

Builder Seeking Loan for NY Hotel

A partnership is seeking \$55 million of floating-rate debt for the construction of a luxury hotel in the Tribeca section of Lower Manhattan.

The 100-room hotel, at 456 Greenwich Street, would compete with high-end boutique properties like the Greenwich Hotel and Crosby Street Hotel, where room rates start at \$550.

The development group is made up of **Western Heritable Investment** of New York, **Caspi Development** of Purchase, N.Y., and **Barone Management** of New York. It signed a 99-year lease on the underlying ground last year.

Mission Capital, the partnership's advisor, is pitching the loan assignment to banks, debt funds and mortgage REITs.

The project's estimated cost is \$70 million to \$75 million. The partnership, which still hasn't selected a brand for the property, wants to close on a loan by early June, begin construction in late summer and open the hotel in 2017. The eight-story building, encompassing 94,000 square feet, would include a courtyard, a private club, a screening room and a rooftop swimming pool and spa.

The site stretches from Greenwich to Washington Streets, along Desbrosses Street. Part of the block is within the Tribeca North Historic District.

Luxury hotels in Lower Manhattan were 83.5% occupied on average last year, at an average room rate of \$393, according to **STR.** ❖