

88

GUERNSEY STREET

BROOKLYN, NY 11222

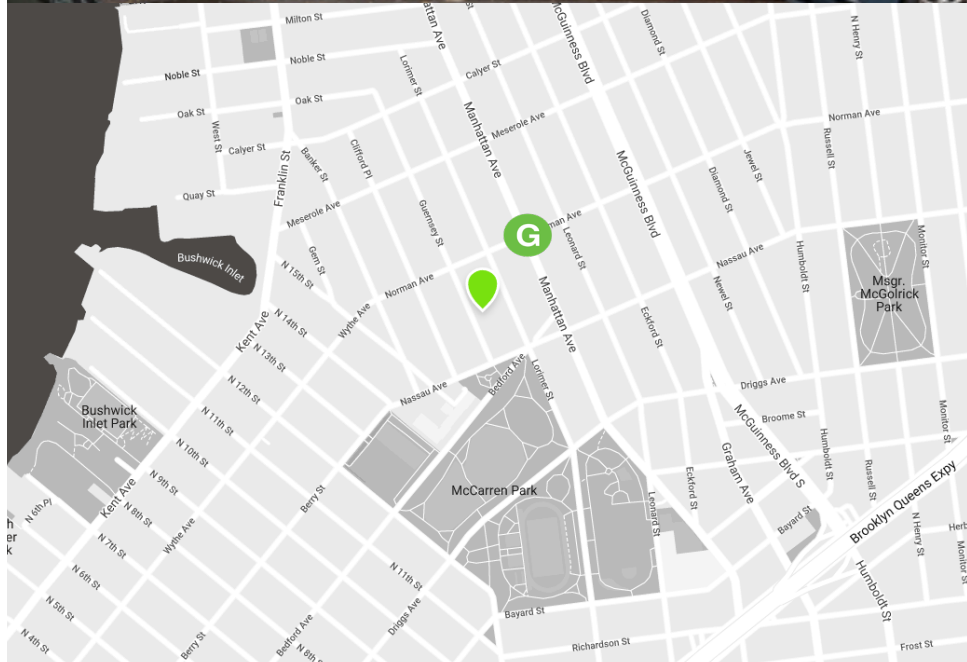
SALE PRICE
\$7,745,000

SALE METRICS

6,000 Approx SF	8 Apartments # of Units
4.90% Current Cap Rate	17.50x Current GRM
\$1,291 Price/SF	\$968,125 Price/Unit

INVESTMENT HIGHLIGHTS

BLOCK & LOT:	02644-0057
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Nassau & Norman Ave
PROPERTY DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
# OF UNITS:	8 Apts
TOTAL SQUARE FOOTAGE:	6,000 SF
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2B



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