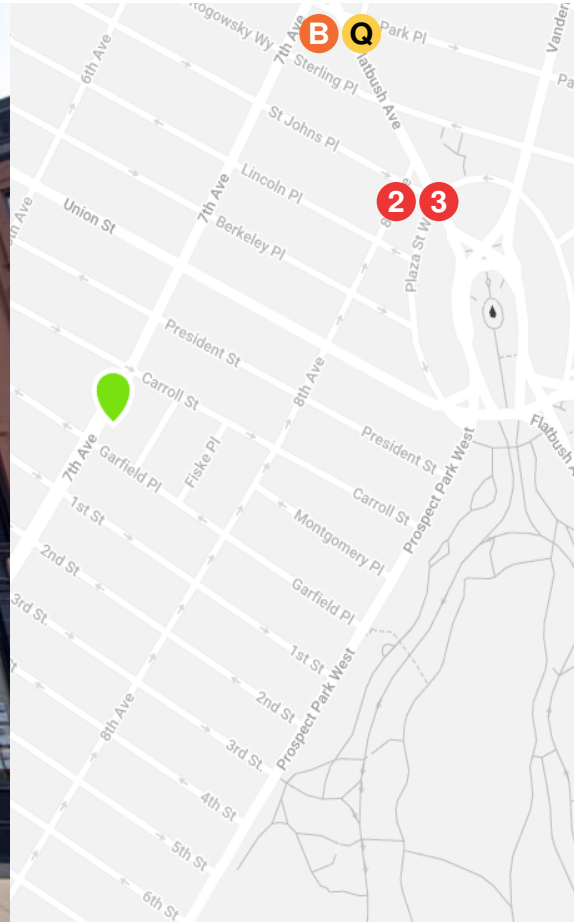


IPRG

153 7TH AVENUE BROOKLYN, NY 11215

CLOSED



SALE PRICE

\$4,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01069-0004
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	Garfield Pl & Carroll St
PROPERTY DIMENSIONS:	19.75 ft x 60 ft
LOT DIMENSIONS:	19.75 ft x 80 ft
ZONING:	R6A, C1-4
FAR:	3.0
TAX CLASS:	2A

SALE METRICS

3 Apts & 1 Store

of Units

4,812

Approx SF

4.00%

Cap Rate

19.65x

GRM

\$1,050,000

Price/Unit

\$873

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

SAMANTHA
KATZ
718.360.4834