



## EXECUTIVE TEAM

Chairman & CEO Stephen Schwartz  
President David Duncan  
Chief Operating Officer Paul Hitselberger  
Chief Investment & Financial Officer Roger Baker  
Chief Human Resources Officer Janice Parks

## ABOUT

Award-winning, Chicago-based hotel management, acquisition, development, and consulting company [First Hospitality](#) operates 49 distinct lifestyle properties across 19 brands throughout the U.S., totaling more than 7,000 rooms. Thriving for more than three decades—since Stephen L. Schwartz started the business in 1985—First Hospitality credits its success to diversity in leadership, a people-driven culture focused on fostering and developing skilled hospitality experts, as well as its commitment to guest experiences that excite and inspire, leaving a lasting impression. Subsequently, First Hospitality ranks among the Midwest's top employers and operates award-winning—including multiple AAA Four Diamond—hotels in Illinois, Wisconsin, Ohio, Indiana, Iowa, Kentucky, Michigan, Minnesota, Nebraska, and Pennsylvania. At select properties, First Hospitality complements its thoughtful lodging and amenities with unique and immersive dining concepts. Bucking the status quo, First Hospitality redefines industry standards from the front desk to the feast, including a proven knack for historic adaptive re-use, repositioning, and new builds.

## SERVICES

### Management

Ensuring exemplary performance both on the balance sheet and in positive, empowering company culture, First Hospitality offers a progressive approach to services including operations, accounting, payroll, revenue management, IT, procurement, legal, and sales and marketing. The company leads with its proprietary training programs and backs every engagement with insightful corporate support. From day one, First Hospitality remains keyed into the guest's experience, tailoring its approach to deliver memories unique to each property. A focus on recruiting premium employees with elevated standards sets First Hospitality ahead of the competition.

### Acquisitions

Three decades of hospitality industry leadership and innovation guides First Hospitality in identifying fruitful opportunities throughout the hospitality space, driven by in-house investment teams experienced in operations and development. With its finger on the pulse of the market and relationships with a variety of lenders, First Hospitality delivers superior returns. It focuses on market-leading opportunities with the potential for unparalleled guest experiences.

### Development

First Hospitality's spectrum of success in new-build, historic adaptive re-use, and repositioning renovation projects runs the gamut from traditional suburban properties to urban, mixed-use, and boutique hotels. A singular team applies comprehensive expertise and industry partners—as well as a refined development process—to deliver turn-key hospitality real estate.

### Hospitality Consulting

Providing seasoned expertise and thoughtful insight from its diverse hospitality teams, First Hospitality's consulting division leverages extensive industry relationships and proven

operational techniques. At every stage and facet of hospitality development, the company delivers service that sets up every project for long-lasting success.

## FEATURED HOTELS

First Hospitality's mastery of hotel operations, development, and investments shines through in its standout collection of properties. From ground-up lifestyle brand creation to whirlwind financial turnarounds and award-winning historic adaptive reuse, the company makes its mark via hospitality brands of every stature. Standout properties include:

- **Tri-Branded Hotel at McCormick Place** (Chicago), which includes Hilton Garden Inn Chicago McCormick Place, Hampton Inn by Hilton Chicago McCormick Place, and Home2 Suites by Hilton Chicago McCormick Place, all connected to North America's largest convention center
- **Hilton Garden Inn Milwaukee Downtown**, an adaptive reuse project transforming the historic Loyalty Building of 1886 into an intricately preserved hotel space with architectural integrity
- **Renaissance Toledo Downtown**, a luxuriously chic destination in the heart of the city with sweeping river views, rooftop dining, and locally inspired dining
- **Hotel LeVeque Autograph Collection** (Columbus, OH), which represents First Hospitality's expertise in repositioning, as it transformed the namesake LeVeque Tower into the pinnacle of Marriott luxury—including elevated turndown service, amenities from local artisans, and full-service dining
- **Additional [case studies](#)**

## FEATURED FOOD & BEVERAGE

Alongside its devotion to memorable and functional hotel spaces, First Hospitality extends its expertise to food and beverage concepts with thoughtful, elevated design and culinary programs. From chef-driven locavore hotspots to hip rooftop gathering spaces, high-end steakhouses to comfy gastropubs, First Hospitality tailors its restaurants to the property and its community. Restaurants include:

