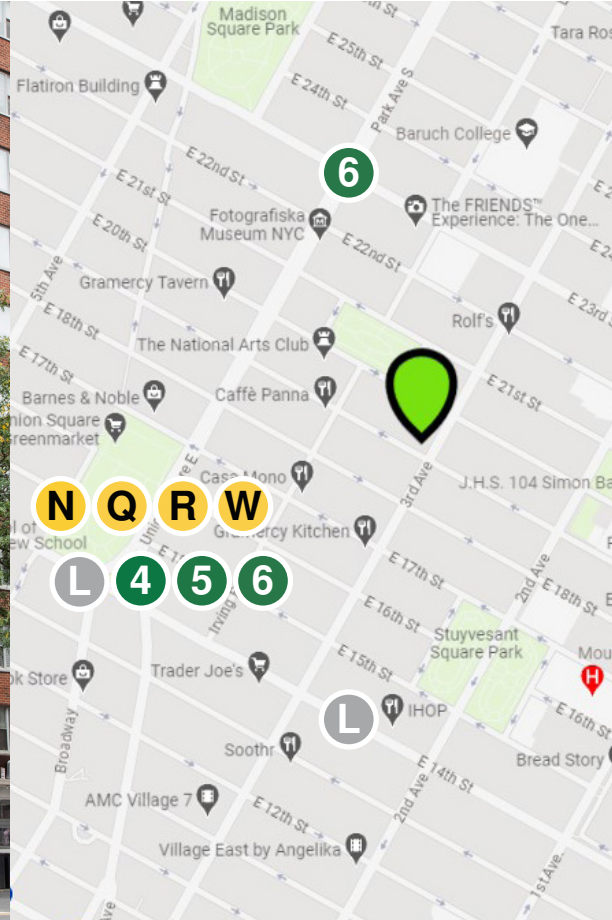


IPRG

226 3RD AVENUE NEW YORK, NY 10003

CLOSED



SALE PRICE

\$10,300,000

PROPERTY DESCRIPTION

BLOCK & LOT:	00875-0040
NEIGHBORHOOD:	Gramercy Park
CROSS STREETS:	Corner of E 19th St & 3rd Ave
PROPERTY DIMENSIONS:	46 ft x 56 ft
LOT DIMENSIONS:	46 ft x 55.83 ft
ZONING:	C1-9A
FAR:	10.0
TAX CLASS:	2

SALE HIGHLIGHTS

20 Apts & 1 Store

of Units

12,816

Approx SF

4.84%

Current Cap Rate

13.55x

Current GRM

7.25%

Pro Forma Cap Rate

\$804

Price/SF

\$490,476

Price/Unit

ADAM
LOBEL
718.360.8815

ZACHARY
ZISKIN
718.360.0969

JUSTIN
ZEITCHIK
718.360.8827

CHRISTIAN
INGENITO
718.416.6132