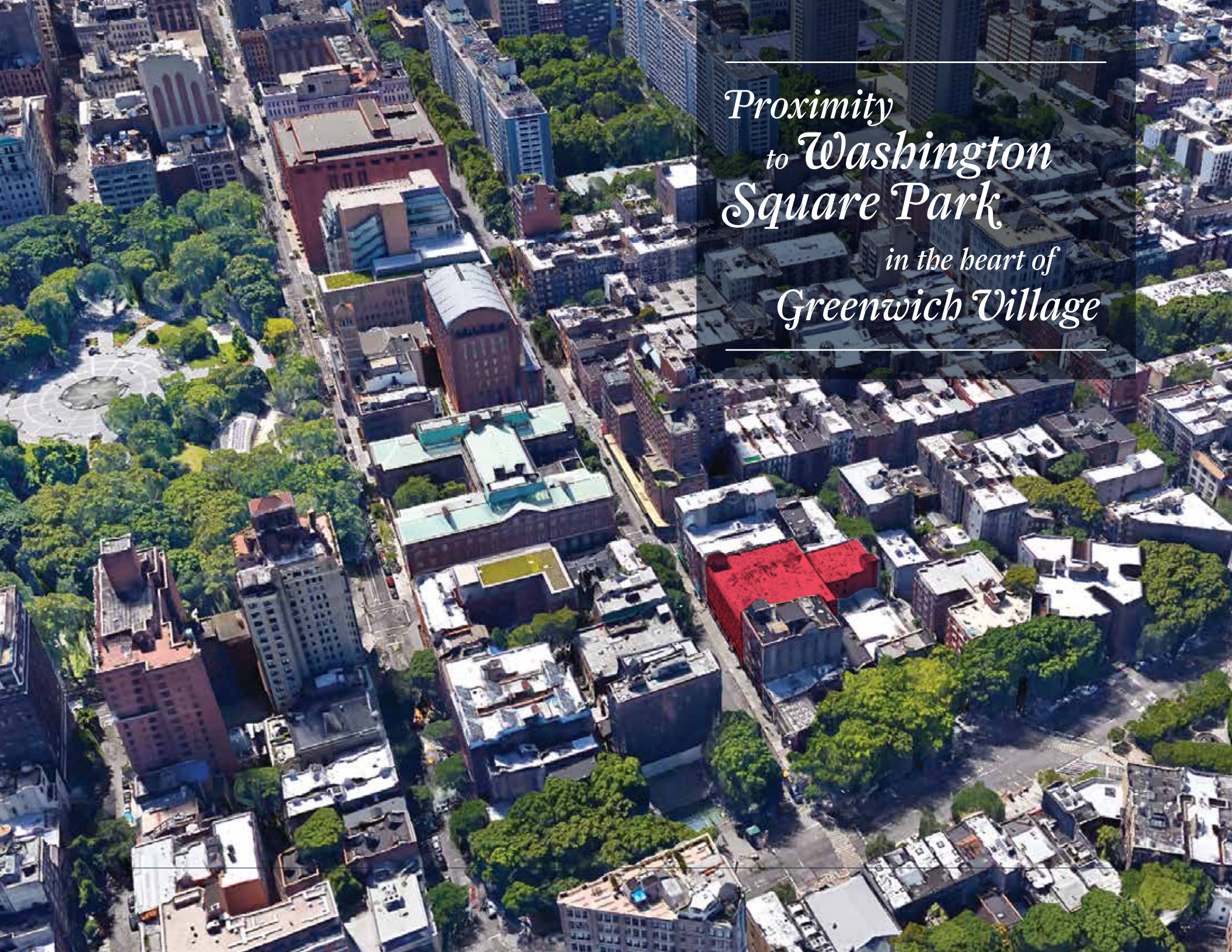


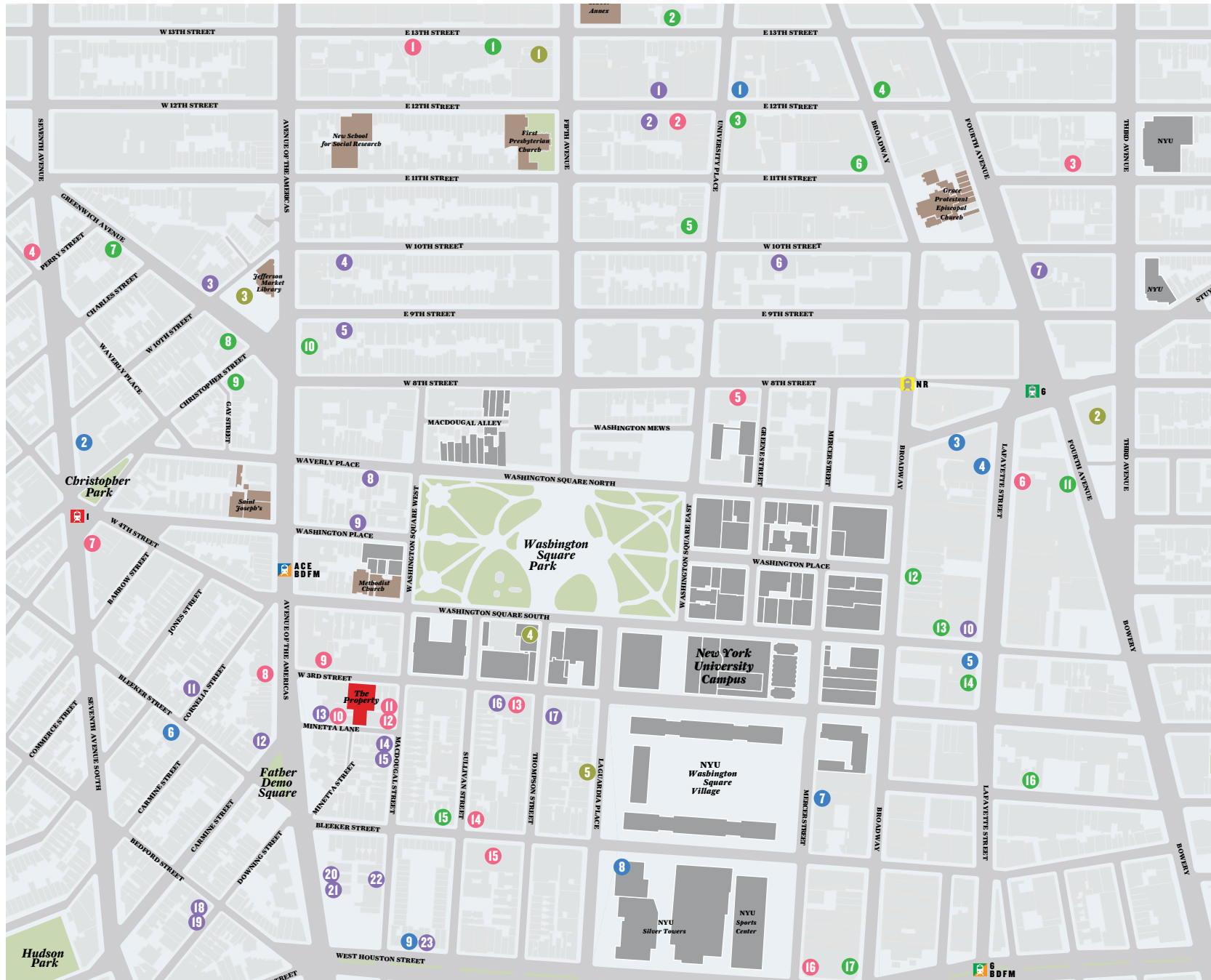
---

*Greenwich  
Village*  
*at West 3rd &  
Minetta Lane*

---

An aerial photograph of Greenwich Village in New York City. The image shows a dense grid of buildings, many with flat roofs and fire escapes. A prominent red building is highlighted in the lower right quadrant. To the left, a large green park area is visible, with a circular plaza in the foreground. The text 'Proximity to Washington Square Park in the heart of Greenwich Village' is overlaid in a white, cursive font on the right side of the image, framed by thin white lines.

*Proximity  
to Washington  
Square Park  
in the heart of  
Greenwich Village*



---

# REDEVELOPMENT SCENARIOS

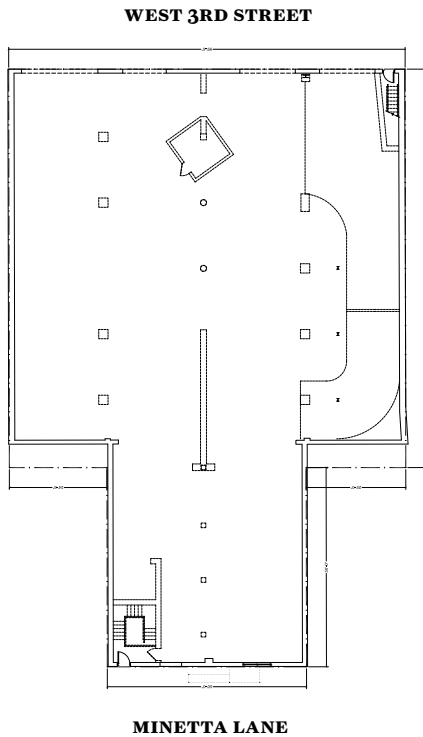
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# Existing Structure

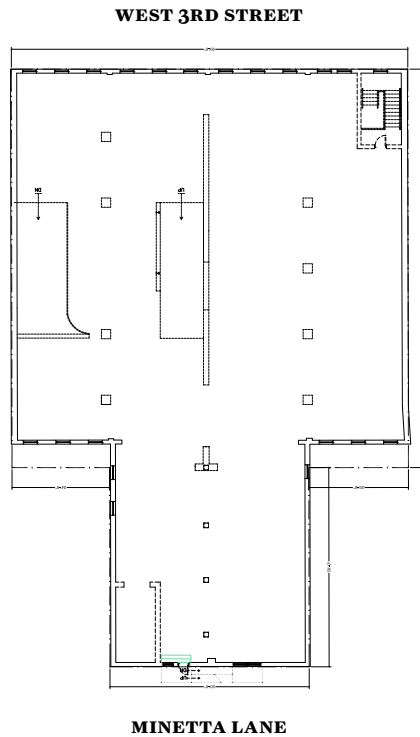
Currently a four-story parking garage with Cellar

