

Joint Venture Business Plan Executive Summary



Offering a joint venture to prospective investors to build a 14 story Hotel and a 7 story Mix-use building in the Business Improvement District of New Rochelle.

EXECUTIVE SUMMARY OVERVIEW

We are pleased to offer Joint Venture to develop a 14 story Hotel and 7 Story Mix use buildings. The development site is in the midst of huge commercial hub, in New Rochelle, NY.

PROPERTIES:

LOT 1:

1. 548 Main Street (6970 Sq. Ft.)

LOT 2:

1. 15 Le Roy Place (4900 Sq. FT.) (Owned)

The above-mentioned Lots will be collectively known as **“Property”**.

The Property is primarily owned by **“Shylas Weight Watchers Delight Inc.”**, along with one other party.

LOCATION:

The Property is bordered by Main Street, South Division Street and by Leroy Place in New Rochelle.

The property is located in the prime Business Improvement District zone of New Rochelle, with RXR realty project across the street for two 28 story buildings.

Shopping centers, Home depot and Costco are within 0.5 miles from the Property. Montefiore hospital, Public library, restaurants, New Roc Cinemas, Gym, YMCA are within 0.2 miles radius.

LOCATION HIGHLIGHTS

- ✚ NEXT TO THE PROPERTY RXR IS BUILDING A 28 STORY BUILDING FOR WHICH THE GROUND BREAKING IS ALREADY IN PROGRESS.
- ✚ METRO NORTH TRAIN STATION JUST 2 BLOCKS AWAY, 30 MINS TO MANHATTAN.
- ✚ MONTEFIORE HOSPITAL, PUBLIC LIBRARY 0.2 MILES AWAY
- ✚ COSTCO, HOME DEPOT WITH IN 0.1 MILE
- ✚ GLENN ISLAND BEACH 1.5 MILES
- ✚ MONROE COLLEGE 0.1 MILES, IONA COLLEGE 1.5 MILES

PROPERTY PICTURES ARIAL

VIEW:

15 LEROY -548 MAIN STREET -548 MAIN STREET



VIEW FROM SOUTH DIVISION STREET AFTER COMPLETION OF THE PROJECT



VIEW FROM CHURCH STREET WITH SKYWAY TO PARKING LOT



Please check the video of the property on you tube. Link Below:

https://www.youtube.com/watch?v=3nYL_yOA-Ec&t=15s

Please refer the below links for additional information:

† www.101010nr.com

† <https://www.ideallynewrochelle.com/grow-here/development-map/>

† <https://www.lohud.com/story/news/local/westchester/newrochelle/2018/10/08/new-rochelle-rockwell-north-avenue-apartmentsshops/1511075002/>