



**FOR IMMEDIATE RELEASE**

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**LTD HOSPITALITY GROUP AND SEFIRA CAPITAL ACQUIRE  
THE DOUBLETREE BY HILTON HOTEL IN COLUMBIA MARYLAND**

*Additional capital investments will be made to update all guestrooms and common spaces*

**COLUMBIA, MARYLAND – August 7, 2018** – In a joint venture, LTD Hospitality Group and Sefira Capital acquire the 152-room DoubleTree by Hilton Hotel in Columbia, Maryland. Sefira Capital is a Miami-based boutique investment firm specializing in the acquisition and development of high-quality commercial real estate assets.

“We are thrilled to partner with Sefira Capital on this project: this asset has tremendous potential and the joint venture marries two highly experienced groups that share the same investment strategy and principles,” said Neel Desai, LTD’s managing principal. “While there is already substantial in-place cash flow, we feel there is upside opportunity with focused management and thoughtful renovations,” added Desai.

Columbia, Maryland is one of the fastest growing master-planned communities in the country, located between Washington D.C. and Baltimore, two growing and dynamic markets. The DoubleTree’s full-service guest amenities include a newly-renovated restaurant and lounge, fitness center, business center, indoor swimming pool, in-room dining service, guest laundry facility, sundry shop, local shuttle, and approximately 11,000 square feet of flexible meeting space, not including the Hotel’s unique atrium lobby.

“We are excited to be adding another Hilton hotel to our portfolio,” said Mijael Attias, co-founder and managing partner of Sefira Capital. “This property is the perfect example of the type of real estate investment our team seeks out: a well-positioned, high-quality hotel in a market with strong demand generators and high barriers to entry; plus the ability to reinvigorate the asset and deliver strong returns for our investors,” added Attias.



The DoubleTree is centrally-located in Columbia, just a 20-minute drive from both Baltimore's Inner Harbor and the Washington, DC Beltway. The Hotel is in close proximity to key area demand generators: it is less than 2 miles from Columbia's Town Center, which includes the Mall of Columbia and the Merriweather Post Concert Pavilion. The Hotel is also located a short drive from the Columbia Gateway Drive Business Park, Fort Meade and the National Security Administration (NSA).

In the fall, additional capital investments will be made to update all guestrooms and common spaces. LTD has significant experience in operating all of the industry-leading brands and has previously developed and operated hotels in this market. This is the first transaction between LTD Hospitality Group and Sefira Capital, but both parties are eager to find other strategic joint acquisition and/or development opportunities.

#### **About LTD Hospitality Group:**

Founded in 1983, LTD Hospitality Group is headquartered in Chesapeake, VA and is comprised of several key lodging-sector business units, including Asset Management, Hotel Management, and Development. LTD is proud to be recognized as a distinguished leader in the hospitality industry with a portfolio of premium-branded properties. LTD's mission is to drive value by delivering first-class service to each of its customers and partners.

**For more information on LTD Hospitality Group, please visit: [www.ltdhospitality.com](http://www.ltdhospitality.com)**

#### **About Sefira Capital**

Sefira Capital, founded by Aby Galsky and Mijael Attias, is a Miami-based boutique investment company with a dynamic real estate portfolio of office buildings, multi-family developments, hotels, resorts and self-storage facilities across the United States. Sefira takes a conservative approach to investing on behalf of its investors, pursuing creative, active-role, opportunistic deals – both on its own, as well as through joint ventures with the company's network of seasoned, credible partners. Obsessed with delivering unprecedented returns and doing so on a risk-adjusted basis, Sefira acquires only those commercial real estate assets that have the most favorable terms. The company prides itself on its seamless process, in-depth analysis, transparent communication and commitment to exceeding expectations.

**For more information on Sefira Capital, please visit [www.sefiracapital.com](http://www.sefiracapital.com).**

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