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DIVISION STREET



CONFIDENTIAL OFFERING MEMORANDUM

 CUSHMAN &
WAKEFIELD

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DIVISION STREET

ASKING PRICE

\$22,500,000

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OFFERING MEMORANDUM DISCLAIMER

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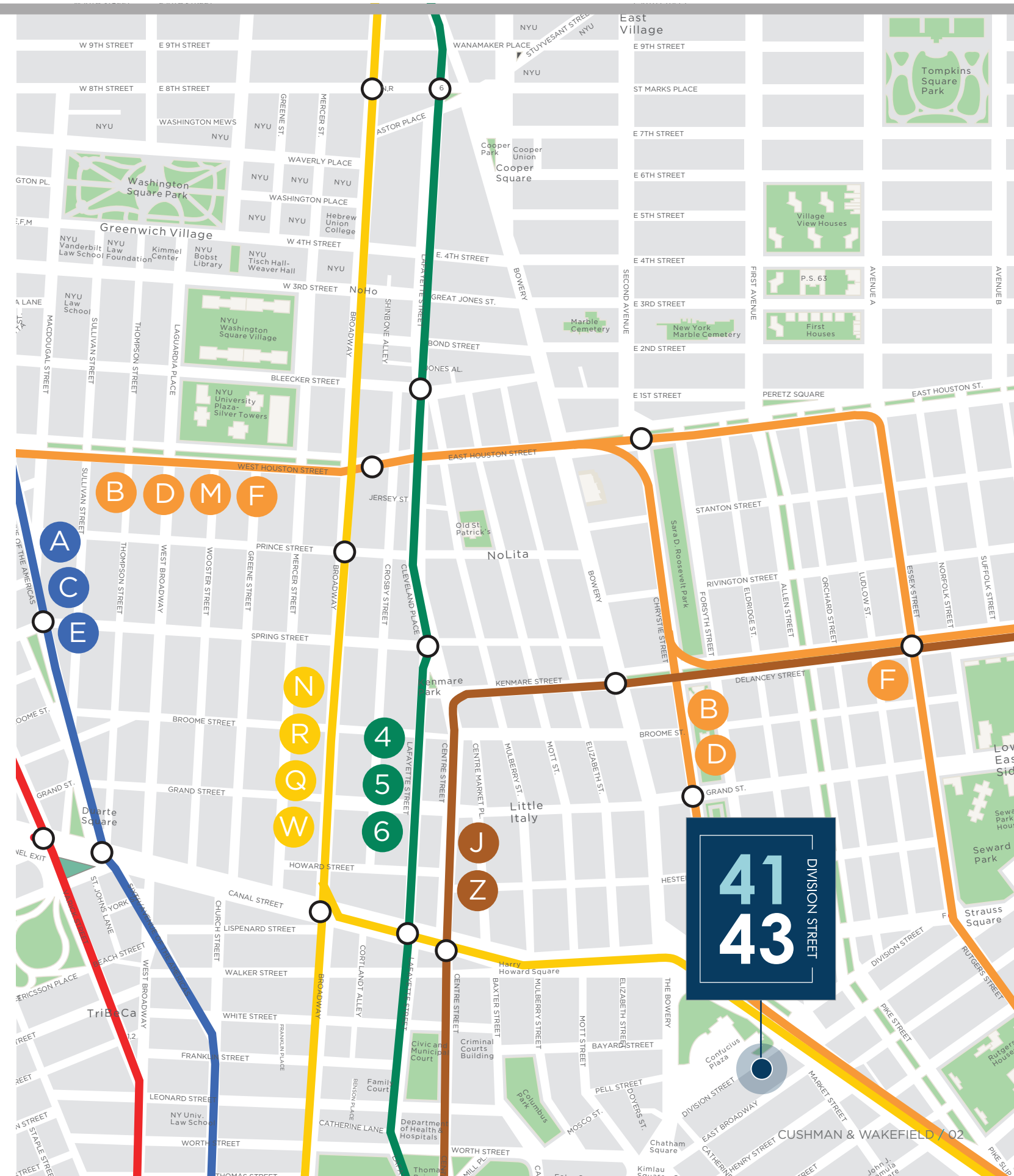
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EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present this exceptional opportunity to acquire 41-43 Division Street, New York, NY. This 7-story elevator building was recently gut-renovated for a global flagship tenant, with retail, event space, meeting rooms, offices, storage, and a rooftop with spectacular NYC views. The 50-footer cast-iron building is situated on the south side of Division Street between Bowery and Market Street, in the Two Bridges area at the intersection of Chinatown, LES, TriBeCa, Soho, and the Financial District.

The building contains 30,872 gross rentable SF and has undergone an extensive and full gut-renovation completed in mid-2020, including capital improvements in excess of 5mm. Taken down to the core and rebuilt with entirely brand new --steel beams, mechanicals, plumbing, electric, windows, elevator with rooftop stop, fire-escape, restored façade, and finished paver rooftop.

