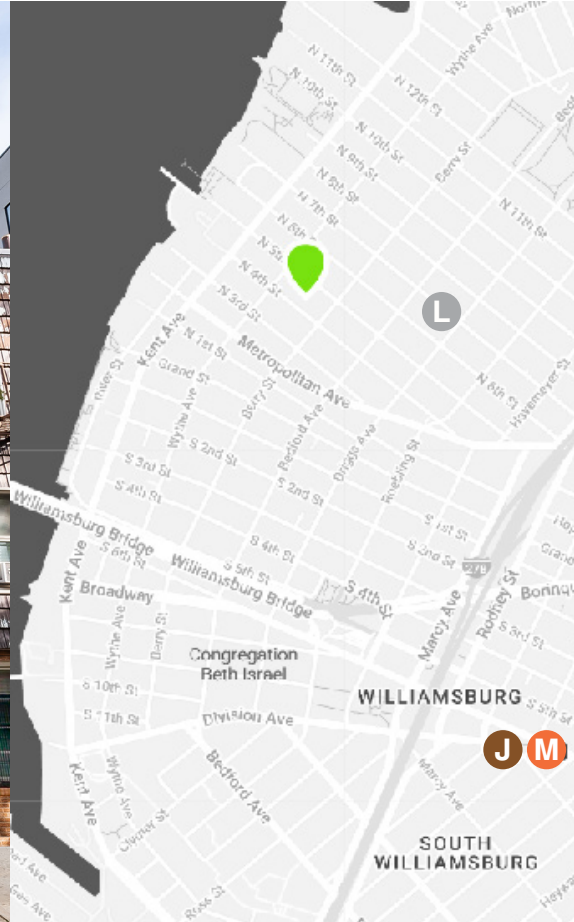


IPRG

91 NORTH 4TH STREET BROOKLYN, NY 11249

CLOSED



SALE PRICE

\$1,875,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02342-0029
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Wythe Avenue & Berry Street
PROPERTY DIMENSIONS:	25 ft x 75 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	M1-2/R6A, MX-8
FAR:	3
TAX CLASS:	2B

SALE METRICS

6 Apartments

of Units

5,625

Approx SF

5.02%

Current Cap Rate

14.05x

Current GRM

\$312,500

Price/Unit

\$333

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

INCOME

UNIT	CURRENT	COMMENTS
1L	\$720	RS
2R	\$2,298	RS
2L	\$2,364	RS
2R	\$2,106	RS
3L	\$1,985	RS
3R	\$1,651	RS
MONTHLY:	\$11,124	
ANNUALLY:	\$133,487	

EXPENSES

	CURRENT
GROSS OPERATING INCOME:	\$ 133,487
VACANCY/COLLECTION LOSS (3%):	\$ (4,005)
EFFECTIVE GROSS INCOME:	\$ 129,482
REAL ESTATE TAXES (2B):	\$ (8,520)
WATER AND SEWER:	\$ (6,000)
GAS:	\$ (6,750)
INSURANCE:	\$ (5,000)
REPAIRS & MAINTENANCE:	\$ (5,000)
MANAGEMENT (3%):	\$ (4,005)
NET OPERATING INCOME:	\$ 94,208

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.