



Bryan Younger

MAI • ASA • FRICS

Managing Partner, Horwath HTL USA

Member, Horwath HTL global valuation leadership team

Twenty-five years in hotel and hospitality real estate valuation, litigation support and advisory, across the Americas and in key international markets, and a member of the Forbes Business Council. One appraiser accountable for the conclusion, a platform that makes every fact traceable to its source.

Bryan Younger serves as Managing Partner for the US market and as a member of Horwath HTL's global valuation leadership team. He advises global hotel brands, ownership groups, operating companies, developers, lenders and institutional investors on valuation, feasibility, litigation support and asset management. Since joining Horwath HTL in January 2025 he has led the expansion of the firm's valuation platform across the Americas.

PRACTICE LINES

VALUATION

Every hospitality and leisure asset class, single assets through portfolios

Hotels from select-service to luxury resorts, stadiums and entertainment districts, golf courses, amusement parks, marinas, branded residences and large-scale mixed-use enterprises. For lenders, owners, funds, operators, developers and public bodies, prepared to USPAP and to the RICS Red Book and IVS.

LITIGATION AND TAX-APPEAL SUPPORT

Several thousand hours of expert-witness and testimony work

Damages, property tax appeals, bankruptcy, special servicing, condemnation, receivership, estate planning and partnership disputes. Expert reports under federal disclosure rules, deposition and trial, for attorneys and law firms across the country.

DEVELOPMENT AND FEASIBILITY

Island greenfield sites to Gulf mixed-use districts

Destination resorts, branded residences, stadium-anchored districts and multi-phase mixed-use. Market and financial feasibility, highest and best use, programme and phasing, and the underwriting case a funder will accept.

ASSET MANAGEMENT

Owner's representation, mobilisation through stabilised operation

From a funded intention to an operating asset: financing close, construction and pre-opening, then asset management of the operating business. Operator oversight, budget and capital plan, and reporting to ownership.

Twenty-five years, international hospitality valuation teams built and led, including a thirty-strong practice across the United States and India. Engagements run from single select-service hotels to enterprises above one billion dollars, across the United States and Canada, the Caribbean and the Gulf. Behind the work stands Horwath HTL: 55 offices in 40 countries, over 50,000 assignments, one hundred percent hospitality, tourism and leisure. Representative engagements available on request.

MAI Member, Appraisal Institute, since 2010

ASA American Society of Appraisers, since 2012

FRICS Fellow, Royal Institution of Chartered Surveyors, since 2018

Forbes Business Council member

EDUCATION, DESIGNATIONS AND RECORD

The record.

EDUCATION

Cornell University BACHELOR OF SCIENCE The Nolan School of Hotel Administration, SC Johnson College of Business National Dean's List; National Honors Society. Cornell Hotel Society; Cornell International Hotelier Association.	Northwestern University MASTER OF BUSINESS ADMINISTRATION Kellogg School of Management Concentration in Finance and Real Estate Law.
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University of California, Berkeley: Corporate Finance Summer Program.

LICENSURE	Licensed as a Certified General real estate appraiser in all fifty U.S. states, by permanent licensure, temporary licensure or both, and eligible today for temporary licensure in all fifty; home state Illinois. Bryan Younge practises through Barrett HTL Inc, doing business as Horwath HTL USA, the licensed appraisal entity.
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Designations

- MAI: Member of the Appraisal Institute. The MAI is the recognized US designation for income-producing real estate valuation. Held since 2010.
- ASA: Accredited Senior Appraiser, American Society of Appraisers. The ASA designation supports business-enterprise valuation and going-concern analysis adjacent to real estate. Held since 2012.
- FRICS: Fellow of the Royal Institution of Chartered Surveyors. The fellowship-grade RICS designation supports international valuation work under Red Book and IVS standards. Held since 2018.

Professional affiliations

- Member, Forbes Business Council
- Member, American Hotel & Lodging Association (AHLA)
- Member, Urban Land Institute (ULI) Hotel Council
- Member, Hospitality Sales & Marketing Association International (HSMAI)
- Contributor, Future Hospitality Summit (FHS)

Other experience

- Deloitte, Senior Associate.
- Andersen, Supervising Senior Associate.
- PwC, Senior Associate.
- Sage Hospitality Resources, Investment Analyst.
- HVS, Senior Associate.

National and Global Leadership Experience

- Horwath HTL, Managing Partner, USA, 2025 to present. Leads the valuation platform across the Americas; global valuation leadership team.
- Newmark, Executive Vice President and Specialty Practice Leader, Hospitality, Gaming and Leisure, to 2024. Led a team of more than thirty across the United States and India.
- Colliers International Valuation and Advisory, Managing Director and National Practice Leader, Hospitality and Leisure.
- Cushman & Wakefield, National Practice Leader, Sports and Entertainment; senior member, Hospitality and Gaming, 13 years.

