



COMPANY PORTFOLIO · 2026

Westoria Capital Estates

An institutional developer of luxury American real estate
Manhattan · Miami · Beverly Hills · Chicago · Dallas · Seattle

WESTORIA CAPITAL ESTATES

Institutional American Real Estate · Established 1989

westoriacapital.com

01 · THE HOUSE OF WESTORIA

Architecture of enduring American value.

Founded in 1989, Westoria Capital Estates is an institutional developer of luxury residential, hospitality and mixed-use destinations across the United States. With an \$8.4 billion development portfolio, 246 completed projects and 34 active developments, Westoria operates at the intersection of architectural ambition, hospitality-grade operations and institutional capital markets.

From Manhattan towers to Pacific shorelines, every Westoria asset is conceived on long-cycle urban fundamentals — irreplaceable land in primary American gateway cities, commissioned to internationally recognized studios, and stewarded with institutional discipline across the full asset lifecycle.

\$8.4B
PORTFOLIO VALUE

246
COMPLETED

34
ACTIVE

36
YEARS



Built for generations. Engineered for return.

Vision

To shape American gateway cities through institutional-grade real estate that endures across cycles, generations and capital regimes — uniting architectural ambition with the discipline of institutional governance.

Mission

To develop, manage and structure luxury American real estate at the highest international standard — delivering long-horizon value for residents, investors and the cities we serve.

FOUR GOVERNING PRINCIPLES

01

Location First

Every Westoria address is selected on long-cycle urban fundamentals — irreplaceable land in primary American markets.

02

Architectural Discipline

Internationally recognized studios and engineers, with reviews held to institutional standards.

03

Investor Alignment

SPV structures ensure every investor sits at the same table as the developer — with the same disclosure.

04

Operational Excellence

Hospitality-grade operating standards extend beyond delivery into the full lifecycle of every asset.

A vertically integrated platform.

Development

Ground-up residential, hospitality and mixed-use projects in primary American markets — delivered to international specification.

Asset Management

Long-horizon stewardship of stabilized assets with institutional reporting, performance review and capital strategy.

Investment

Direct, fractional and SPV-structured opportunities for qualified investors — fully aligned with developer participation.

Hospitality

Branded residences, resorts and serviced apartments operated to five-star standards across American destinations.

Capital Markets

Construction-linked, mezzanine and equity structures designed for institutional, family-office and international capital.

Advisory

Strategic advisory for landowners, sovereign capital and institutional partners entering the American real estate market.

INVESTMENT SECTORS

- ◆ Ultra-luxury residential towers
- ◆ Branded waterfront residences
- ◆ Hospitality & resort developments
- ◆ Mixed-use urban quarters
- ◆ Grade-A commercial & office
- ◆ Hillside estates & private villas

Institutional scale. Aligned structures.



Westoria offers institutional investors and qualified private clients direct access to the American luxury real estate market through transparent SPV vehicles, construction-linked installment plans, and stabilized income partnerships. Every offering is structured with the same governance, reporting and exit discipline expected by global institutional capital.

Capital Structures	Direct equity, SPV-fractional, mezzanine, preferred equity
Minimum Ticket	From \$250,000 (SPV-fractional) · \$5M+ (direct)
Target Yield	5.5% – 8.2% depending on asset class and stage
3-Yr Appreciation	11% – 18% projected, asset-dependent
Payment Plans	Construction-linked 20/80, 25/75, 30/70 — institutional terms
Reporting	Quarterly institutional reporting · Annual audited statements
Exit	Refinance, secondary SPV transfer, stabilized sale

Across American gateway cities.

