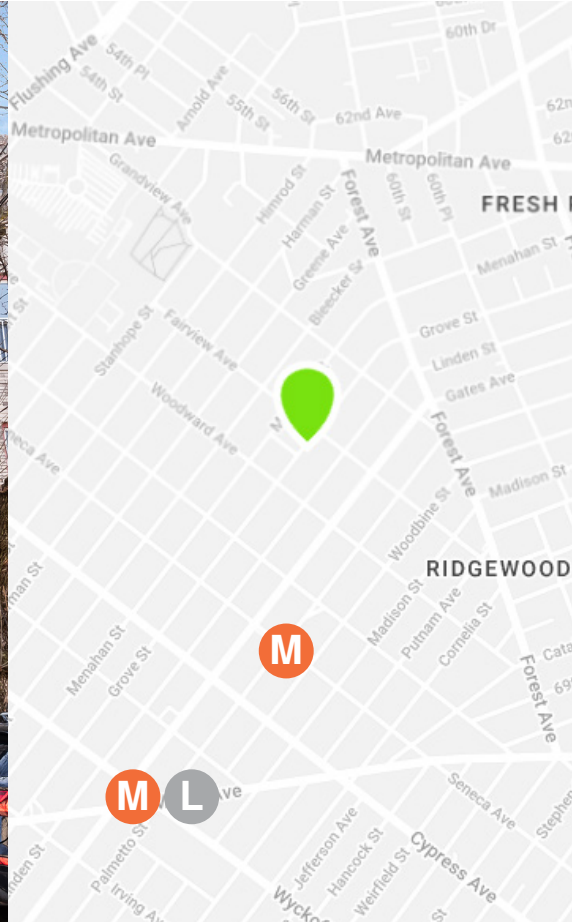


IPRG

19-24 GROVE STREET RIDGEWOOD, NY 11385

CLOSED



SALE PRICE

\$3,050,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03392-0029
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	Fairview & Woodward Ave
PROPERTY DIMENSIONS:	25 ft x 69 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6B
FAR:	2.0
TAX CLASS:	2A

SALE METRICS

6 Apartments

of Units

5,175

Approx SF

4.06%

Current Cap Rate

18.62x

Current GRM

4.95%

Pro-Forma Cap Rate

15.81x

Pro-Forma GRM

\$508,333

Price/Unit

\$589

Price/SF

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849

JOHN
LEUBA
718.360.8517

NOAH
MIDDLEKAUFF
718.360.8557