



PROJECT • CONSTRUCTION • DEVELOPMENT MANAGEMENT

HOME

ABOUT US

EBL  
ADVANTAGE

PROJECT  
MANAGEMENT

CONSTRUCTION  
MANAGEMENT

DEVELOPMENT  
MANAGEMENT

CROSSING THE  
FINISH LINE



NEW YORK • CALIFORNIA • FLORIDA





## Founding Partners

*Experienced leadership. National expertise.*

EBL Partners is a partnership of Paul Benson and Michael Hawkins, who were brought together by a financial institution to manage the development and operations of West Bay Beach & Golf Club in Estero, Florida. From the beginning, they knew that only an experienced, multi-skilled team of professionals could drive the success of the integrated real estate development and management company they envisioned.

Their first major project was Jasmine Bay, which consisted of twin towers and 218 condominium units and was delivered in 2007 on time and under budget. With the success of the high-rise condominium community, EBL Partners expanded the scope of its business and range of its holdings, with new projects including the Gables Marquis condominium project in Coral Gables, Florida, and the Ellington condominium project in Oakland, California.

Today, EBL works closely with clients in providing exceptional management services for development projects, from coast to coast.

## **EBL Partners: The Standard for Excellence**

At EBL, we utilize our unique talents to skillfully guide the development of each project for our valued partners. We take an idea, vision or incomplete project across the finish line.

All of EBL developments reflect our abiding commitment to excellence and our highly entrepreneurial approach, from our innovative developing strategies to our unique techniques for delivering quality projects on time and under budget.

*Jasmine Bay – West Bay Club, Estero, Florida*





Canyon Ranch – Miami Beach, Florida





*Canyon Ranch – Miami Beach, Florida*



### The EBL Advantage

*EBL's distinct competitive advantages and core values are visible in everything we do.*

- Commitment to excellence, honesty and integrity
- Technical knowledge and industry expertise
- Dedication to delivering on time and under budget
- Comprehensive services from design and planning through sales and operations
- Diversified and talented professionals prepared to execute
- Meticulous attention to detail at every level
- Customized management programs to meet the unique project needs

Within the historic Carillon Hotel, EBL is providing project management and construction services at Canyon Ranch Hotel & Spa Miami Beach.



*Jasmine Bay – West Bay Club, Estero, Florida*

- ❖ Management of project matrix requirements
- ❖ Budget development and forecasting
- ❖ Cost management and financial reporting
- ❖ Creation and approval of project draw package(s)
- ❖ Management of all client agents and team consultants/contractors
- ❖ Coordination and acquisition of necessary project insurance requirements
- ❖ Management of all operations and commissioning requirements

