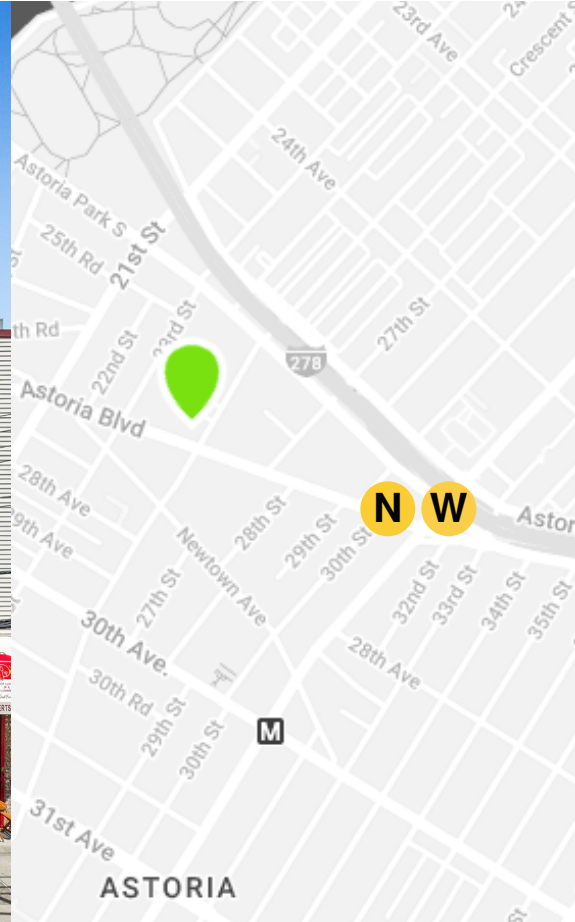


IPRG

23-37 ASTORIA BOULEVARD ASTORIA, NY 11102

CLOSED



SALE PRICE

\$2,000,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00872-0002
NEIGHBORHOOD:	Old Astoria
CROSS STREETS:	Crescent St & 23rd St
PROPERTY DIMENSIONS:	31.58 ft x 60 ft
LOT DIMENSIONS:	31.58 ft x 73.33 ft
ZONING:	R6A, C1-3
FAR:	3
TAX CLASS:	2B

SALE METRICS

9 Apartments

of Units

6.28%

Current Cap Rate

7.72%

Legal Cap Rate

\$222,222

Price/Unit

7,500

Approx. SF

9.37x

Current GRM

8.17x

Legal GRM

\$267

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONALD
FLAHERTY
718.360.8823

SAL
MONTEVERDE
718.360.5933