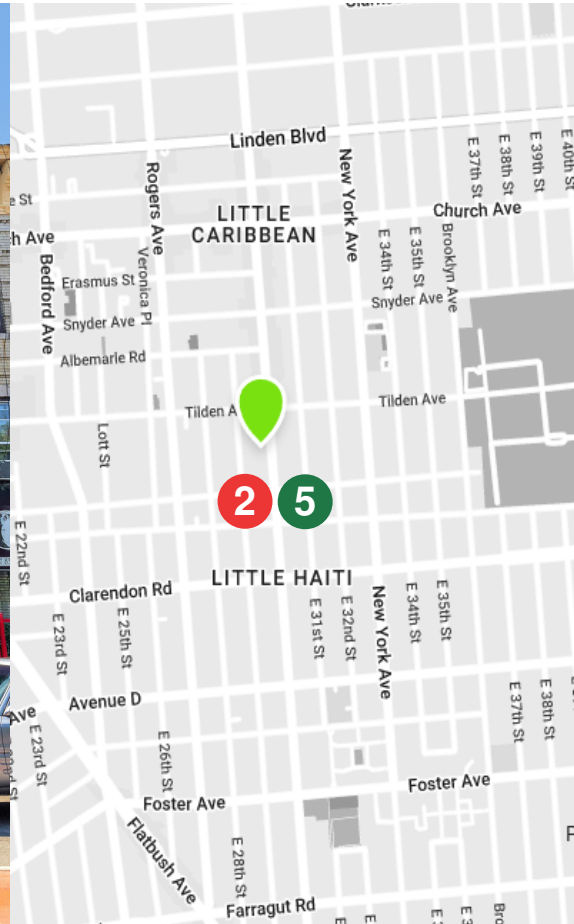


IPRG

1640 NOSTRAND AVENUE BROOKLYN, NY 11226

CLOSED



SALE PRICE

\$1,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	05140-0021
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Tilden Ave & Beverly Rd
PROPERTY DIMENSIONS:	20 ft x 52 ft
LOT DIMENSIONS:	26.17 ft x 100 ft
ZONING:	R6, C2-3
FAR:	2.43
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Store

of Units

3,120

Approx. SF

2.22%

Current Cap Rate

25.00x

Current GRM

7.94%

Pro Forma Cap Rate

10.10x

Pro Forma GRM

\$400,000

Price/Unit

\$385

Price/SF

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BESTREICH
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