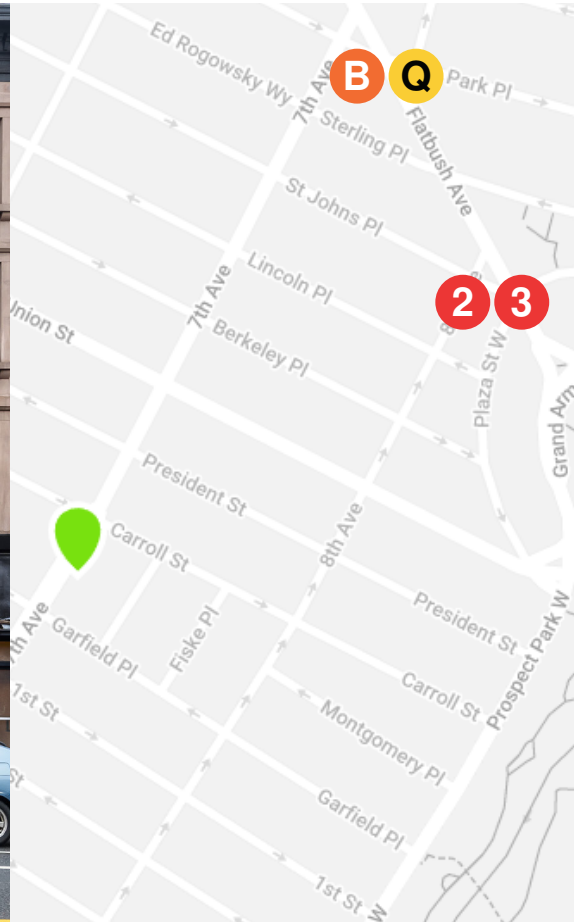


IPRG

147 7TH AVENUE BROOKLYN, NY 11215

CLOSED



SALE PRICE

\$3,187,500

PROPERTY DESCRIPTION

BLOCK & LOT:	01069-0007
NEIGHBORHOOD:	Park Slope
CROSS STREETS:	Carroll St & Garfield Pl
PROPERTY DIMENSIONS:	18.75 ft x 45 ft
LOT DIMENSIONS:	18.75 ft x 96 ft
ZONING:	R6A, C1-4
FAR:	3
TAX CLASS:	2A

SALE METRICS

2 Apts, 1 Store & 1 Office	3,780
# of Units	Approx. SF
5.57%	14.75x
Current Cap Rate	Current GRM
6.12%	13.55x
Pro Forma Cap Rate	Pro Forma GRM
\$796,875	\$843
Price/Unit	Price/SF

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