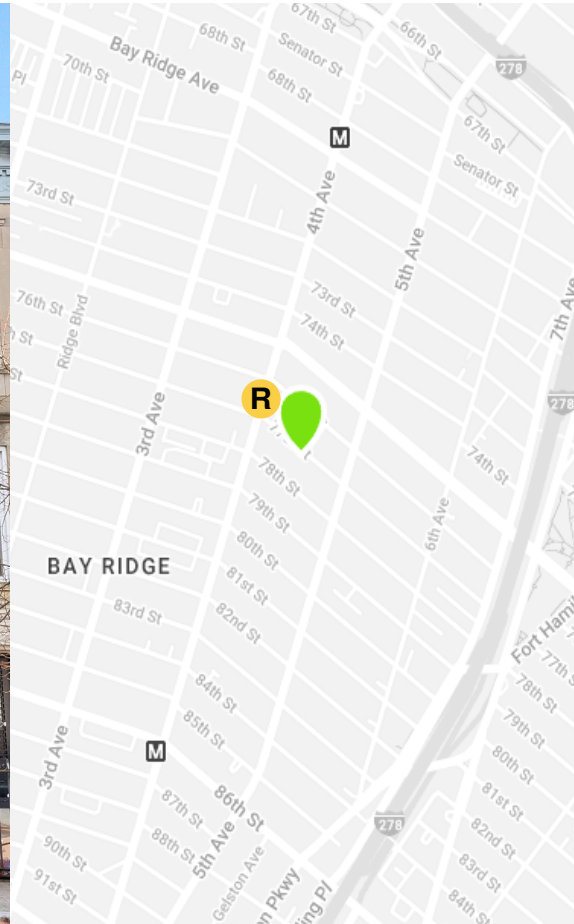


IPRG

452 77TH STREET BROOKLYN, NY 11209

CLOSED



SALE PRICE

\$1,220,000

PROPERTY DESCRIPTION

BLOCK & LOT:	05961-0024
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	4th & 5th Avenue
PROPERTY DIMENSIONS:	20 ft x 45 ft
LOT DIMENSIONS:	20 ft x 100 ft
ZONING:	R5B, BR
FAR:	1.35
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Commercial Space # of Units	3,000 Approx. SF
1.47% Current Cap Rate	32.05x Current GRM
5.51% Pro Forma Cap Rate	13.40x Pro Forma GRM
\$406,667 Price/Unit	\$407 Price/SF

DEREK
BESTREICH
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SPROVIERO
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LOBEL
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