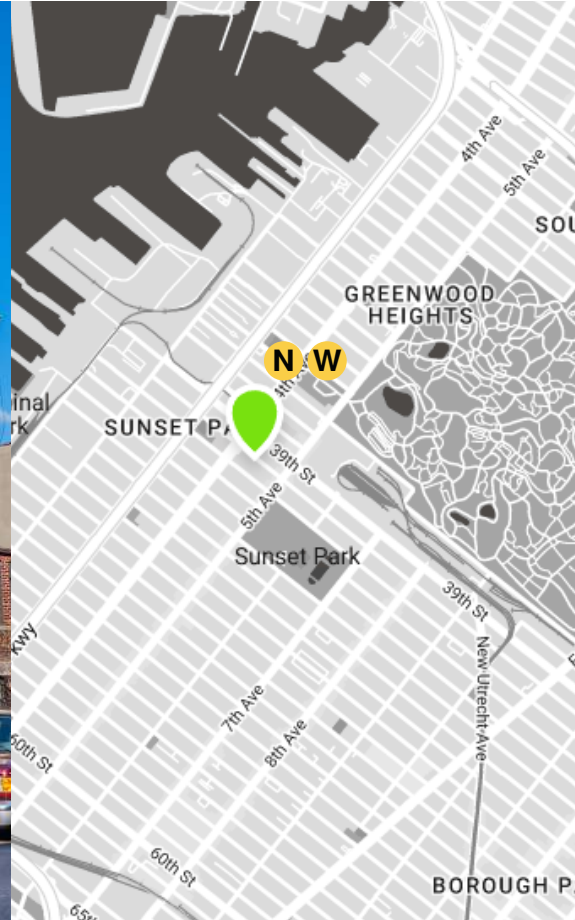


IPRG

444 40TH STREET BROOKLYN, NY 11232

CLOSED



SALE PRICE

\$875,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02689-0073
NEIGHBORHOOD:	Sunset Park
CROSS STREETS:	4th and 5th Street
PROPERTY DIMENSIONS:	33.33 ft x 68 ft
LOT DIMENSIONS:	33.33 ft x 100.17 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

SALE METRICS

6 Apartments # of Units	5,541 Approx SF
4.71% Cap Rate	11.25x GRM
\$145,833 Price/Unit	\$158 Price/SF

***FULLY RENT STABILIZED BUILDING WITH
SUBSTANTIAL VIOLATIONS.**

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