THE RITZ-CARLTON PARADISE VALLEY

Bankruptcy & Development Status Briefing | Prepared November 16, 2026

Executive summary. The prior briefing reported that Five Star Development, LLC and affiliated entities filed for Chapter 11 bankruptcy protection on November 4, 2025. The case concerns the developer and project-related entities—not The Ritz-Carlton brand itself. The reported dispute centered on a large construction loan and efforts to prevent foreclosure while the project's future was addressed through bankruptcy proceedings.

Key dates and reported events

Date	Reported event
May 11, 2023	Five Star reportedly entered into a construction loan agreement with Madison Realty Capital.
May 2025	Five Star reportedly sued Madison, alleging lender interference with the project.
August 4, 2025	A lender affiliate reportedly filed a notice of trustee's sale, beginning foreclosure proceedings.
November 4, 2025	Five Star Development and affiliated entities reportedly filed Chapter 11 cases in Texas.
November 12, 2025	The scheduled foreclosure process was reportedly affected by the bankruptcy filings.
October 14, 2026	An amended joint liquidating plan was reportedly filed.
October 19, 2026	The debtors reportedly sought approval of bidding procedures for a potential sale of the hotel property.
December 15, 2026	A plan confirmation hearing was reported as scheduled. This date is future-dated as of this report.

Reported financing and bankruptcy scale

The earlier briefing described the central construction-loan dispute as involving approximately **$585 million**. It also summarized the debtors' reported bankruptcy schedules as showing estimated assets and liabilities each in the broad range of **$500 million to $1 billion**. These are reported figures from the prior summary, not independently audited values.

Potential implications for the project

• **Completion:** The bankruptcy process may affect the timing, financing, and ultimate completion of the resort.

• **Ownership:** A court-supervised sale could result in a new owner or investor taking control of some or all of the project assets.

• **Residential component:** The status of remaining Ritz-Carlton-branded residences and related development parcels may depend on the structure of any sale and the rights attached to those assets.

• **Retail and dining:** The proposed luxury retail, restaurant, and related components may be reassessed by a purchaser or reorganized developer.

• **Nearby real estate:** Any effect on surrounding Paradise Valley property values would depend on the project's eventual outcome, construction activity, market conditions, and buyer perceptions. No specific price impact can be concluded from the bankruptcy alone.

Important distinction

The bankruptcy described in the prior briefing is that of the project developer and affiliated entities. It should not be described as a bankruptcy of Marriott International or The Ritz-Carlton brand.

Caution and verification

This PDF organizes the information contained in the preceding conversational report. It is not a legal opinion, investment recommendation, or independent review of the bankruptcy docket. The reported filing dates, loan amount, financial ranges, procedural events, and December 15, 2026 hearing date should be checked against the official bankruptcy court docket and relevant recorded documents before being relied upon in a transaction, publication, or client communication. In particular, the December 15, 2026 hearing had not yet occurred as of the report date.

Prepared as a concise project-status briefing for informational use. Report date: November 16, 2026.