The building enjoys soaring ceiling heights (14.5 feet on the ground floor), full size windows and ample outdoor space including a 3,000 square foot roof deck with dramatic NYC views. This is a unique opportunity for this turnkey building to become future headquarters for a wide array of commercial users including retailers, religious organizations, governments, family offices, foundations, doctors' offices, social/private clubs or galleries seeking to establish a flagship in this burgeoning location.

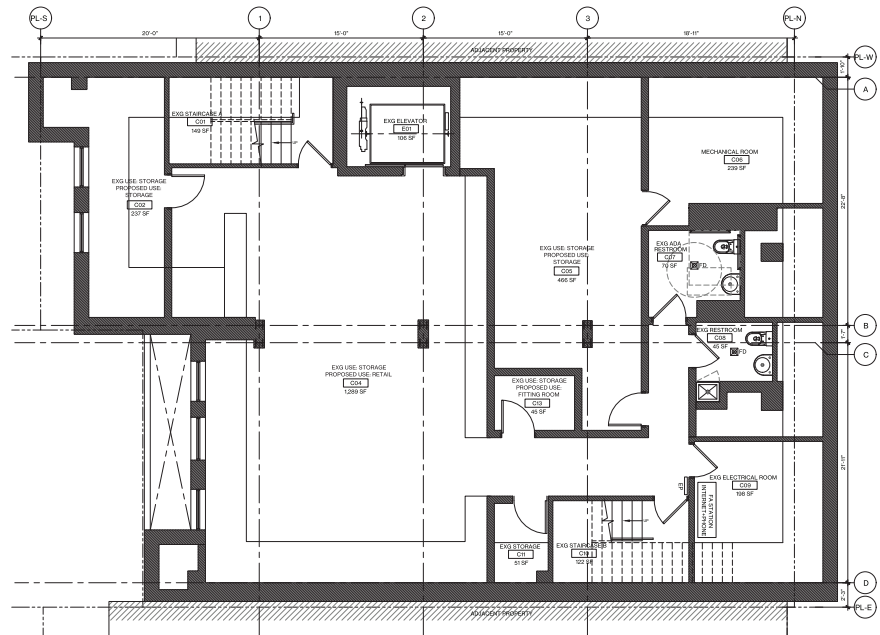


- 50 ft. frontage cast-iron building
- Built +/- 25,000 Gross SF or +/- 31,000 Gross Rentable SF
- 7 stories + lower level all include high ceiling heights
- 3,000 SF fully finished rooftop including pavers
- New elevator to rooftop
- Fully gut-renovated building
- High-end interiors include glass offices, wide-plank hard-wood flooring, modern bathrooms and pantries.
- New electric, plumbing, sprinkler, mechanicals, HVAC, fire-life safety and alarm systems.
- Spectacular rooftop views

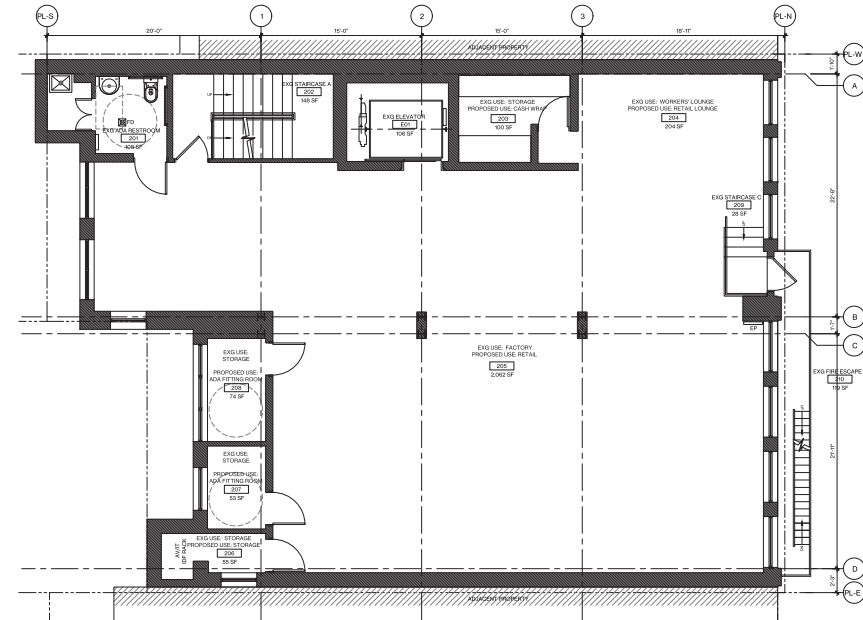


- 1st floor ground Retail level 3,250 SF includes 14.5 ft. ceiling height.
- Lower level storage / selling floor 3,250 SF includes 11ft. ceiling heights and 2 means of egress.
- Office floors 2nd through 6th 4,062 gross rentable SF each include 11 ft. ceiling heights.
- 7th floor 4,062 SF includes 12 ft. ceiling height.