Standards and independence

Work is performed to USPAP and to the RICS Red Book and IVS. An independence and conflict check precedes every instruction; fees are never contingent on a value or an outcome.

Litigation support and testimony

Several thousand hours of expert-witness and testimony work: hotel valuation litigation, damages analysis, tax appeals, bankruptcy, special servicing, condemnation, receivership, estate planning and partnership disputes. Case list available on request.

ARTICLES AND COMMENTARY

Selected articles, and the full list.

HORWATH HTL INSIGHTS · JUN 2026

Beyond Hospitality: The Resort as Economic Engine

A destination resort is economic infrastructure, the anchor a residential community and its tax base depend on, and the first thing a validation must underwrite.

HORWATH HTL INSIGHTS · DEC 2025

Under the Hood of a Property Tax Appeal

How a hotel tax appeal is actually won: the intangible-asset split, the evidence an assessor will accept, and the discipline of proving each line.

HOTEL NEWS RESOURCE · APR 2025

Navigating the Inevitable Reset

The post-2024 lodging slowdown read as dislocation rather than distress; capital is not short, conviction is.

HOTEL NEWS RESOURCE · AUG 2025

Hotel Valuations: Why Your Appraiser Sounds Like a Robot

Why USPAP compliance and financial-reporting rigour are not in tension, and what an appraisal has to carry for an auditor to rely on it.

HOTEL NEWS RESOURCE · OCT 2025

The Ecosystem Edge: Maximizing Stadium Naming Rights

Naming rights as enterprise-value intangibles rather than real property, and why the distinction decides a stadium's assessment.

VALUATION PRACTICE

- 2025 Under the Hood of a Property Tax Appeal Horwath HTL Insights
- 2025 Hotel Valuations: Why Your Appraiser Sounds Like a Robot Hotel News Resource
- 2025 Intangible Assets in Hotel Property Tax Assessments Hotel News Resource
- 2019 NKF Hospitality Valuation Portfolio Analytics Tool LinkedIn Pulse (Newmark Knight Frank era)

BRANDS AND OPERATIONS

- 2026 The Loyalty Paradox: When AI Books the Room, Who Owns the Guest Relationship? Horwath HTL Insights
- 2026 Local Roots, Global Scale: Five Key Drivers of Management Company Consolidation Horwath HTL Insights
- 2025 Franchising the Pathway to the American Dream Horwath HTL Insights
- 2025 Chain Scale Hopscotch: Benefits and Challenges of Moving Up and Down Hotel News Resource
- 2025 Lifestyle Hotels: the Ultimate Network Impact Move Hotel News Resource
- 2017 How to Know if a Hotel is Making the Most of its Meeting Space LinkedIn Pulse (Colliers International era)

DEVELOPMENT AND DESTINATIONS

- 2026 The Campus as Destination Horwath HTL Insights
- 2026 Beyond Hospitality: The Resort as Economic Engine Horwath HTL Insights
- 2025 The Ecosystem Edge: Maximizing Stadium Naming Rights Hotel News Resource
- 2025 From Ski Chalets to Boutique Hotels: Luxury Rental Entrepreneurs Embrace Lifestyle Hospitality Hotel News Resource
- 2025 Where Growth Meets Intelligence: The Critical Edge in Hospitality Expansion Hotel News Resource
- 2017 Economic Impact Analysis LinkedIn Pulse (Colliers International era)
- 2014 Sportsplexes, Hospitality and Critical Mass Hotel News Resource

THE PROFESSION

- 2026 Tactful Ways to Manage Scope Creep with Demanding Finance Clients Horwath HTL Insights
- 2025 Q&A with Bryan Young: Bold Steps Forward Horwath HTL Insights

MARKETS AND CAPITAL

- 2026 A Unified Vision for Tourism Readiness Ahead of the World Cup Horwath HTL Insights
- 2025 The Signals Beneath the Headlines Horwath HTL Insights
- 2025 Realigning Hotel Markets: The Untapped Fiscal Opportunity for US Cities Hotel News Resource
- 2025 Caribbean Tourism Thrives Amid U.S. Travel Headwinds Hotel News Resource
- 2025 Navigating the Inevitable Reset Hotel News Resource



Horwath HTL

HORWATH HTL — VALUATION ADVISORY SERVICES

Horwath HTL is part of the Crowe Global network, one of the leading global accounting networks with over 200 independent accounting and advisory firms in more than 150 countries. Crowe Global itself is a non-practicing entity and does not provide professional services to clients; services are provided by the member firms. Crowe Global and its member firms are not agents of, and do not obligate, one another and are not liable for one another's acts or omissions.