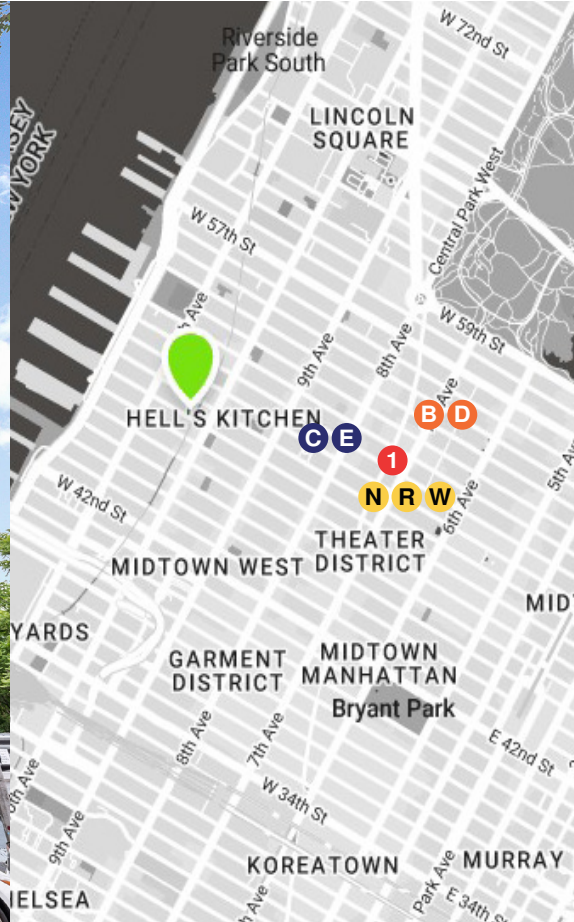


IPRG

515 WEST 48TH STREET NEW YORK, NY 10036

CLOSED



SALE PRICE

\$4,550,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01077-0023
NEIGHBORHOOD:	Clinton - Hell's Kitchen
CROSS STREETS:	10th & 11th Ave
PROPERTY DIMENSIONS:	25 ft x 79 ft
LOT DIMENSIONS:	25 ft x 100.42 ft
ZONING:	R8
FAR:	6.02
TAX CLASS:	2

SALE METRICS

20 Apartments
of Units

9,790
Approx. SF

5.29%
Current Cap Rate

10.32x
Current GRM

6.69%
Pro Forma Cap Rate

9.00x
Pro Forma GRM

\$227,500
Price/Unit

\$465
Price/SF

ADAM
LOBEL
718.360.8815

ZACHARY
ZISKIN
718.360.0969

JUSTIN
ZEITCHIK
718.360.8827