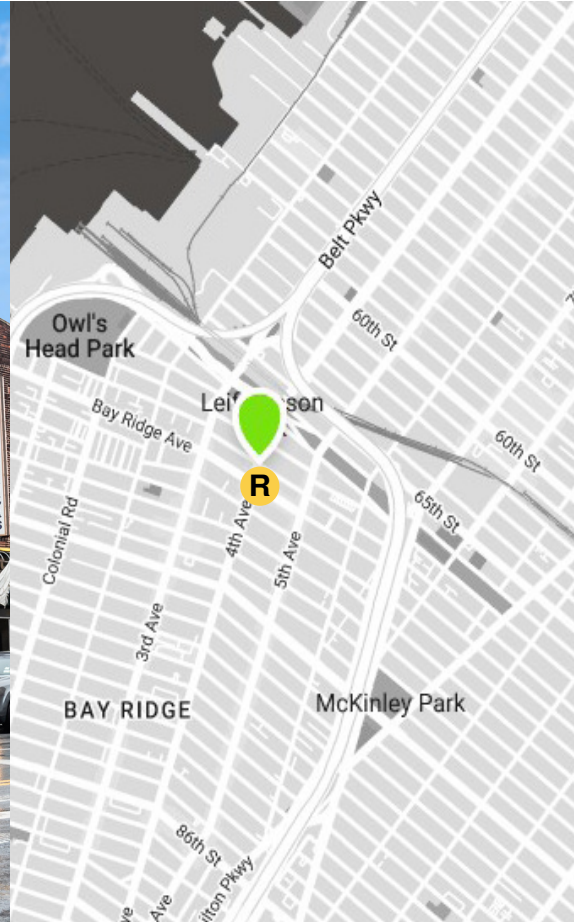


IPRG

6801 4TH AVENUE BROOKLYN, NY 11220

CLOSED



SALE PRICE

\$2,250,000

PROPERTY DESCRIPTION

BLOCK & LOT:	05864-0010
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	Corner of 4th Ave & 68th St
PROPERTY DIMENSIONS:	20.58 ft x 96 ft
LOT DIMENSIONS:	20.58 ft x 96 ft
ZONING:	R7B, C2-3, BR
FAR:	3.0
TAX CLASS:	2B

SALE METRICS

4 Apts & 3 Stores
of Units

5,856
Approx SF

6.66%
Pro Forma Cap Rate

10.77x
Pro Forma GRM

\$321,429
Price/Unit

\$384
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837