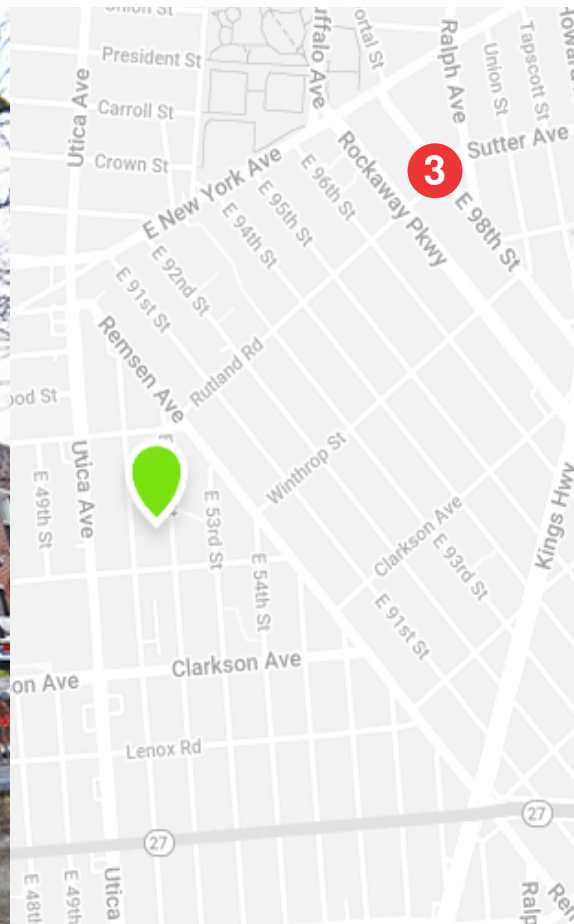


IPRG

90 E 52ND STREET
BROOKLYN, NY 11203

CLOSED



SALE PRICE

\$1,050,000

PROPERTY DESCRIPTION

BLOCK & LOT:	04605-0034
NEIGHBORHOOD:	East Flatbush
CROSS STREETS:	Winthrop St & Rutland Rd
PROPERTY DIMENSIONS:	22.5 ft x 83 ft
LOT DIMENSIONS:	30 ft x 100 ft
ZONING:	R6
FAR:	2.43
TAX CLASS:	2A

SALE HIGHLIGHTS

6 Apartments	5,603
# of Units	Approx SF
5.59%	11.30x
Legal Cap Rate	Legal GRM
\$175,000	\$187
Price/Unit	Price/SF

DEREK
BESTREICH
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STEVE
REYNOLDS
718.360.8807

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