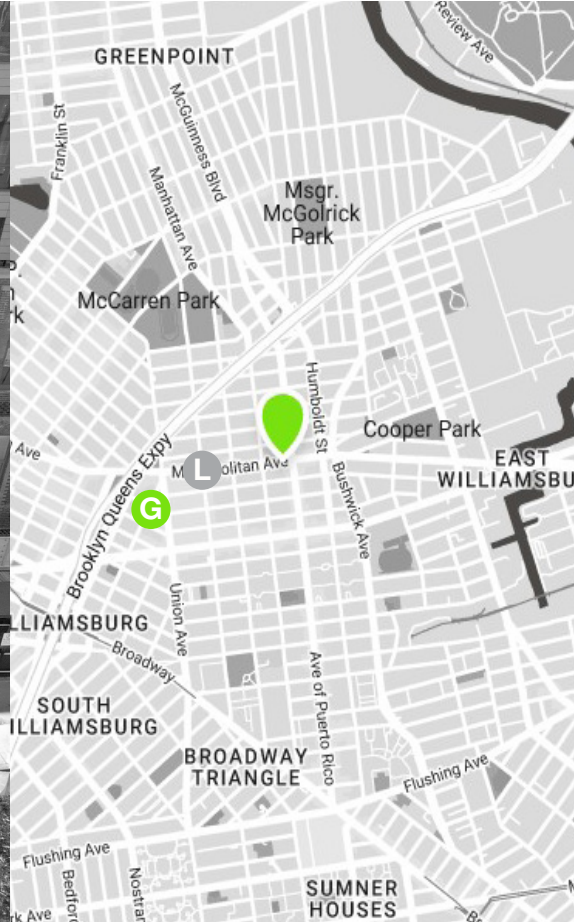


IPRG

724 METROPOLITAN AVENUE BROOKLYN, NY 11211

CLOSED



SALE PRICE

\$3,000,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02764-0019
NEIGHBORHOOD:	Williamsburg
CROSS STREETS:	Graham & Manhattan Ave
PROPERTY DIMENSIONS:	25.33 ft x 75 ft
LOT DIMENSIONS:	25.33 ft x 100 ft
ZONING:	R7A, C2-4
FAR:	4.0
TAX CLASS:	2A

SALE METRICS

6 Apartments
of Units

5,700
Approx SF

2.07%
Current Cap Rate

31.54x
Current GRM

3.87%
Legal Cap Rate

19.68x
Legal GRM

7.38%
Pro Forma Cap Rate

11.34x
Pro Forma GRM

\$500,000
Price/Unit

\$526
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