

**One
STOP
Hospitality
&
Development**



***Gillio
Development
Group***

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**Gillio
Development
Group**

A Hospitality & Development Company

Matthew Gillio has called Orlando his home for more than 30 years. During which time he has been a developer and owner of several hospitality and restaurant developments. Earlier in his career, he was fortunate to spend 15 years with Paine Webber, Inc., where he had the opportunity to evaluate many different types of real estate development and financing gaining him considerable experience in the hospitality industry. In the early 1980's, Gillio was invited by the International Commerce Department in Washington, D.C. to participate and assist to coordinate hospitality missions, throughout the Caribbean region. Gillio played a key role in the Four Seasons Hotel Resort Development in St Kitts & Nevis. Bella Casa, his current development & vision, has partnered with World Hotels in Frankfurt, Germany. Gillio's past experience as co-founder of International Travel Group, a company that grew to \$200,000,000 in sales, knows the value that its new partner, World Hotels, brings by way of their international marketing and movement of people to the Bella Casa Resort.

Bella Casa Resort

Across from SeaWorld in Orlando

Bella Casa Resort is Matt's latest Five-Star vision and creation with his partners World Hotels, who are headquartered in Germany. This Five-Star Hotel/Residence is situated next to Sea World, and minutes from the Orange County Convention Center, the Ritz Hotel and Spa, as well as Universal Studios and Walt Disney World. This 8.6 acres of a world class location, is currently being transformed into a luxury Hotel Residence Resort with 1, 2 & 3 bedroom luxury units in three five story buildings of Italian Tuscany exterior which includes a dramatic Italian interior furniture package, as well as a Club House, pools and amenities fit for the Royal family.



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The Key To Success

Our group realizes that the most important component to any hospitality project is its strategic marketing plan. In all the various disciplines of professionals that go into making up a hotel, resort or restaurant, we tend to lose sight of what is most important, which is marketing. That is why our group strives to attract to a project the key people that possess the expertise of letting the world know where and who you are.

WORLDHOTELS

*Bringing unique
hotels and people together.*

Bella Casa Resort has retained World Hotels, headquartered in Frankfurt, Germany, to be our flag and market us in their "Deluxe Category" throughout the world via their 35 sales offices strategically located worldwide.

Bella Casa Resort

www.bellacasaresort.com



Our group's objective is simple, "To represent our partners and lenders with pride and professionalism." We are seeking to develop and acquire existing luxury boutique properties where our combined skills and disciplines can increase gross sales and net operating income.

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Gillio Development Group

Team of Professionals

Over the past 20 years, Matthew Gillio of Gillio Development Group has successfully put together the most talented professionals in their various disciplines which is the recipe for success.

The team's combined experience has resulted in more than 100 hotels and resorts being successfully designed, developed, acquired and managed.

Fugelberg Koch Architects

Winter Park, Florida

Harter-Adams Architects

Winter Park, Florida

Henderson and Bodwell, LLP

Civil Engineering
Headquartered in Plainview, New York
Orlando, Florida

Stern Design Group

Landscape Design
Daytona Beach, Florida

Giles Engineering Assoc., Inc.

Soil & Environmental Engineering
Headquartered in Milwaukee, Wisconsin
Sanford, Florida

Dix Construction, Inc.

General Contracting
Flagler Beach, Florida

World Hotels

Hotel Flag & Reservations
Headquartered in Frankfurt, Germany
Office of the Americas in Orlando, Florida

Sterling Hotels & Resorts

Hotel & Resort Management
Ft. Lauderdale, Florida

Tattersall & Tattersall, P.A.

Certified Public Accountants
Orlando, Florida

NorthMarq Capital, Inc.

Real Estate Investment Bankers
Hdqrs. in St. Paul Minneapolis, MN
Orlando, Florida

Legal Team

by

Jerry E. Aron, PA

Palm Beach, Florida

Foley & Lardner LLP

Headquartered in Milwaukee, Wisconsin
Orlando, Florida

Oswald & Oswald, P.L.

Altamonte Springs, Florida

DLA Piper US LLP

Tampa, Florida



Caribbean Region

Hotel Development



Gillio got involved in the Caribbean Region after being asked by the United States International Commerce Department to assist to promote hospitality development throughout the Caribbean. As co-developers, Gillio and Xavier Neiss from France worked together to complete the Four Seasons Resort in Nevis, in the central Caribbean. In addition, Gillio and his team advised on Hotel Developments in several islands, inclusive of St. Martin, St. Croix, Granada and other locations.



Tahiti

Hotel Development



Twenty years ago, Matt was contacted by Hugh Kelly, the owner of the Bali Hai hotel chain in French Polynesia to assist with their expansion efforts. Having this experience and a good reputation, as well as the right team of professionals can transform a difficult development or acquisition climate into a final completed project that everyone can be proud of.

Hospitality & Restaurant Experience



Matthew Gillio's hospitality & restaurant experience includes design and development as an owner of a Perkins Restaurant and Bakery in Orlando. Whether one has eaten breakfast at his Perkins where he served 12,000 meals a month or enjoyed International Five-Star cuisine at Gentry's Wine Bar & Grill located on one of his properties, it is proven that Gillio Development brings complete knowledge of hospitality/food and beverage to each project.



ONE STOP

Hospitality & Development



Team Approach

Experience

Expertise

Matt Gillio's background of being a college football coach as his first career out of college and graduate school convinced him of the value of building an effective team. Matt realizes that the most effective and profitable approach is to utilize the most capable talented folks in each discipline. Over the past 20 years, he has assembled the key core groups that assist in making the right acquisition or development decisions.

Gillio's professional team of architects, engineers, hotel management firm, as well as his accounting team that analyzes monthly reporting, audits and tax returns, allows him to make decisions in a timely manner which is cost effective for all parties. Investors, and lenders know that costs are kept down, intelligent decisions are made, and most importantly communication is a priority. Matt's Wallstreet background and appointment to NASD Arbitrator, stands as a constant reminder of ethics and discipline.

Gillio Development Group offers the ability to identify, in-house, existing hotels and resorts for sale, as well as ground up development opportunities. The financial expertise of his group offers the capabilities of performing the historical due diligence necessary, whereas, the development background allows the group to look at an existing property to evaluate any and all rehabilitation or upgrades that may be necessary.