

80

CLINTON AVENUE

BROOKLYN, NY 11205

SALE PRICE

\$2,200,000

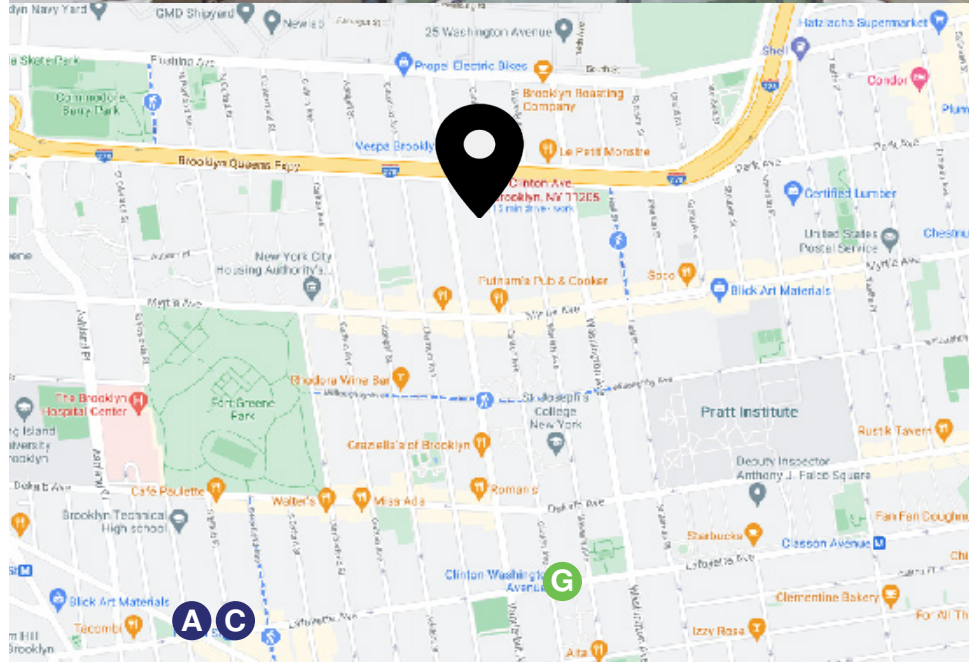
SALE METRICS

5,200 Approx SF	4 Apartments # of Units
4.30% Current Cap Rate	17.64x Current GRM
6.15% Pro Forma Cap Rate	13.10x Pro Forma GRM
\$423 Price/SF	\$550,000 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	01887-0062
NEIGHBORHOOD:	Clinton Hill
CROSS STREETS:	Park Ave & Myrtle Ave
PROPERTY DIMENSIONS:	20 ft x 65 ft
LOT DIMENSIONS:	20 ft x 100 ft
# OF UNITS:	4 Apts
TOTAL SQUARE FOOTAGE:	5,200
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

CLOSED



IPRG