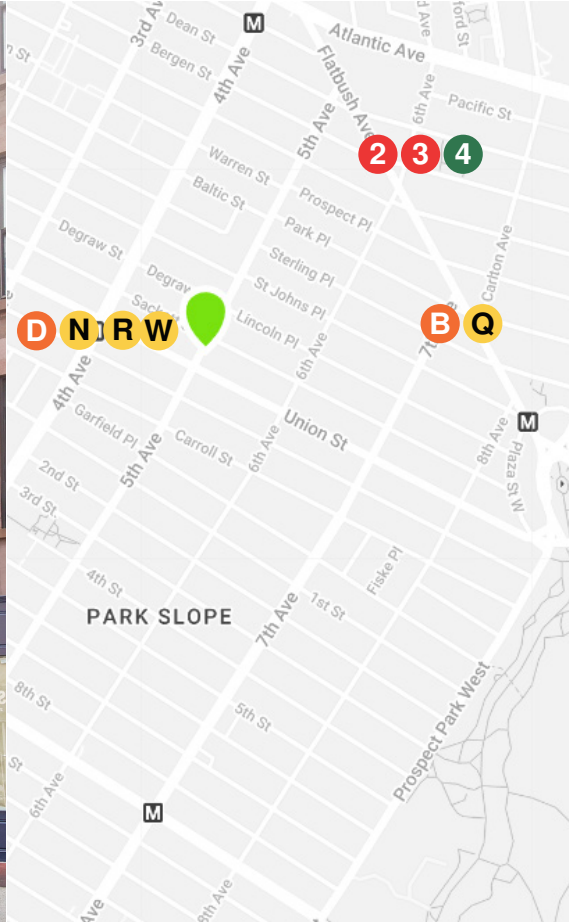


IPRG

199 5TH AVENUE BROOKLYN, NY 11217

CLOSED



SALE PRICE

\$2,750,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00953-0004
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	Union Street & Berkeley Place
PROPERTY DIMENSIONS:	19 ft x 55 ft
LOT DIMENSIONS:	19 ft x 72.25 ft
ZONING:	R6A, C1-4
FAR:	3
TAX CLASS:	2A

SALE METRICS

3 Apts & 1 Stores

of Units

4,180

Approx SF

1.48%

Current Cap Rate

31.39x

Current GRM

5.88%

Legal Cap Rate

12.73x

Legal GRM

\$687,500

Price/Unit

\$658

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

NICK
UFKES
718.360.5934