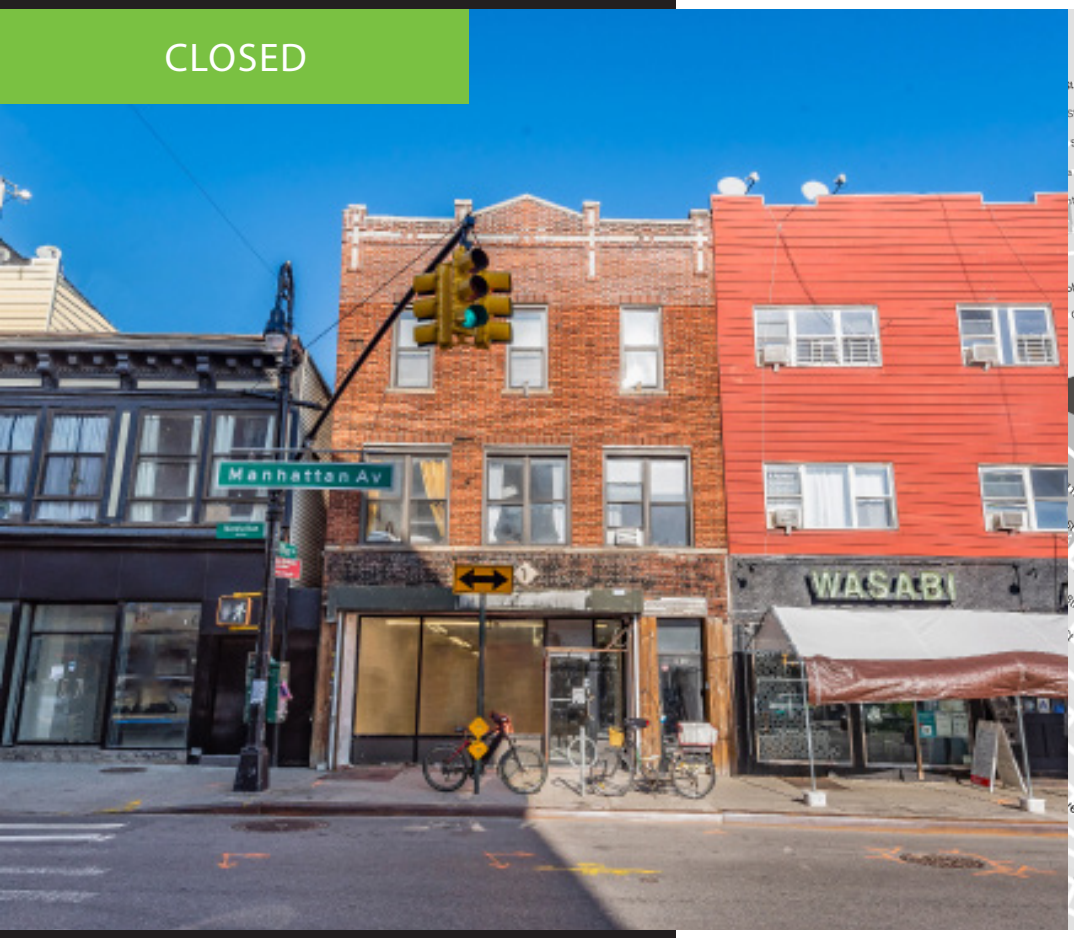
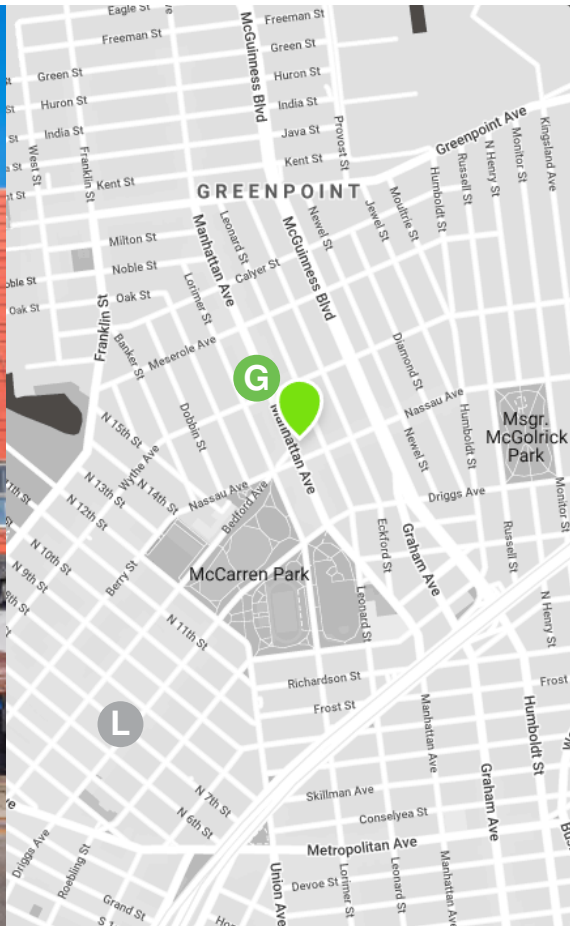
IPRG

640 MANHATTAN AVENUE BROOKLYN, NY 11222

CLOSED





SALE PRICE

$2,950,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02647-0038
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Nassau & Norman Ave
BUILDING DIMENSIONS:	25 ft X 95 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6A, C2-4
FAR:	3
TAX CLASS:	1

INVESTMENT HIGHLIGHTS

4,875 Approx. SF	2 Apts & 1 Store # of Units
1.69% Current Cap Rate	39.65x Current GRM
6.95% Pro Forma Cap Rate	12.29x Pro Forma GRM
$605 Price/SF	$983,333 Price/Unit

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