

96-97 147TH PLACE

JAMAICA, NY 11435

HOSPITALITY OFFERING | FOR SALE



PROPERTY DESCRIPTION

Newly Constructed 86 Key / 9 Story Hotel in The Jamaica Section of Queens. JFK Airport Hotel operating under the Red Roof Plus Flag. See link below for hotel website with additional information and photos. Hotel opened in September 2024 and October 2024 Tax Report is available. Red Roof Plus Franchise agreement available for review. 2025 projections bring NOI at over \$2.15MM. Hotel is offered at an 8.5% capitalization. Please sign CA for access to additional information. All buyers must be approved. This is a rare opportunity to purchase a newly constructed NYC Hotel that is not operating as a shelter or in any program.

PROPERTY HIGHLIGHTS

- 86 Key / 9 Story Hotel
- Newly Constructed with Certificate of Occupancy
- JFK Airport Hotel close to Air-Train and LIRR
- 30 Minutes to Midtown Manhattan

OFFERING SUMMARY

Sale Price:	\$25,800,000
Number of Rooms:	86
Lot Size:	0.17 Acres
Building Size:	40,779 SF
NOI:	\$2,156,441.00
Cap Rate:	8.36%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,835	8,440	32,896
Total Population	5,424	27,424	107,263
Average HH Income	\$100,278	\$94,433	\$94,639

RAYMOND MORDEKHAI

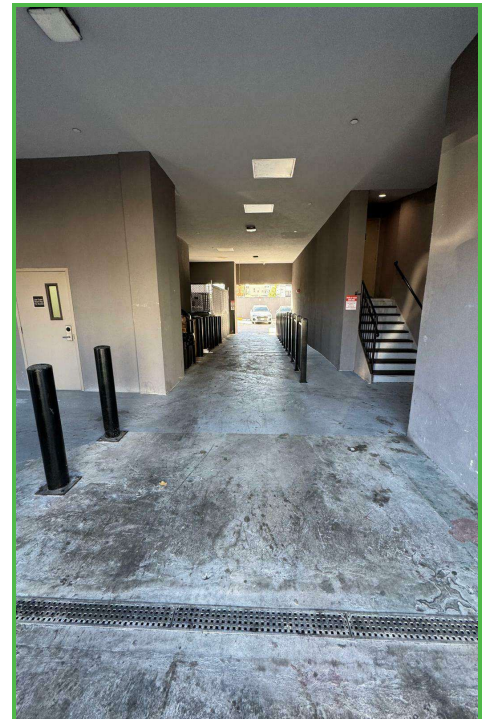
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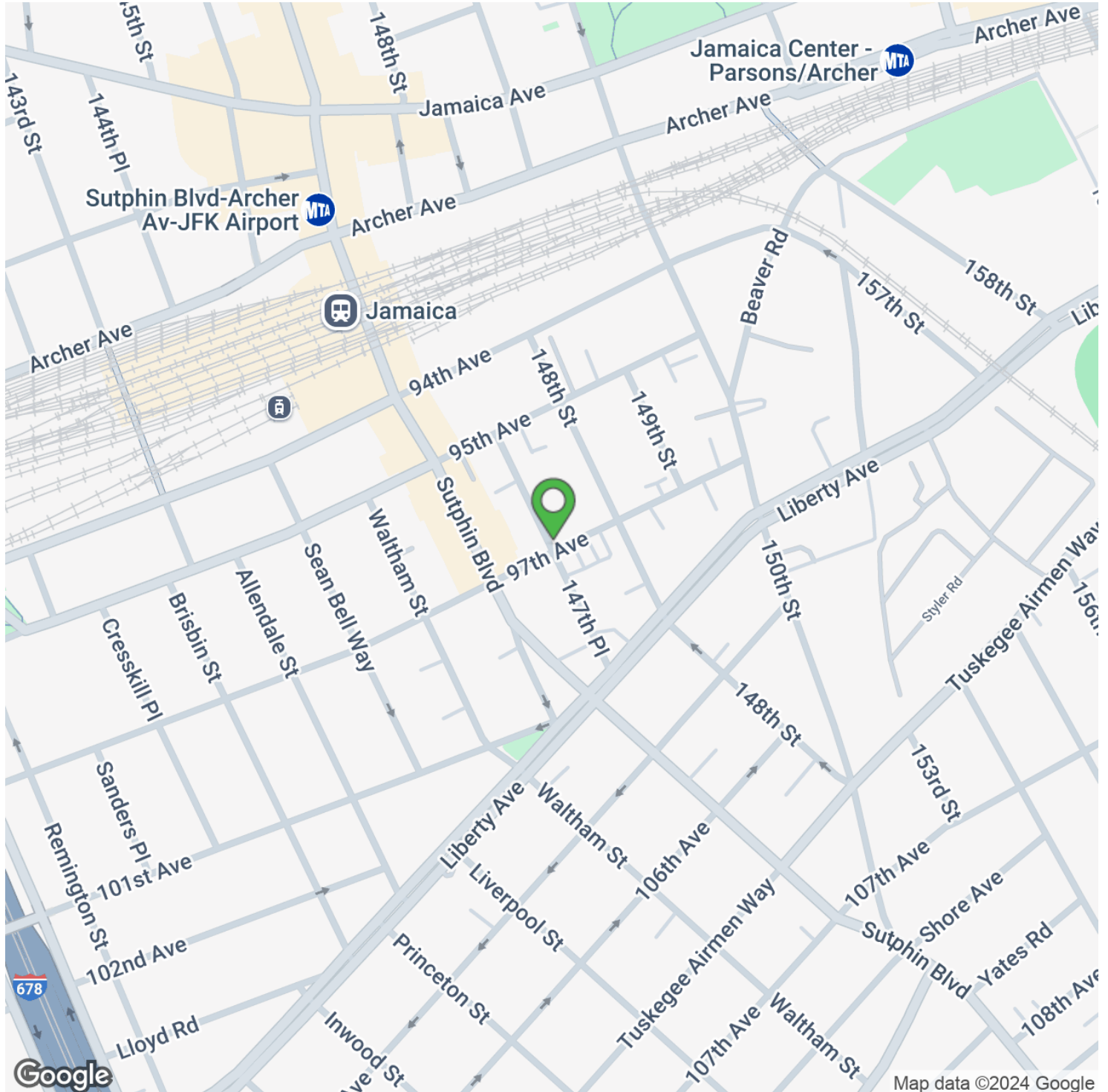
ADDITIONAL PHOTOS

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LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,424	27,424	107,263
Average Age	37	38	39
Average Age (Male)	36	36	38
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,835	8,440	32,896
# of Persons per HH	3	3.2	3.3
Average HH Income	\$100,278	\$94,433	\$94,639
Average House Value	\$923,482	\$691,700	\$713,039

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT