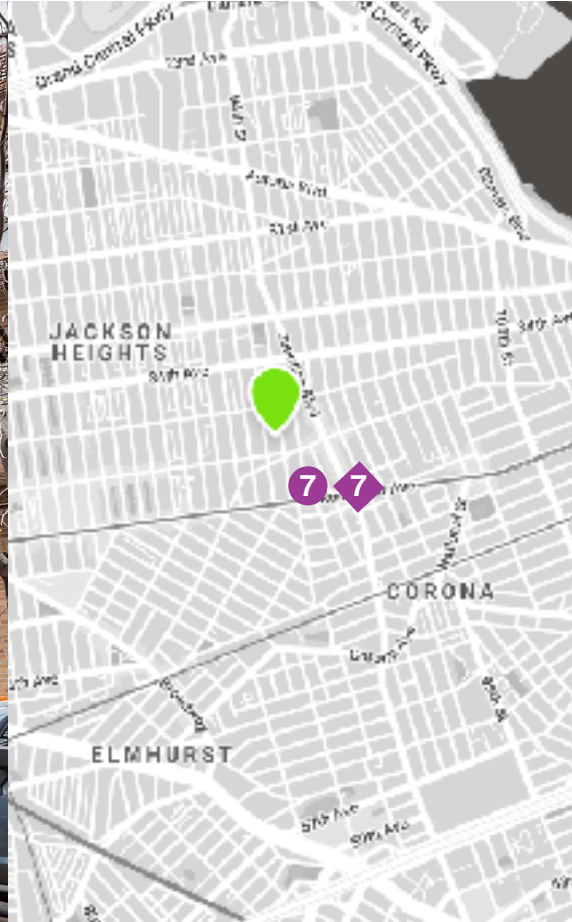


IPRG

35-48 94TH STREET QUEENS, NY 11372

CLOSED



SALE PRICE

\$2,790,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01467-0028
NEIGHBORHOOD:	Jackson Heights
CROSS STREETS:	35th Ave & 37th Ave
PROPERTY DIMENSIONS:	29 ft x 88 ft
LOT DIMENSIONS:	40 ft x 100 ft
ZONING:	R6A
FAR:	3.0
TAX CLASS:	2

SALE METRICS

16 Apartments
of Units

12,760
Approx SF

5.71%
Current Cap Rate

10.02x
Current GRM

5.43%
Legal Cap Rate

10.32x
Legal GRM

\$174,375
Price/Unit

\$219
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

LOGAN
BOENNING
718.360.8857

SAL
MONTEVERDE
718.360.5933