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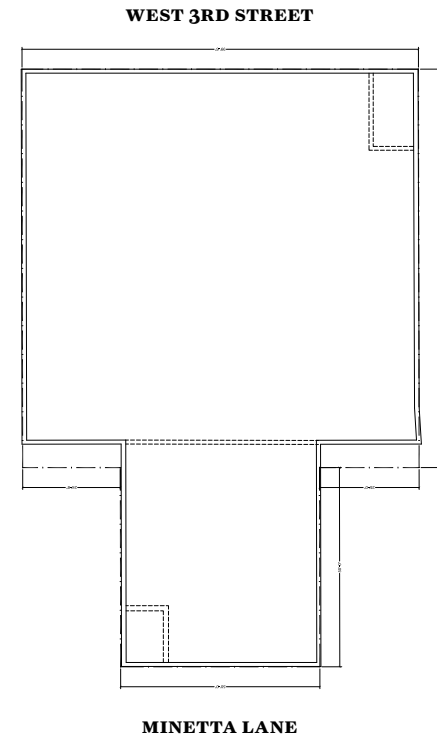
## Typical Floor Plan



GROUND FLOOR



TYPICAL ABOVE-GROUND  
FLOOR PLAN



ROOF

---

## Possible Property Redevelopment Scenarios

|                           | <i>Mixed Use</i> | <i>Residential</i> | <i>Hotel</i><br>(CENTER COURTS) | <i>Hotel</i><br>(SIDE COURTS) | <i>Community Facility</i> |
|---------------------------|------------------|--------------------|---------------------------------|-------------------------------|---------------------------|
|                           | CONCEPT 1        | CONCEPT 2          | CONCEPT 3                       |                               | CONCEPT 4                 |
| FLOOR                     | GROSS SF         | GROSS SF           | GROSS SF                        | GROSS SF                      | GROSS SF                  |
| 6 ADDITION                | 7,085            | 3,440              | 4,986                           | 3,440                         | 7,085                     |
| 5 ADDITION                | 7,085            | 4,511              | 4,986                           | 4,511                         | 7,085                     |
| 4                         | 12,174           | 9,725              | 11,000                          | 9,725                         | 12,174                    |
| 3                         | 12,174           | 9,875              | 11,000                          | 9,875                         | 12,174                    |
| 2                         | 12,174           | 10,025             | 11,000                          | 10,025                        | 12,174                    |
| 1                         | 12,174           | 12,174             | 12,174                          | 12,174                        | 12,174                    |
| <b>Total Above Grade</b>  | <b>62,866</b>    | <b>49,750</b>      | <b>55,146</b>                   | <b>49,750</b>                 | <b>62,866</b>             |
| Cellar                    | 12,174           | 12,174             | 12,174                          | 12,174                        | 12,174                    |
| <b>Total with Cellar</b>  | <b>75,040</b>    | <b>61,924</b>      | <b>67,320</b>                   | <b>61,924</b>                 | <b>75,040</b>             |
| Outdoor Terrace           | 5,000            | 8,000              | 7,400                           | 8,000                         | 5,000                     |
| <b>Total with Terrace</b> | <b>80,040</b>    | <b>69,924</b>      | <b>74,720</b>                   | <b>69,924</b>                 | <b>80,040</b>             |

# CONCEPT ONE

## MIXED USE

---

*Retail*  
*Sales Permitted*  
*on All*  
*Levels*

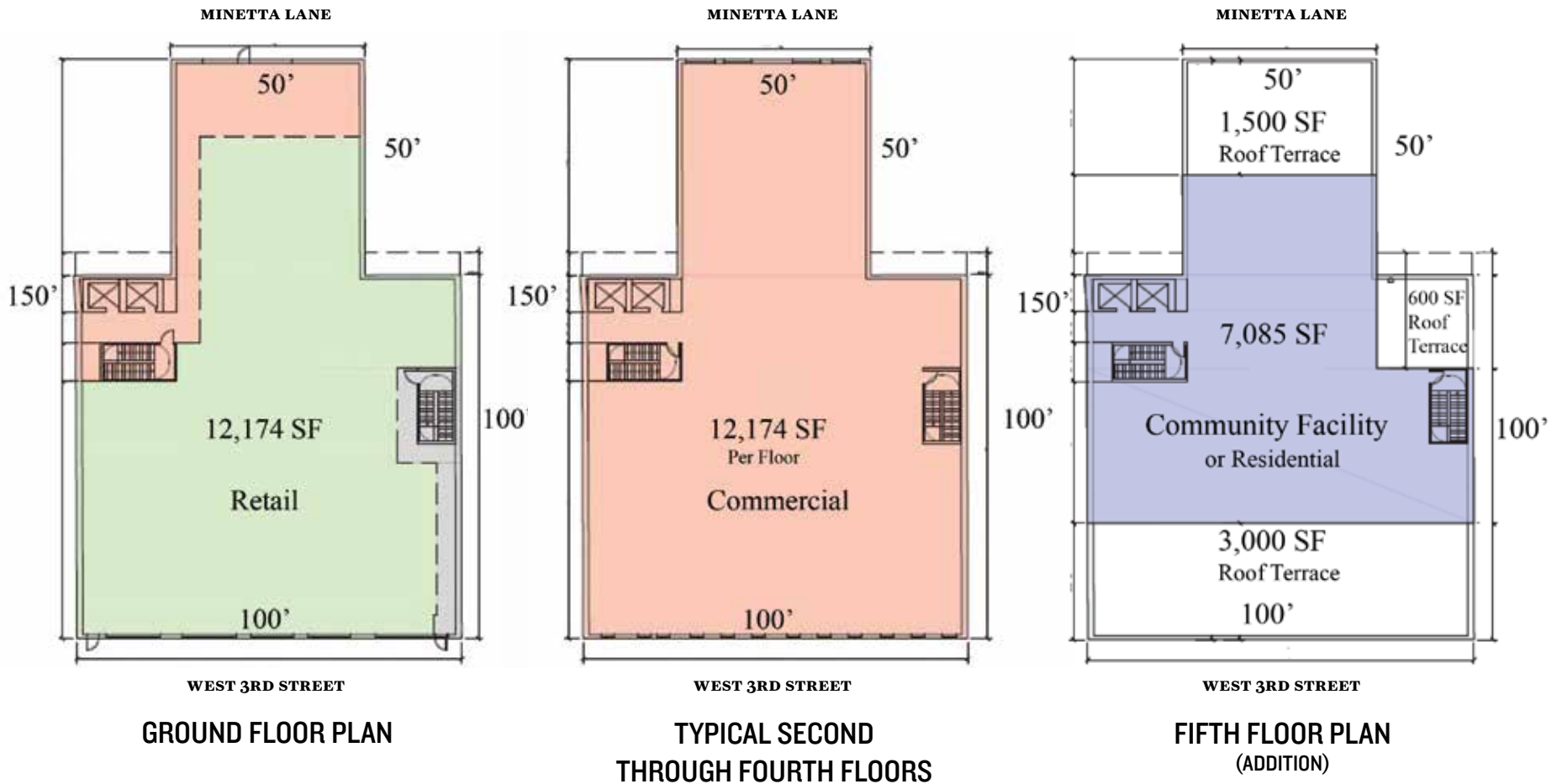
### MIXED USE

Few multistory buildings in New York permit retail sales on all levels; the Property offers this unique opportunity. The rooftop residential area can be integrated with this tenancy, and the interior of the building can be designed to emphasize the trendy appeal of the Village.

Alternately, commercial space can be created to provide an atmosphere far different from the partitioned, plastic office world of New York. Wood floors, brick walls, and columned interior: all could appeal to a company anxious to create a vibrant atmosphere of youthful vigor.

