



## Philip A. Gosch

Shareholder

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Denver, Colorado

Phil Gosch's practice focuses on real estate and finance matters with a particular emphasis on the hospitality industry.

Phil counsels clients with respect to the acquisition, disposition, finance, management, franchise and development of hotels and resorts throughout the United States, Mexico and the Caribbean. He has represented owners, buyers, sellers, borrowers, lenders, developers and branded hotel operating companies. He brings significant experience in corporate and real estate transactions with valuations ranging from \$5 million to \$3 billion.

Phil currently serves as a guest lecturer at Denver University School of Hotel, Restaurant and Tourism Management and the Metropolitan State College of Denver School of Hospitality, Tourism and Events Management.

Prior to joining the firm, Phil held several hospitality-related positions, including executive positions at Wyndham International, Inc. As senior vice president, chief counsel, real estate and finance for Wyndham International, Phil was the in-house counsel with primary responsibility for the real estate, finance and project development aspects of a publicly-owned, branded hotel operating company with approximately 190 owned, leased, managed and franchised properties and approximately \$2.7 billion in aggregate indebtedness. Phil also served as senior vice president, acquisitions and development for Wyndham International, in which capacity he was responsible for investments in and development of Wyndham International's owned assets, including hotel acquisitions, individual and portfolio hotel dispositions, joint venture development projects and timeshare, condominium hotel, parking garage and golf course developments.

Prior to his time at Wyndham International, Phil was a senior associate with the law firm of Cahill Gordon & Reindel in New York, New York.

### **Practices**

Acquisition Disposition, Finance & Lending, Hospitality, Resort & Recreation

### **Representative Matters**

- Represented Mill Creek Residential Trust in connection with the acquisition and development of several multi-family projects in Denver, Colorado. Properties are located in central Denver, RINO, LoHi, DU and Capitol Hill areas.
- Represented White Lodging Services in connection with the site acquisition, entitlement, design review and construction financing for a new build Hyatt House/Hyatt Place and a new build AC/Le Meriden in downtown Denver, Colorado.
- Represented Vail Resorts in connection with the disposition and subsequent management of the Inn at Keystone, located in Summit County, Colorado.
- Brownstein represented Zions Suites LP in its sale of the 241-room all-suite DoubleTree Suites Hotel in downtown Salt Lake City.

- Represented client in negotiation of hotel management agreements for a portfolio sale to a global investment fund of 13 premium-branded, select-service hotels.
- Represented CIM Group in joint venture transaction with Denihan Hospitality Group to develop a new James Hotel in West Hollywood, in Los Angeles.
- Represented Evolution Hospitality in the acquisition, in partnership with an affiliate of Argosy Real Estate, of the 215-room DoubleTree by Hilton LAX - El Segundo in California.
- Assisted client in the nearly \$8 million acquisition of a distressed property for future development into a luxury hotel. Advised client regarding all aspects of the transaction, including assignment of the purchase and sale agreement, structuring of workout with previous developer and new market and federal historic tax credits.
- Served as Nevada counsel to borrower in connection with the financing of real property and issued a legal opinion.
- Represented Bachelor Gulf Properties LLC and its affiliates in connection with the recapitalization, condo and hotel loan modifications and Ritz Carlton agreements modifications for the Ritz Carlton Bachelor Gulch in Beaver Creek, Colorado.
- Represented an affiliate of Hilton Worldwide, Inc. in a joint venture with Chicago-based Equity Group Investments in the acquisition and management of the Elysian, a 188-room hotel located in the Gold Coast of Chicago, which hotel was subsequently rebranded as the Waldorf Astoria Chicago.
- Represented West Valley Lodging Initiatives, LLC in connection with the \$33 million construction and sublease of an Embassy Suites hotel in West Valley City, Utah.
- Represented Evolution Hospitality in the management of the historic Queen Mary located in Long Beach, California.
- Represented Sage Receivership Services in connection with the receivership for the Hotel Ivy in Minneapolis, MN.
- Represented Sage Hospitality in connection with the management of the Holiday Inn Parkside in Missoula, MT.
- Represented RockResorts International in connection with the management of La Posada Resort and Spa in Santa Fe, New Mexico.
- Represented Sage Hospitality in connection with the management of the Il Lugano Suite Hotel in Fort Lauderdale, Florida.
- Represented KSL Capital Partners, LLC as the purchaser in its \$130 million acquisition of the Royal Palm Hotel located in Miami Beach, FL, including \$90 million of seller financing. Brownstein also negotiated the purchase and sale agreement and seller financing documents, completed due diligence and closed the acquisition in less than 60 days.
- Represented RockResorts International in connection with the management of the Bimini Bay Resort in the Bahamas.
- Represented RockResorts in the management of Half Moon Resort in Rose Hall, Jamaica, one of the premier Caribbean destinations.
- Represent RockResorts in their management of the Alma del Pacifico Hotel, a beachfront Costa Rican property previously named Xandari by the Pacific, a destination that is consistently ranked by Conde Nast Traveler as one of the best in Latin America.
- Represented Steven Holtze Corporation in connection with the management of the Juniper Hotel in Philadelphia, Pennsylvania.
- Represented Sage Hospitality in connection with the management and development of the Spring Hill Suites at Metro State College of Denver.
- Represented Starwood Hotels and Resorts in connection with the management and development of the

