1652

NORMAN STREET

RIDGEWOOD, NY 11385



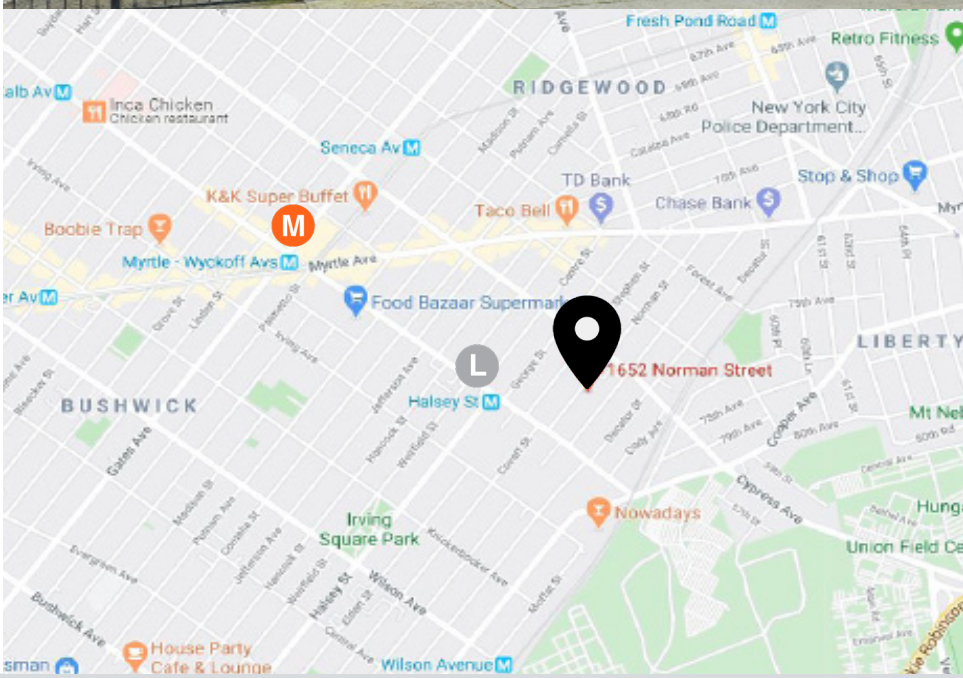
SALE PRICE

$1,350,000

SALE METRICS	
3,780 Approx SF	5 Apts & 1 Garage # of Units
$500,000 Renovation Cost	$1,850,000 All In Cost
6.96% All-In Pro Forma Cap Rate	11.38x All-In Pro Forma GRM
$357 Price/SF	$270,000 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	03554-0035
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Wyckoff Ave & Cypress Ave
PROPERTY DIMENSIONS:	21 ft x 60 ft
LOT DIMENSIONS:	26.42 ft x 100 ft
# OF UNITS:	5 Apts & 1 Garage
TOTAL SQUARE FOOTAGE:	3,780
ZONING:	R5B
FAR:	1.35
TAX CLASS:	2A



IPRG