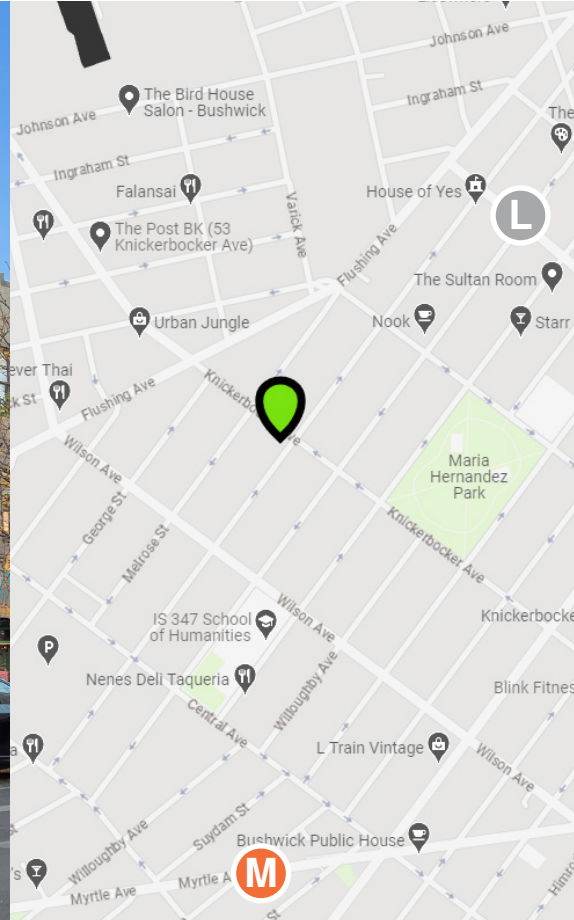


IPRG

192 KNICKERBOCKER AVENUE BROOKLYN, NY 11237

CLOSED



SALE PRICE

\$2,350,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03165-0034
NEIGHBORHOOD:	Bushwick
CROSS STREETS:	Corner of Knickerbocker Ave & Jefferson St
PROPERTY DIMENSIONS:	25 ft x 55 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R6
FAR:	2.43
TAX CLASS:	2A

SALE METRICS

4 Apts & 1 Store

of Units

5,250

Approx SF

3.92%

Current Cap Rate

17.10x

Current GRM

7.94%

Pro-Forma Cap Rate

8.67x

Pro-Forma GRM

\$470,000

Price/Unit

\$448

Price/SF

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REYNOLDS
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