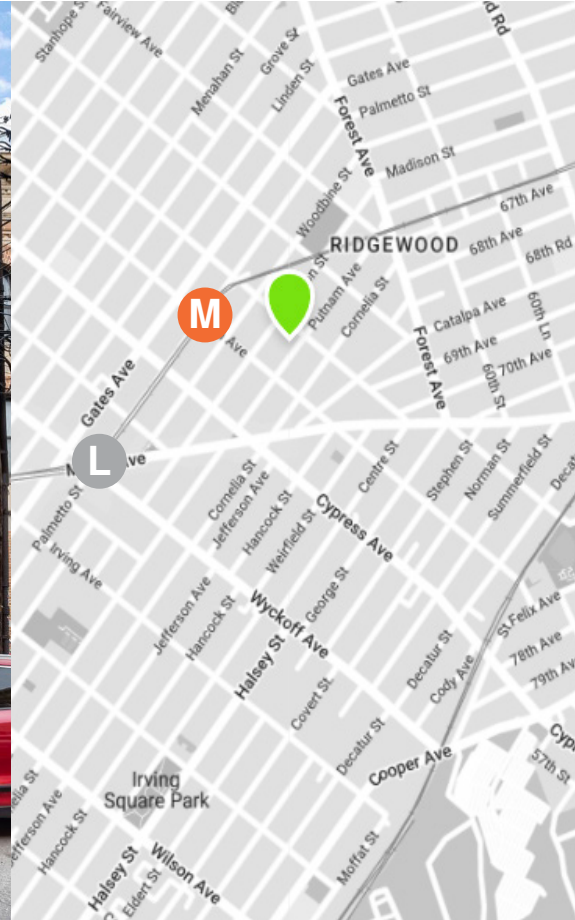


IPRG

18-25 PUTNAM AVENUE RIDGEWOOD, NY 11385

CLOSED



SALE PRICE

\$1,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03462-0038
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Onkerdonk & Seneca Ave
PROPERTY DIMENSIONS:	27.25 ft x 68 ft
LOT DIMENSIONS:	27.17 ft x 100.92 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

SALE HIGHLIGHTS

6 Apartments

of Units

5,600

Approx SF

2.46%

Current Cap Rate

17.63x

Current GRM

7.51%

Pro Forma Cap Rate

7.91x

Pro Forma GRM

\$200,000

Price/Unit

\$214

Price/SF

DEREK
BESTREICH
718.360.8802

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REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

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DAVILA
718.360.8849