

# United Victor Realty, LLC <sup>'UVR'</sup>

## PRIME MIDTOWN WEST

### Assemblage Consisting Of Seven Properties

**INN West 42<sup>nd</sup> Street New York NY**

**Asking Price \$80Mil+3% Com**

#### **Times Square Area Hotel Development site**

This development site has an approved plan for approximate 40-story, 220,000 gross square foot hotel consisting of approx 439 luxury guestrooms and about 39 extended stay apartments including a restaurant, indoor meeting space, outdoor lounge and meeting space, fitness lounge, pool, lobby bar/sky bar lounge and 27,274 square feet of ground floor, second story and lower level retail space located on 42nd Street near Time square Area. The luxury concept is affordable and luxurious,

42nd Street is irreplaceable portion of real estate. The property has about 237 feet of frontage along 42nd. The Port Authority corridor continues with a new construction planned or recently built within a one avenue radius.



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Lot Area: 14,193 Sq.F.  
Zoning: C6-4  
FAR: 10  
FAR: 12 with inclusionary  
Housing

# Proposed Schematic Design

site area	FAR	total zoning FA allowed		gross sf target (MEP% add)			
14,193	12	170,316		194,936			
floor	program	gross sf	deduction	MEP %	hotel units	residential	
subcellar	mechanical	3,726					
	hotel BOH	10,467					
cellar	mechanical	1,210					
	retail	12,983					
1	retail	10,100	505	5.0%			
	loading dock	2,040	1,580	77.5%			
	hotel lobby & core	1,590	80	5.0%			
1M*	stair transfer mezzanine	1,650	1,650	100.0%			
2	retail	12,550	628	5.0%			
	hotel core	500	25	5.0%			
3	hotel lobby	11,800	590	5.0%			
3M*	mech. mezzanine / stair transfer	3,710	3,710	100.0%			
4	hotel rooms	3,653	233	6.0%	14		
5	hotel rooms	4,499	265	5.9%	18		
6	hotel rooms	4,499	265	5.9%	18		
7	hotel rooms	4,499	265	5.9%	18		
8	hotel rooms	4,499	265	5.9%	18		
9	hotel rooms	4,499	265	5.9%	18		
10	hotel rooms	4,499	265	5.9%	18		
11	hotel rooms	4,499	265	5.9%	18		
12	hotel rooms	4,499	265	5.9%	18		
13	hotel rooms	4,499	265	5.9%	18		
14	hotel rooms	4,499	265	5.9%	18		
15	hotel rooms	4,499	265	5.9%	18		
16	hotel rooms	4,499	265	5.9%	18		
17	hotel rooms	4,499	265	5.9%	18		
18	hotel rooms	4,499	265	5.9%	18		
19	hotel rooms	4,499	265	5.9%	18		
20	hotel rooms	4,499	265	5.9%	18		
21	hotel rooms	4,499	265	5.9%	18		
22	hotel rooms	4,499	265	5.9%	18		
23	hotel rooms	4,499	265	5.9%	18		
24	hotel rooms	4,499	265	5.9%	18		
25	hotel rooms	4,499	265	5.9%	18		
26	hotel rooms	4,499	265	5.9%	18		
27	hotel rooms	4,499	265	5.9%	18		
28*	mechanical / stair transfer	4,413	4,413	100.0%			
29	sky bar / pool / gym	4,500	225	5.0%			
29A1	sky bar services	1,150	58	5.0%			
29A1*	stair transfer mezzanine	375	375	100.0%			
30	residential	4,416	210	4.8%		6	
31	residential	4,416	210	4.8%		6	
32	residential	4,416	210	4.8%		6	
33	residential	4,416	210	4.8%		6	
34	residential	4,416	210	4.8%		6	
35	residential	4,416	210	4.8%		6	
36	residential	3,215	144	4.5%		2	
37*	mechanical	2,000	2,000	100.0%			
38*	roof - EMR	1,050	1,050	100.0%			
total above grade sf		194,469	24,620		428	98	
total sf of project		222,855					
sf balance		-467					

