,980,000	1,980,000	1,980,000	1,980,000	1,980,000
		27%	38%	45%	15%	22%	22%	22%	22%	22%

Internal Rate of Return (10 Years) 25%

Financial Details

Property Address: The property located at 201 Newark Avenue, Jersey City, NJ, (Block 12702 Lot 5) (“Property”).

Unit Description: Former Capital One Bank Building

Borrower: **201 Newark Ave Property, LLC** **201 Newark Ave Operations LLC**

Purchase Price: \$5,350,000

Construction Costs: \$17,300,000

Rooftop: \$1,000,000

Restaurant: \$750,000

Restaurant Kitchen: \$250,000

Soft Costs \$250,000

Finance Fees \$806,400

Automated Parking: \$1,500,000

Total Project Costs \$27,206,400

Funding Date: Immediate

Loan Amount: \$20,160,000

Loan Term: 10/25

Rate: 4.0%

Loan to Value: **39%**

DSCR: **3.38%**

Sources	
Owner Equity	\$ 9,000,000.00
Debt Financing	\$ 18,206,400.00
Total Sources	\$ 27,206,400.00
Uses	
Acquisition	\$ 5,350,000.00
Project Costs	\$ 21,856,400.00
Total Uses	\$ 27,206,400.00

Financial Partners





Location Summary

Jersey City, is revered for being an urban cultural center, known for its people, diversity, art, music, and food. Embracing the kindred spirit of the community, Landmark Developers vision for the Albion Hotel, matches the hip vibrant culture of the historic downtown.

The Albion, sits at the corner of Newark and Jersey Avenues and is located minutes from the Jersey City waterfront. Set amongst, architecturally rich brownstone buildings, and operating within a hub of artisanal retail and diverse chef driven restaurants, Downtown Jersey City is a destination neighborhood. A recent renaissance has witnessed the transformation of old industrial buildings bringing to life a thriving arts and food scene. The Newark Avenue Pedestrian Plaza which is steps away from our front door, transformed this busy corner into one of the cities largest social hubs, perfect for embracing the street art and performers that define the downtown.

Redevelopment of the Jersey City waterfront has made the city one of the largest centers of banking and finance in the United States. Nicknamed as Wall Street West, companies such as Forbes Magazine, ADP and Fidelity Investments are all headquartered along the waterfront. In addition to the leisure visitor, the Albion hotel, mere minutes from NYC, by Path train, will also support business travel.

Location Summary Continued

Population

The 2018 Census Bureau's Population Estimates Program calculated that Jersey City's population was 265,549, making it the second largest City in New Jersey.

Visitors

Based on hotel occupancy reported, over 500,000 people visit Jersey City in a single year.

Transportation

There are 50 Citi Bike stations throughout the City, one stop is located directly in front of the Felina Restaurant entrance. Path stations are located .3 miles away at Grove Street, .9 Miles at Exchange St., and 1 Mile at Newport. If traveling by car, Route 78 is .6 Miles away and the Holland Tunnel is 3.6 Miles away.

Hospitality

The attached Trend Report issued June 17, 2019 by STR highlights the consistent ADR, Occupancy Rates and increasing REVPAR of the area's luxury and upscale hotels: W Hotel Hoboken (223 rooms), Hyatt House Jersey City (258 rooms), Residence Inn, Jersey City (152 rooms), Hyatt Regency Jersey City (351 rooms), Double Tree by Hilton Hotel Jersey City (198 rooms) and the Westin, Jersey City (429 rooms).

Amongst these upscale hotels in Jersey City and Hoboken, the Albion will serve as the only true boutique hotel, characterized by its smaller size, personalized service and local personality. Typically, boutique hotels command higher ADR's and run at higher occupancies resulting in industry leading higher REVPAR's.

Landmark Hospitality also has the unique benefit of a captive audience with wedding, social and corporate events, regularly hosted at our sister venues, Liberty House and Hudson House, **both located in Jersey City**. These venues each average 7 weddings a week, currently generating 45 room nights for local hotels. We intend to capture this business as *part of the synergy with our other businesses*.