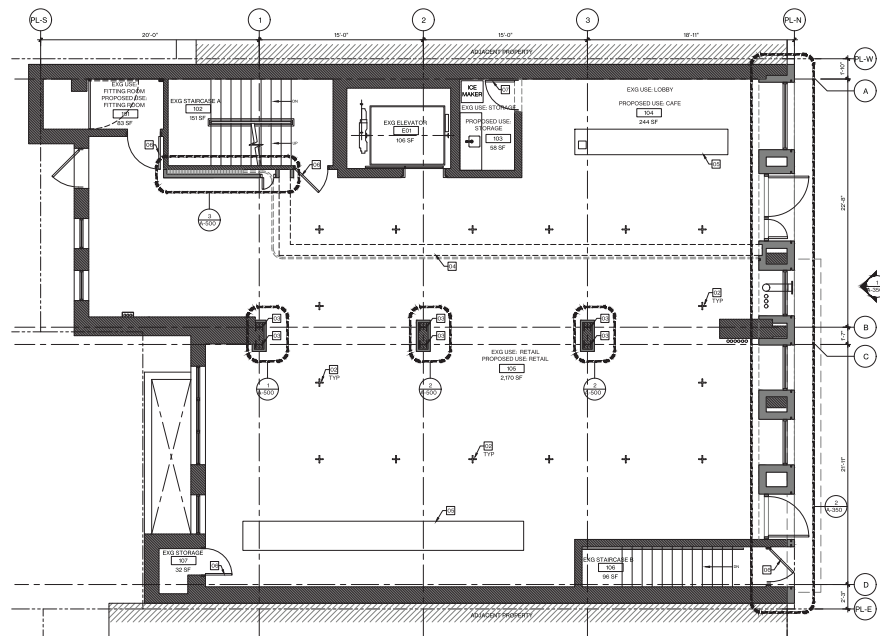
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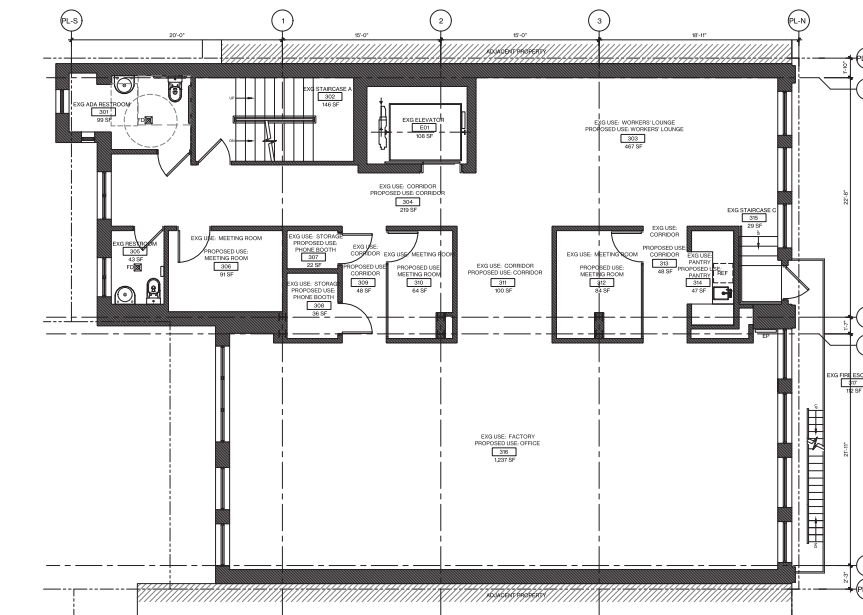
2ND FLOOR



GROUND FLOOR



3RD FLOOR



The Bowery is the name of both a street and a small neighborhood in the southern portion of the New York City borough of Manhattan. The neighborhood runs from East 4th Street just south of Astor Place, down to Canal Street where sits the heart of Chinatown.

The Bowery is the oldest thoroughfare on Manhattan Island, originally existing as a Lenape footpath, which spanned roughly the entire length of the island, from north to south. When the Dutch settled Manhattan island, they named the path Bouwerij road—bouwerij being an old Dutch word for farm because it connected farmlands and estates on the outskirts to the heart of the city in today's Wall Street/Battery Park area. The Bowery rivaled Broadway as a thoroughfare; as late as 1869, when it had gained the "reputation of cheap trade, without being disreputable" it was still "the second principal street of the city".