◆ NEW YORK

Manhattan — Hudson Yards · Midtown · Financial District

◆ MIAMI

Brickell · Miami Beach · Bal Harbour · Biscayne Bay

◆ LOS ANGELES

Beverly Hills · Bel Air · Santa Monica · DTLA

◆ CHICAGO

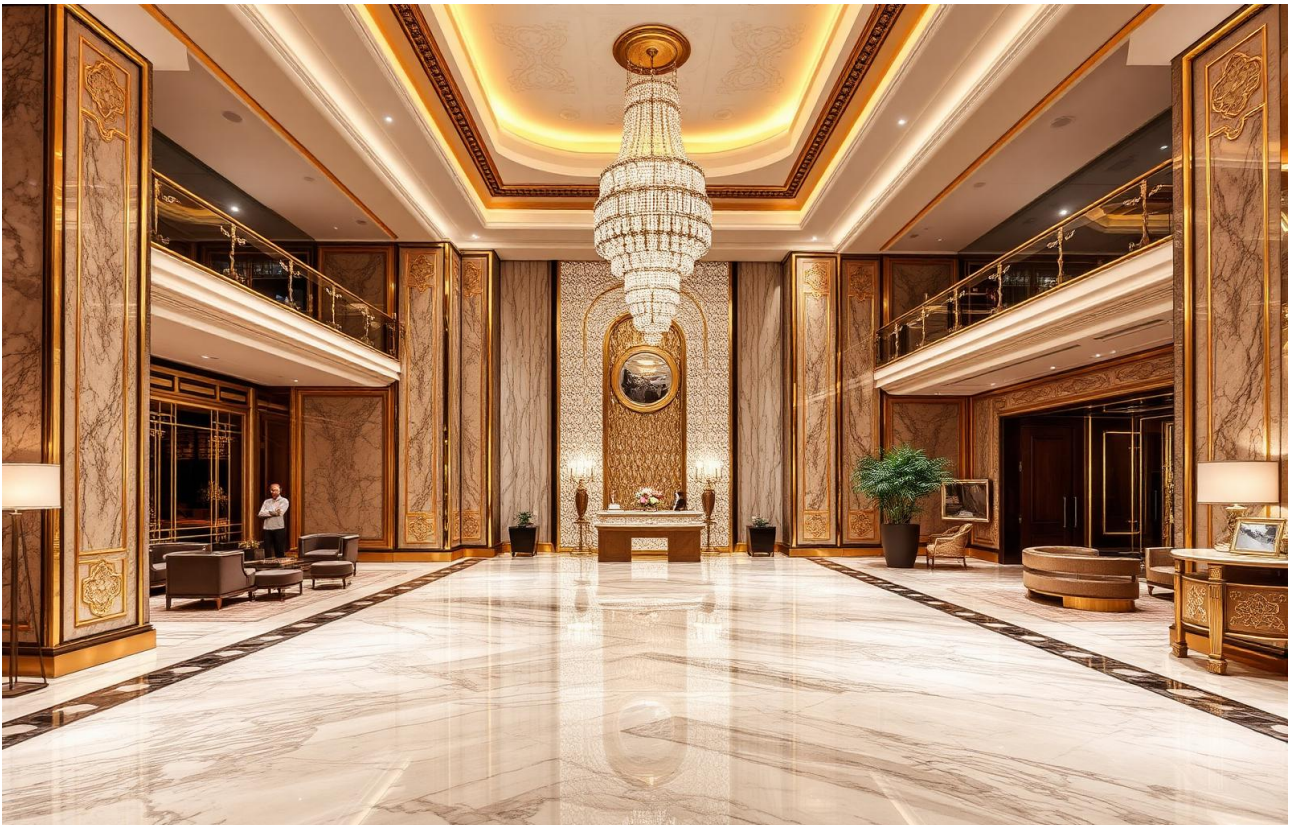
River North · The Loop · Riverwalk

◆ DALLAS

Uptown · Klyde Warren · DFW corridor

◆ SEATTLE

Waterfront · Downtown · Pike Place corridor



Signature American developments.

#	Project	Location	Type	Status
1	Hudson Crown Residences	Manhattan, New York	Ultra Luxury Residential Towers	Completed
2	Pacific Mirage Residences	Miami, Florida	Luxury Waterfront Residences	Completed
3	Beverly Crest Estates	Beverly Hills, California	Luxury Villas & Estates	Completed
4	Skyline Riverfront Chicago	Chicago, Illinois	Mixed-Use Residential & Commercial	Completed
5	Empire Heights	Manhattan, New York	Luxury Residential Towers	Under Construction · 72%
6	Azure Bay Resort	Miami Beach, Florida	Luxury Resort & Branded Residences	Under Construction · 58%
7	Summit Business District	Dallas, Texas	Commercial & Administrative Center	Under Construction · 76%
8	Golden Coast Residences	Los Angeles, California	Luxury Residential Community	Under Construction · 63%
9	Harborline Residences	Seattle, Washington	Luxury Waterfront Development	Under Construction · 54%

Detailed project specifications are presented in the companion Projects Catalog 2026.

The Westoria mark.

The Westoria identity centres on the diamond mark — a geometric expression of architectural precision, structural integrity and lasting value. The palette pairs midnight navy and champagne gold with a bone-white substrate, drawing on the institutional traditions of American finance, museum publishing and luxury hospitality.



Midnight Navy

#161F3D



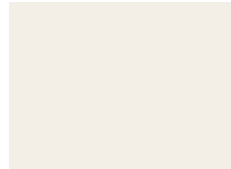
Champagne Gold

#C9A96E



Champagne Soft

#E3CFA3



Bone

#F3EFE6



Ink Graphite

#1A1D2B

Typography · Display: Cormorant Garamond — editorial serif used for titles and architectural moments. Body: Inter — neutral sans serving long-form clarity and institutional reporting.

Begin a conversation.

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