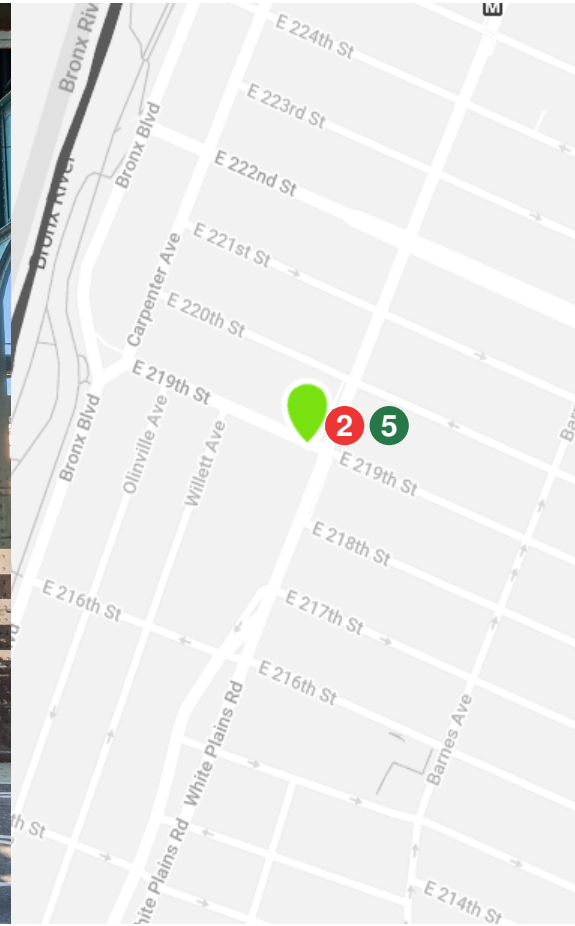


IPRG

3777 WHITE PLAINS ROAD BRONX, NY 10467

CLOSED



SALE PRICE

\$2,675,000

PROPERTY DESCRIPTION

BLOCK & LOT:	04651-0052
NEIGHBORHOOD:	Olinville
CROSS STREETS:	Corner of E 219th St & White Plains Rd
PROPERTY DIMENSIONS:	48 ft x 70 ft
LOT DIMENSIONS:	49.75 ft x 79 ft
ZONING:	R6, C1-4
FAR:	3
TAX CLASS:	2B

INVESTMENT HIGHLIGHTS

4 Apts & 5 Stores
of Units

7,340
Approx. SF

6.29%
Current Cap Rate

9.86x
Current GRM

7.20%
Pro Forma Cap Rate

8.99x
Pro Forma GRM

\$279,222
Price/Unit

\$364
Price/SF

4,450 SF ADDITIONAL AIR RIGHTS

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.8807

BRIAN
DAVILA
718.360.8849

JOHN
LOCH
718.360.4910