site	FAR
site	10
inclusionary housing	2
total	12

total retail sf	35,633
total micro luxury hotel sf	144,310
total residential sf	29,711

loading docks required	2
ground floor pedestrian circulation space required sf	487
ADA hotel rooms required	22

micro luxury room mix	
bunk beds - 31%	136
queen beds - 69%	292

hotel room mix expanded	
Type 1 (7'x15'): bunk (104nsf)	96
Type 2 (7'x15'): bunk + terrace (104nsf)	40
Type 3 (7'x15'): queen (104nsf)	107
Type 4 (7'x18'): queen (126nsf)	45
Type 5 (8'x15'): queen (120nsf)	61
Type 6 (8'x15'): queen + terrace (120nsf)	15
Type 7 (8'x18'): queen (144nsf)	16
Type 8 (9'x15'): queen (135nsf)	32
Type 9 (9'x20'): queen (180nsf)	8
Type 10 (9'x15'): queen + terrace (135nsf)	8

extended stay mix expanded	
Type 11: queen (290nsf)	6
Type 12: queen (375nsf)	18
Type 13: queen (580nsf)	12
Type 14: king + terrace (820nsf)	1
Type 15: king + terrace (990nsf)	1

IN ANTICIPATION OF DOB RECON - 100% FLOOR AREA HAS BEEN DEDUCTED

# Lobby Renderings

24-Hour Doorman, Concierge, Package Service, Wi-Fi access



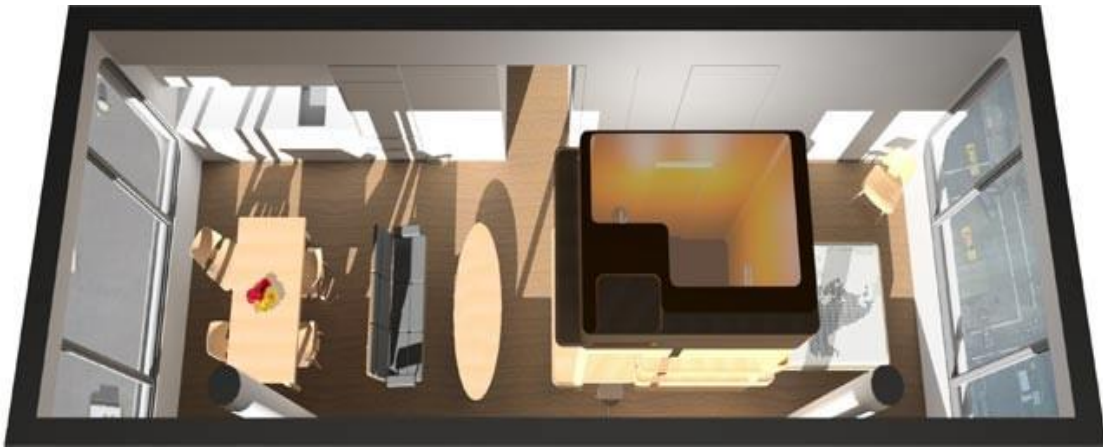
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## Rooms With HD/Wi-Fi Renderings

Complimentary wireless high speed internet, 32" flat screen TVs in each room, iPod docking stations with speakers, Individual climate control



## The Sky Bar Renderings

Rooftop terrace, Lounge, Sun pool, Cabana, Fully appointed wet bar



## The Sky Bar Renderings



## The Sky Bar Renderings



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

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Mr. Jack Elmann  
United Victor Realty,  
2248 East 12<sup>th</sup> Street  
Brooklyn, NY 11229

REF: Prime Time square area Development site (\$80Mil + 3% Buyer's Com)

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

The Seller will release full details including Financials .

Best regards.

Jack Elmann

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