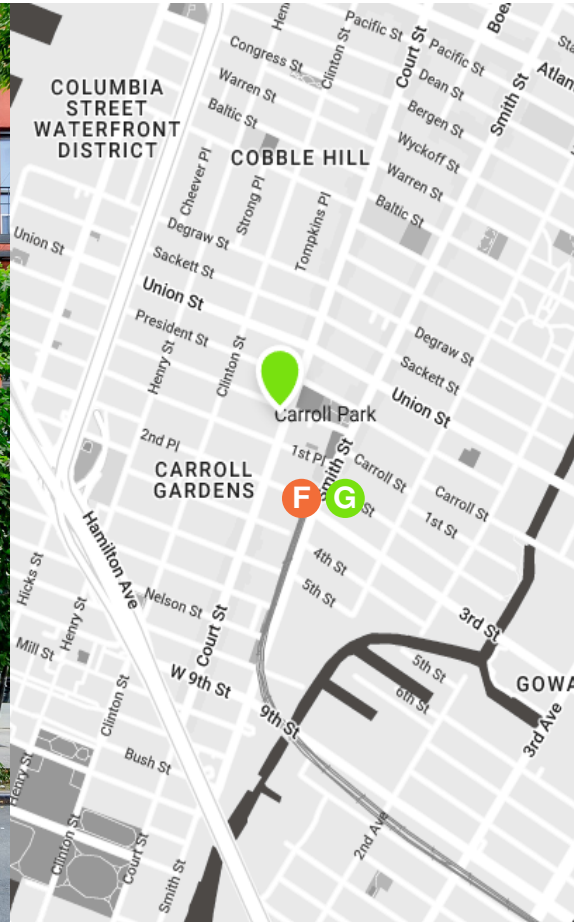


IPRG

392 COURT STREET BROOKLYN, NY 11231

CLOSED



SALE PRICE

\$1,900,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00356-0029
NEIGHBORHOOD:	Carroll Gardens
CROSS STREETS:	Carroll St & 1st Pl
PROPERTY DIMENSIONS:	20 ft x 40 ft
LOT DIMENSIONS:	20 ft x 60 ft
ZONING:	R6A, R6B, C2-4
FAR:	3.0
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Store

of Units

2,400

Approx SF

1.51%

Current Cap Rate

27.35x

Current GRM

5.74%

Pro-Forma Cap Rate

12.27x

Pro-Forma GRM

\$633,333

Price/Unit

\$792

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837