

United Victor Realty

Looking for Income Producing Real Estate Investments? Call today 917 251 3834

Email: Jack.elmann@gmail.com **Best way to contact**

1 of 3

LOWER EAST SIDE HOTEL DEVELOPMENT 98 KEY HOTEL UNDER-CONSTRUCTION 1/2 COMPLETED.

- Price: **We have \$15Mil on the table seller looking for \$17Mil**
- Rooms 98
- Buildings sf: 39,064
- stories 16
- Commercial Unit 2
- Price/Key: **\$362,245 (When job is completed)**
- Property Type: Hotel (*off Market*)
- Property Use Type: Investment
- Building Class: A
- Tenancy: Multiple

Description

Very High Visible Hotel Building; 39,064+/- sq/ft; 16 - Story... Zoning-C4-4A FAR Build 17.82 Allowed 4
Please Contact Us For Financials and All Other Relevant Info...

Due to confidentiality reasons, address is hidden to protect seller Identity. In some occasions commercial sales have to be managed with the utmost & strictest confidentiality. Legally bound to silence via Confidentiality, Non-Disclosure and Non-Circumvent.

2 of 3

The information contain herein has either given to us by the owner of the property or obtained from sources that we deem reliable we have no reason to doubt its accuracy but we do not guarantee it. All zoning, building footage and uses must be independently verified, Vacancy factors use only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is depend upon these estimates and assumptions made above ,as well as the investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. **THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, AND ALL OTHER INFORMATION HEREIN**



Rooms: 98
Price: \$15,000,000.00 (Deed Only)

Description: Lower East side Orchard Street, 98 Key Hotel Under-Construction 1/2 completed.

Need additional \$7,000,000 to complete

-The deal now is to satisfy Seller and the buyer gets the deed and property "as is":

-\$100K soft down-payment at contract

-There is a \$15MM offer on the table.

-After the deed/property acquisition, the buyer/new owner WILL finish the hotel himself.

Buyer will need to match or counter the 15MM offer.

I can arrange a sit-down with seller. 24 hr notice. Best time after 11am. LOI required. Address LOI to my attention. Include buyer will pay 1.5% buyer broker commission.

Additional information Furnished Upon Written LOI and POF

To receive the complete details on this property, kindly submit Letter of Intent and Proof of Funds to the following:

United Victor Realty

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Email: Jack.elmann@gmail.com **Best way to contact**

Mr. Jack Elmann

United Victor Realty,

2248 East 12th Street

Brooklyn, NY 11229

REF: *LOWER EAST SIDE ORCHARD STREET, 98 KEY HOTEL UNDER-CONSTRUCTION ½ COMPLETED.*

Kindly submit your request via Fax# (718) 375-0843 or via email to: jack.elmann@gmail.com

The Seller will release full details including hotel Financials within 72-Hours.

Best regards.

***** Note: *** Click on the link below for NCND and Buyer registration.**

Buyer Reg

[NCND UVR Apndx A Buyer 1.5.doc](#)

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