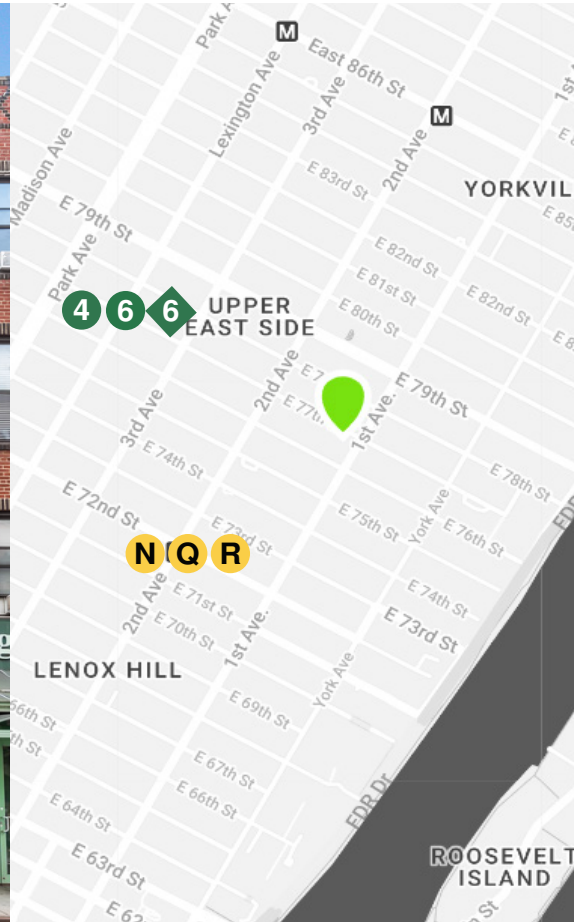


# IPRG

# 1473 1ST AVENUE NEW YORK, NY 10075

CLOSED



## SALE PRICE

# \$4,900,000

## PROPERTY DESCRIPTION

|                      |                       |
|----------------------|-----------------------|
| BLOCK & LOT:         | 01451-0029            |
| NEIGHBORHOOD:        | Lenox Hill            |
| CROSS STREETS:       | E 76th St & E 77th St |
| PROPERTY DIMENSIONS: | 25 ft x 58 ft         |
| LOT DIMENSIONS:      | 25 ft x 75 ft         |
| ZONING:              | C2-8                  |
| FAR:                 | 10.0                  |
| TAX CLASS:           | 2                     |

## SALE METRICS

12 Apts & 1 Stores

# of Units

6,100

Approx SF

5.25%

Current Cap Rate

10.81x

Current GRM

\$376,923

Price/Unit

\$803

Price/SF

ADAM  
LOBEL  
718.360.8815

ZACHARY  
ZISKIN  
718.360.0969

JUSTIN  
ZEITCHIK  
718.360.8827

COOPER  
BEITMAN  
718.360.4664