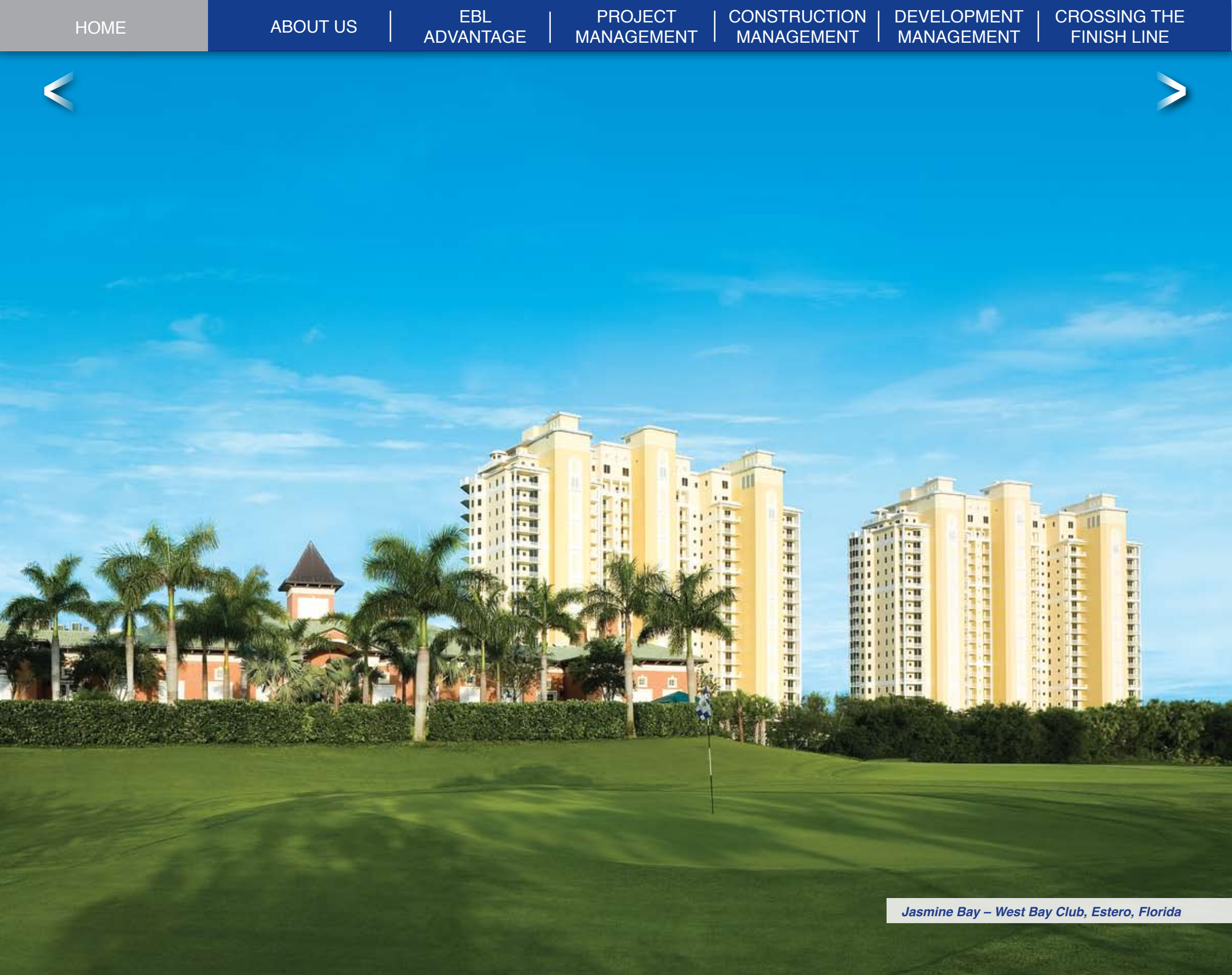


## Project Management

### *A Trademark Hands-On Approach*

Every project, regardless of its size or complexity, generates a multitude of obstacles. EBL's experience and skillful management of the coordination and risks will ensure the delivery of the project is on time and under budget. EBL's signature approach of providing direct, comprehensive management services is an important part of our overall strategy and enables us to deliver a high-quality project and create additional value.









Vista del Mar – Grande Dunes, Myrtle Beach, South Carolina

Vista del Mar – Grande Dunes, Myrtle Beach, South Carolina





## Construction Management

### *Achieving the Optimum Balance in Cost, Schedule and Quality*

The quality and success of EBL's developments reflect the capabilities of its construction management professionals. We bring a vast knowledge of design, construction, commissioning and development to your project. From a project's early inception and planning, EBL works with each client closely to provide the necessary insight and input on construction schedule, cost and complexity. Each project's architect, engineers, consultant and trade contractors become a vital part of the team and share EBL's objective to see projects through.

- ❖ Facilitation of design development
- ❖ Development of project specifications
- ❖ Estimation and tracking budgets
- ❖ Cost management
- ❖ Establishment of cost and quality controls
- ❖ Schedule management
- ❖ Risk management
- ❖ Creation of bid packages and award of contracts
- ❖ Change order review and approval



*Landmark at the Gardens – Palm Beach Gardens, Florida*





*The Ellington – Jack London Square, Oakland, California*

- ❖ Development of financial models
- ❖ Implementation of accounting systems
- ❖ Management of business strategy
- ❖ Evaluation and streamlining of existing capital/operation budgets
- ❖ Identification of potential client risks
- ❖ Establishment of project matrix
- ❖ Identification of all input and exit requirements
- ❖ Qualification of all contractors and major vendors