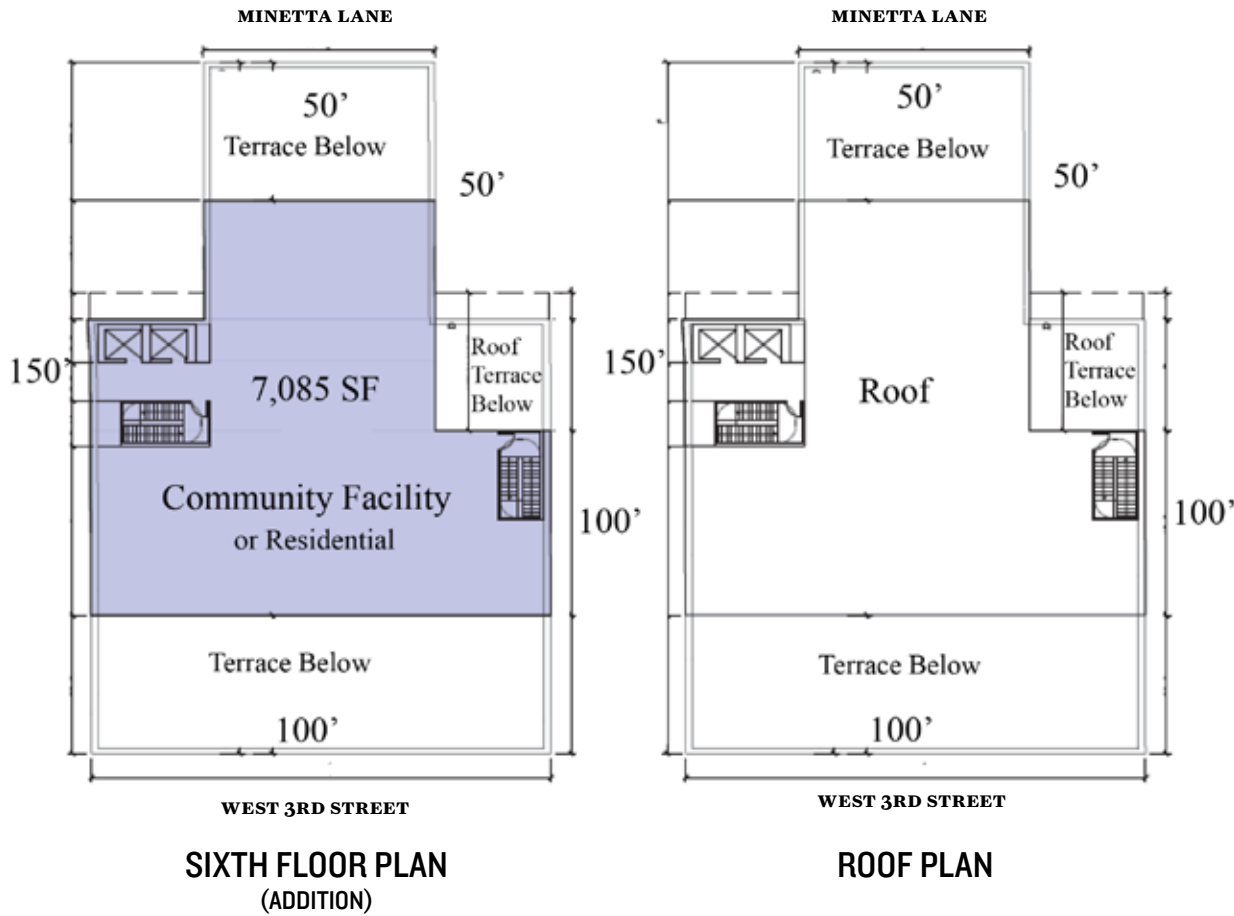
# Mixed Use

With Community Facility or Residential on Top Floors



Possible Redeveloped Configuration and Stacking Plan





| FLOOR                     | PROGRAMMING                 | GROSS         |
|---------------------------|-----------------------------|---------------|
| 6 ADDITION                | Resident. or Community Fac. | 7,085         |
| 5 ADDITION                | Resident. or Community Fac. | 7,085         |
| 4                         | Retail or Commercial        | 12,174        |
| 3                         | Retail or Commercial        | 12,174        |
| 2                         | Retail or Commercial        | 12,174        |
| 1                         | Retail                      | 12,174        |
| <b>Total Above Grade</b>  |                             | <b>62,866</b> |
| Cellar                    | Retail                      | 12,174        |
| <b>Total with Cellar</b>  |                             | <b>75,040</b> |
| Outdoor Terrace           |                             | 5,000         |
| <b>Total with Terrace</b> |                             | <b>80,040</b> |



# CONCEPT TWO

**RETAIL + RESIDENTIAL**

---

*Located in one of the*

*Strongest  
Residential  
Neighborhoods  
in Manhattan*

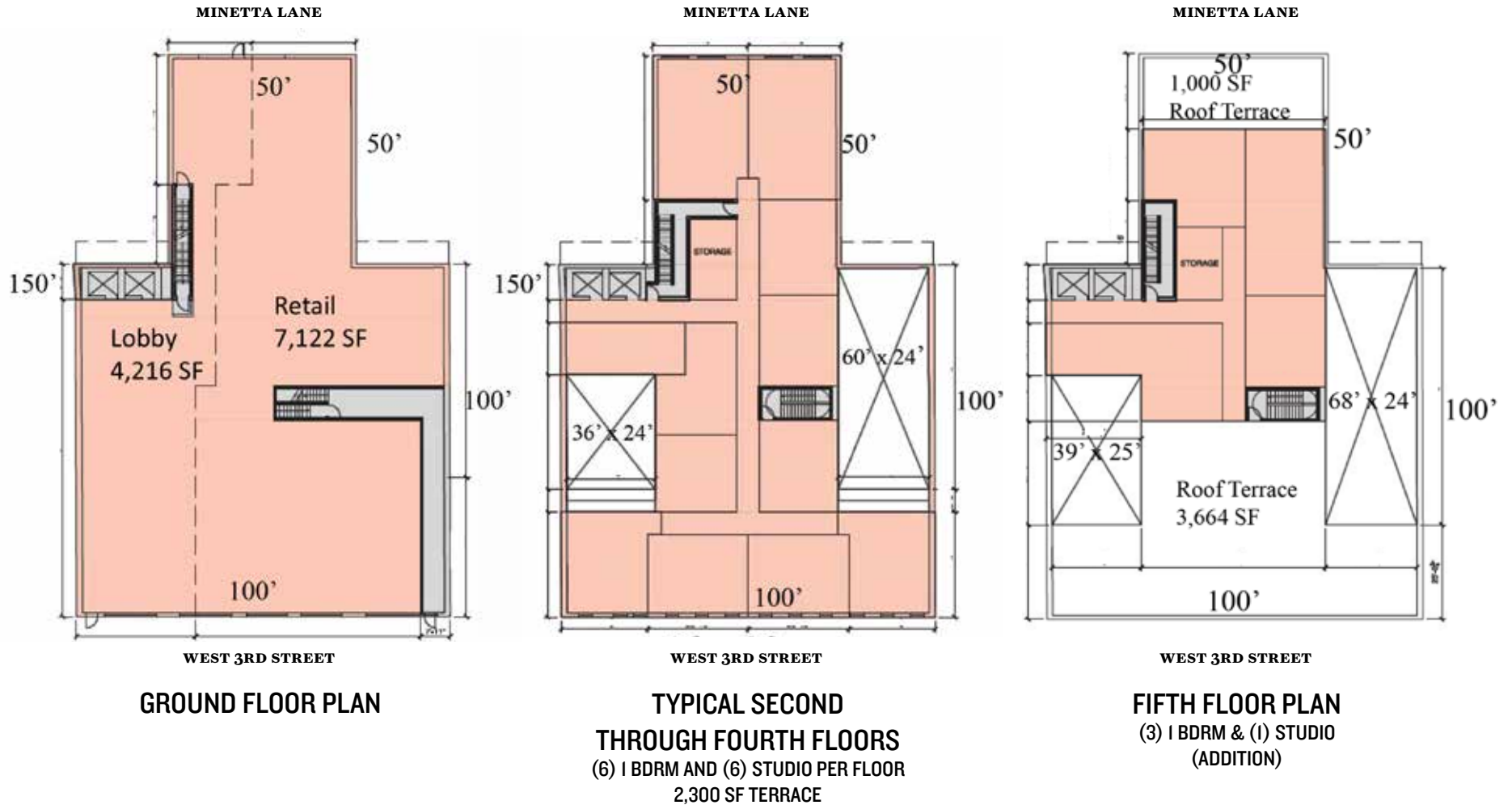
**RETAIL + RESIDENTIAL**

The Property is uniquely positioned to provide living spaces infused with the spirit and charm of Greenwich Village. Its neighborhood-like setting and immediate proximity to landmark cultural and entertainment venues make it a particularly attractive development opportunity.

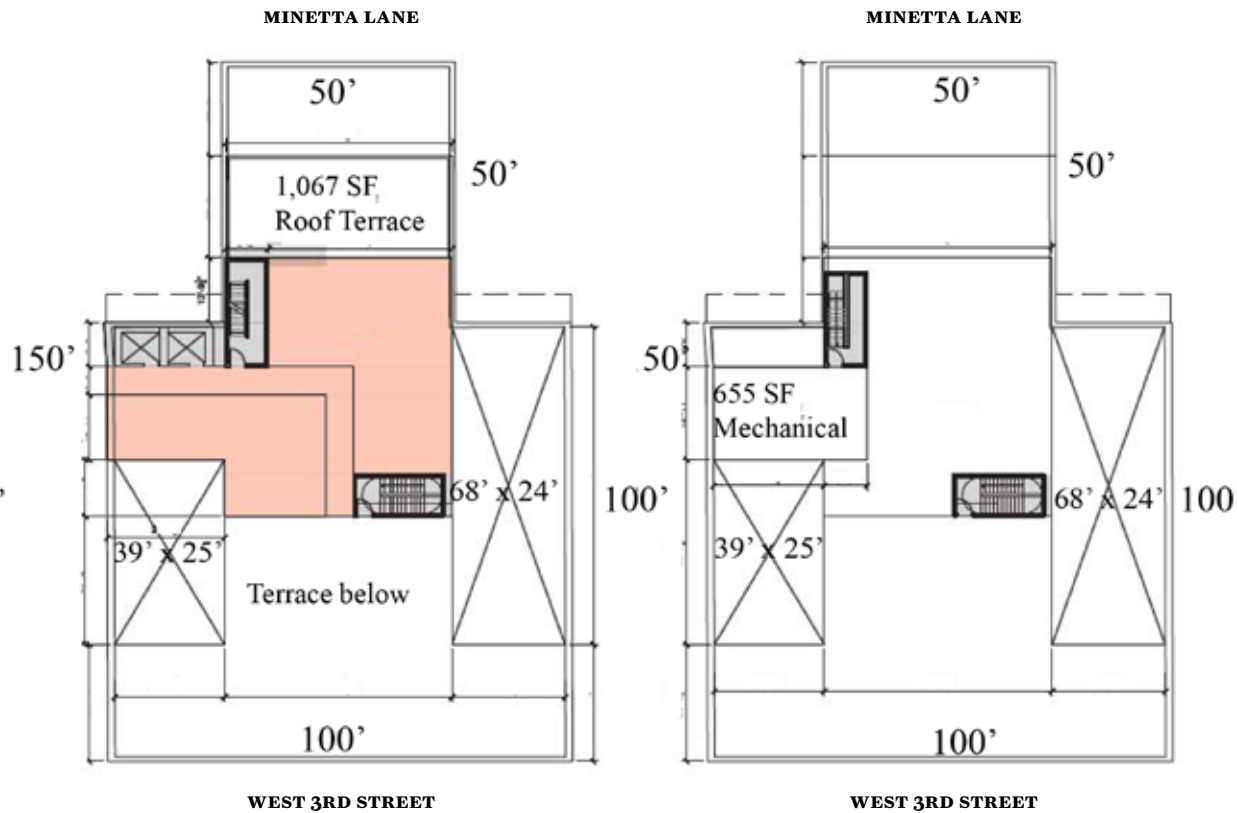
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# Retail & Residential

with Two Side Courts



*Possible Redeveloped Configuration and Stacking Plan*



**SIXTH FLOOR PLAN**  
(1) 1 BDRM & (1) 2 BDRM  
(ADDITION)

**ROOF PLAN**

| FLOOR                     | PROGRAMMING          | GROSS         |
|---------------------------|----------------------|---------------|
| 6 ADDITION                | Residential          | 3,440         |
| 5 ADDITION                | Residential          | 4,511         |
| 4                         | Residential          | 9,725         |
| 3                         | Residential          | 9,875         |
| 2                         | Residential          | 10,025        |
| 1                         | Retail / Residential | 12,174        |
| <b>Total Above Grade</b>  |                      | <b>49,750</b> |
| Cellar                    | Retail               | 12,174        |
| <b>Total with Cellar</b>  |                      | <b>61,924</b> |
| Outdoor Terrace           |                      | 8,000         |
| <b>Total with Terrace</b> |                      | <b>69,924</b> |





