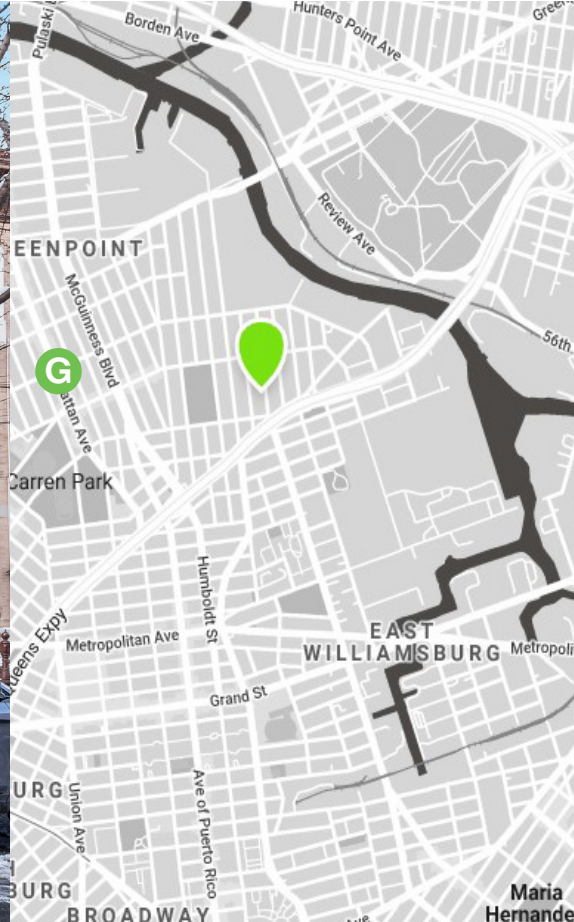


IPRG

575 MORGAN AVENUE BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$1,850,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02690-0028
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Driggs & Nassau Ave
PROPERTY DIMENSIONS:	19 ft x 54 ft
LOT DIMENSIONS:	19 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	1

SALE METRICS

3 Apartments
of Units

3,402
Approx. SF

1.19%
Current Cap Rate

42.82x
Current GRM

3.57%
Pro Forma Cap Rate

20.56x
Pro Forma GRM

\$616,667
Price/Unit

\$544
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