In the early to mid 1800's The Bowery was home to robust theaters, funded by wealthy families like the Astor's, for populist entertainments of equestrian shows and circuses. From its stylish beginning, the tone of the Bowery Theatre's offerings matched the slide in the social scale of the Bowery itself.



By the time of the Civil War, the mansions and shops had given way to low-brow concert halls, brothels, German beer gardens, pawn shops, and flophouses. The Bowery had become the turf of one of America's earliest street gangs, the Bowery Boys.

In the spirit of social reform, the first YMCA opened on the Bowery in 1873; another notable religious and social welfare institution established during this period was Bowery Mission, which was founded in 1880 at 36 Bowery. The mission has relocated along the Bowery throughout its lifetime. From 1909 to the present, the mission has remained at 227-229 Bowery.

Throughout the 20th century, the Bowery unfortunately became notable for its economic depression, lined with cheap clothing stores, prostitution and unorthodox activity. However, since the 1990s the entire Lower East Side has been reviving. Gentrification is contributing to ongoing change along the Bowery. In particular, the number of high-rise condominiums is growing. In 2006, AvalonBay Communities opened its first luxury apartment complex on the Bowery, which included an upscale Whole Foods Market. Avalon Bowery Place was quickly followed with the development of Avalon Bowery Place II in 2007. That same year, the SANAA-designed facility for the New Museum of Contemporary Art opened at the corner of Prince Street.

One neighborhood icon is the old Germania Bank building, 190 Bowery at Spring Street, which has become a mecca for street artists; its exterior is faded, rusted, corroded glory, with Beaux-Arts hints of another age splattered with the artistic statements of a new one. Famed NYC photographer Jay Maisel and his family have been the sole occupants since 1966.

Unlike other neighborhoods and districts of Manhattan, which were typically developed within a short period of time, the Bowery developed over four centuries of Euro-American history, and its extant architectural heritage is a diverse catalogue of architectural styles dating to every decade between 1780 and present. Throughout the length of the Bowery, there is no correlation between geography and age of building: the Bowery is uniformly irregular and therefore unique. The variety in age, style, scale, function, and texture contribute to the Bowery being one of New York's most architecturally diverse and historically significant streetscape.



In the past few decades, the Lower East Side has progressively become one of New York City's most dynamic and diverse neighborhoods. It is built on the unique combination of being one of Manhattan's most historically rich neighborhoods yet also being home to some of New York City's best modern shopping, dining, and nightlife options. For example, The Lower East Side Tenement Museum was once home to 7,000 immigrants during 1863 to 1935. During this time, The Lower East Side was a popular destination for many Eastern European residents. Today it is home to many Chinese, Hispanic, Jewish and African-American residents, with a steady infusion of new arrivals. In the last decade, the Lower East Side has drawn in a younger population consisting of students, young professionals, and new families attracted to the growth and development experienced by the neighborhood.

Interspersed between hundred year old tenements are new signs of luxury. The corner of Houston and Bowery houses a new Whole Foods store, the largest supermarket in New York City. Ultra-luxury hotels such as the Hotel on Rivington, Sister City, Citizen M and the Sixty LES have sprung up among a fantastic array of bars, boutiques and restaurants. As the Lower East Side Business Improvement District describes the neighborhood, it is "rooted in history and blossoming today."

When in the Lower East Side, tourists and New Yorkers alike flock to Orchard Street. Orchard Street is one of the Lower East Side's most prominent market areas, comprised of an array of boutiques, designer shops, upscale restaurants, bars, and galleries. On Sundays, Orchard Street is closed to traffic from Delancey up to East Houston, turning the street into a pedestrian mall.