---

*Infused*  
*with the*  
*Spirit and*  
*Charm*  
*of*  
*Greenwich Village*

---



# CONCEPT THREE

## HOTEL + RESTAURANT

---

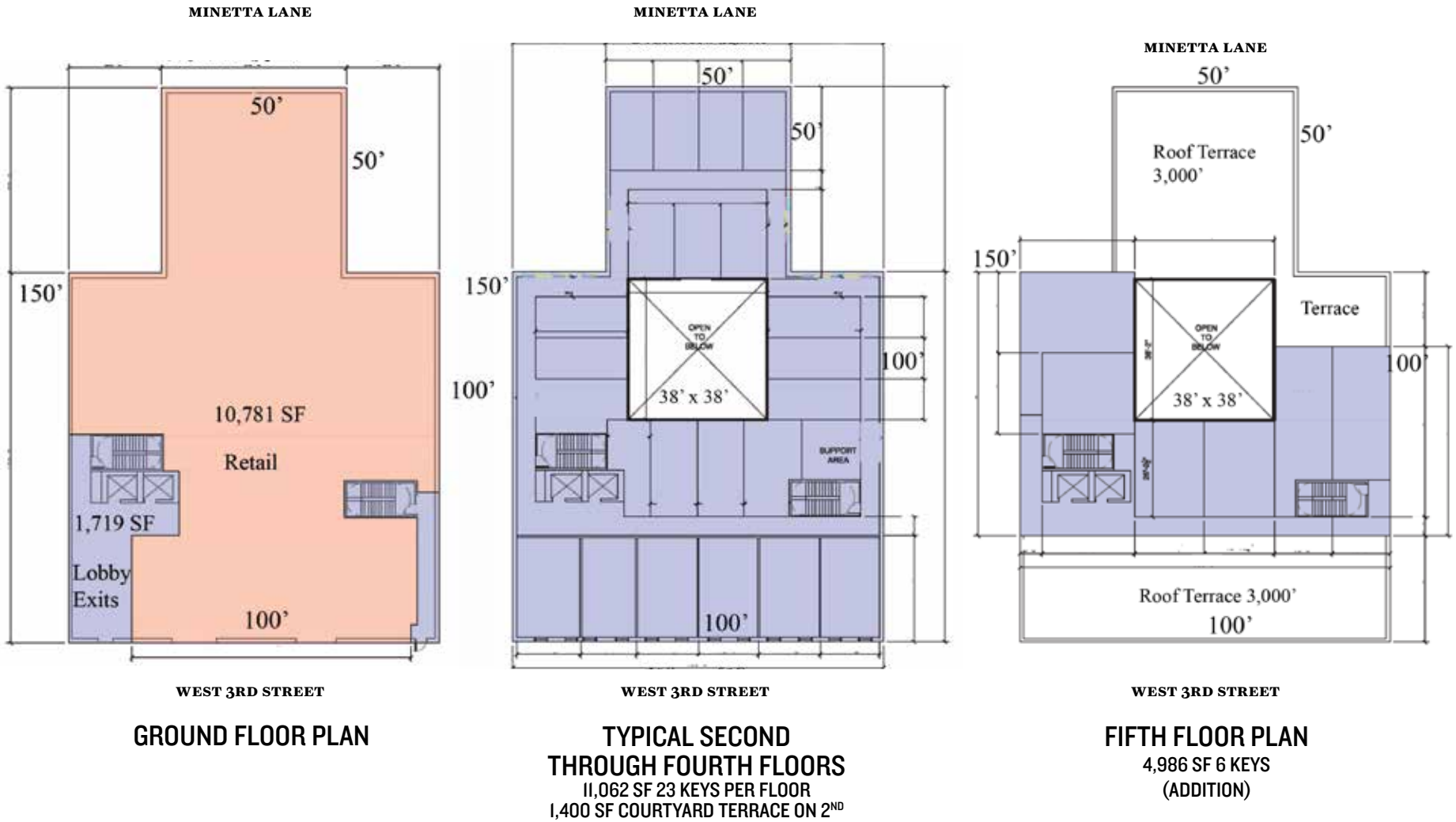
*There are Few  
Locations  
in the City  
more attractive to a  
Tourist than  
Greenwich  
Village.*

## HOTEL + RESTAURANT

The appeal of participating in Village life, with its myriad restaurant, music, and cultural attractions is overwhelming. The close proximity to half-a-dozen major educational institutions, housing tens of thousands of students, is an enormous source of patronage. The 10,000 square feet of long-term residential facilities on the rooftop levels can be a major income supplement. The architectural plans estimate a facility of a minimum of 71 rooms.

