

## Sohotel - A hotel with great improvement potential.

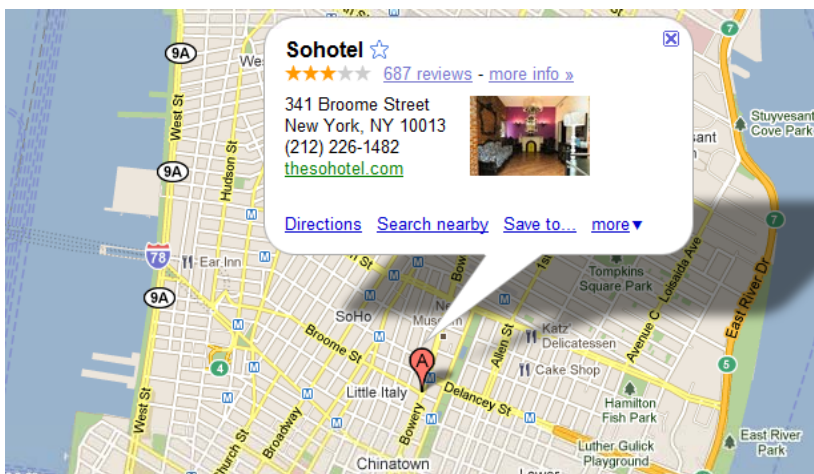
### Sohotel



### Quick Facts:

Asking price: \$54M  
Current use: Hotel  
Built: 1820  
No. of rooms: 106  
Above grade SF: 42,000 SF  
Additional buildable SF: 36,000 SF  
Approximate current revenues: \$6.3M  
Approximate current costs: \$3M

### Location



### Opportunities

- Expanding tourist area
- Independent hotel with option to join big name hotel chain
- Future 36,000 SF expansion opportunity for the hotel or as an additional condo / condo-hotel conversion

## 5-9 Orchard St – Opportunity to implement 130 unit hotel.

### 5-9 Orchard St



### Quick Facts:

Asking price: \$40M  
Current use: Retail /Vacant  
Built: 1911  
No. of rooms: Plans in place for 130 suites  
Above grade SF: 60,000 SF  
Additional buildable SF: 0 SF  
Approximate current revenues: N/A  
Approximate current costs: N/A

### Location



### Opportunities

- Expanding tourist area
- Busy high-end shopping area
- Competitive asking price
- Tallest building in the area
- Potential for independent hotel or option to join big name hotel chain

## Four Points by Sheraton, Chelsea – Turnkey hotel in exclusive neighborhood.

### Four Points by Sheraton, W 25<sup>th</sup> St



### Quick Facts:

Asking price: \$78M  
Current use: Hotel  
Built: 2003  
No. of rooms: 158  
Above grade SF: 31,000 SF  
Additional buildable SF: 0 SF  
Approximate current revenues: \$7M  
Approximate current costs: \$4M

### Location



### Opportunities

- Expanding tourist and nightlife area
- Busy area with few hotels
- Turnkey hotel with option to switch brand within Sheraton
- Option to continue existing financing of \$40M leaving \$38M for cash investment
- Potential for value increase if upgraded to another hotel brand