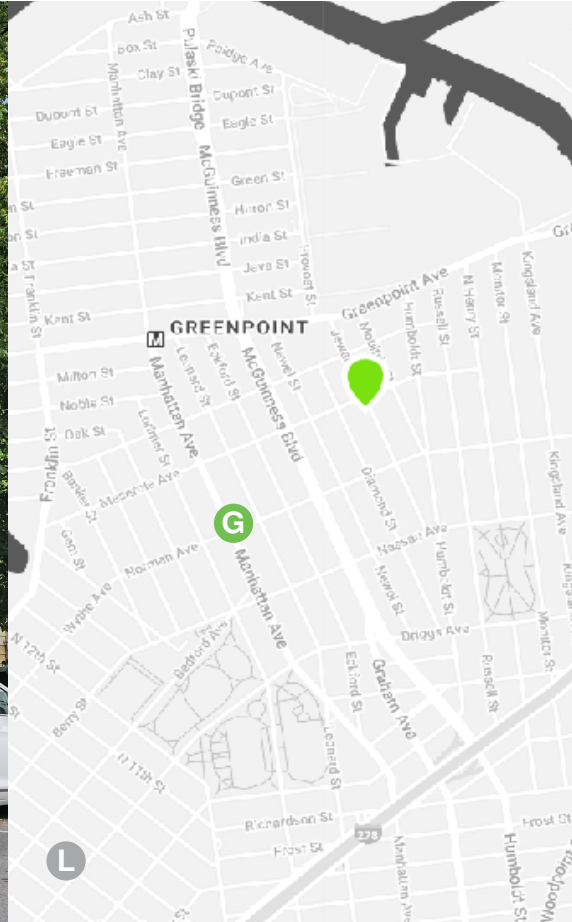


IPRG

117 JEWEL STREET BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$1,611,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02625-0011
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Meserole Ave & Norman Ave
PROPERTY DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

SALE METRICS

4 Apartments
of Units

8.26%
Pro Forma Cap Rate

\$402,750
Price/Unit

3,000
Approx SF

9.59x
Pro Forma GRM

\$537
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

INCOME

UNIT	TYPE	NOTES	CURRENT	PRO FORMA	LEASE STA-TUS	COMMENTS
1R	2 BR / 1 BTH	Conv. 4 BR / 2 BTH	-	\$4,000	FM	Vacant Potential Duplex
1L	2 BR / 1 BTH	Conv. 4 BR / 2 BTH	\$1,000	\$4,000	FM	MTM Potential Duplex
2R	2 BR / 1 BTH	Conv. 3 BR / 2 BTH	-	\$3,000	FM	Vacant
2L	2 BR / 1 BTH	Conv. 3 BR / 2 BTH	-	\$3,000	FM	Vacant
MONTHLY:			\$1,000	\$14,000		
ANNUALLY:			\$12,000	\$168,000		

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$ 12,000	\$ 168,000
EFFECTIVE GROSS INCOME:	\$ 11,640	\$ 162,960
REAL ESTATE TAXES (2A):	\$ (7,621)	\$ (7,621)
FUEL:	\$ (3,600)	\$ (3,600)
WATER AND SEWER:	\$ (2,199)	\$ (2,199)
INSURANCE:	\$ (6,210)	\$ (6,210)
COMMON AREA ELECTRIC:	\$ (1,000)	\$ (1,000)
REPAIRS & MAINTENANCE:	\$ (2,000)	\$ (2,000)
PAYROLL:	\$ (2,400)	\$ (2,400)
MANAGEMENT (3%):	\$ (349)	\$ (4,889)
TOTAL EXPENSES:	\$ (25,379)	\$ (29,919)
NET OPERATING INCOME:	\$ (13,739)	\$ 133,041

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.