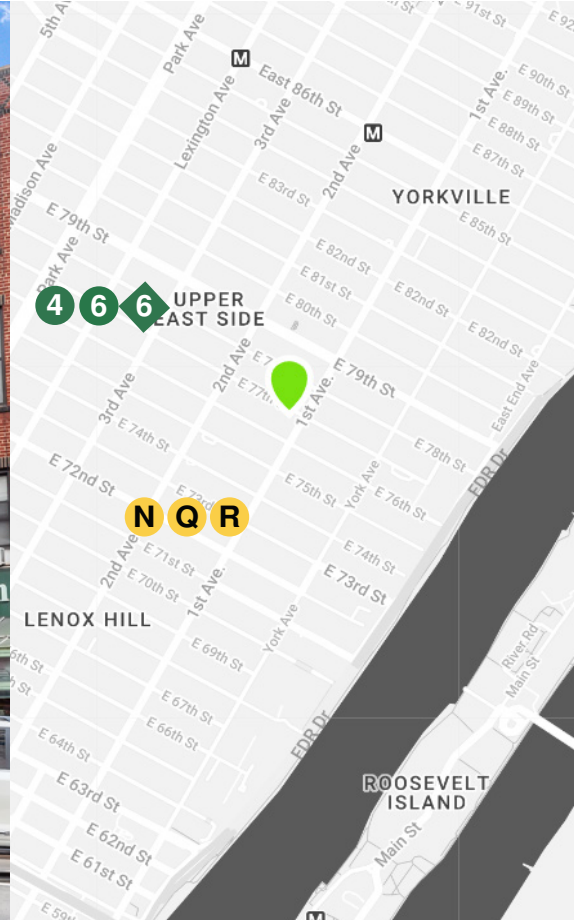


IPRG

1471 1ST AVENUE NEW YORK, NY 10075

CLOSED



SALE PRICE

\$4,400,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01451-0028
NEIGHBORHOOD:	Lenox Hill
CROSS STREETS:	E 76th St & E 77th St
PROPERTY DIMENSIONS:	25 ft x 57 ft
LOT DIMENSIONS:	25 ft x 75 ft
ZONING:	C2-8
FAR:	10.0
TAX CLASS:	2B

SALE METRICS

6 Apts & 1 Stores

of Units

6,100

Approx SF

4.67%

Current Cap Rate

\$628,571

Price/Unit

\$721

Price/SF

ADAM
LOBEL
718.360.8815

ZACHARY
ZISKIN
718.360.0969

JUSTIN
ZEITCHIK
718.360.8827

COOPER
BEITMAN
718.360.4664