

IPRG

325 SUMPTER STREET BROOKLYN, NY 11233

CLOSED



SALE PRICE

\$650,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01521-0052
NEIGHBORHOOD:	Ocean Hill
CROSS STREETS:	Thomas S Boyland St & Rockaway Ave
PROPERTY DIMENSIONS:	25 ft x 72 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6
FAR:	2.43
TAX CLASS:	2A

SALE HIGHLIGHTS

6 Apartments
of Units

4.47%
Current Cap Rate

6.67%
Pro Forma Cap Rate

\$108,333
Price/Unit

5,400
Approx SF

10.18x
Current GRM

8.19x
Pro Forma GRM

\$120
Price/SF

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849

NOAH
MIDDLEKAUFF
718.360.8557