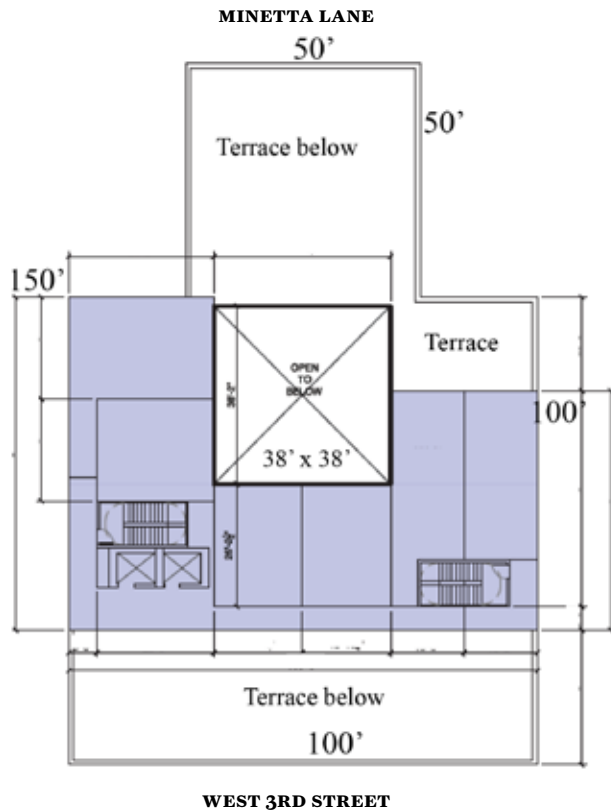
# Hotel + Restaurant

with Center Court



*Possible Redeveloped Configuration and Stacking Plan*



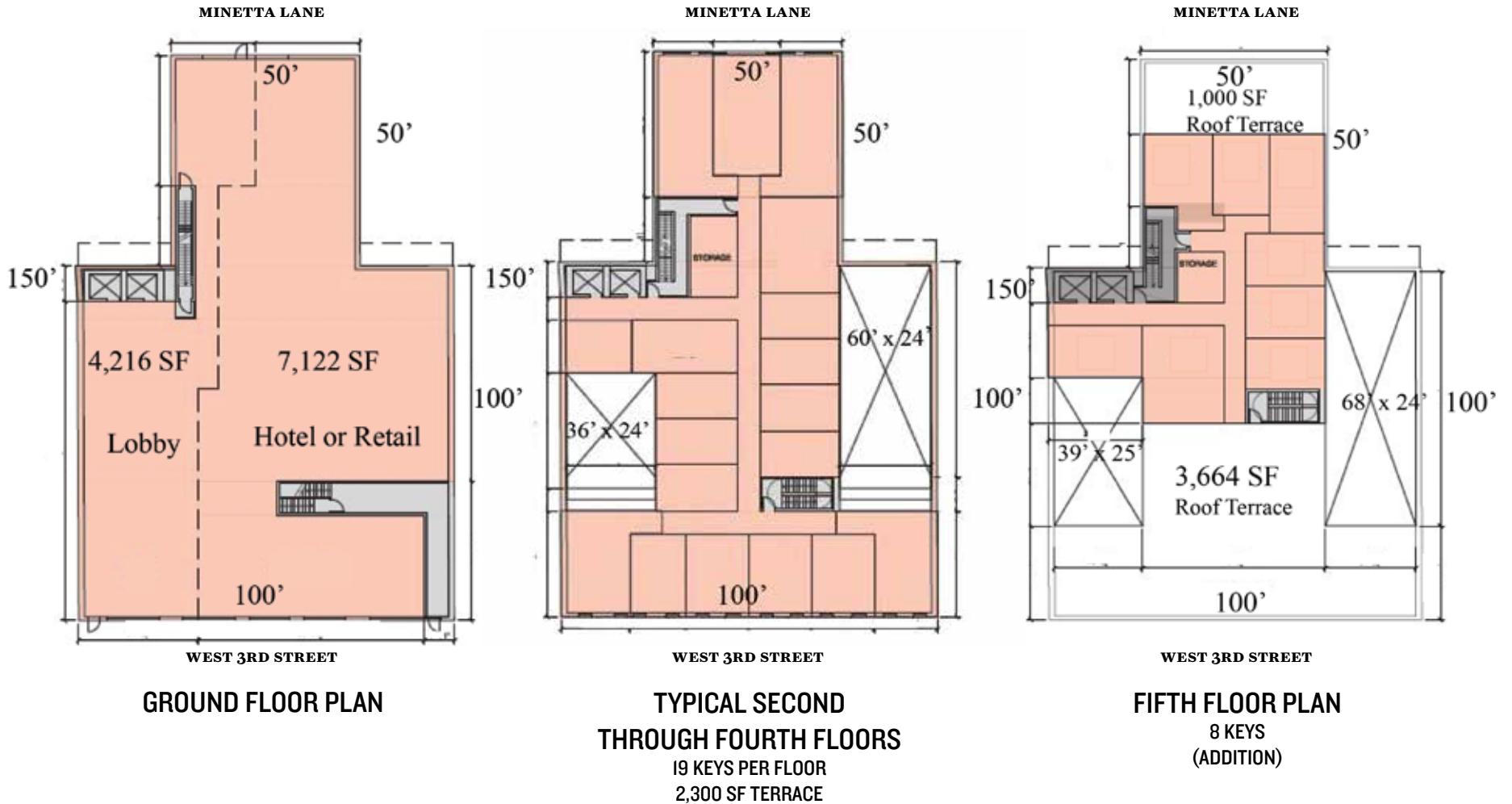


**SIXTH FLOOR PLAN**  
4,986 SF 6 KEYS  
(ADDITION)

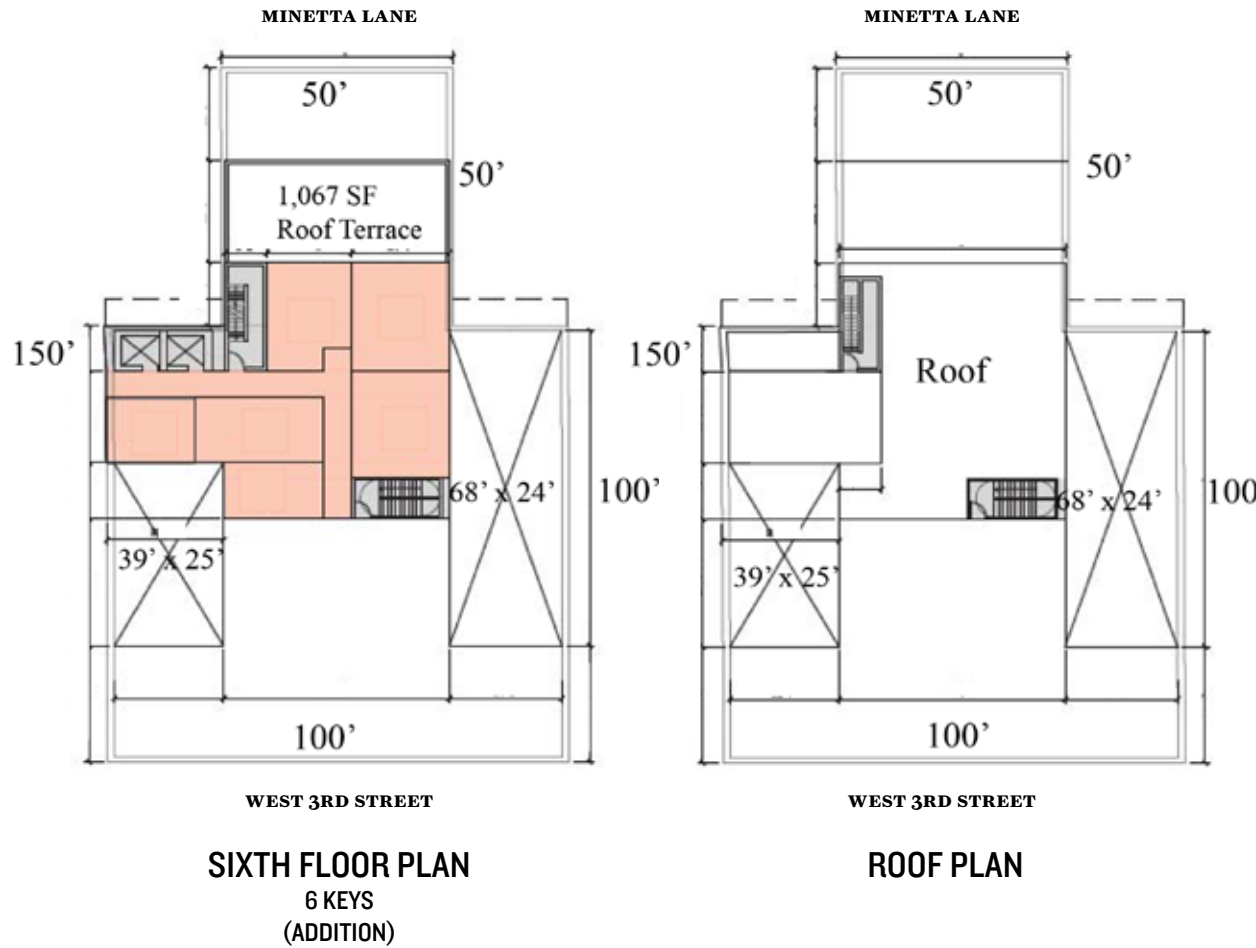
| FLOOR                     | PROGRAMMING                                     | GROSS         |
|---------------------------|---|---------------|
| 6 ADDITION                | Long-term Stay or Residential <sup>6</sup> KEYS | 4,986         |
| 5 ADDITION                | Long-term Stay or Residential <sup>6</sup> KEYS | 4,986         |
| 4                         | Hotel <sup>23</sup> KEYS                        | 11,000        |
| 3                         | Hotel <sup>23</sup> KEYS                        | 11,000        |
| 2                         | Hotel <sup>23</sup> KEYS                        | 11,000        |
| 1                         | Hotel   | 12,174        |
| <b>Total Above Grade</b>  |   | <b>55,146</b> |
| Cellar                    | Hotel   | 12,174        |
| <b>Total with Cellar</b>  |   | <b>67,320</b> |
| Outdoor Terrace           |   | 7,400         |
| <b>Total with Terrace</b> |   | <b>74,720</b> |

# Hotel + Restaurant

with Side Courts



*Possible Redeveloped Configuration and Stacking Plan*



| FLOOR                     | PROGRAMMING                                     | GROSS         |
|---------------------------|---|---------------|
| 6 ADDITION                | Long-term Stay or Residential <sup>6</sup> KEYS | 3,440         |
| 5 ADDITION                | Long-term Stay or Residential <sup>6</sup> KEYS | 4,511         |
| 4                         | Hotel <sup>19</sup> KEYS                        | 9,725         |
| 3                         | Hotel <sup>19</sup> KEYS                        | 9,875         |
| 2                         | Hotel <sup>19</sup> KEYS                        | 10,025        |
| 1                         | Hotel   | 12,174        |
| <b>Total Above Grade</b>  |   | <b>49,750</b> |
| Cellar                    | Hotel   | 12,174        |
| <b>Total with Cellar</b>  | 71 Keys   | <b>61,924</b> |
| Outdoor Terrace           |   | 8,000         |
| <b>Total with Terrace</b> |   | <b>69,924</b> |

# CONCEPT FOUR

## COMMUNITY FACILITY

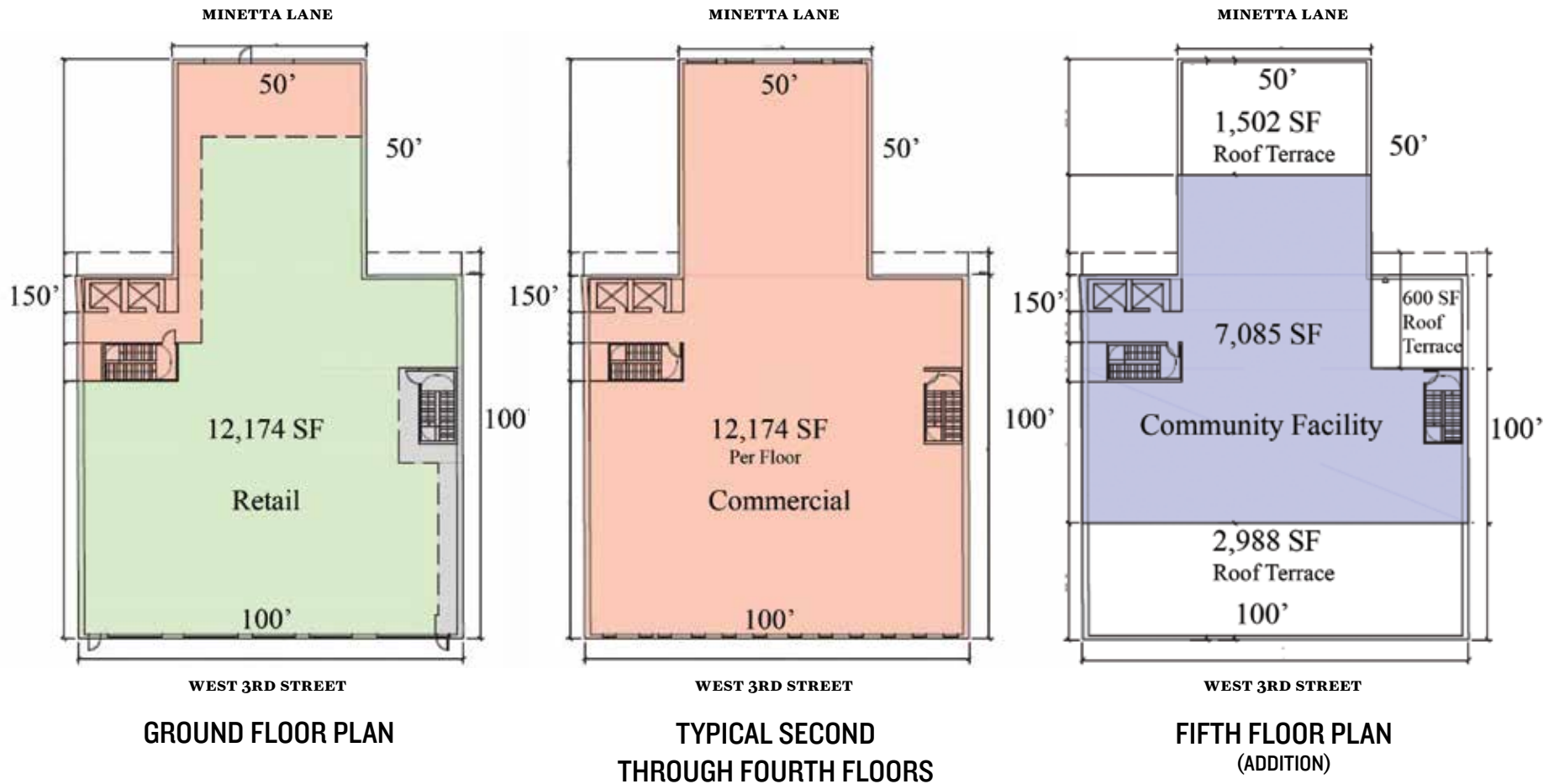
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*Ideal*  
*for Medical Space*  
*or for*  
*Educational*  
*Purposes*