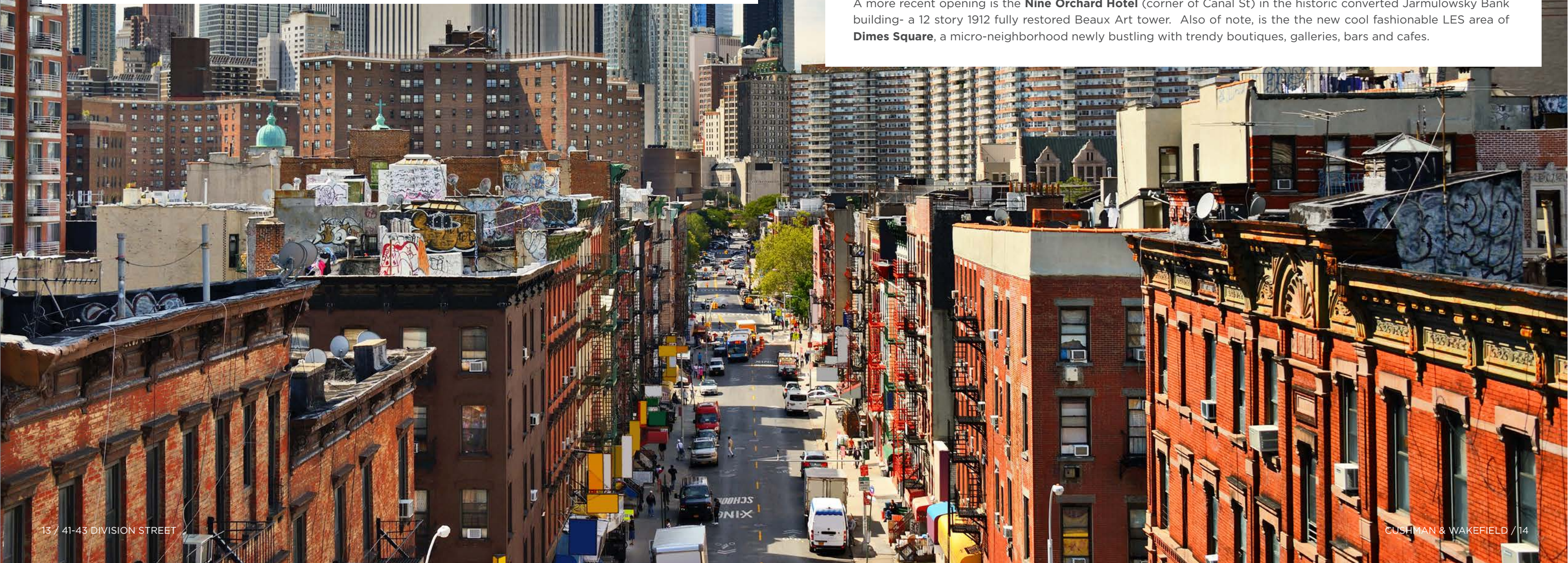
In addition to the shopping options located in the Lower East Side, one of the biggest perks of the neighborhood consists of the wide selection of food establishments that it has to offer. Ranging from well known New York City restaurants as well as unique international eateries to small cafes and local diner favorites, the Lower East Side has it all. Some of these popular dining selections include Kiki's, Russ & Daughters, as well as Katz's Delicatessen.

The nightlife of the Lower East Side is one that is unmatched. Comprised of a wide variety of bars, lounges, clubs, and music venues, Lower East Side nightlife has something to offer for all. Mercury Lounge's curtained stage and acoustic system have hosted both new and established musical talent.

The Bowery Ballroom also offers a setting to catch a band, a cocktail, and a picturesque view of Manhattan. Hotel Chantelle has a rooftop dining area with enjoyable views of the Williamsburg Bridge. Pianos, on Ludlow Street, hosts live music and DJs spinning dance music, while Barramundi, a funky, Australian owned bar on Clinton Street, attracts an international crowd.

However the entertainment on the Lower East Side is not only restricted to the thriving restaurant and nightlife industry. During the day, the Lower East Side has an assortment of historical attractions to attract tourists and New Yorkers alike. The Lower East Side Tenement Museum's lively tour guides lead hundreds of visitors and around 30,000 students through the preserved apartments each year. The museum also offers historical tours of the neighborhood. The magnificently restored Eldridge Street Synagogue hosts multiple groups a week, educating and entertaining visitors with the history of New York City and the Jewish immigrant community.

