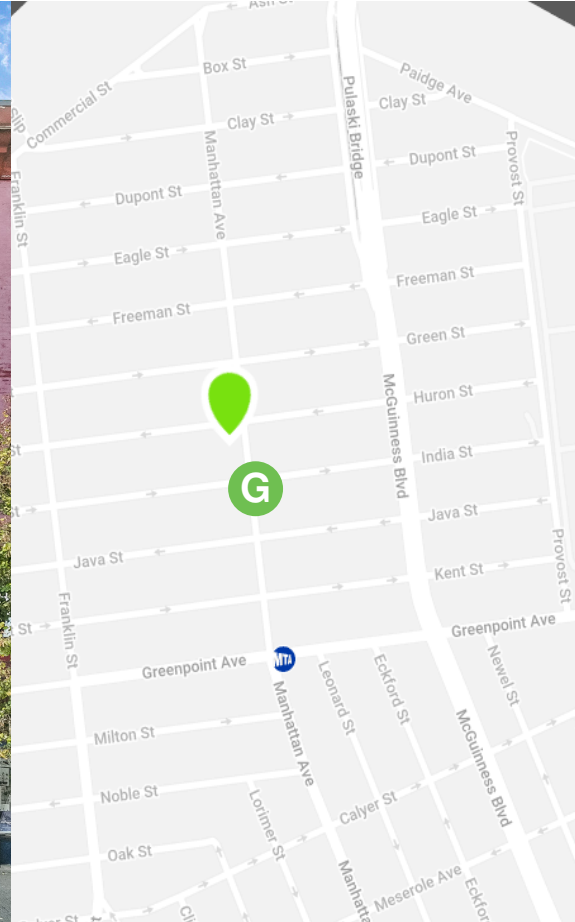


IPRG

983 MANHATTAN AVENUE BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$3,650,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02532-0043
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Huron St & India St
PROPERTY DIMENSIONS:	Ground Floor: 25 ft x 100 ft 2nd & 3rd Floor: 25 ft x 54 ft
ZONING:	R7A, C2-4
FAR:	3.45 (As of Right), 4.0 (IH Residential)
TAX CLASS:	2A

SALE METRICS

3 Apts & 1 Store
of Units

5,200
Approx SF

6.19%
Pro Forma Cap Rate

3,425
Additional Air Rights

\$912,500
Price/Unit

\$702
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

SAL
MONTEVERDE
718.360.5933