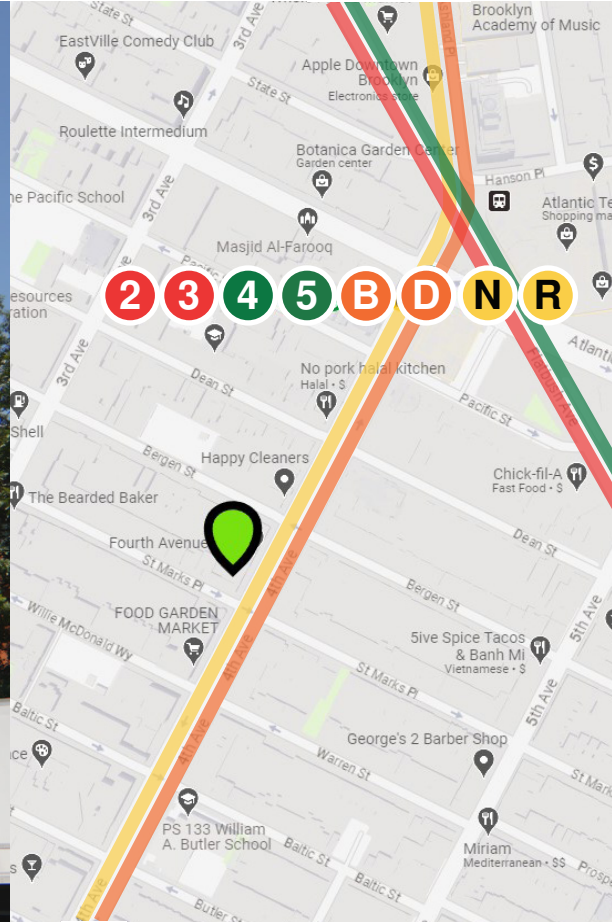


IPRG

82 4TH AVENUE
BROOKLYN, NY 11217

CLOSED



SALE PRICE

\$20,000,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00389-0041
NEIGHBORHOOD:	Boerum Hill
CROSS STREETS:	St Marks Pl & Bergen St
UNITS:	30 Apts
APPROX. SF:	21,150
ZONING:	C4-4D, G
FAR:	6.02
TAX CLASS:	2

SALE METRICS

30 Apartments # of Units	21,150 Approx. SF
6.00% Net Cap Rate	13.0x Gross GRM
\$666,667 Price/Unit	\$946 Price/SF

DEREK
BESTREICH
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SPROVIERO
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