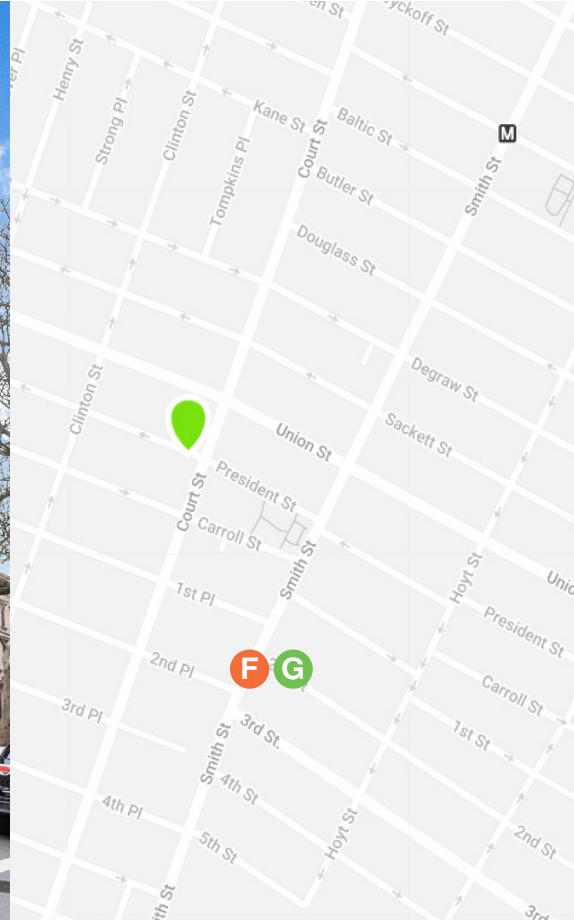


IPRG

368 COURT STREET BROOKLYN, NY 11231

CLOSED



SALE PRICE

\$5,185,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00351-0026
NEIGHBORHOOD:	Carroll Gardens
CROSS STREETS:	Corner of Court St & President St
PROPERTY DIMENSIONS:	20 ft x 60 ft
LOT DIMENSIONS:	20 ft x 65 ft
ZONING:	R6A, R6B, C2-4
FAR:	3
TAX CLASS:	2A

SALE METRICS

3 Apts & 2 Stores
of Units

4,900
Approx SF

6.23%
Current Cap Rate

12.78x
Current GRM

\$740,714
Price/Unit

\$1,058
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

SAMANTHA
KATZ
718.360.4834

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KAHAN
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