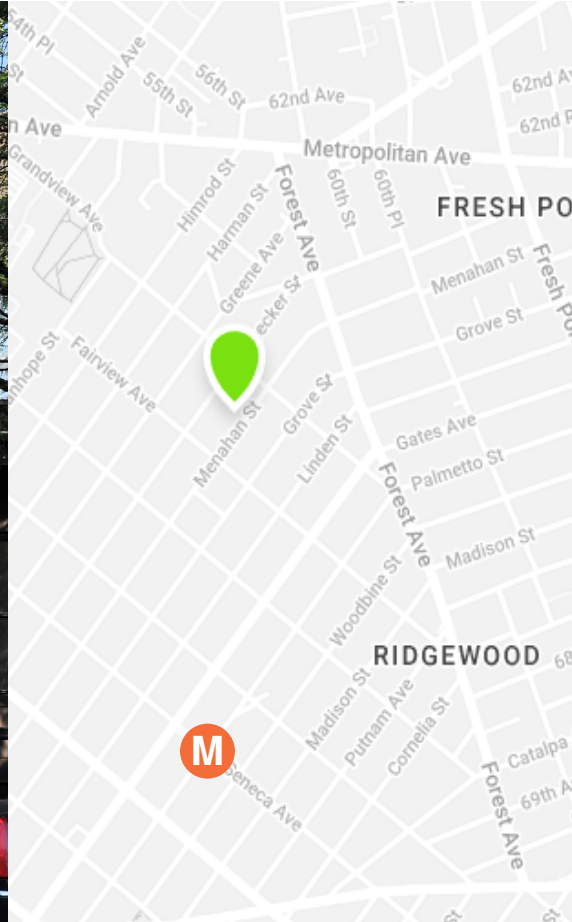


IPRG

20-25 MENAHAN STREET QUEENS, NY 11385

CLOSED



SALE PRICE

\$1,175,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03383-0065
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Grandview & Fairview Ave
PROPERTY DIMENSIONS:	25 ft x 62 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R5B
FAR:	1.35
TAX CLASS:	2A

SALE HIGHLIGHTS

4 Apartments

of Units

3,100

Approx SF

6.90%

Pro Forma Cap Rate

10.90x

Pro Forma GRM

\$293,750

Price/Unit

\$379

Price/SF

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849