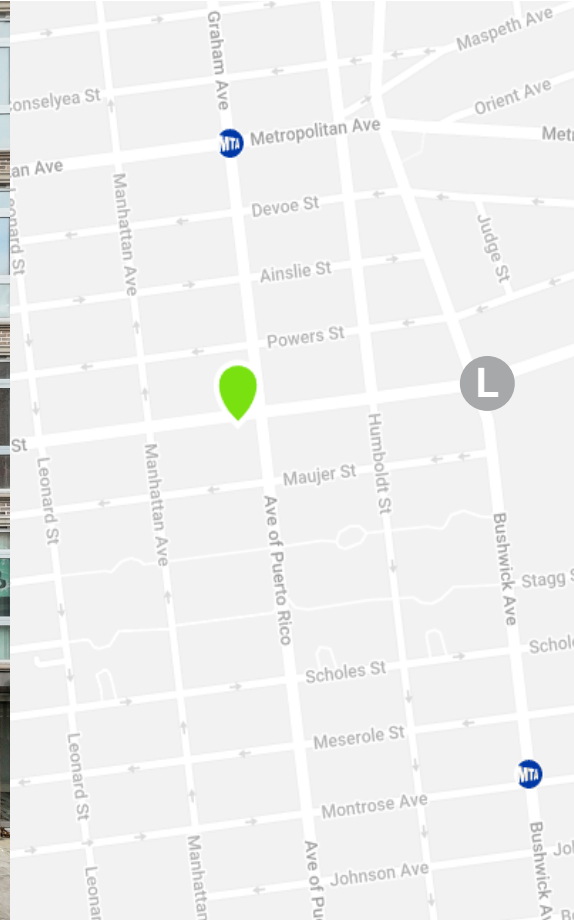


# IPRG

# 714 GRAND STREET BROOKLYN, NY 11211

CLOSED



## SALE PRICE

# \$2,150,000

## PROPERTY DESCRIPTION

|                      |                                                                   |
|----------------------|-------------------------------------------------------------------|
| BLOCK & LOT:         | 02788-0020                                                        |
| NEIGHBORHOOD:        | Williamsburg                                                      |
| CROSS STREETS:       | Manhattan Ave & Graham Ave                                        |
| PROPERTY DIMENSIONS: | 25 ft x 70 ft (Ground Floor)<br>25 ft x 55 FT (2nd and 3rd Floor) |
| LOT DIMENSIONS:      | 25 ft x 100 ft                                                    |
| ZONING:              | C4-A                                                              |
| FAR:                 | 3.45                                                              |
| TAX CLASS:           | 1                                                                 |

## SALE METRICS

3 Apts & 1 Store

# of Units

4,500\*

Approx. SF

4.53%

Current Cap Rate

16.92x

Current GRM

9.26%

Pro Forma Cap Rate

9.14x

Pro Forma GRM

\$537,500

Price/Unit

\$478

Price/SF

**\*4,125 SF OF ADDITIONAL AIR RIGHTS**

DEREK  
BESTREICH  
718.360.8802

LUKE  
SPROVIERO  
718.360.8803

DONAL  
FLAHERTY  
718.360.8823

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