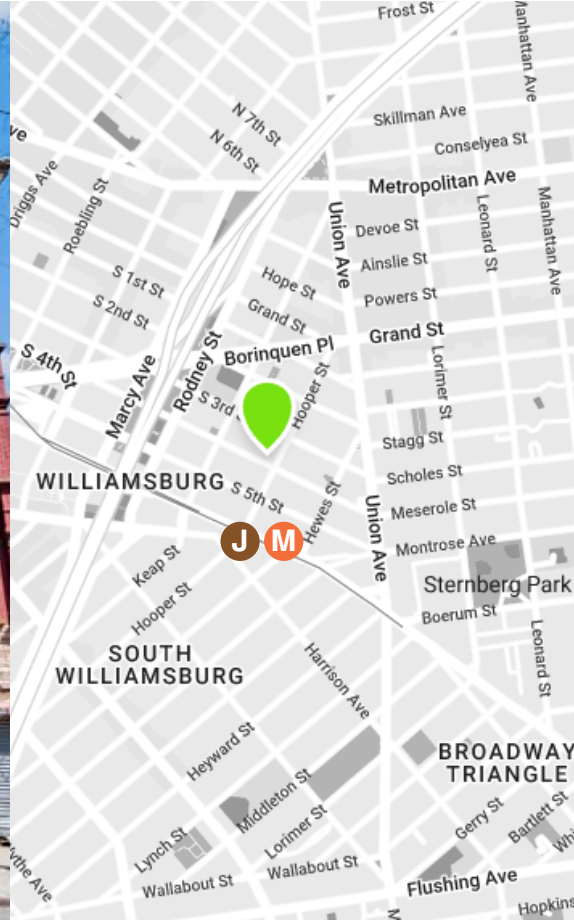
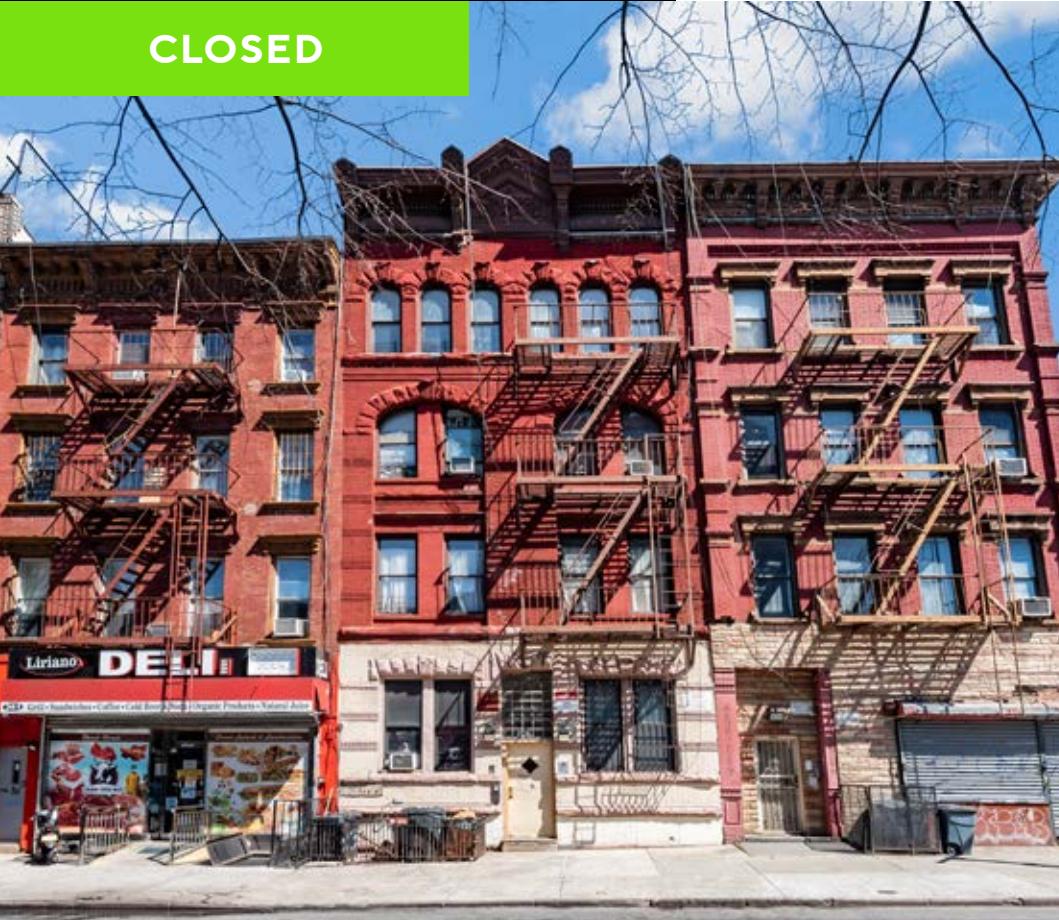


# IPRG

# 363 SOUTH 4TH STREET BROOKLYN, NY 11211

CLOSED



## SALE PRICE

# \$1,550,000

## PROPERTY DESCRIPTION

|                      |                      |
|----------------------|----------------------|
| BLOCK & LOT:         | 02437-0026           |
| NEIGHBORHOOD:        | Williamsburg         |
| CROSS STREETS:       | Hooper & Keap Street |
| PROPERTY DIMENSIONS: | 25 ft x 60 ft        |
| LOT DIMENSIONS:      | 25 ft x 95 ft        |
| ZONING:              | R6                   |
| FAR:                 | 2.43                 |
| TAX CLASS:           | 2B                   |

## SALE METRICS

9 Apartments  
# of Units

4.49%  
Current Cap Rate

5.93%  
Pro Forma Cap Rate

\$172,222  
Price/Unit

6,000  
Approx. SF

13.65x  
Current GRM

11.30x  
Pro Forma GRM

\$258  
Price/SF

DEREK  
BESTREICH  
718.360.8802

LUKE  
SPROVIERO  
718.360.8803

DONAL  
FLAHERTY  
718.360.8823

JUSTIN  
ZEITCHIK  
718.360.8827

COREY  
HAYNES  
718.360.1942