3010

CLARENDON ROAD

BROOKLYN, NY 11226



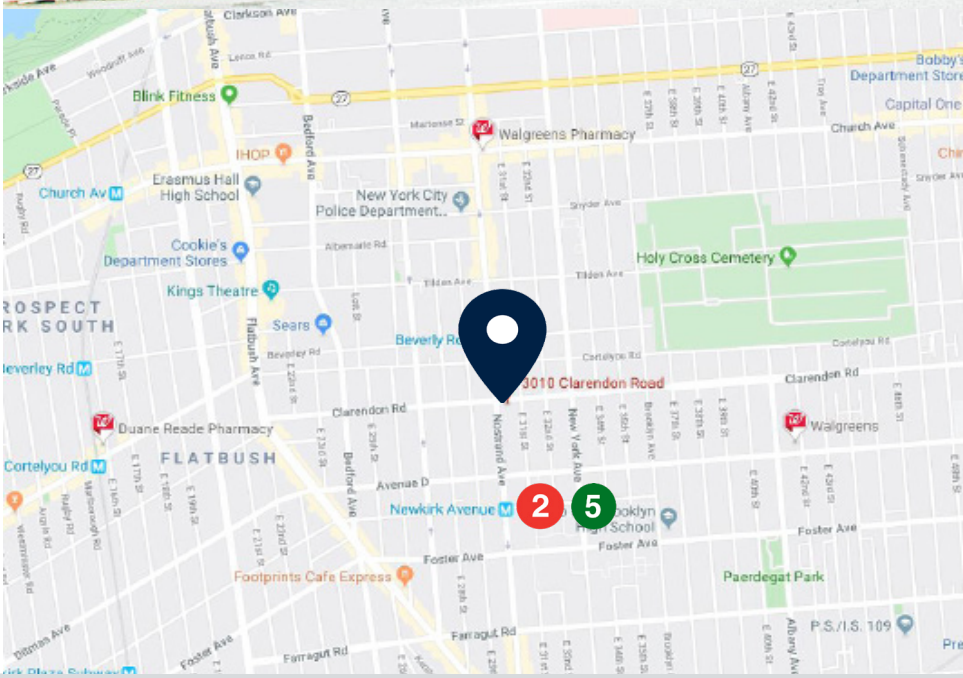
SALE PRICE

$2,220,000

SALE METRICS	
13,688 Approx SF	20 Apts # of Units
5.25% Current Cap Rate	9.04x Current GRM
$162 Price/SF	$111,000 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	04947-0003
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Nostrand Ave & E 31st St
PROPERTY DIMENSIONS:	50 ft x 87.42 ft
LOT DIMENSIONS:	50 ft x 100 ft
# OF UNITS:	20 Apts
TOTAL SQUARE FOOTAGE:	13,688
ZONING:	R6, C2-3
FAR:	2.43
TAX CLASS:	2



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BESTREICH REALTY GROUP