STR TREND REPORT

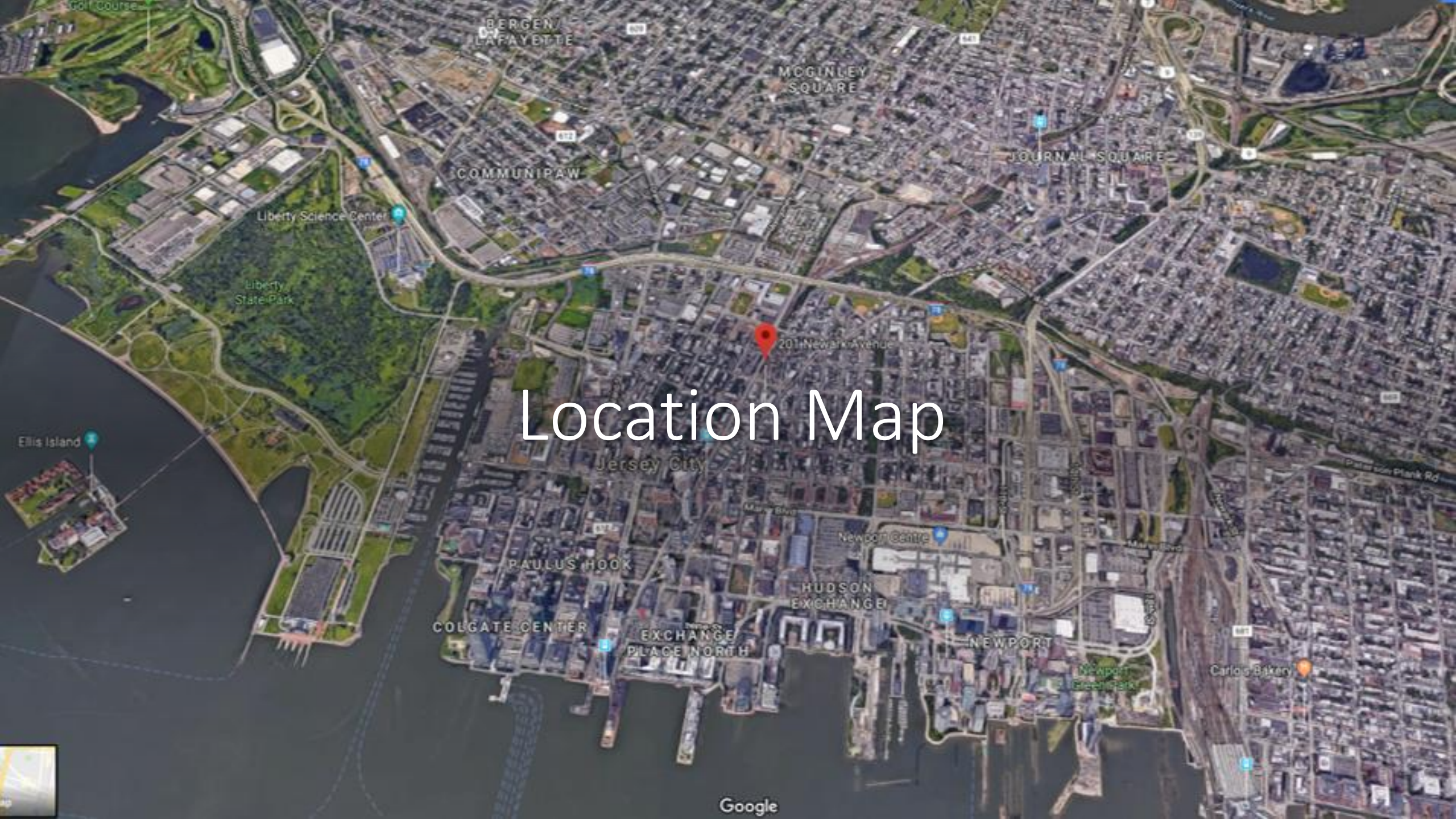


Location Maps

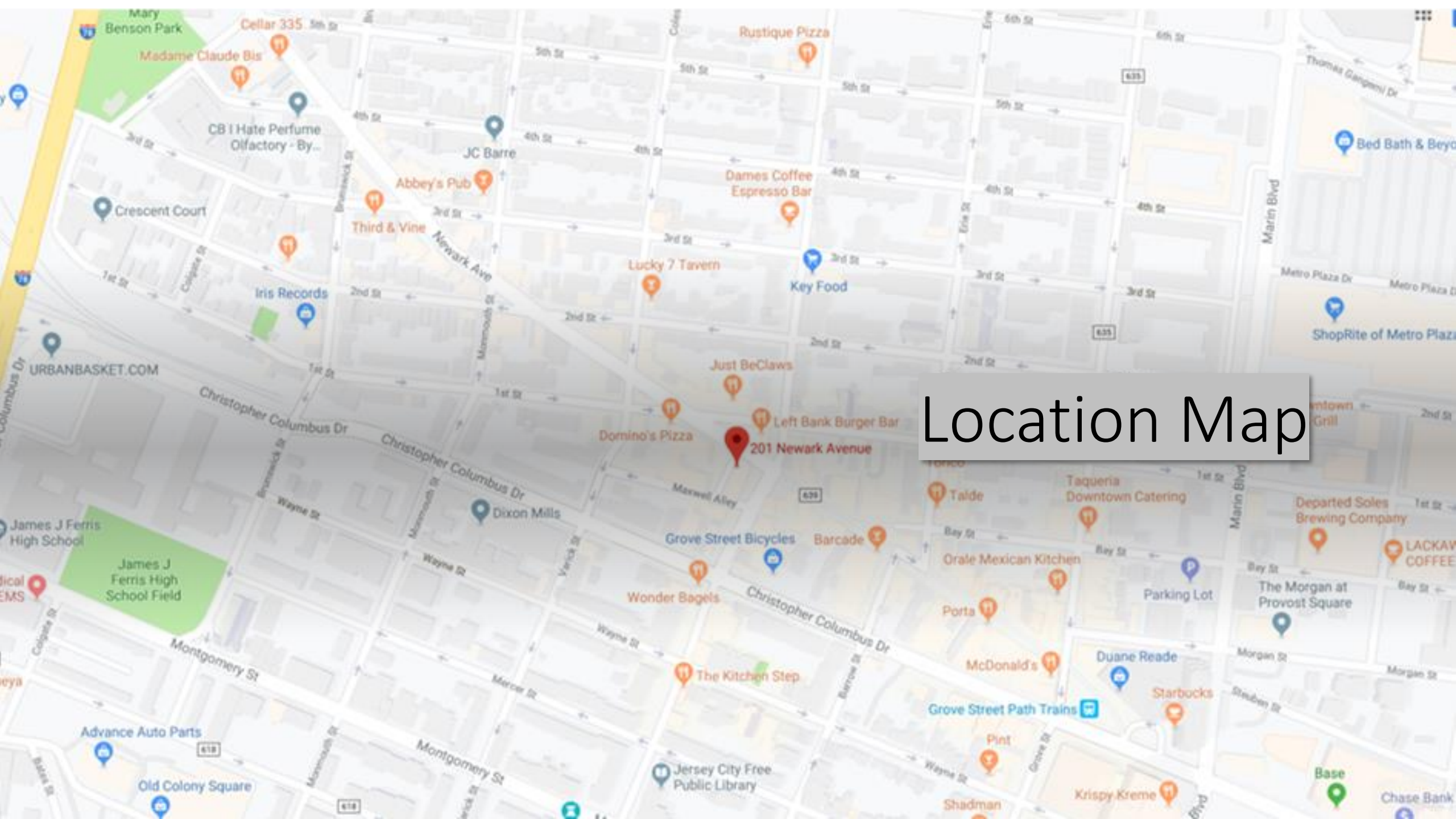
Site Plan

Elevation

Floor Plans



Location Map



Location Map



201 Newark Ave

Site Plan

Elevations

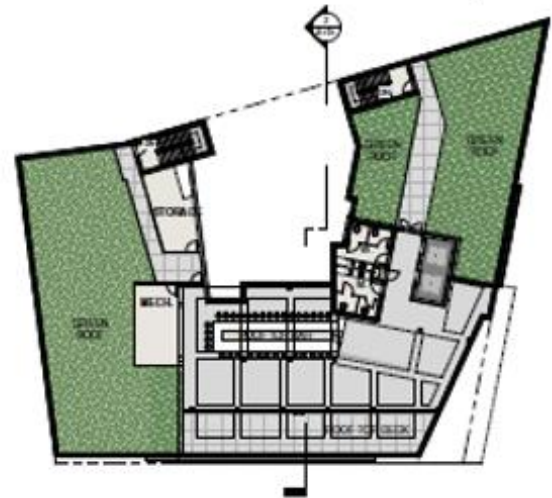




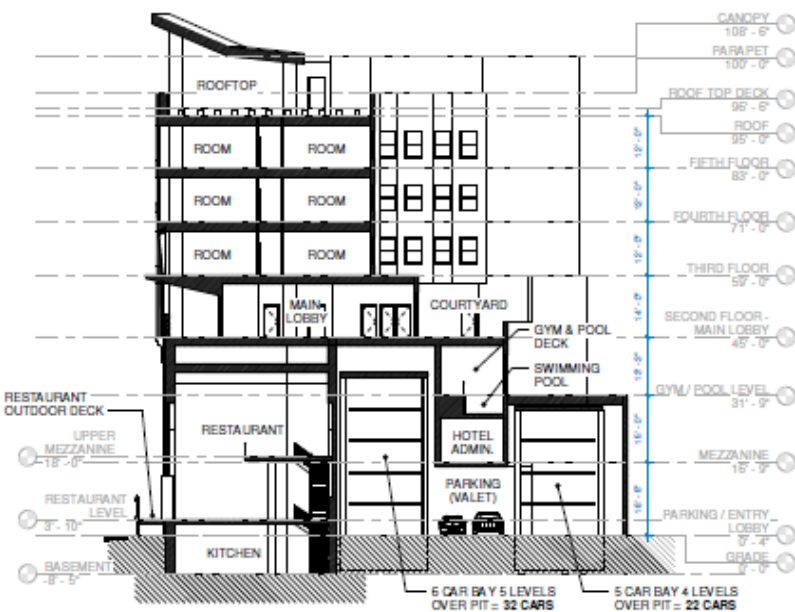
1 SECOND FLOOR - MAIN LOBBY
 1/8" = 1'-0"
 GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100



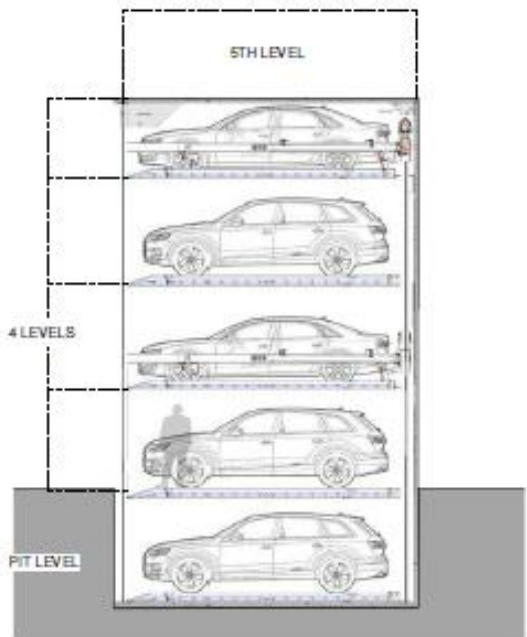
2 TYPICAL UNIT FLOORS - 3 TO 5
 1/8" = 1'-0"
 GRAPHIC SCALE
 0 10 20 30 40 50 60 70 80 90 100



Parking Plan




4 BUILDING SECTION
1/16" = 1'-0"



5 PARKING SYSTEM DIAGRAM
1/16" = 1'-0"



Our Portfolio

LIBERTY  HOUSE STONEHOUSE

— felina — **THE RYLAND INN**

Logan Inn HUDSON HOUSE *The Mansion Inn*

THE ALBION HOTEL *On Village* BOATHOUSE

FARMHOUSE NESHANIC  CRAVE

BY LANDMARK



Liberty House Jersey City, NJ

Iconic Views - Memorable Experiences

Liberty House—the flagship restaurant that launched Frank and Jeanne Cretella's Landmark Hospitality Group—has been one of the state's most beloved dining & event venues for two decades and counting.

