BANKRUPTCY SALE
343 WEST 47TH STREET, MANHATTAN, NY

MID-CONSTRUCTION CONDO BUILDING
Prime Hell’s Kitchen Location Between 8th and 9th Avenues
5 Minute Walk to Times Square
PROPERTY DETAILS

343 West 47th Street, New York, NY 10036

<table>
<thead>
<tr>
<th>Borough</th>
<th>Manhattan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood</td>
<td>Hell’s Kitchen</td>
</tr>
<tr>
<td>Block / Lot</td>
<td>1038 / 11</td>
</tr>
<tr>
<td>Zoning</td>
<td>R8</td>
</tr>
<tr>
<td>Planned Stories</td>
<td>6</td>
</tr>
<tr>
<td>Elevator</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Area</td>
<td>5,272 SF</td>
</tr>
<tr>
<td>Lot Dimension</td>
<td>25 ft x 100 ft</td>
</tr>
<tr>
<td>Frontage</td>
<td>25 Feet</td>
</tr>
<tr>
<td>FAR</td>
<td>6.02</td>
</tr>
<tr>
<td>Gross Building Area</td>
<td>9,800 SF</td>
</tr>
<tr>
<td>Planned Residential Units</td>
<td>6</td>
</tr>
<tr>
<td>Year Built</td>
<td>1920</td>
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</tbody>
</table>

PROPERTY SNAPSHOT

• Mid-construction 9,800 SF multifamily development on a 2,526± SF lot
• 25 feet of frontage along West 47th Street
• Proposed 6-story, elevator building with 6 residential units
• Plans consist of four 2 bed/2 bath residential units, a 2 bed/2 bath penthouse with a private rooftop area, and a ground floor 2 bed/2 bath duplex
• Two blocks to Times Square and the Theater District
• Four blocks to the 50th St (and 8th Ave) Station (A, C, E) and five blocks to the 50th St (and Broadway) Station (1, 2) and five blocks to the 49th Street Station (N, Q, R, W)

SEEKING SALE, REFINANCE, OR JOINT VENTURE

BUDGET AND FINANCIALS AVAILABLE UPON REQUEST
PROPOSED SUBJECT UNIT MIX

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Average Unit Size (SF)</th>
<th>Average Room Size</th>
<th>Average Rooms/Unit</th>
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</thead>
<tbody>
<tr>
<td>2-BR</td>
<td>4</td>
<td>1,350</td>
<td>338 SF</td>
<td>4.0</td>
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<tr>
<td>2-BR Penthouse</td>
<td>1</td>
<td>1,350</td>
<td>270 SF</td>
<td>5.0</td>
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<tr>
<td>2-BR Duplex</td>
<td>1</td>
<td>2,150</td>
<td>358 SF</td>
<td>6.0</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>6</strong></td>
<td><strong>9,800 SF</strong></td>
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</table>
PROPOSED FLOOR PLANS
AREA PROFILE - HELL'S KITCHEN

Hell’s Kitchen, historically defined as stretching from Eighth Avenue to the Hudson River and roughly from 34th to 59th Streets, has been undergoing rapid gentrification in recent years. New buildings are going up, and older ones are being converted to high-end residences. The development of Hudson Yards and the High Line just to its south and the addition of the Time Warner Center on its northeast border have spurred growth.

The area is also increasingly gaining a reputation as a popular dining neighborhood. Ninth Avenue is known for its rows of ethnic restaurants across a variety of cuisines. In Hell’s Kitchen, being so close to water provides a convenient escape to beautiful scenery. Traveling down the piers and docks of the Hudson River offers impressive views of the skyline. Residents also enjoy a beautiful park along the West Side Highway, complete with paths and grassy knolls.

IN THE NEIGHBORHOOD

- Kochi
- Mari
- Marseille
- Three Roosters
- Lumlum
- Rice X Beans
- Sushi of Gari 46

NEED TO KNOW

Commute Times

- 15 minute walk to Bryant Park
- 15 minute walk to Penn Station
- 20 minute walk to Columbus Circle
- 20 minute walk to Grand Central
- 30 minute drive to Wall Street
- 30 minute drive to Newark International Airport
Restaurants & Bars
1. Mom’s Kitchen and Bar
2. LumLum
3. Amarone Scarlattto
4. Amy’s Bread
5. Bird & Branch
6. Restaurant Row
7. Marseille
8. Shake Shack
9. Carmine’s Italian
10. The Blue Dog
11. Ippudo Westside
12. Los Tacos No.1
13. The Marshal

Theaters
1. Shubert Theatre
2. Majestic Theatre
3. Music Box Theatre
4. Gershwin Theatre
5. Neil Simon Theatre
6. Minskoff Theatre

Hotels & Landmarks
1. Citizen M
2. W New York
3. Marriott Marquis
4. Hotel Riu Plaza
5. Intrepid Sea, Air & Space Museum
6. Times Square

Parks & Recreation
1. DeWitt Clinton Park
2. Equinox West 50th
3. Orangetheory Fitness
4. Hell’s Kitchen Park
5. Ramon Aponte Playground
6. McCaffrey Playground
7. Pier 84 at Hudson River Park
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