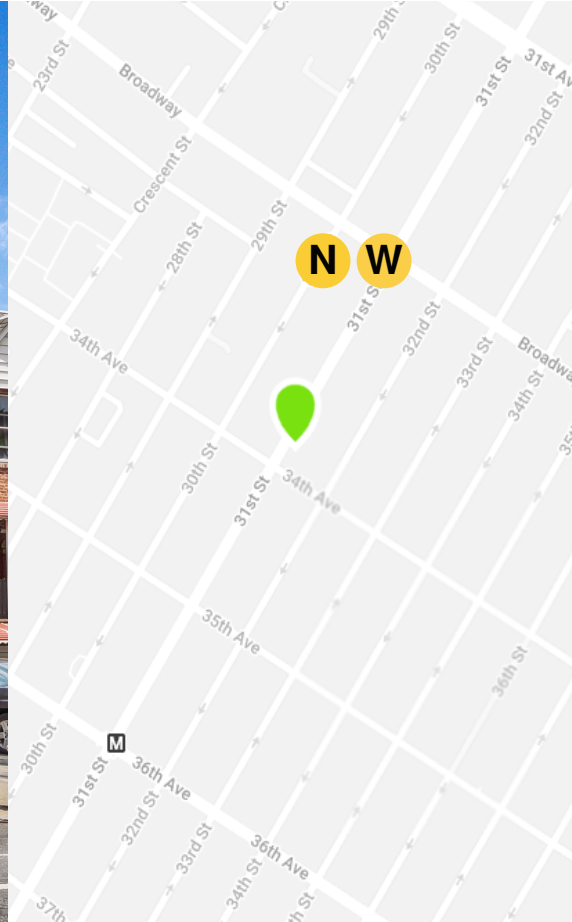


IPRG

31-01

34TH AVENUE
ASTORIA, NY 11106

CLOSED



SALE PRICE

\$2,000,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00611-0004
NEIGHBORHOOD:	South Astoria
CROSS STREETS:	Corner of 34th Ave & 31st St
PROPERTY DIMENSIONS:	20 ft x 65 ft
LOT DIMENSIONS:	20 ft x 90 ft
ZONING:	R5
FAR:	1.25
TAX CLASS:	1

SALE METRICS

2 Apts, 1 Store, & Private Driveway

of Units

2,800

Approx. SF

6.18%

Pro Forma Cap Rate

13.34x

Pro Forma GRM

\$666,667

Price/Unit

\$714

Price/SF

RESIDENTIAL UNITS TO BE DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONALD
FLAHERTY
718.360.8823

ZAC
GOLUB
718.360.4765