


HOTEL
46
TIMES SQUARE



INVESTMENT FLYER

CBRE

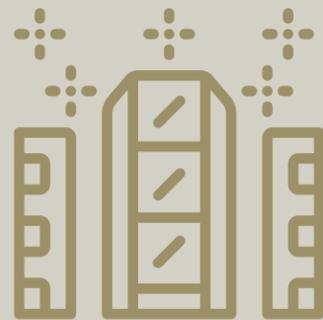


THE OPPORTUNITY

CBRE Hotels ("CBRE"), in its capacity as exclusive advisor to W Financial REIT, Ltd. (the "Owner"), is pleased to present for sale **Hotel 46 Times Square** (the "Hotel" or "Property"), located at 129 West 46th Street, New York, NY. Situated in the heart of Times Square, New York City's most iconic and high-traffic destination, the Property offers the rare opportunity to acquire a fully unencumbered, fee-simple Hotel in the epicenter of New York City.

The 79-key Hotel is within walking distance of Bryant Park, Rockefeller Center, and Grand Central Terminal, offering unmatched connectivity for both corporate and leisure travelers. Delivered free of brand and management obligations, the Property affords a new owner complete flexibility to implement their preferred operating strategy, a distinct advantage that is increasingly difficult to find in Manhattan's tightly constrained lodging market.

INVESTMENT HIGHLIGHTS



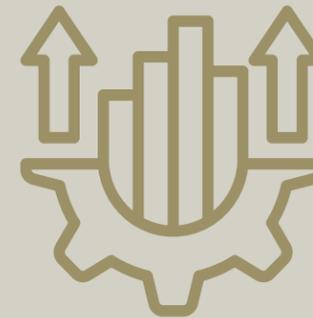
IDEALLY LOCATED IN TIMES SQUARE

Situated in the heart of Times Square, one of New York City's most iconic and high-traffic destinations, the Property offers unmatched connectivity and walkability to major attractions including Grand Central Terminal, Bryant Park, Central Park, and various Broadway theaters. The area also features flagship retail along Times Square and Fifth Avenue, while the nearby Times Square-42nd Street subway station provides seamless access across the city.



FEE SIMPLE & FULLY UNENCUMBERED

This rare fee-simple offering is delivered fully unencumbered of brand and management, providing a true blank canvas. Whether through a flagship rebranding, a creative repositioning, or a full redevelopment, the Property presents limitless potential to create a landmark destination in the heart of Times Square.



SURROUNDED BY DIVERSE DEMAND GENERATORS

The Property is surrounded by a unique mix of leisure, corporate, and group demand drivers. Guests enjoy immediate access to Broadway theaters, Bryant Park, Grand Central Terminal, Central Park, and premier shopping along Times Square and Fifth Avenue. The Hotel is also within half a mile of 127 million square feet of office space, ensuring strong corporate demand, while its proximity to major convention hotels and group venues supports group business throughout the year.



EXCEPTIONAL SUPPLY & DEMAND DYNAMICS

Manhattan's lodging market is seeing strong demand and severe supply constraints. New hotel supply has been virtually halted by the Citywide Hotel Text Amendment, which requires a lengthy special permit process to develop all new hotels. Additionally, Local Law 18 has sharply reduced available short-term rental supply. These supply barriers, combined with sustained demand, position existing assets to outperform with strong pricing power and minimal competition over the coming years.

HOTEL 46 TIMES SQUARE

THE PROPERTY



ADDRESS

129 W 46th Street, New York, NY 10036

BUILT | RENOVATED

1902 | 2009

AREA

Gross Floor Area (GFA) - 27,250 SF

ZONING NYC BLOCK & LOT

C6-5.5

Block 999 Lot 17

FLOORS

9 Floors

ROOMS

79 Total Rooms

BRAND

Independent

LABOR

Union

TENURE

Fee-Simple

MANAGEMENT

Unencumbered



FLOOR 2-9

79 GUESTROOMS

FLOOR 1

LOBBY AND
PUBLIC SPACE

SELECT A CATEGORY TO VIEW ITS LIST OF LOCATIONS



CBRE



HOTEL 46 TIMES SQUARE

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