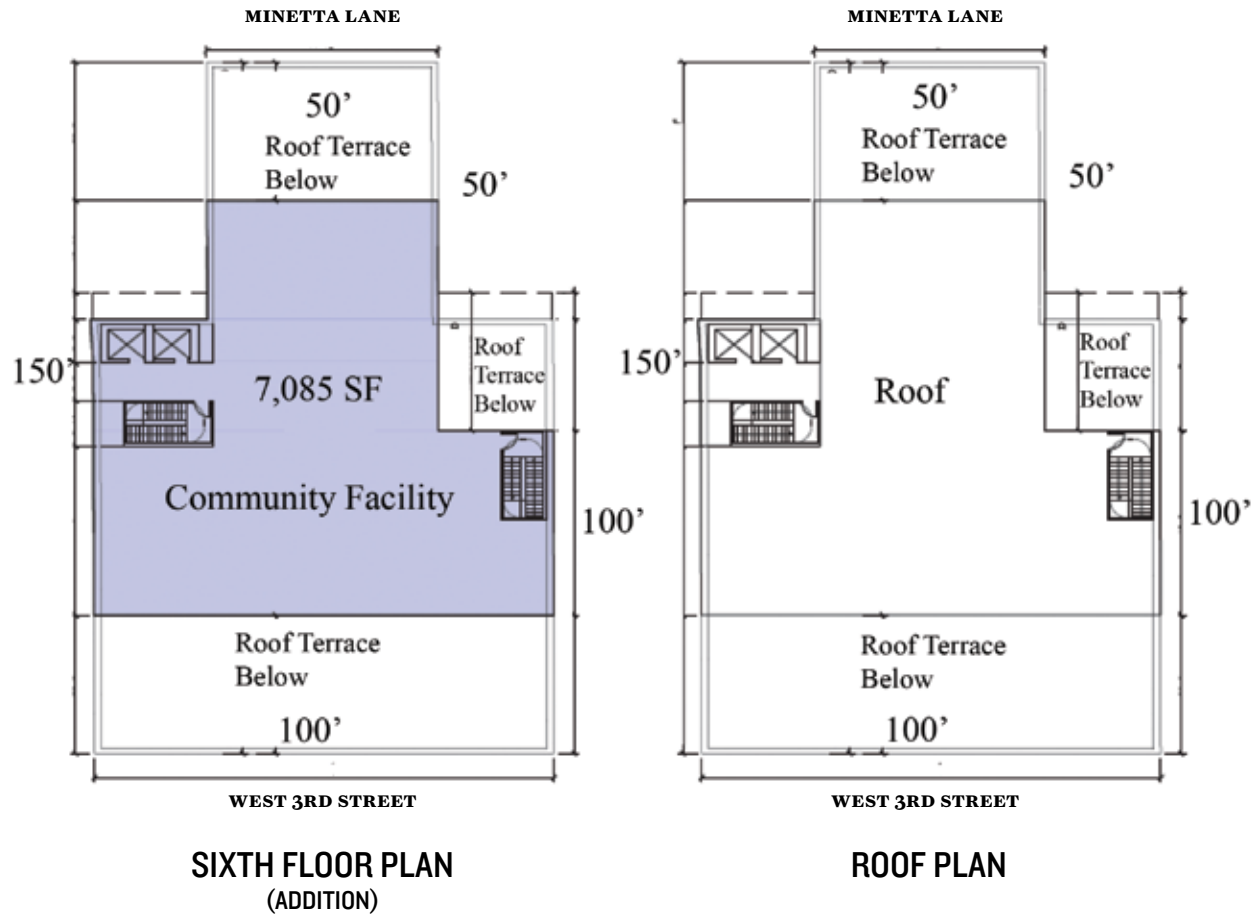
### COMMUNITY FACILITY

The property can offer 70,000 sq ft for any community facility and is ideal for medical space or for educational purposes.

# Community Facility



*Possible Redeveloped Configuration and Stacking Plan*



| FLOOR                     | PROGRAMMING          | GROSS         |
|---------------------------|----------------------|---------------|
| 6 ADDITION                | Community Facility   | 7,085         |
| 5 ADDITION                | Community Facility   | 7,085         |
| 4                         | Community or Retail  | 12,174        |
| 3                         | Community or Retail  | 12,174        |
| 2                         | Community or Retail  | 12,174        |
| 1                         | Commercial or Retail | 12,174        |
| <b>Total Above Grade</b>  |                      | <b>62,866</b> |
| Cellar                    | Commercial or Retail | 12,174        |
| <b>Total with Cellar</b>  |                      | <b>75,040</b> |
| Outdoor Terrace           |                      | 5,000         |
| <b>Total with Terrace</b> |                      | <b>80,040</b> |