Opened in 2001, in historic Liberty State Park, the Liberty House quickly became the go to spot, to see and be seen. A regular haunt for the socially connected of Hudson County and Northern NJ influencers, the energetic space has come to play backdrop to countless special moments.

Creating lifelong memories has enabled the Cretellas to build the legacy that not only became the signature of the Liberty House but has enabled the accelerated growth of the Landmark Hospitality brand and portfolio.

The Hudson House

Jersey City, NJ

Reimagined Hudson Riverfront

Perfectly located at the end of Port Liberte, Hudson House is the stunning new addition to the Landmark portfolio of hotels, restaurants, and venues. New Jersey's hottest new space covers 5 floors and over 40,000 square feet, housing Terra e Mare restaurant, two event spaces as well as the captivating Stork Club rooftop lounge encompassing some of Manhattan's most stunning views. The reimagined waterfront venue will lure guests through an aesthetic that showcases elegance with modern appeal.

Timeless beauty is reflected in the sophisticated design: handcrafted copper scalloping adorns the open kitchen, while ipe wood planks with maple detail tastefully texture the walls leading to a wine display encasing the restaurant's most notable vintages. Repurposed metals and reclaimed wood round out the leather rich seated dining room creating an imaginative atmosphere with genuine Jersey City energy.





Logan Inn

New Hope, PA

The History, The Vibe, The People

-
Blending the lines between refined and fun The Logan Inn, The Colorful Side of Luxury! Mixing art, entertainment, hospitality, and community – bringing together travelers and locals, in the heart of diverse New Hope, PA. Established, 1727 the Logan serves as one Americas longest continuous running Inns. Located less than 2 hours from NYC, this boutique property boasts a portfolio of engaging activities, curated experiences, and perfect people watching perches to complement its energetic social environment. Vibrant and real, our lobby reflects the artists, musicians and authentic personalities that have come to define New Hope. We believe a life well lived is rooted in having an abundance of authentic memorable experiences; come be a part of the story and create your unforgettable landmark moment.



Mansion Inn

New Hope, PA

From Stately Residence to Main Street Mystique

The architecturally diverse main street of New Hope sets the stage for the Grandest of them all. Part of the Logan Inn Campus, The Mansion Inn, impeccably embodies the colorful side of luxury. Striking in appearance, this former private residence turned Inn; is a neighborhood love story dating back to the 1700's. History notwithstanding this community melting pot, merges the authentic and the real, to show an appreciation for culture, art, music, and the modern sensibilities, that have come to define New Hope. The Mansion Inns intimate setting exudes charm, while offering the perfect place to see and be seen, in this vibrant downtown.



Hotel Du Village

New Hope-PA

Transporting alluring charm

Arriving, the impressive entrance, gently hints at the breathtaking splendor of the property, as visitors marvel at the architecture, expansive acreage, and perfectly manicured gardens. The inviting property, artfully landscaped and abundant with ornate details, tastefully captures the romance of a past era. Welcome, to Hotel Du Village, a historic, French country estate nestled in the Bucks County countryside.



Warm and Inviting in the Watchung Mountains

Nestled on 10 acres in the Watchung mountains, the Stone House at Stirling Ridge provides scenic countryside views in a contemporary setting. A Frank Lloyd Wright design inspiration: its steel, wood, and stone combination come together like a balanced wine. The restaurant is equally welcoming and attractive with open kitchen views, a visually striking wine tower and soul-warming hearth fireplace. Our private dining spaces are highlighted by the Townhouse a 4-story perch overlooking the adorning forest below, featuring both in and outdoor, well-appointed spaces. The Star-Room Bar and iconic water table embody our relaxing outside dining area, lush indigenous plants and fire elements. The breathtaking grounds are an architectural delight, and the perfect backdrop for capturing your landmark moment.

