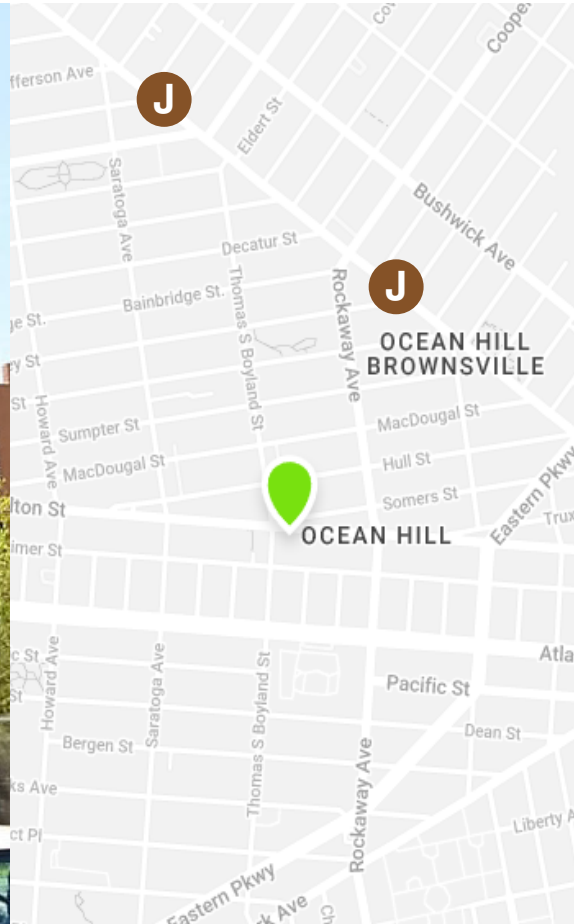


IPRG

2104 FULTON STREET BROOKLYN, NY 11233

CLOSED



SALE PRICE

\$1,400,000

PROPERTY DESCRIPTION

BLOCK & LOT:	01551-0004
NEIGHBORHOOD:	Ocean Hill
CROSS STREETS:	Thomas S Boyland St & Rockaway Ave
PROPERTY DIMENSIONS:	25 ft x 60 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6, C2-3
FAR:	2.43
TAX CLASS:	2A

SALE HIGHLIGHTS

4 Apts & 1 Store

of Units

4,500

Approx SF

2.10%

Current Cap Rate

23.10x

Current GRM

5.94%

Pro Forma Cap Rate

11.20x

Legal GRM

\$280,000

Price/Unit

\$311

Price/SF

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849