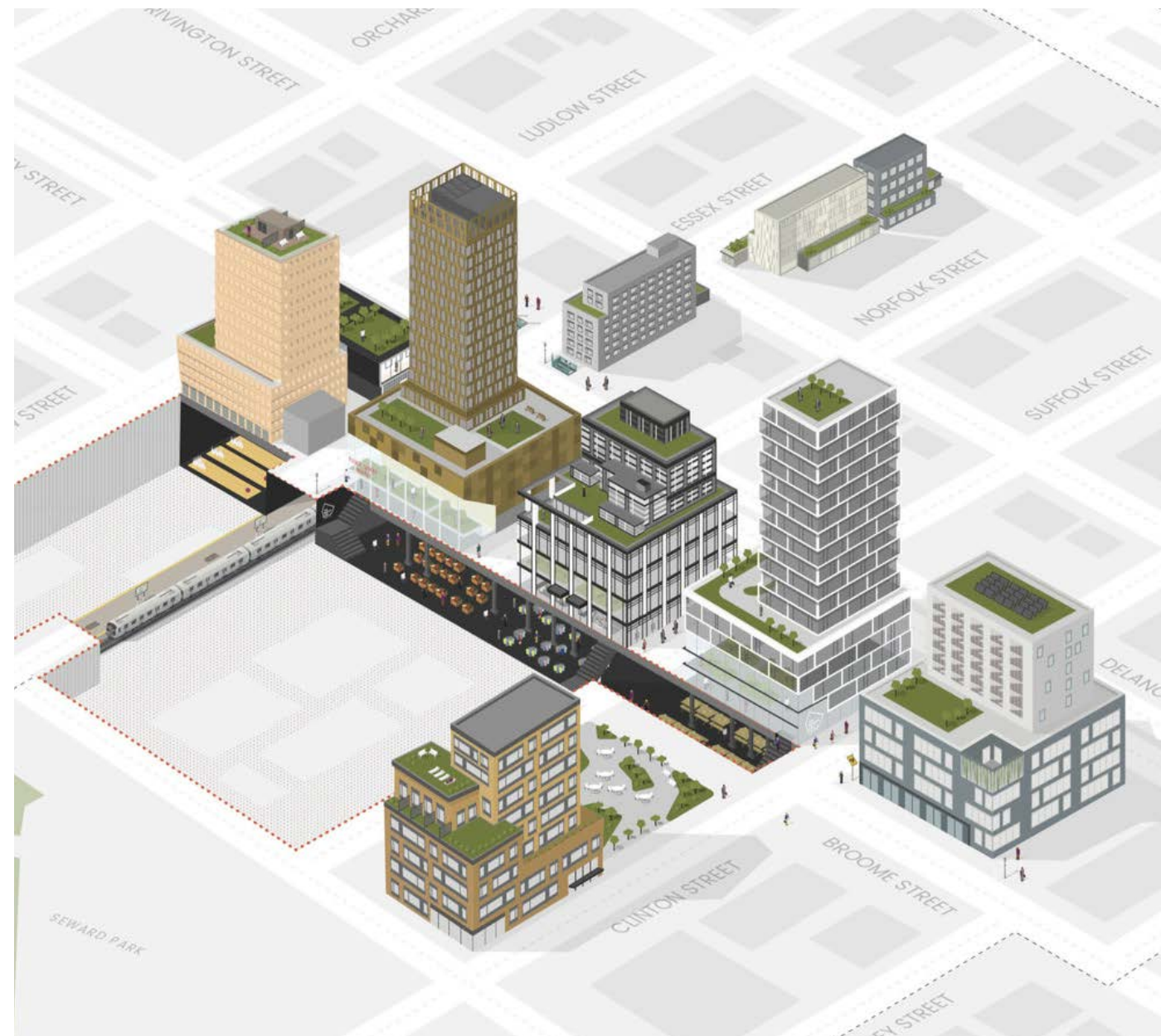
A more recent opening is the **Nine Orchard Hotel** (corner of Canal St) in the historic converted Jarmulowsky Bank building- a 12 story 1912 fully restored Beaux Art tower. Also of note, is the the new cool fashionable LES area of **Dimes Square**, a micro-neighborhood newly bustling with trendy boutiques, galleries, bars and cafes.



Essex Crossing is a collection of over 1,000 new residences, 350,000 square feet of office space, 100,000 square feet of green space and 300,000 square feet of retail spaces that will enhance the culture and unique flavor of New York City's Lower East Side. They will be connected by a world-class marketplace below ground called The Market Line.

A mixed-use campus featuring 350,000+ square feet of state-of-the-art office space and world-class amenities in the heart of the Lower East Side.

Essex Crossing provides unparalleled amenities including The Market Line, Essex Market, Regal Cinemas, Trader Joe's, Target, expansive green space and The Gutter Bowling as well as cultural institutions like the International Center of Photography.



Living at Essex Crossing

New York City rarely falls short when delivering on exciting experiences, especially the life-changing ones. Introducing Essex Crossing, a multi-use mecca tucked away in the culture capital of the five boroughs, the Lower East Side. This vibrant complex puts diverse markets, eclectic restaurants, new parks, bright gardens, cultural attractions and a movie theater all at your fingertips. The apartments combine cutting-edge architecture, energy efficient design and top-of-the-line amenities – giving you a taste of the action while keeping you hungry for more. Welcome to the future of residential living in New York City.

The Residences

The Artisan | One Essex Crossing (Condominium) | The Rollins | The Essex | 242 Broome (Condominium)



One Manhattan Square

Designed by renowned architectural firm Adamson associates, this 80-story luxury glass tower is a stunning new addition to Downtown Manhattan's skyline. Its sleek glass facade reflects the gentle ripples of the river below and rays of sunshine above. Interior spaces are uniquely angled to maximize light and the spectacular city and water views on all sides.

With over 100,000 square feet of every conceivable luxury, One Manhattan Square's service and amenities package is designed for getting the most out of every day, with more than plenty to do for the whole family.

One Manhattan Square boasts over an acre of outdoor areas and exclusive amenities designed by award-winning landscape architecture firm West 8. Flourishing gardens, a tree house, tea pavilion, firepits and social courtyards invite residents and their guests outside to relax, refresh and socialize in the ultimate urban oasis.

