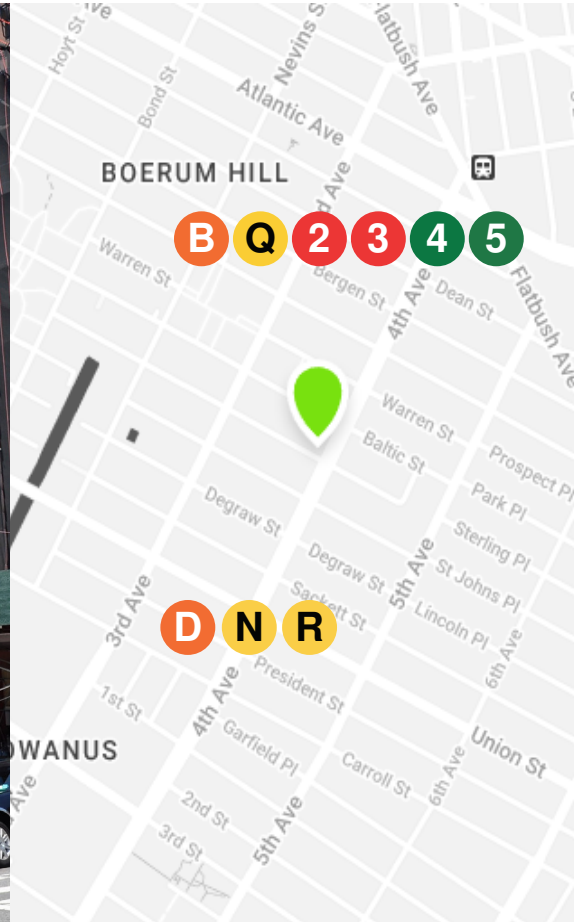


I PRG

144 4TH AVENUE BROOKLYN, NY 11217

CLOSED



SALE PRICE

\$3,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00401-0043
NEIGHBORHOOD:	Gowanus
CROSS STREETS:	Warren & Baltic St
PROPERTY DIMENSIONS:	16.67 ft x 36 ft
LOT DIMENSIONS:	16.67 ft x 80.83 ft
ZONING:	R8A, C2-4, EC-1
FAR:	6.02
TAX CLASS:	1

SALE HIGHLIGHTS

3 Apts & 1 Store

of Units

4,356

Approx SF

3.04%

Current Cap Rate

16.40x

Pro Forma GRM

5.57%

Pro Forma Cap Rate

15.40x

Pro Forma GRM

\$800,000

Price/Unit

\$735

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

DANIEL
SHAWAH
718.360.5335