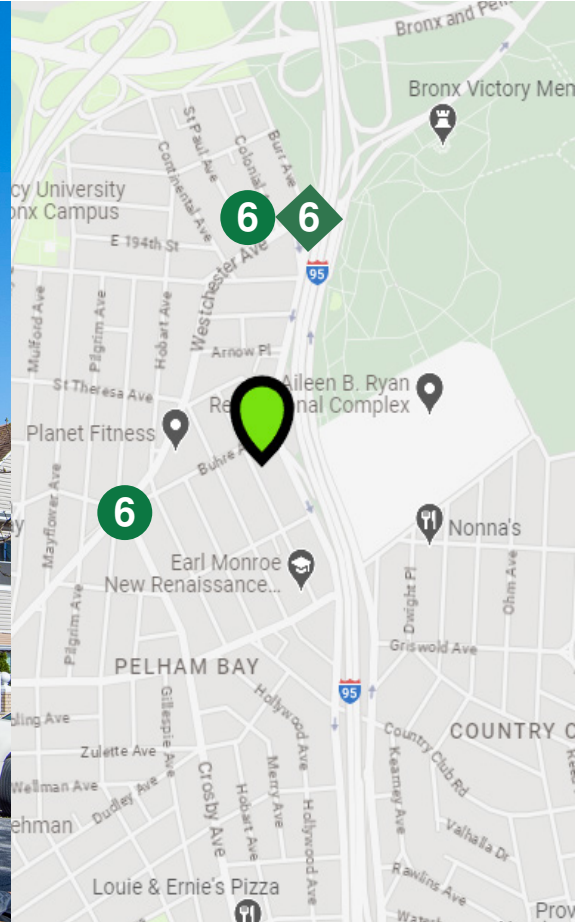


IPRG

1746 PARKVIEW AVENUE BRONX, NY 10461

CLOSED



SALE PRICE

\$1,325,000

PROPERTY DESCRIPTION

BLOCK & LOT:	4178-0051
NEIGHBORHOOD:	Pelham Bay
CROSS STREETS:	Buhre & Roberts Avenue
PROPERTY DIMENSIONS:	33 ft x 60 ft
LOT DIMENSIONS:	37.42 ft x 100 ft
ZONING:	R5A
FAR:	1.1
TAX CLASS:	2A

SALE METRICS

5 Apartments

of Units

3,960

Approx. SF

6.73%

Current Cap Rate

8.76x

Current GRM

8.81%

Pro Forma Cap Rate

7.22x

Pro Forma GRM

\$265,000

Price/Unit

\$335

Price/SF

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