

123

ST JAMES PL

BROOKLYN, NY 11238

SALE PRICE

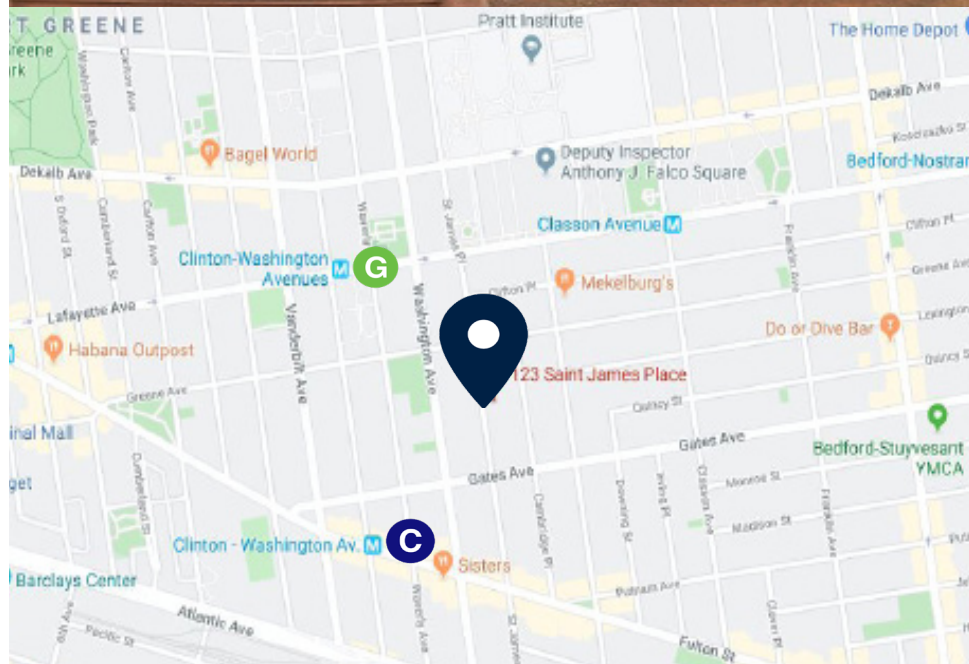
\$2,500,000

SALE METRICS

3,440 Approx SF	4 Apts # of Units
4.76% Current Cap Rate	18.52x Current GRM
\$726 Price/SF	\$625,000 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	02689-0073
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Greene Ave & Gates Ave
PROPERTY DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	20 ft x 100 ft
# OF UNITS:	4 Apts
TOTAL SQUARE FOOTAGE:	3,440
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A



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