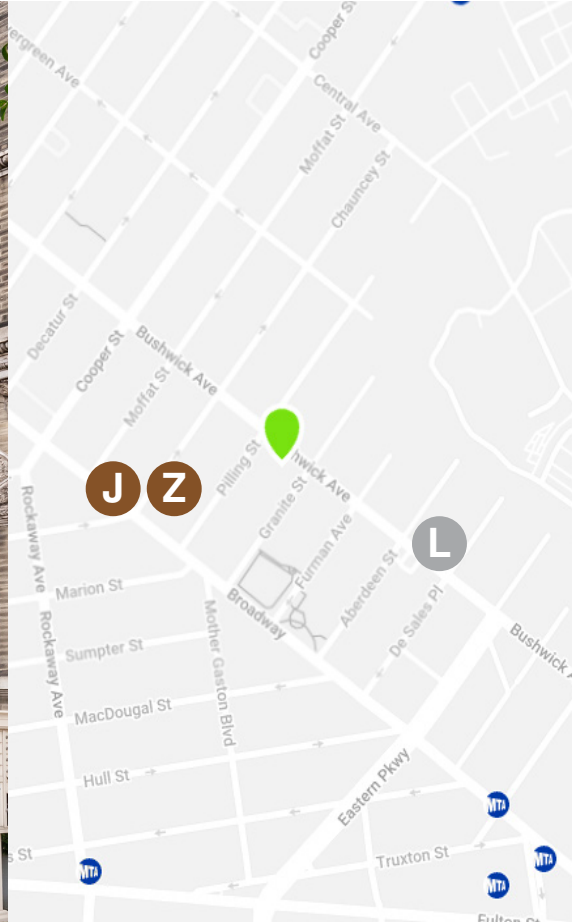


IPRG

1470 BUSHWICK AVENUE BROOKLYN, NY 11207

CLOSED



SALE PRICE

\$1,700,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03456-0034
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Granite St & Pilling St
PROPERTY DIMENSIONS:	25 ft x 70 ft
LOT DIMENSIONS:	25 ft x 90 ft
ZONING:	R6
FAR:	3.0
TAX CLASS:	2A

SALE METRICS

6 Apartments

of Units

5,250

Approx SF

2.75%

Current Cap Rate

20.24x

Current GRM

6.83%

Pro-Forma Cap Rate (After Cap Ex)

11.27x

Pro-Forma GRM (After Cap Ex)

\$283,333

Price/Unit

\$324

Price/SF

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