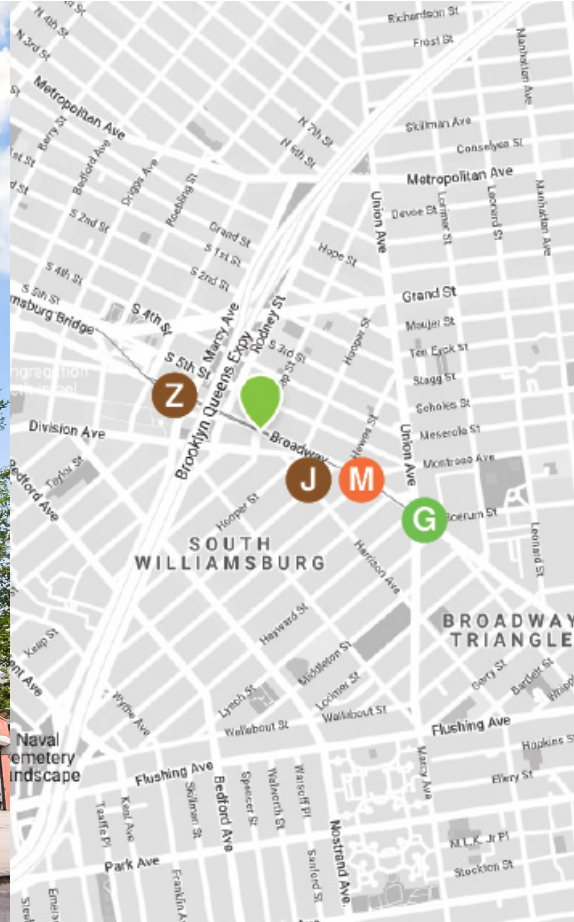


IPRG

358 BROADWAY
BROOKLYN, NY 11211

CLOSED



SALE PRICE

\$3,100,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02153-0001
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Keap Street
PROPERTY DIMENSIONS:	12.67 ft x 50 ft
LOT DIMENSIONS:	12.67 ft x 119.92 ft
ZONING:	R6, C2-3
FAR:	2.43
TAX CLASS:	2B

SALE METRICS

6 Apts & 2 Stores
of Units

4.94%
Pro Forma Cap Rate

\$660
Price/Unit

4,700
Approx SF

15.61x
Pro Forma GRM

\$387,500
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942