



100 ORCHARD STREET | THE BLUE MOON HOTEL

Boutique Hotel with Apartment Style Suites, LES

14,367 SF
GROSS SF

22
KEYS

\$1,068,182
PRICE/KEY

\$960,000
NOI

PROPERTY INFORMATION

ADDRESS	100 Orchard Street, New York, NY 10002		
LOCATION	Between Delancey Street and Broome Street		
BOROUGH	Manhattan	BLOCK/LOT	409/7501
LOT SIZE	26' x 88'	LOT SF	2,303 SF
BUILDING SIZE	26.17' x 88.15'	BUILDING SF	14,367 SF
ZONING	C6-2A		
FAR AS BUILT	6.24	MAX FAR	6.02
ROOMS	22 oversized guest rooms including luxurious penthouse suites with exiting views of Manhattan. Ground floor is an open lobby with a lounge area and fully usable lower level.		

DESCRIPTION

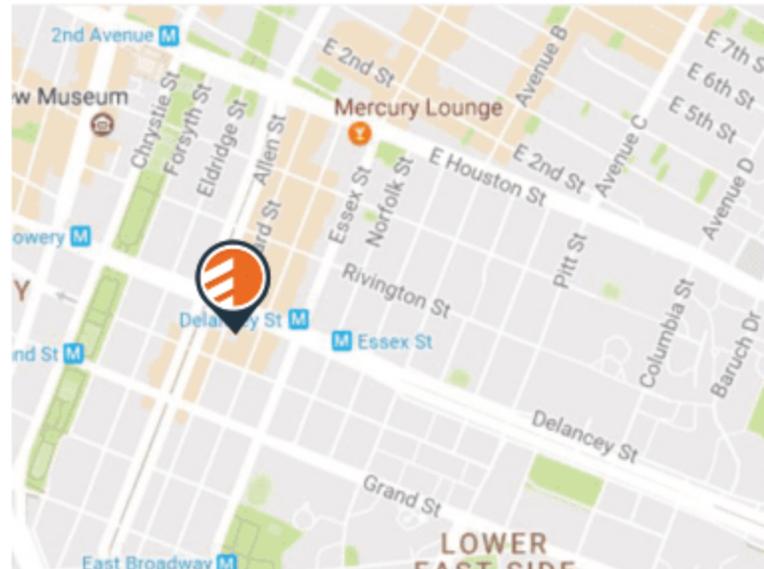
The property, also known as the Blue Moon Hotel, incorporates 22 oversized luxurious lodging accommodations and suites that are fittingly named after legends of the 1920's and 30's. Accommodations range in size from 320 to 750 square feet with soaring ceilings and comfortable living spaces, many including balconies with spectacular views. This award-winning NYC boutique hotel has been lovingly restored by its owner, a Manhattan artist-as-architect.

As the recipient of several prestigious awards and honors, the Blue Moon Hotel strives to provide guests with an experience unlike any other. Historically preserved and expertly designed, the Blue Moon Hotel in Manhattan provides a warm and inviting atmosphere among the aesthetic elegance of its era, enhanced to exceed guest expectations.

FINANCIAL INFORMATION

	ACTUAL
NOI	\$960,000
CAP RATE	4.09%
GRM	24.48x
PRICE/SF	\$1,636
PRICE/KEY	\$1,068,182

NOTES More information available upon request. Submit all offers.



ASKING PRICE: \$23,500,000



355 Lexington Avenue | New York, NY 10017 | 212.499.7700 | [REDACTED]

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms, and withdrawal without prior notice at any time.

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100 ORCHARD STREET | THE BLUE MOON HOTEL

