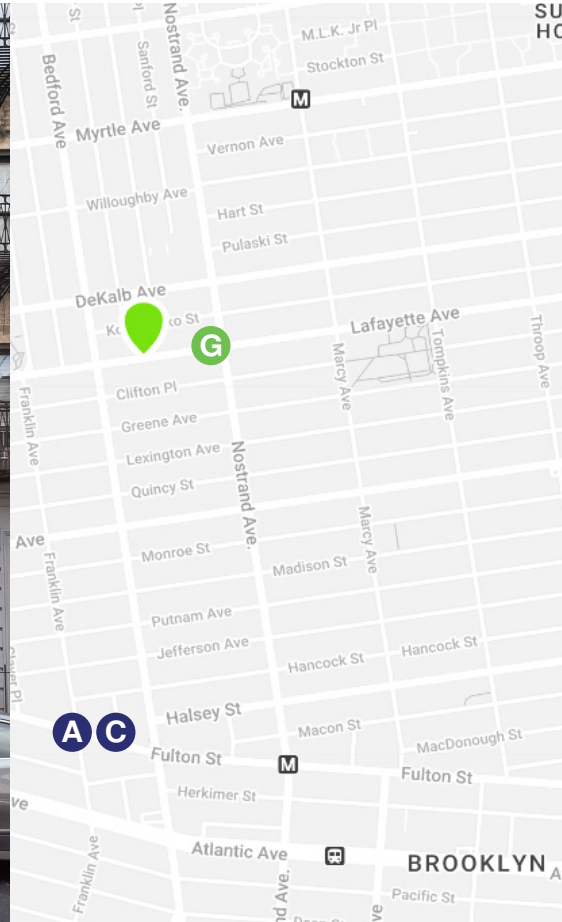


IPRG

530 LAFAYETTE AVENUE BROOKLYN, NY 11205

CLOSED



SALE PRICE

\$4,054,379

PROPERTY DESCRIPTION

BLOCK & LOT:	01788-0024
NEIGHBORHOOD:	Bed-Stuy
CROSS STREETS:	Bedford & Nostrand Avenue
PROPERTY DIMENSIONS:	25 ft x 51.5 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2B

SALE METRICS

7 Apartments
of Units

4.57%
Current Cap Rate

\$579,197
Price/Unit

5,377
Approx SF

16.39x
Current GRM

\$754
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILLA
718.360.8849

INCOME

UNIT	TYPE	CURRENT	PRO FORMA	COMMENTS
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
X	X BR	\$X,XXX	\$X,XXX	XXXXXXXX
MONTHLY:		\$X,XXX	\$X,XXX	
ANNUALLY:		\$XX,XXX	\$XX,XXX	

EXPENSES

	CURRENT	PRO FORMA
GROSS OPERATING INCOME:	\$	\$
VACANCY/COLLECTION LOSS (3%):	\$	\$
EFFECTIVE GROSS INCOME:	\$	\$
REAL ESTATE TAXES (XX):	\$	\$
FUEL:	\$	\$
WATER AND SEWER:	\$	\$
INSURANCE:	\$	\$
COMMON AREA ELECTRIC:	\$	\$
REPAIRS & MAINTENANCE:	\$	\$
PAYROLL:	\$	\$
MANAGEMENT (3%):	\$	\$
TOTAL EXPENSES:	\$	\$
NET OPERATING INCOME:	\$	\$

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, zoning, lot size are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.