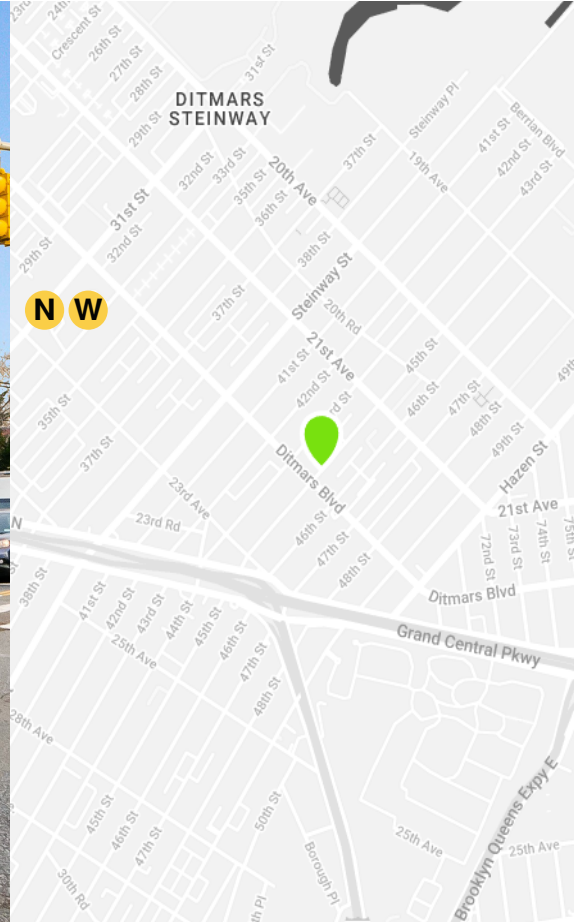


IPRG

45-01 DITMARS BOULEVARD ASTORIA, NY 11105

CLOSED



SALE PRICE

\$1,850,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00771-0001
NEIGHBORHOOD:	Ditmars - Steinway
CROSS STREETS:	Corner of 45th St & Ditmars Blvd
PROPERTY DIMENSIONS:	20 ft x 90 ft
LOT DIMENSIONS:	20 ft x 110 ft
ZONING:	R4
FAR:	0.75
TAX CLASS:	4

SALE METRICS

2 Apts, 1 Store, & 1 Garage
of Units

4,200
Approx SF

1.16%
Current Cap Rate

31.02x
Current GRM

6.57%
Pro Forma Cap Rate

10.97x
Pro Forma GRM

\$616,667
Price/Unit

\$440
Price/SF

DELIVERED PARTIALLY VACANT

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

SAL
MONTEVERDE
718.360.5933