



**MR INVESTAR**

Brand

Opportunities

Our Process

How We Work

TV Format

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# Invest in Italy's Finest Hospitality Properties

Access exclusive investment opportunities in premium hotels, resorts, and luxury properties across Italy's most sought-after destinations.

Explore Opportunities

Learn More







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# Unlocking the Value of Your Asset

1. ASSET SALE, LEASE, or DEVELOPMENT
2. FEASIBILITY STUDY for VALUE CREATION
3. THE RIGHT PROJECT and the RIGHT DESIGN
4. POSITIONING and BRAND SELECTION
5. EFFECTIVE COMMUNICATION
6. REDEVELOPMENT and CORPORATE PARTNERSHIPS
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ABOUT US

# Corporate Structure

Mr. Investar was founded in 2016 with the mission of enhancing real estate assets in the HOSPITALITY sector.

Over the years, the company has grown into a trusted partner for property owners and investors, helping them to unlock value and maximize returns.

Our team of founders and partners brings more than 20 years of experience across the hospitality value chain, from feasibility studies and development projects to brand positioning and hotel management. This breadth of expertise allows us to deliver tailored strategies and concrete results.

Thanks to this integrated approach, our clients benefit from greater security and reliability in achieving their objectives, whether through **Sale, Lease, or Development agreements**.







## PRE-FEASIBILITY AND DUE DILIGENCE

# 1. Asset Sale, Lease, or Development

To **develop**, sell, or generate income from your property **quickly and effectively**, we provide the following **services at our expense**:

- FEASIBILITY STUDY FOR VALUE CREATION
- THE RIGHT PROJECT AND THE RIGHT DESIGN
- POSITIONING AND BRAND SELECTION
- EFFECTIVE COMMUNICATION

**First, through** a pre-feasibility study and thorough **due diligence**, we **determine** the right market value of the property.

FOR VALUE CREATION

## 2. Feasibility Study

To ensure a fast and effective investment process for both our clients and partners, we carry out an in-depth Feasibility Study.

Combined with thorough Due Diligence, this allows us to precisely determine the expected return of the real estate asset.

The **Feasibility Study** defines the key financial metrics of the initiative, making it easier to structure an appropriate **Sale or Lease** strategy for the property.







## DESIGN EXCELLENCE

### 3. The Right Project

It is essential to help the buyer clearly understand what the property will look like once completed.

Does it truly meet their expectations?  
Is it functional for the intended purpose?

We address these and other questions through the development of a **Concept, Master Plan, and Zoning**, which are fundamental tools to define how the property will be built and the overall cost of realization.

For this process, we rely on some of the leading international design firms with proven expertise in the development of hospitality structures.

Main firms:

[www.thedesigners.it/designer-2](http://www.thedesigners.it/designer-2)



## BRAND SELECTION

# 4. Strategic Positioning

To achieve the objective, I need to know:

What type of product should I develop to fully satisfy the buyer?  
Which National or International

Brand could be interested in this real estate asset?  
What additional value can a Brand bring to the property?  
What type of product should

I deliver: Four-star or Five-star Luxury?  
Classic or Modern?

Thanks to our experience, we are able to address these and other key questions that make the difference for all stakeholders involved.







## THE DESIGNERS

# 5. Strategic Communication

We tell the **stories of entrepreneurs and destinations** through a multi-episode **Television Format**, with each episode lasting **52 minutes**.

This allows us to highlight:

- Destination and Real Estate Assets
- Owner and/or Buyer
- Operator
- Brand
- Partner Companies
- Design Studio

Most importantly, it enables us to ensure and provide the **right visibility** both to **sellers** and **buyers**, according to their objectives.

 [www.thedesigners.it](http://www.thedesigners.it)



## BUSINESS PARTNERS

# 6. Asset Redevelopment

One of the main concerns for investors is the **execution phase**.

It is essential to rely on **qualified partners** with a proven **track record of success** in order to guarantee two fundamental aspects:

- Reliable timelines
- Controlled costs

For over 10 years, together with our partners, we have carried out hotel **renovation and redevelopment projects** across Italy, thanks to our strategic partner IVH Group S.p.A.

Equally important is the choice of **suppliers (Partner Companies)** capable of supporting the initiative effectively.

Example project: [www.lagemmahotel.com](http://www.lagemmahotel.com)





BUSINESS PARTNERS

## 6. Asset Redevelopment

**VDA**



**Valli&Valli**

**iGuzzini**

**PHILIPS**

**inda®**

**FLORIM**

DESIGN IS OUR PASSION



**PAOLO NESI**  
FIRENZE, 1962

**indelB**



**Stenal**

**SAMSUNG**

**Culligan**

**Antolini**  
ITALY

**kerakoll**

**ALESSI**



**ALBATROS**  
MILANO



**GALASSIA**  
LACERAMICA CONTEMPORANEA

**FontanaArte**



**dormakaba**

**ZANINI**

**Aquaspecial**  
wellnessindustry

**NOBILI**



**ABB**

**DELTA LIGHT®**

**MR INVESTAR**





## MANAGEMENT

# 7. Hotel Management

If required, **MR INVESTAR** is able to operate with an **innovative business model**, built around a strategy focused on **excellence and guest care**.

The company adopts a **dynamic approach** that balances central coordination with local execution: while specialized activities are managed at the headquarters, staff management and guest-facing services are handled directly within each property.

The **centralized management** covers a wide range of functions, including:

- Operational and commercial direction
- Communication
- Administration, finance, and management control
- Procurement of products and services
- Maintenance management
- Staff recruitment and training

Within our hotels, the General Manager's primary responsibility is to ensure the **highest quality of service** to guests.

This organizational model creates strong synergies between the expertise of central functions and the day-to-day operations of each property. The result is the optimization of quality standards, supporting growth and long-term success.

Through this **hospitality-focused approach**, we aim to strengthen our leading position in the sector, while continuing to deliver a **unique and memorable guest experience** across all our hotels.



## INVESTITORS

# 8. Fundraising

We already know who can **Buy, Lease, or Invest** in the Development of your property.

Thanks to our **Entrepreneurs' Network**, we are able to connect each property with the right counterpart.

Our “**opportunity showcase**” is linked to platforms specialized in **capital raising for the real estate sector**.

To achieve the desired outcome, it is essential to approach **buyers and investors** with all the necessary requirements in place.







The Hotels Matchmaking Experts

[www.mrinvestar.it](http://www.mrinvestar.it) - [info@mrinvestar.it](mailto:info@mrinvestar.it)