

216

EAST 5TH STREET

NEW YORK, NY 10003

SALE PRICE

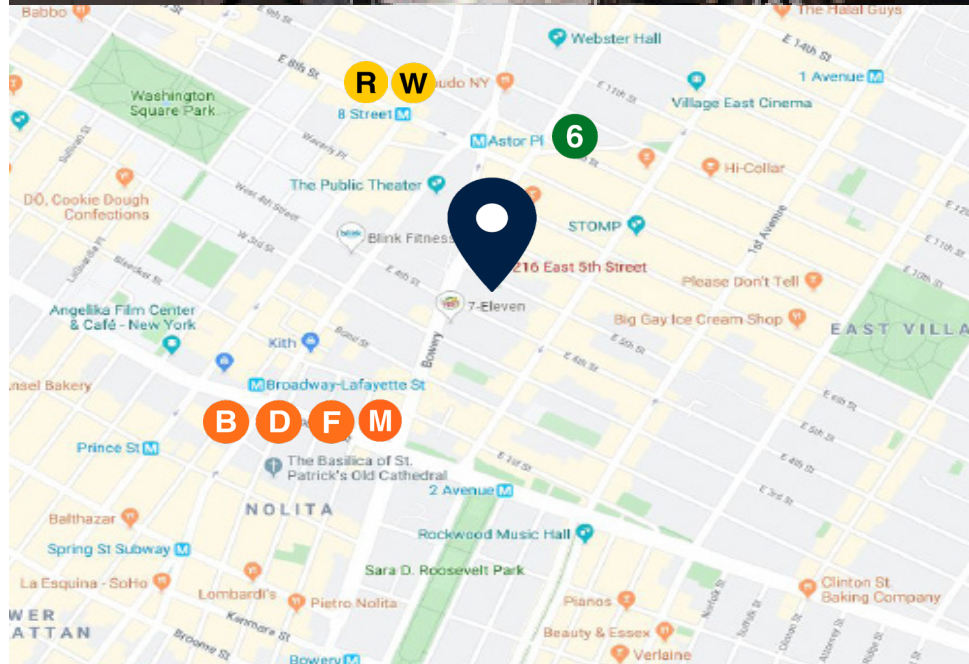
\$4,000,000

SALE METRICS

8,250 Approx SF	12 Apts # of Units
4.95% Current Cap Rate	12.15x Current GRM
6.92% Pro Forma Cap Rate	9.75x Pro Forma GRM
\$485 Price/SF	\$333,333 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	00460-0019
NEIGHBORHOOD:	East Village
CROSS STREETS:	Cooper Sq & 2nd Ave
PROPERTY DIMENSIONS:	25 ft x 55 ft
LOT DIMENSIONS:	25 ft x 92.33 ft
# OF UNITS:	12 Apts
TOTAL SQUARE FOOTAGE:	8,250
ZONING:	R8B
FAR:	4.0
TAX CLASS:	2



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