



Branch of activity
USA CAPITAL EURO LLC

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NY, Garment District:
Building sq.Ft: 302,546
- 14-Story Hotel
- Retail Center 14,000 sq.ft
- Parking Garage 35,000 sq.ft
Located in the Prime Area

1. The level of required investment:
- Purchase price: \$ 182, 000, 000
- Renovations: \$ 60, 000, 000
3. Value shall be above: \$ 520, 000, 000

Details on the building

Please see Building description :

Zoning M1-6/GC

Lot : 97 X 176

Ground floor Commercial Rented now : 5,600 sq.ft,

Plus mezzanine 8,400 sq.ft and trilevel

Parking Garge :35,000 sq.ft for 179 cars (all Rented).

Total rentable space will be : 49,050.

Upon conversion each Tenant will pay their own expences*

Gross Rental income with additions* will be: \$4,625,623

Net Income will be: \$3,663,498

Hotel will operate from 2nd floor up & Building

Hotel will be 600 Keys

Upon stabilization Value at \$750K per key is \$450mil

plus Rental Income (\$4.625M X15)= \$69mil.

Value shall be above \$520mil.

As per Sponsor:

- We are all in for 600 keys,
- 3 restaurants, ground floor retail, rooftop pool / lounge
- underground parking garage



Subsidiaries

For more information contact MGRM, mr. Gil Vladimir

USA CAPITAL EURO LLC ®/ Invest, Expo, Broker, Lawyers, Sales

Any information given herewith is obtained from Owner/Dealer or sources we consider reliable.

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