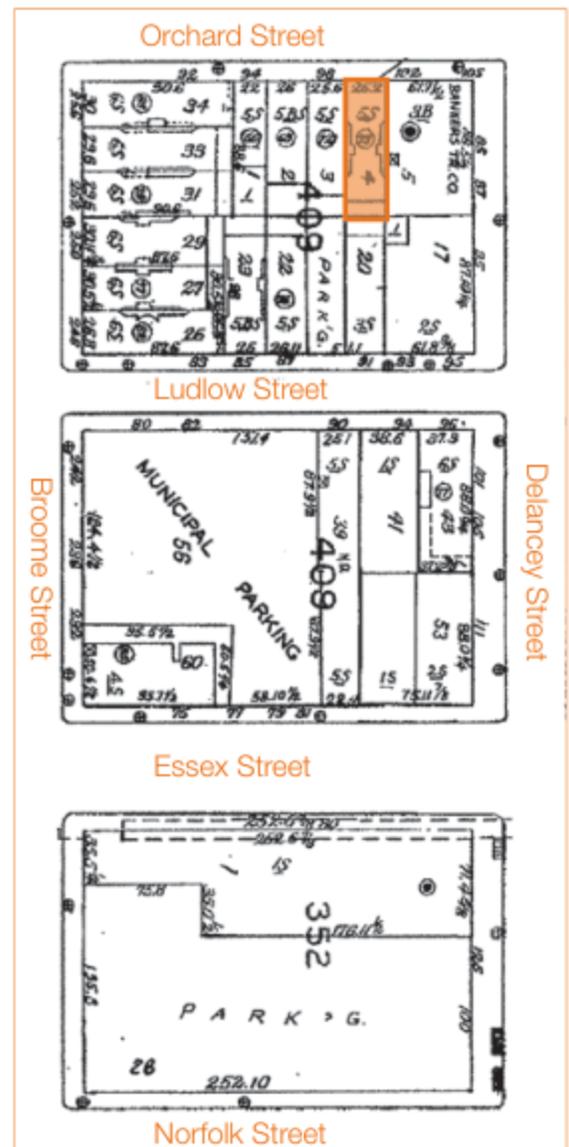
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TENANT LEASE INFORMATION

TENANT	The Blue Moon Hotel
LEASE TYPE	NNN
LEASE COMMENCEMENT	May 1, 2015
LEASE TERM	20 Years
LEASE EXPIRATION	April 30, 2035
OPTIONS	N/A

RENT SCHEDULE

LEASE START	LEASE END	MONTHLY RENT	ANNUAL RENT
8/1/2015	10/31/2015	\$65,000	\$780,000
11/1/2015	12/31/2015	\$72,000	\$864,000
1/1/2016	4/30/2016	\$72,000	\$864,000
5/1/2016	4/30/2019	\$80,000	\$960,000
5/1/2019	4/30/2021	\$90,000	\$1,080,000
5/1/2021	4/30/2023	\$94,000	\$1,128,000
5/1/2023	4/30/2025	\$98,000	\$1,176,000
5/1/2025	4/30/2027	\$105,000	\$1,260,000
5/1/2027	4/30/2029	\$115,000	\$1,380,000
5/1/2029	4/30/2031	\$120,000	\$1,440,000
5/1/2031	4/30/2033	\$127,000	\$1,524,000
5/1/2033	4/30/2035	\$135,000	\$1,620,000



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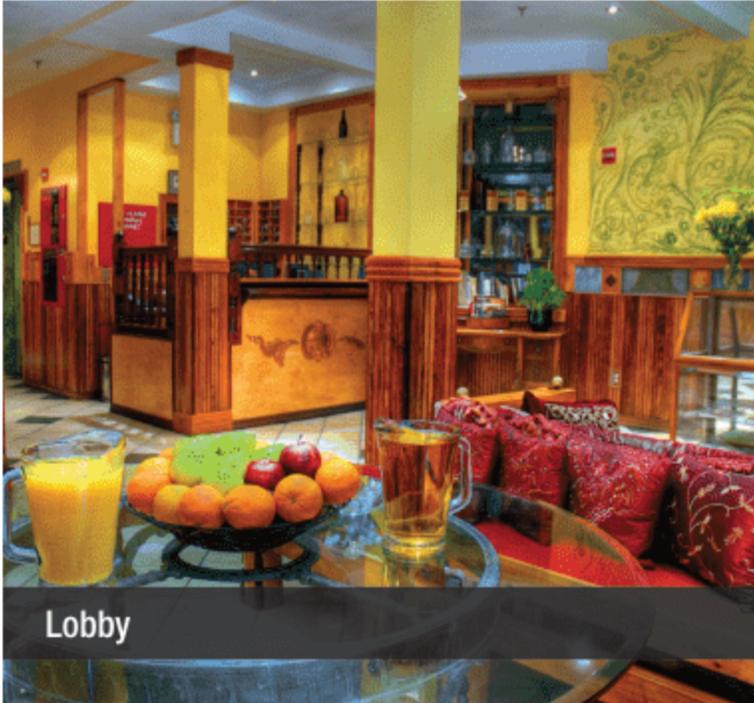
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100 ORCHARD STREET | THE BLUE MOON HOTEL

Boutique Hotel with Apartment Style Suites, LES



Lobby



Suite with balcony



Typical bathroom



Typical room

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