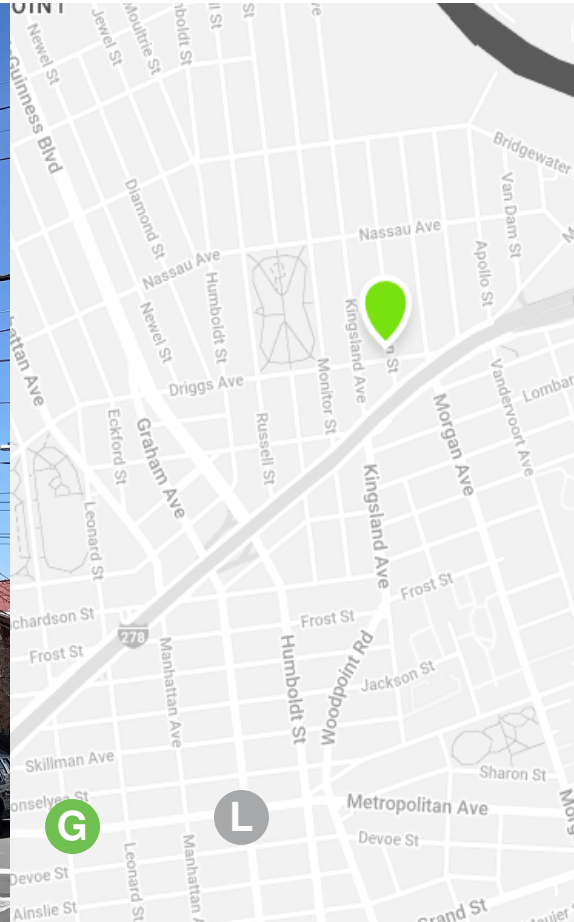


IPRG

38 DRIGGS AVENUE
BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$2,970,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02689-0048
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Sutton St & Kingsland Ave
PROPERTY DIMENSIONS:	25 ft x 65 ft
LOT DIMENSIONS:	25 ft x 83.75 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

SALE HIGHLIGHTS

5 Apts & 1 Store
of Units

5,326
Approx SF

3.39%
Current Cap Rate

21.52x
Current GRM

\$495,000
Price/Unit

\$558
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767