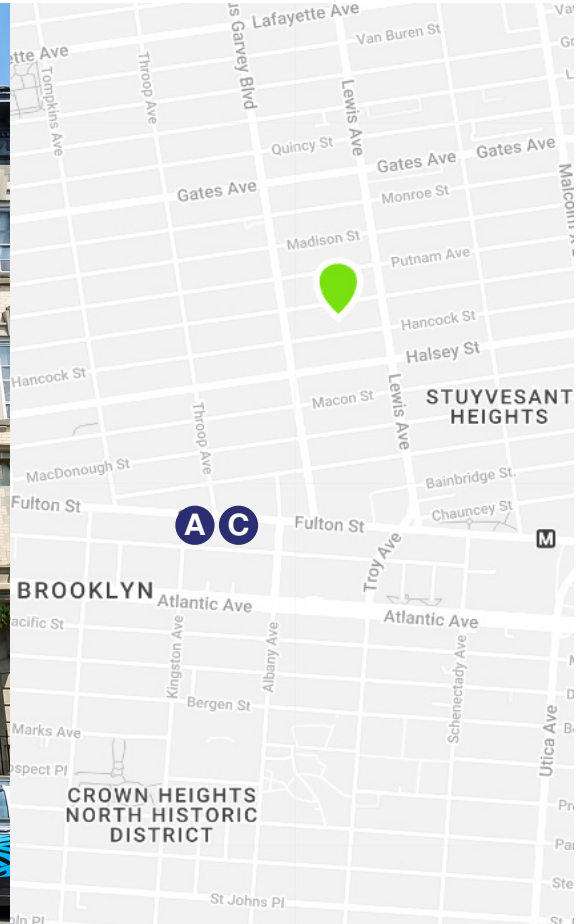


IPRG

473 HANCOCK STREET BROOKLYN, NY 11233

CLOSED



SALE PRICE

\$1,425,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01654-0061
NEIGHBORHOOD:	Bedford-Stuyvesant
CROSS STREETS:	Marcus Garvey Blvd & Lewis Ave
PROPERTY DIMENSIONS:	32.5 ft x 77 ft
LOT DIMENSIONS:	32.5 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2B

SALE METRICS

8 Apartments
of Units

9,296
Approx SF

6.29%
Current Cap Rate

10.29x
Current GRM

\$178,125
Price/Unit

\$153
Price/SF

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BESTREICH
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STEVE
REYNOLDS
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TOM
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