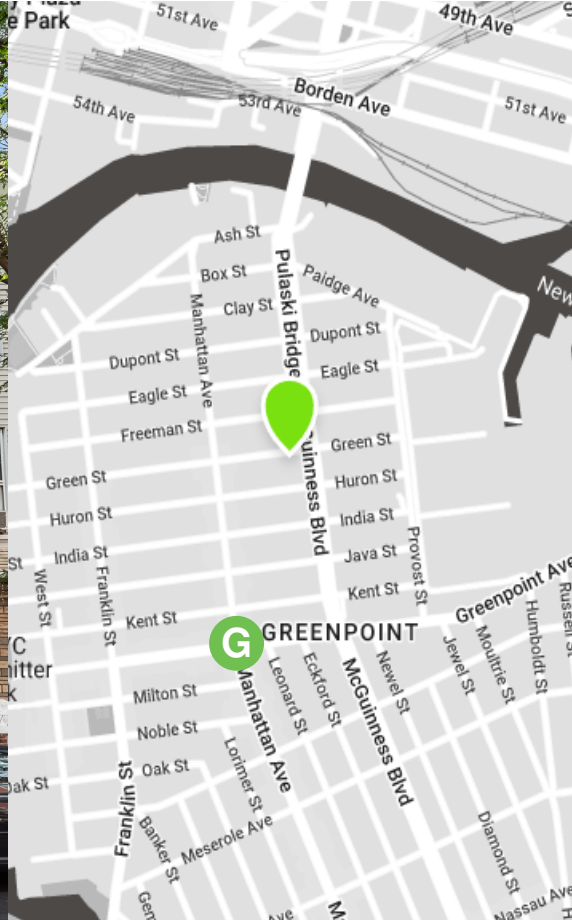


IPRG

210 GREEN STREET BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$2,100,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02523-0027
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Manhattan Ave & McGuinness Blvd
PROPERTY DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

SALE METRICS

6 Apartments
of Units

6.44%
Pro Forma Cap Rate

\$350,000
Price/Unit

4,500
Approx SF

11.98x
Pro Forma GRM

\$467
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942