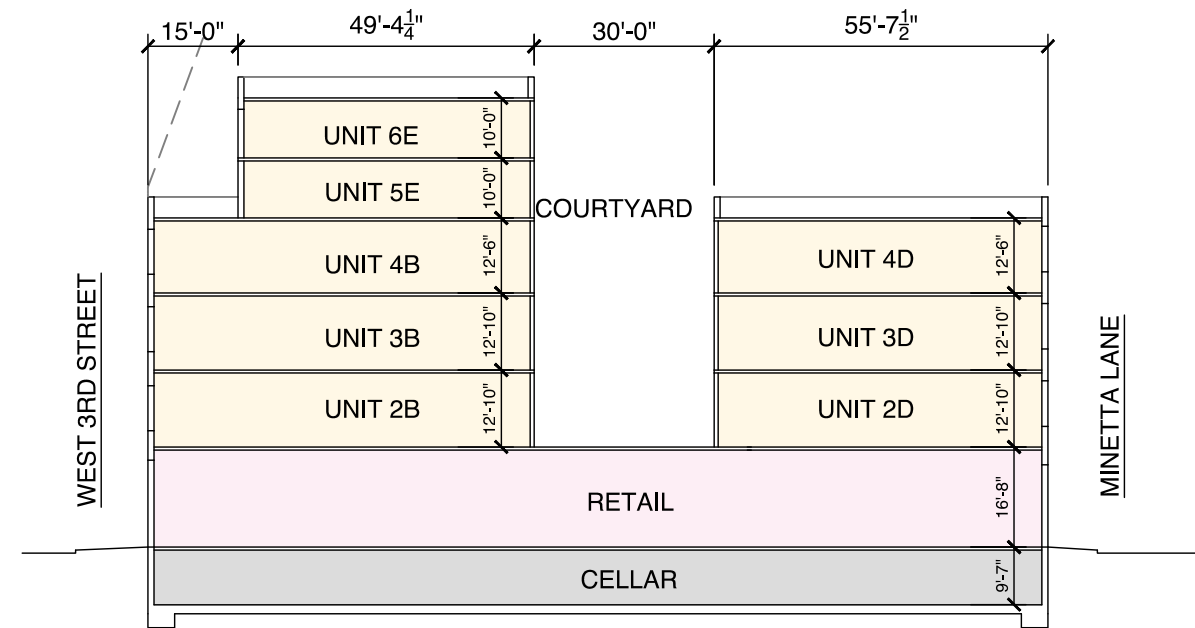


# Concept Design – Plan Development

29 June 2018

**Minetta Garage**

122 West Third Street



**BUILDING SECTION**

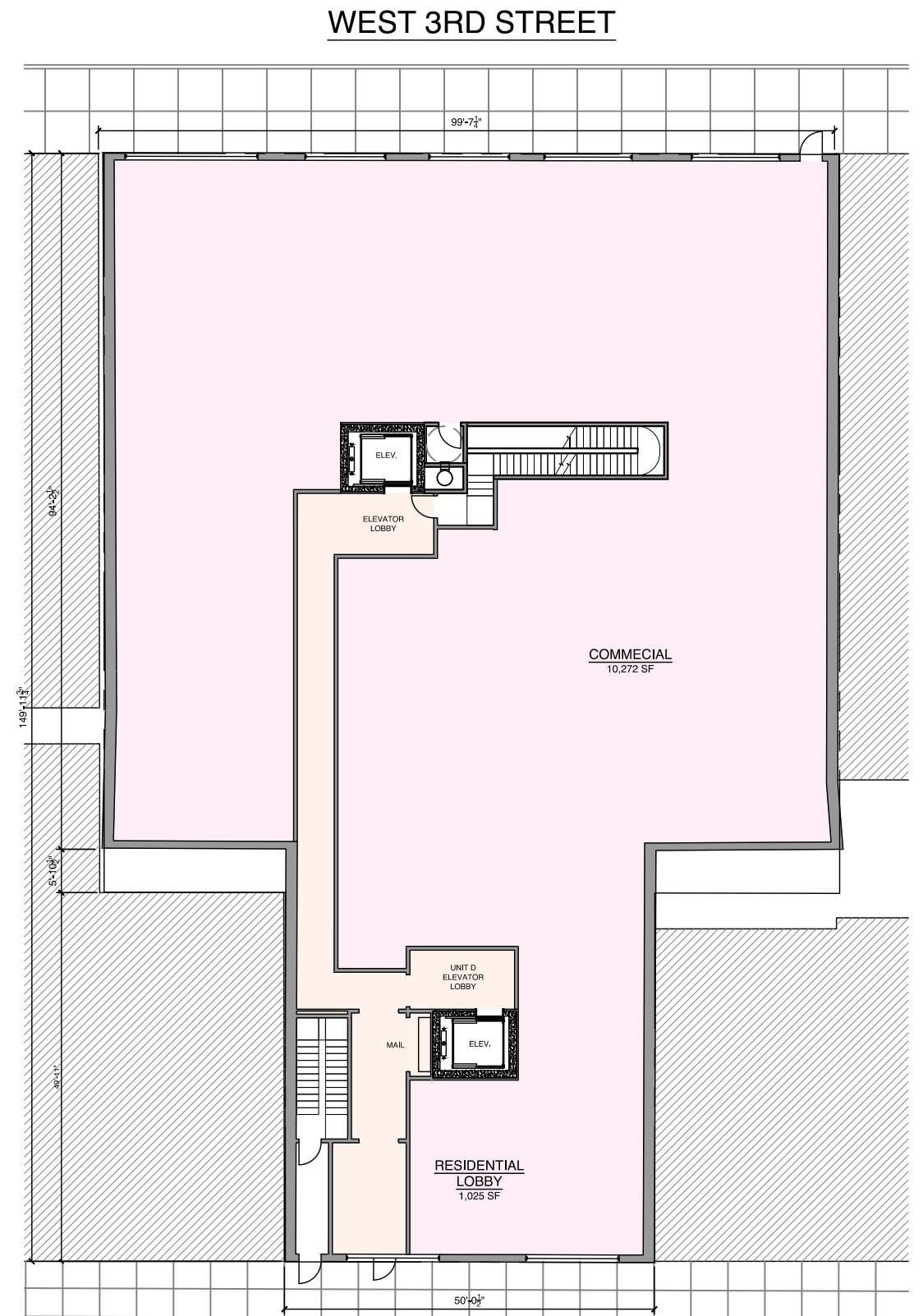
| FLOOR AREA CALCS |                  |                  |                  |                    |
|------------------|------------------|------------------|------------------|--------------------|
| FLOOR            | EXISTING GFA     | PROPOSED GFA     | ESTIMATED ZFA    | ESTIMATED RENTABLE |
| 1                | 12,174 SF        | 12,174 SF        | 11,930 SF        | 10,268 SF          |
| 2                | 12,174 SF        | 9,186 SF         | 9,002 SF         | 8,528 SF           |
| 3                | 12,174 SF        | 9,186 SF         | 9,002 SF         | 8,528 SF           |
| 4                | 12,174 SF        | 9,186 SF         | 9,002 SF         | 8,528 SF           |
| 5                | -                | 4,911 SF         | 4,602 SF         | 4,311 SF           |
| 6                | -                | 4,911 SF         | 4,602 SF         | 4,311 SF           |
| <b>TOTAL</b>     | <b>48,696 SF</b> | <b>49,554 SF</b> | <b>48,563 SF</b> | <b>44,474 SF</b>   |

**NOTES:**

- ZONING FLOOR AREA (ZFA) INCORPORATES 2% ESTIMATED MECHANICAL DEDUCTION SUBTRACTED FROM GROSS FLOOR AREA (GFA)
- ALL FLOOR AREAS ARE PRELIMINARY AND SUBJECT TO MODIFICATION

| UNIT MIX        |           |           |          |
|-----------------|-----------|-----------|----------|
| FLOOR           | 2 BR      | 3 BR      | 4 BR     |
| 1               | 0         | 0         | 0        |
| 2               | 1         | 2         | 1        |
| 3               | 1         | 2         | 1        |
| 4               | 1         | 2         | 1        |
| 5               | 0         | 2         | 0        |
| 6               | 0         | 2         | 0        |
| <b>SUBTOTAL</b> | <b>3</b>  | <b>10</b> | <b>3</b> |
| <b>TOTAL</b>    | <b>16</b> |           |          |

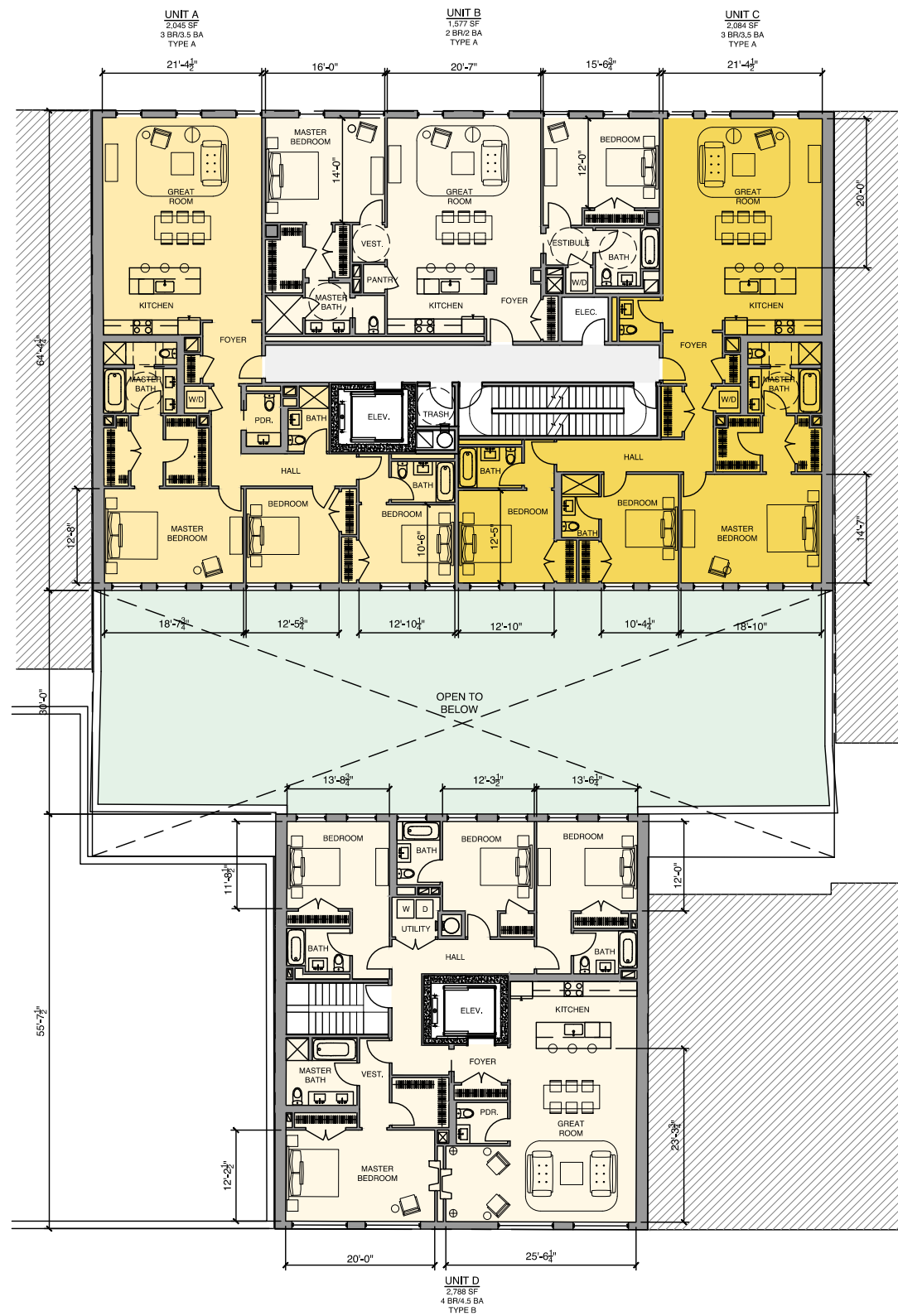
| UNIT SUMMARY |          |     |      |
|--------------|----------|-----|------|
| UNIT         | AREA     | BED | BATH |
| A            | 2,045 SF | 3   | 3.5  |
| B            | 1,577 SF | 2   | 2.0  |
| C            | 2,084 SF | 3   | 3.5  |
| D            | 2,788 SF | 4   | 4.5  |
| E            | 2,181 SF | 3   | 3.5  |
| F            | 2,130 SF | 3   | 3.5  |



