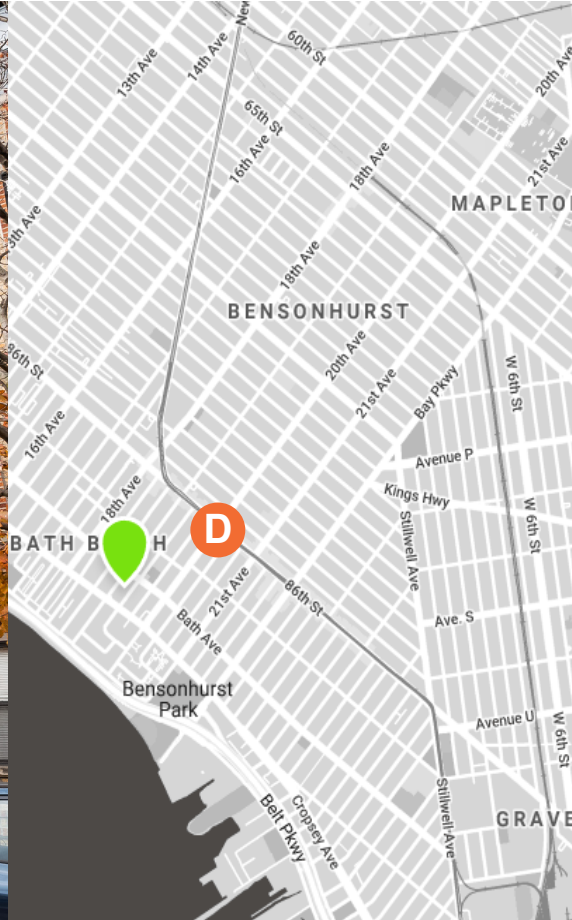


IPRG

194 BAY 22 STREET BROOKLYN, NY 11214

CLOSED



SALE PRICE

\$3,550,000

PROPERTY DESCRIPTION

BLOCK & LOT:	06439-0046
NEIGHBORHOOD:	Bath Beach
CROSS STREETS:	Bath & Cropsey Ave
PROPERTY DIMENSIONS:	41 ft x 85 ft
LOT DIMENSIONS:	52.25 ft x 96.67 ft
ZONING:	R5
FAR:	1.25
TAX CLASS:	2

SALE METRICS

16 Apartments
of Units

6.20%
Pro Forma Cap Rate

\$221,875
Price/Unit

13,940
Approx SF

10.10x
Pro Forma GRM

\$255
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

ANDREW
CIPOLLI
718.360.8819