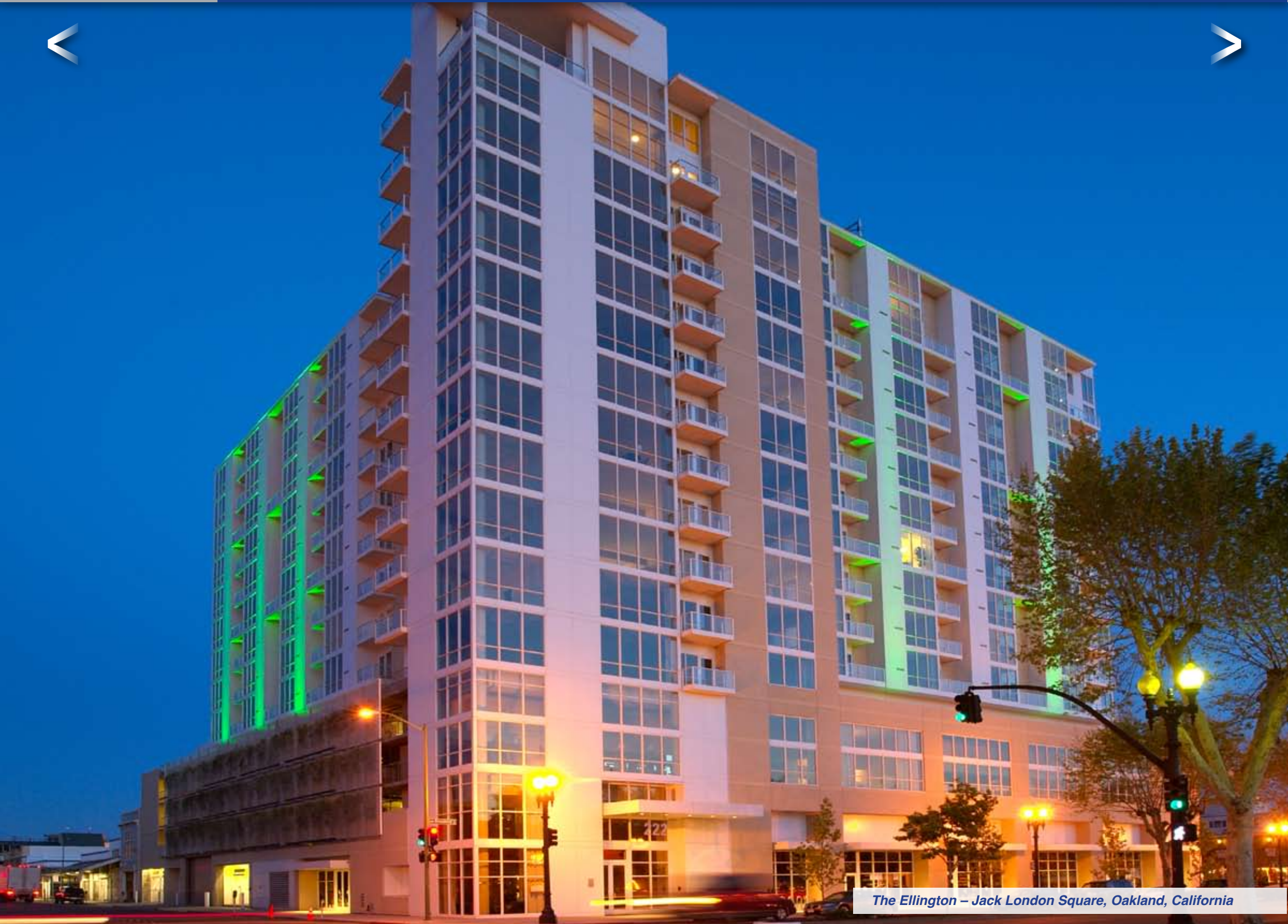


## Development Management

*We create properties that attract investors, partners and tenants who recognize the enhanced value created from our collaborative efforts*

As developer manager, EBL Partners will be the client's representative in all aspects of the project's development strategy, operations and commissioning. We combine the operations of project and construction management and act on behalf of the development team to ensure the delivery of a successful project.





*The Ellington – Jack London Square, Oakland, California*



## INTERIORS



## LOGISTICS



## PLANNING



## CONSTRUCTION



## OPERATIONS



## VISION

**Crossing the Finish Line, Together.**

When pursuing real estate development, acquisitions, finance and management, our experience, respect and commitment to quality is unmatched in the industry. As an up-and-coming industry leader, we are the choice of clients looking for an experienced team with a proven track record. No matter the stage of development, EBL Partners is ready to execute a comprehensive strategy to maximize your return on investment.

For more information on EBL Partners,  
contact (212) 537-3512 or e-mail [info@eblparkers.com](mailto:info@eblparkers.com).

EBL Partners, LLC  
New York • California • Florida  
[www.eblpartners.com](http://www.eblpartners.com)