259 Clinton Street

The site at 259 Clinton Street will soon be developed into a 62-story 730-foot mixed-use tower. Starrett will lead development while Perkins Eastman is responsible for the architecture. The tower will consist of 765 residential units, which 191 sold as permanently affordable, of which 100 units will be for low-income senior housing. The site will include 3,200 square feet of public space and 2,500 square feet of ground floor retail space.

247 Cherry Street

The proposed tower at 247 Cherry Street is designed by SHoP Architects and will be developed by JDS Development. It will be the tallest building of the five towers in Two Bridges standing at 1,008 feet tall. The current plans call for up to 660 mixed-income rental units in the 79-story project.

Twenty-five percent of the project (approximately 165 apartments) will be permanently affordable and integrated throughout the building. The developers have also committed to improving the existing building at 80 Rutgers Slip.

These improvements include the following: stormproofing the building and flood prevention, upgrades to the fire protection systems, installation of backup power generation to ensure residents have electricity in emergency situations, installation of laundry services, integrating portions of 80 Rutgers slip into the new building and adding 10 affordable units, construction of a new 4,600 square foot community center and terrace for the residents of 80 Rutgers slip and complete renovation and upgrades to the building lobby.

260 South Street

L+M Development and CIM are partnering to develop a two-towered 1,350-unit mixed-use rental project. The towers would stand at 69 and 62 stories rising 798 feet and 728 feet respectively. Twenty-five percent of the units would rent at below-market rates through the affordable housing lottery and some senior housing will also be incorporated. The plans also call for an expansion of the existing retail at Lands End II.

The East Side Coastal Resiliency (ESCR) Project is a coastal protection initiative, jointly funded by the City of New York and the federal government, aimed at reducing flood risk due to coastal storms and sea level rise on Manhattan's East Side from East 25th Street to Montgomery Street. The boundaries of this project correspond with the natural "pinch-points" in the 100-year floodplain: areas where the land is higher along the coastline, making it easier to close the system off from water entering from the north and south. The project design integrates flood protection into the community fabric, improving waterfront open spaces and access, rather than walling off the neighborhood. Construction on the East Side Coastal Resiliency project began in Fall 2020 and will continue through 2025.

ESCR will create a 2.4 mile flood protection system that will consist floodwalls and floodgates that will be blended into the fabric of the community by integrating with local streets, the elevated East River Park, and the new landscape surrounding Corlears Hook Park, Murphy Brothers Playground, Stuyvesant Cove Park, and Asser Levy Playground. The project will also involve significant investments in underground interior drainage improvements that will improve the capacity of the sewer system.

This project is the result of years of planning and collaboration among City, State, and Federal agencies, Elected Officials, and the local community, which has been enabled by a \$338 million federal grant to fund design and construction, with the remainder of the project's \$1.45 billion total cost funded by the City of New York.



Benefits and Goals

- Flood Risk Reduction from future storm surge and sea-level rise;
- Improved Access with expanded connections between local communities and the waterfront, and designing to meet universal access standards;
- Enhanced Public Spaces with resilient design, updated recreation facilities, increased multi-use spaces, new furnishings, and ecologically diverse landscaping

AMENITIES MAP

RESTAURANT

- 1. Piacere
- 2. Tomino Taberna Gallega
- 3. Green Garden Village
- 4. Nyonya
- 5. Kyuramen
- 6. Jing Fong
- 7. Sofia's of Little Italy
- 8. Casa D'Angelo
- 9. Osteria Barocca
- 10. Gem House
- 11. Umbertos Clam House
- 12. Da Gennaro
- 13. Wayla
- 14. Puglia
- 15. Bario Chino
- 16. Chikarashi
- 17. Spring Cafe
- 18. Buona Notte
- 19. Cafe Katia
- 20. Luna Ristorante
- 21. Tofu Tofu
- 22. 99 Flavor Taste
- 23. Sanmiwago
- 24. Royal Seafood
- 25. Chubby Crab
- 26. Da Long Yi Hot Pot
- 27. AppeTHAIze
- 28. Hou Yi Hot Pot
- 29. Topsy Shanghai
- 30. Uncle Lou
- 31. Rabbit House
- 32. O Ramen & Dim Sum
- 33. Tada
- 34. West New Malaysia
- 35. House of Joy
- 36. Cervo's
- 37. Asia Roma
- 38. Famous Sichuan
- 39. Juku
- 40. My Food House
- 41. Forgetmenot
- 42. Kiki's
- 43. K.O. Hamburger
- 44. Hop Kee
- 45. Chinese Tuxedo
- 46. Jajaja Mexicana
- 47. Wo Hop
- 48. Golden Bowl
- 49. Dim Sum Palace
- 50. Carol's Bun
- 51. Golden Unicorn
- 52. Les Enfants de Boheme
- 53. Luna Pizza
- 54. Panda
- 55. Dali NYC
- 56. Go Sushi
- 57. Famous Calabria Pizza

