

Manhattan’s biggest hotel buys, 2004-2006

	Date	Name	Address	Closing Price (millions)	Rooms	Price per Room	Buyer	Seller	Franchise
1	August 2004	The Plaza	768 Fifth Ave	\$675.0	808	\$835,396	El Ad Group	Prince Al-Waleed bin Talal bin Abdul Aziz Al-Saud; Millennium Hotels & Resorts	Ritz-Carlton
2	March 2006	Drake Hotel	440 Park Ave	\$440.0	495	\$888,889	Macklowe Properties	Host Marriott Corp	Swissotel
3	September 2005	Essex House	160 Central Park South	\$423.9	605	\$700,684	Mohammed Bin Rashid Al Maktoum; Longwing Real Estate Ventures LLC	Strategic Hotels & Resorts	Westin
4	May 2004	Mayflower Hotel	15 Central Park West	\$401.0	365	\$1.098M*	Arthur Zeckendorf	Goulandris Family	-
5	October 2006	Embassy Suites	102 North End Ave	\$300.0	463	\$647,948	Goldman Sachs	Forest City Ratner	Embassy Suites
6	November 2005	Marriott East Side	525 Lexington Ave	\$287.0	629	\$456,280	Morgan Stanley	Strategic Hotels & Re-sorts; Goldman Sachs	Marriott
7	October 2006	W Union Square	201 Park Ave South	\$285.0	270	\$1.055M	Istithmar	Related Companies; Star-wood Capital Group	W Hotel
8	March 2006	Hilton Times Sq	234 West 42nd St	\$242.5	444	\$546,171	Sunstone Hotel Inves-tors	Forest City Enterprises; Hilton Hotels Corp	Hilton
9	January 2005	Park Central	870 Seventh Ave	\$215.0	956	\$224,895	Highgate Properties; Goldman Sachs	Lehman Brothers	-
10	June 2006	Hilton Garden Inn	790 Eighth Ave	\$208.6	367	\$568,263	Rockpoint Group	Highgate Holdings; Carlyle Group	Hilton Garden Inn

(Source: Real Capital Analytics; *hotel demolished for condo project)