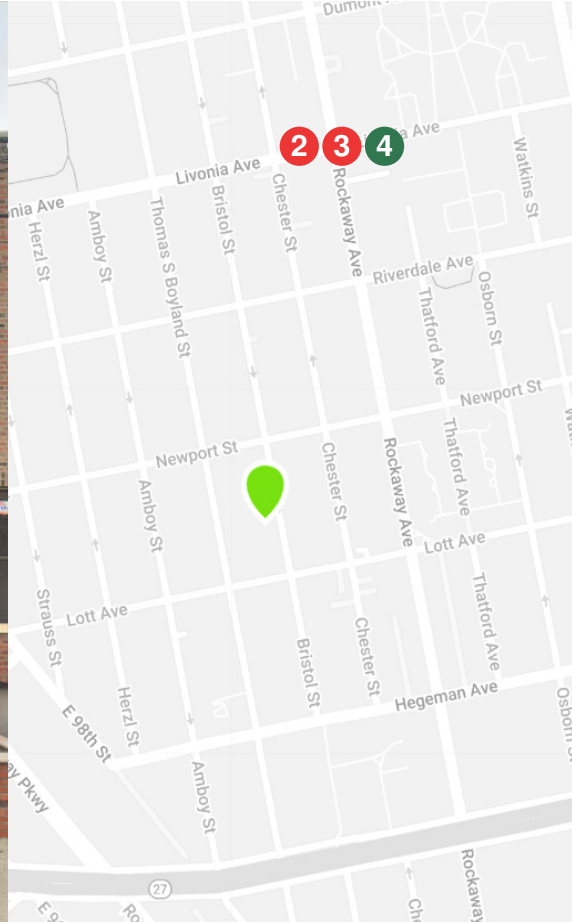


IPRG

522 BRISTOL STREET BROOKLYN, NY 11212

CLOSED



SALE PRICE

\$950,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03612 - 0047
NEIGHBORHOOD:	Brownsville
CROSS STREETS:	Between Lott Ave & Newport St
PROPERTY DIMENSIONS:	20 ft x 75 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6
FAR:	2.2
TAX CLASS:	2A

SALE METRICS

4 Apartments
of Units

3,000
Approx SF

6.14%
Current Cap Rate

11.39x
Current GRM

8.67%
Pro Forma Cap Rate

8.73x
Pro Forma GRM

\$237,500
Price/Unit

\$317
Price/SF

MICHAEL
MURPHY
718.360.1486