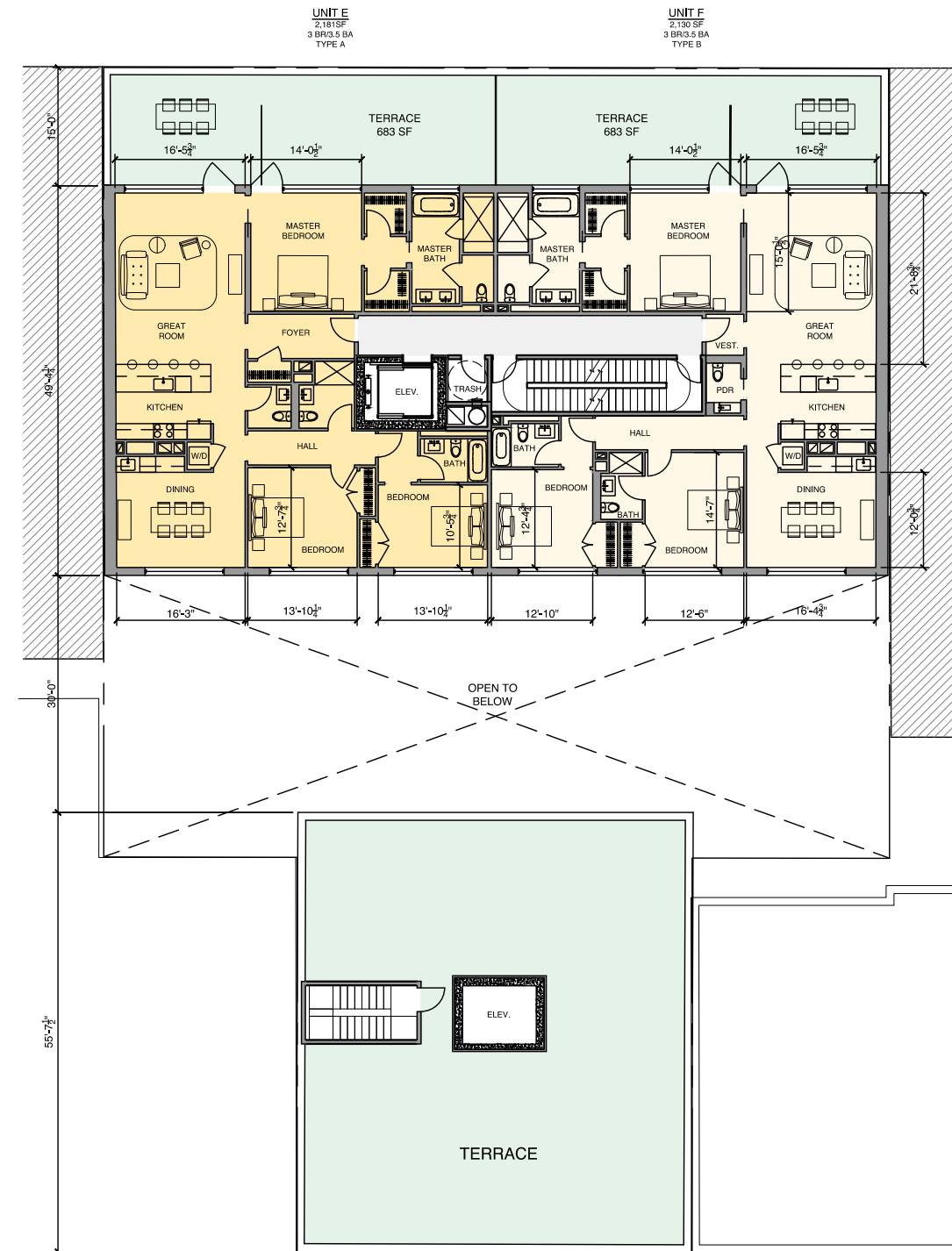
**GROUND FLOOR**





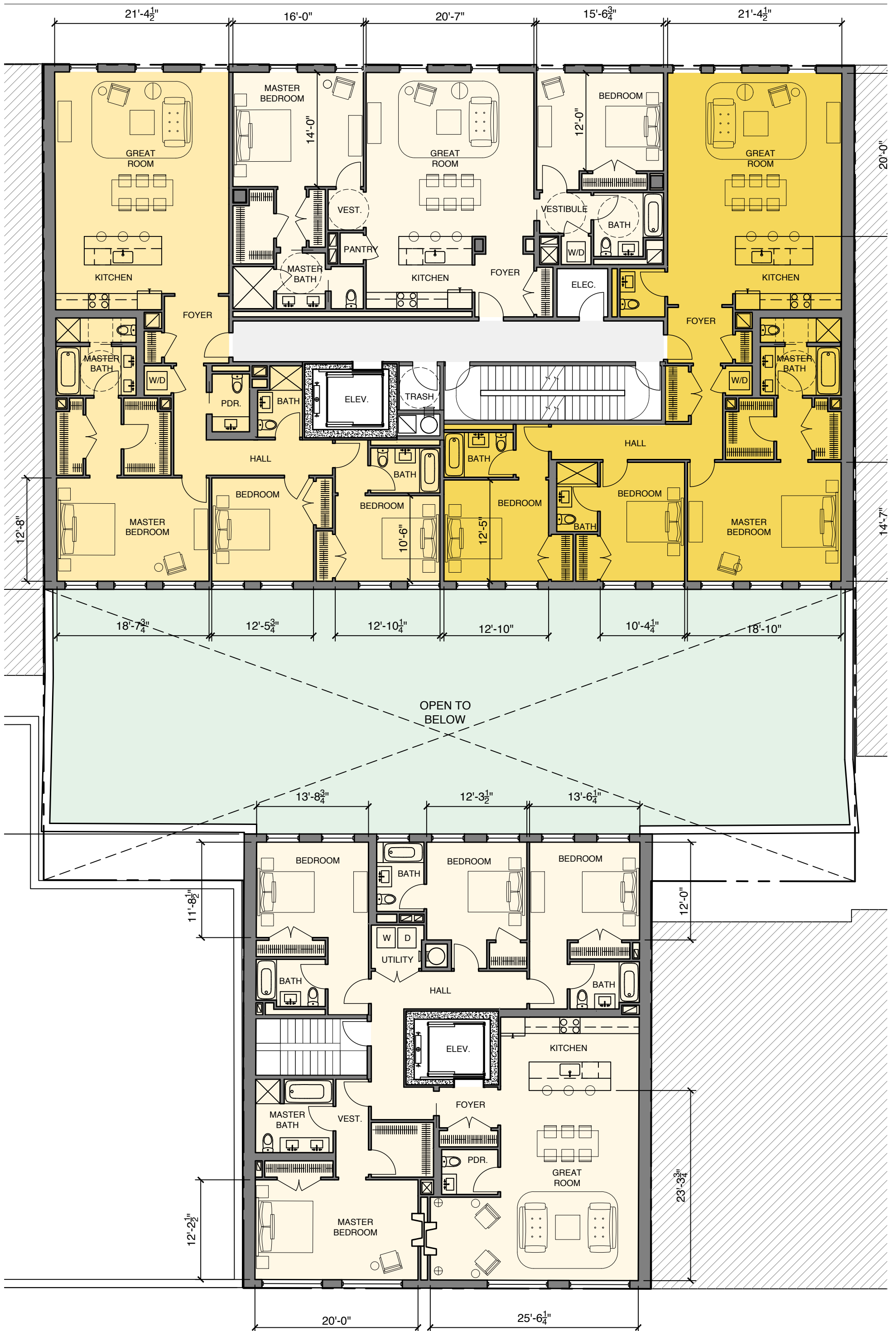


TYPICAL FLOORS: 2, 3 & 4

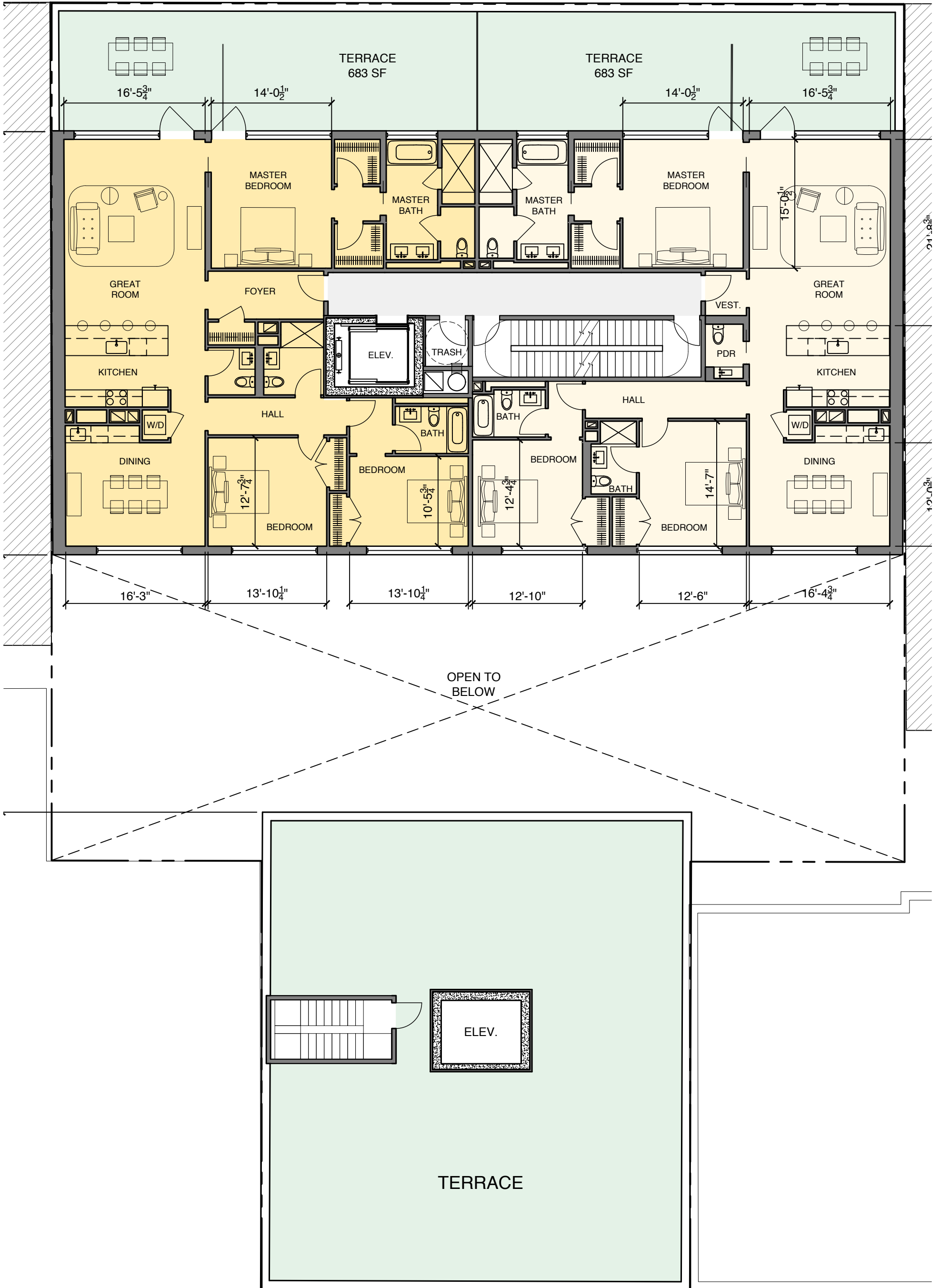


PENTHOUSE FLOORS: 5 & 6





TYPICAL FLOORS: 2, 3 & 4



PENTHOUSE FLOORS: 5 & 6