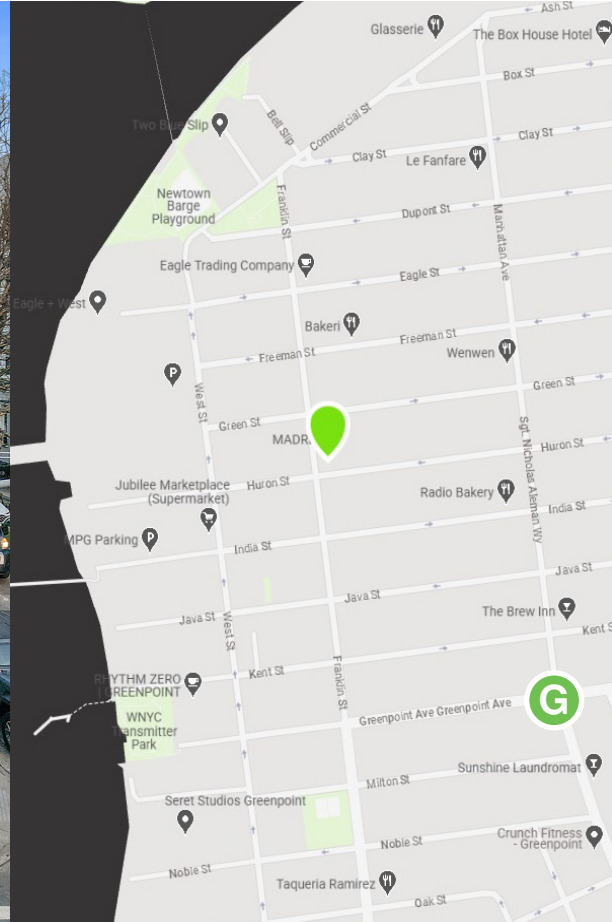


IPRG

210 FRANKLIN STREET BROOKLYN, NY 11222

CLOSED



SALE PRICE

\$3,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02522-0001
NEIGHBORHOOD:	Greenpoint
CROSS STREETS:	Corner of Franklin & Huron Street
PROPERTY DIMENSIONS:	25 ft x 70 ft
LOT DIMENSIONS:	25 ft x 70 ft
ZONING:	R6B, C2-4
FAR:	2
TAX CLASS:	1

SALE METRICS

2 Apts, 1 Store & 2 Garages

of Units

4,000

Approx. SF

2.64%

Current Cap Rate

29.96x

Current GRM

7.75%

Pro Forma Cap Rate

11.40x

Pro Forma GRM

\$1,066,667

Price/Unit

\$800

Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

DONAL
FLAHERTY
718.360.8823

COREY
HAYNES
718.360.1942

THOMAS
VENTURA
718.360.2767

SAL
MONTEVERDE
718.360.5933