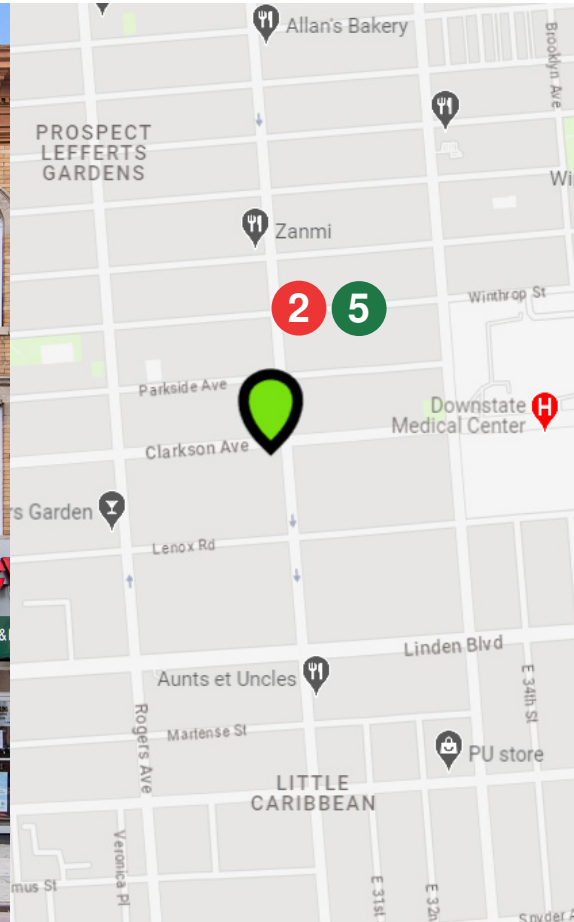


IPRG

1298

NOSTRAND AVENUE
BROOKLYN, NY 11226

CLOSED



SALE PRICE

\$1,500,000

PROPERTY DESCRIPTION

BLOCK & LOT:	05066-0049
NEIGHBORHOOD:	Flatbush
CROSS STREETS:	Clarkson Ave & Lenox Rd
PROPERTY DIMENSIONS:	20.83 ft x 70 ft
LOT DIMENSIONS:	20.83 ft x 89.58 ft
ZONING:	R7-1, C2-3
FAR:	3.44
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Store

of Units

4,200

Approx SF

8.72%

Pro Forma Cap Rate

9.26x

Pro Forma GRM

\$500,000

Price/Unit

\$357

Price/SF

RETAIL DELIVERED VACANT

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.2993

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.8849