Stone House at Stirling Ridge
Warren, NJ



Ryland Inn – Whitehouse Station, NJ

Defining Sophistication for 200 Years

Located in rural Hunterdon County, surrounded by lush farmland, and preserved wilderness, this long-running culinary and hospitality icon started humbly as a stagecoach stop and grew into the one of the countries founding farm-to-table destinations. Upon acquisition, Landmark Hospitality made it a goal to preserve that long history and tradition, while continuing to grow its legend.



Felina – Ridgewood, NJ The Sounds – The Energy – The Passion

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Felina is one of the NJ's most celebrated restaurants; the creation of a leading restaurant group, Landmark Hospitality, and Executive Chef Anthony Bucco. The airy industrial space houses a restaurant that is both sleek and reflective of Anthony Bucco's inspired cuisine. The interplay of textures and color bring life and a vibrance that embraces the restaurant's place in the center of the Village of Ridgewood. The design draws inspiration from the former neo-classical bank; high ceilings, exposed brick, well-worn wood, and repurposed steel, ensure every detail from the ground up has been thoughtfully considered.





The Farmhouse Hampton, NJ

Timeless Sophistication

A dash of classic elegance gently folded into the rolling landscape of Hunterdon County, New Jersey. Set amidst 10 sprawling acres of lush gardens, tucked beneath the towering oak trees is the idyllic 330-year-old historical estate, the Farmhouse.

A wedding and event venue, where timeless elegance is only outmatched by warm and inviting service.

The Farmhouse's design tastefully balances the properties rich past with modern enhancements, all the while maintaining its authenticity and charm. The centuries old pastoral elements are on display; exposed beams, reclaimed barn wood, vintage fixtures, and soaring ceilings - while current design aesthetic is showcased with contemporary art, trendy furniture, and crystal chandeliers. Undeniably alluring, comfortable yet very sophisticated.



The Boat House at Mercer Lake West Windsor Township, NJ

Serene Lakeside Views, Pristine Natural Beauty

A blend of contemporary glamour and rustic charm, The Boat House sits lakeside with direct views of Mercer Lake, while nestled within an intimate park setting. Creating the ideal venue for those fun, romantic, and outdoor vibes you are looking for on your special day. The lush surroundings include a lakeside gazebo, beautifully landscaped gardens, spacious lawns, and countless areas for gorgeous photo opportunities.



Celebrate at Neshanic Valley

The grass is always greener.... on the golf course.

Celebrate
at
NESHANIC VALLEY

The rolling acres of this former farm turned golf club, have been perfectly manicured, creating an impeccable backdrop for any event. Tastefully blending rural charm with urban sophistication, the views from the clubhouse at Celebrate at Neshanic Valley display the beauty and the spectacle of the championship 27-hole golf course it anchors. The properties sprawling meadows and wetlands provide the splendor of the colorful seasons, ever changing throughout the year, but always displaying the lush beauty of nature.

Coming Soon -Village Hall South Orange, NJ

Symbolic Adaptation

Village Hall is an iconic building, rich in history, and one that has become symbolic to South Orange. It is not every day that a visionary gets the chance to work with a century-old structure, repurpose and bring it back to life. Being sensitive to its status as a Historical Landmark while paying homage to its importance within the community, the architectural design celebrates and highlights different aspects of the original building. The new adaptations focus on incorporating a hospitable warmth while introducing contemporary comfort, mixing old and new expertly.





Coming Soon
The Albion at
Elkins Park



Coming Soon:

The Landing
New Hope, PA

Our In House – Design & Construction Firm



Black Dog, Landmark Developers boutique design and construction firm, specializes in the preservation and rehabilitation of historic buildings, and their adaptive reuse. Four decades of proven industry success, in both urban and rural areas; guiding conversions on a range of projects including hotels, restaurants, residential, retail and transit village developments. Our knowledge and integration of the latest innovations in design, construction practices, materials, and technologies ensure the highest standards of quality and efficiency - instilling confidence and earning us a reputation as a trusted partner to city and building officials.