HOTEL

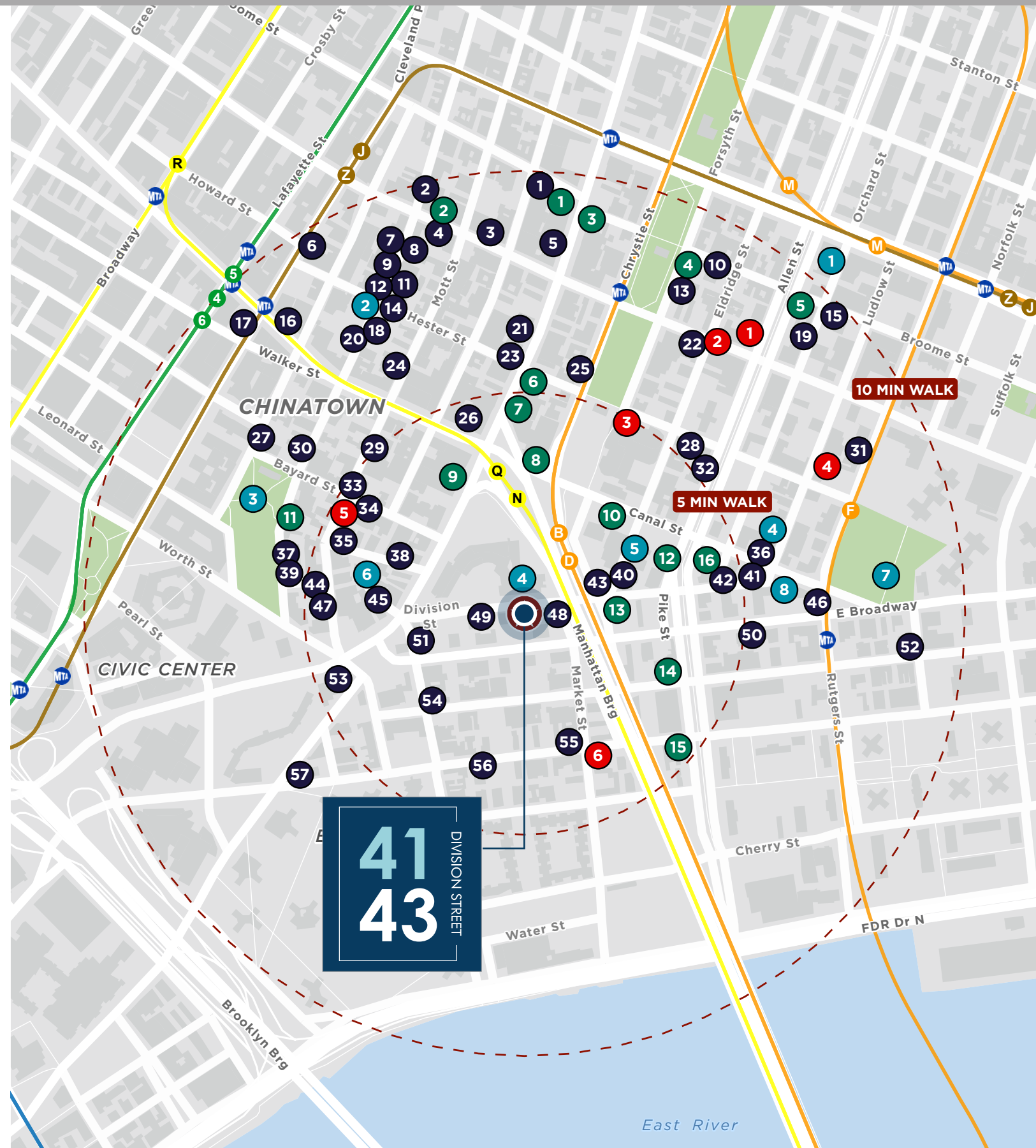
- 1. Sohotel
- 2. NobleDen
- 3. Moxy Lower East Side
- 4. Windsor
- 5. The Allen
- 6. Wyndham Garden
- 7. Manhattan Bowery Lodge
- 8. The Leon
- 9. Hotel 50
- 10. Canal Loft
- 11. Hotel Mulberry
- 12. Hotel Richland LES
- 13. Hotel Mimosa
- 14. Fairfield Inn
- 15. Madison LES
- 16. Nine Orchard Hotel

GYM

- 1. Gotham Archery
- 2. WillyB Fitness Crossfit
- 3. YMCA
- 4. 720 Strength
- 5. Chinatown Flow
- 6. Sharks Pool Club

POINT OF INTEREST

- 1. Tenement Museum
- 2. Little Italy
- 3. Columbus Park
- 4. Metrograph Movie Theater
- 5. Museum at Eldridge St
- 6. Doyers St
- 7. Seward Park
- 8. Dime Square



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