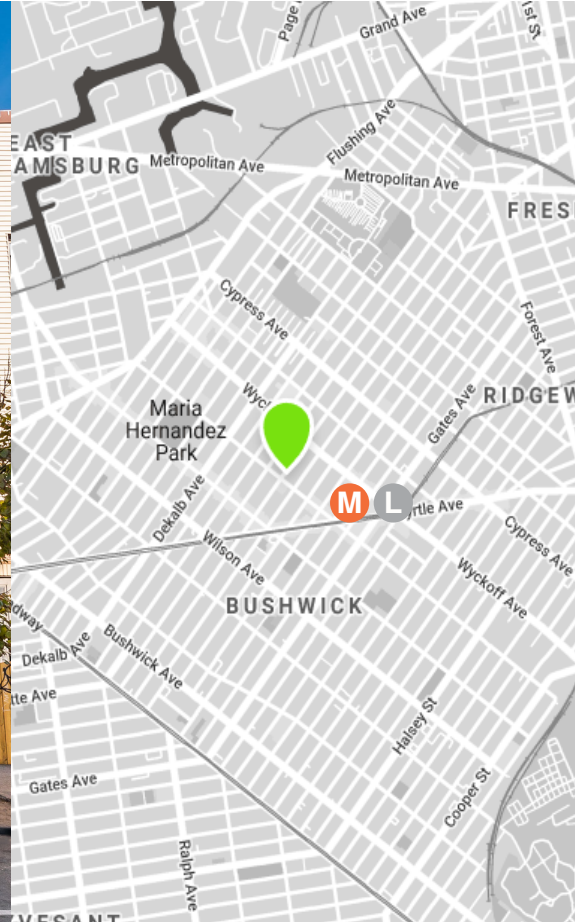


IPRG

221 IRVING AVENUE BROOKLYN, NY 11237

CLOSED



SALE PRICE

\$990,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03290-0007
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Harman St & Greene Ave
PROPERTY DIMENSIONS:	25 ft x 58 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6
FAR:	2.43
TAX CLASS:	2A

SALE METRICS

5 Apts & 1 Store

of Units

4,500

Approx SF

6.45%

Current Cap Rate

10.43x

Current GRM

\$165,000

Price/Unit

\$220

Price/SF

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

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DAVILA
718.360.8849