- **8UP Elevated Drinkery & Kitchen** (Hilton Garden Louisville Downtown), awarded by OpenTable as one of 2016's top restaurants, an all-glass space with sophisticated menus, rooftop patio, and impeccable views
- **Brim House** (Renaissance Toledo Downtown), a chef-driven, locally sourced restaurant showcasing seasonal flavors with inventive dishes, while surrounding guests in industrial-chic design and dramatic glass artwork produced locally
- **Mancy's Steakhouse** (Hancock Hotel), a staple since 1921 serving top-quality steaks and seafood among elegant, moody design, complemented by extensive wine, beer, and cocktail lists
- **Shelby Campbell's** (Holiday Inn Elk Grove), an homage to the historic Cubs team member, shares his comfort-food recipes in a classic sports bar-gastropub environment
- **Table 19** (Pere Marquette Hotel), harkens back to the hotel's fine dining history, creating an upscale destination for modern American cuisine highlighting local farmers and seasonal produce
- **The Heights** (Renaissance Toledo Downtown), the city's only rooftop bar, provides a hip, modern spot for cocktails, small plates, and wood-fired pizzas among energizing, social-friendly design
- **The Keep Kitchen & Liquor Bar** (LeVeque Tower), a chef-driven brasserie and speakeasy bar gilded in Art Deco design with locally sourced menus, cocktails with housemade ingredients, and warm, inviting design showcasing the open kitchen

## **AWARDS**

### **AAA Four Diamond Rating**

Hotel Leveque, Autograph Collection  
Renaissance Toledo  
The Hancock Hotel  
Pere Marquette Peoria

### **Forbes “America’s Best Midsize Employer” 2015-2019**

First Hospitality

### **Hilton Legacy Award “Developer of the Year: Focused Service” 2019**

First Hospitality

### **The Americas Lodging Investment Summit 2018 Development of the Year**

Hiltons at McCormick Place:  
Hilton Garden Inn Chicago  
Hampton Inn by Hilton Chicago  
Home2Suites by Hilton Chicago McCormick Place

### **Hilton Garden Inn Hotel Success Award 2019**

Hilton Garden Inn Milwaukee Downtown

### **Marriott Operational Excellence Award 2018**

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### ***Architectural Digest* “Most Beautiful Hotels in Every State” (Ohio) 2017**

### **The Boutique & Lifestyle Lodging Association “Lifestyle Soft Brand Hotel” Award 2017**

#### **James B. Recchie Award 2017**

Hotel Leveque, Autograph Collection

### **OpenTable “100 Hottest Restaurants in America” 2016**

8UP Elevated Drinkery & Kitchen, Hilton Garden Louisville Downtown

### **Hilton Worldwide Lifetime Achievement Award 2015**

First Hospitality Chairman Stephen L. Schwartz

### **President’s Award 2014 presented by Carlson Rezidor Hotel Group**

Radisson Hotel & Conference Center Kenosha

### **AIA Wisconsin Merit Award 2014**

Hilton Garden Inn Milwaukee Downtown

### ***Inc.* “5000 List” 2014**

First Hospitality

### **Hilton Worldwide Developer of the Year 2014**

Hilton Garden Inn Louisville

[Additional Awards](#)

## **BOILERPLATE**

First Hospitality is an award-winning, Chicago-based hotel management, acquisition, development, and consulting company. Thriving for more than three decades—since Stephen L. Schwartz started the business in 1985, the company operates distinct lifestyle properties across 19 brands throughout the U.S., totaling more than 7,000 rooms. First Hospitality credits its success to a people-driven culture focused on fostering and developing skilled hospitality experts, as well as its commitment to guest experiences that excite and inspire, leaving a lasting impression. First Hospitality ranks among the Midwest's top employers and operates award-winning—including multiple AAA Four Diamond—hotels. Bucking the status quo, First Hospitality redefines industry standards from the front desk to the feast, including a proven knack for immersive dining concepts, historic adaptive re-use and repositioning projects, and new builds. For more information, visit [www.firsthospitality.com](http://www.firsthospitality.com).