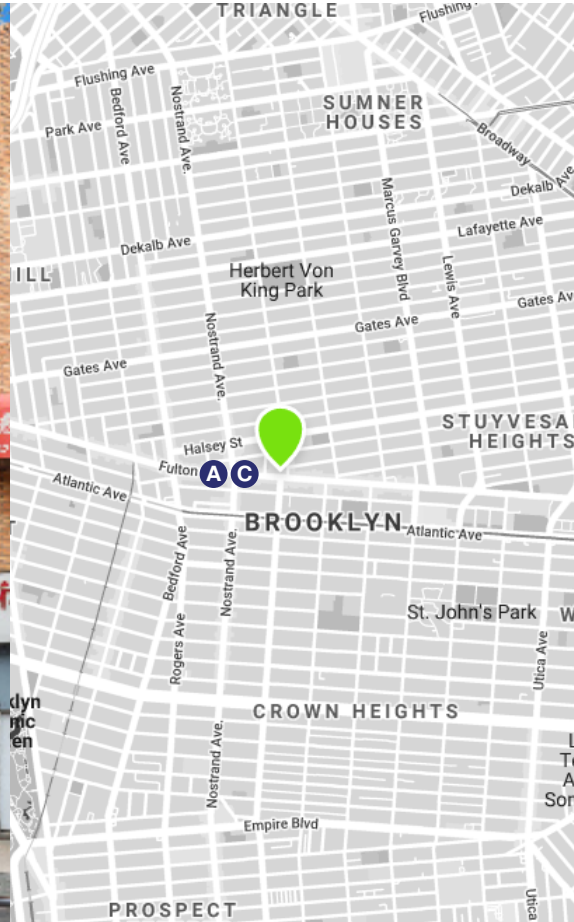


IPRG

1363 FULTON STREET BROOKLYN, NY 11216

CLOSED



SALE PRICE

\$1,850,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01850-0040
NEIGHBORHOOD:	Bedford-Stuyvesant
CROSS STREETS:	Vernon Pl & Marcy Ave
PROPERTY DIMENSIONS:	20 ft x 50 ft
LOT DIMENSIONS:	20 ft x 80 ft
ZONING:	R7D, C2-4
FAR:	4.2
TAX CLASS:	2A

SALE METRICS

3 Apts & 1 Store

of Units

4,000

Approx SF

5.72%

Current Cap Rate

13.23x

Current GRM

6.60%

Pro Forma Cap Rate

11.82x

Pro Forma GRM

\$462,500

Price/Unit

\$463

Price/SF

DEREK
BESTREICH
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REYNOLDS
718.360.8807

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718.360.8817

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718.360.8849