Westin Denver International Airport.

- Represent DLJ Real Estate Capital Partners in connection with the management of a hotel in Nashville, Tennessee.
- Represented Richfield Hospitality, Inc. in the placement of two management agreements for the management and operation of the Crowne Plaza Pittsburgh and a Monroeville, Pittsburgh Holiday Inn.
- Represent DLJ Real Estate Capital Partners in connection with the management of a portfolio of hotels in New Jersey, North Carolina and Virginia.
- Represented Sage Hospitality in connection with the management of Hotel ICON in Houston, Texas.
- Represented a junior mortgage lender in the \$15.5 million acquisition of a senior lender's distressed debt for lumiere Telluride Hotel, followed by the completion of a deed-in-lieu transaction.
- Representing Peaks Capital Partners LLC in connection with its acquisition of The Peaks Resort & Spa in Mountain Village, Colorado.
- Represented Highgate Hotels, L.P. in connection with the management of two hotels in the greater San Francisco area.
- Represented Hard Rock Hotel Holdings, LLC in connection with the licensing of the Hard Rock Hotel and Casino Tulsa, an Indian casino owned by the Cherokee Nation, and the Hard Rock Hotel and Hard Rock Casino Albuquerque, an Indian casino owned by the Pueblo of Isleta.
- Represented Stonebridge Realty Advisors, LLC in connection with its appointment by a receiver as hotel manager for two distressed hotels in Colorado.
- Represented DLJ Real Estate Capital Partners in regards to a portfolio of nine hotel management agreements.
- Represented Fairmont Hotels & Resorts, Inc. in connection with various development and resort management transactions, including the Fairmont Vail, a master planned luxury resort community located in Vail, Colorado and the Fairmont Roco Ki, a master planned luxury resort community located in the Dominican Republic.
- Represented World Leisure Partners in connection with the acquisition, redevelopment and management of Cap Juluca, a world-renowned luxury resort in the British West Indies on the island of Anguilla.

## **News & Events**

- Brownstein's Real Estate Department Named 2015 Real Estate Champions
- HRI Properties, LLC acquires DoubleTree Suites in Salt Lake City
- Concord Hospitality Sells 13-Hotel Portfolio for \$240 Million; Retains Management Under Long-term
- CSM Lodging & MDG Development Form Joint Venture for New Build 125-key Hyatt Place Hotel, Lansing, Michigan
- CIM Group and Denihan Hospitality Group to Build The James Los Angeles to Open in 2016; A West Coast Debut for the Brand and West Hollywood's First Ground-Up Hotel in 30 Years
- Brownstein Hyatt Farber Schreck's Philip Gosch Named Chair of Creative Adoptions Board of Directors
- The Elysian to Become Waldorf Astoria Chicago
- West Valley Lodging Initiative Begins Construction on the Embassy Suites West Valley City as Part of the \$500 million Mixed-use Fairbourne Station in West Valley, Utah
- Evolution Hospitality Selected to Manage the Queen Mary Located in Long Beach, California
- Philip Gosch Appointed to the Creative Adoptions, Inc. Board of Directors
- Monthly Transactional Training: Hospitality Practice by Phil Gosch
- Cap Juluca Acquired Today By New Investor Syndicate
- Brownstein helps Fairmont Hotels develop new resort in Vail

**Community**

Board Member, Creative Adoptions

**Education**

- J.D., 1994, New York University School of Law
- B.A., 1991, University of Nebraska-Lincoln

**Admissions**

- New York
- Colorado

**Membership**

State Bar of New York