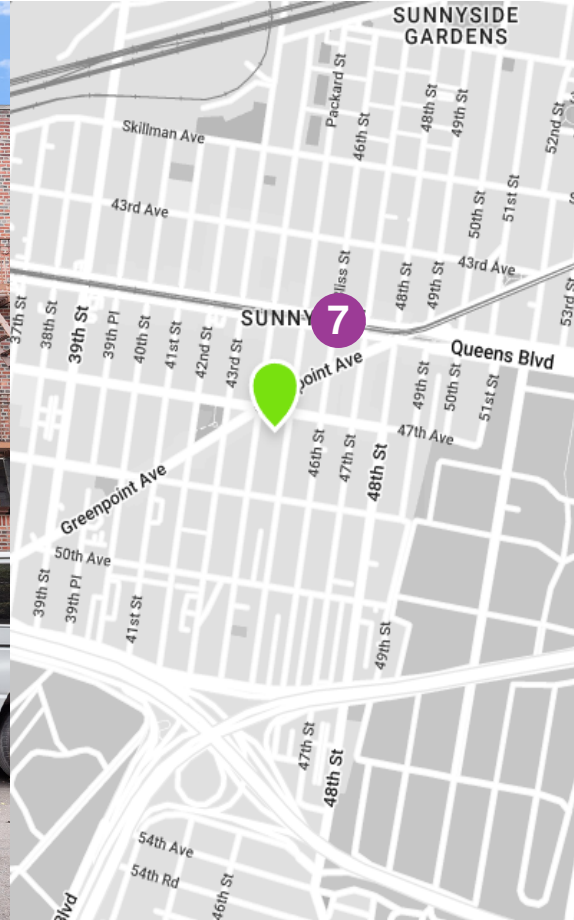


IPRG

47-16 45TH STREET QUEENS, NY 11377

CLOSED



SALE PRICE

\$950,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00171-0039
NEIGHBORHOOD:	Sunnyside
CROSS STREETS:	47th and 48th Ave
PROPERTY DIMENSIONS:	20 ft x 80 ft
LOT DIMENSIONS:	20 ft x 100 ft
ZONING:	R5
FAR:	1.25
TAX CLASS:	2A

SALE METRICS

6 Apartments
of Units

3,975
Approx SF

6.80%
Current Cap Rate

8.51x
Current GRM

\$158,333
Price/Unit

\$239
Price/SF

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817