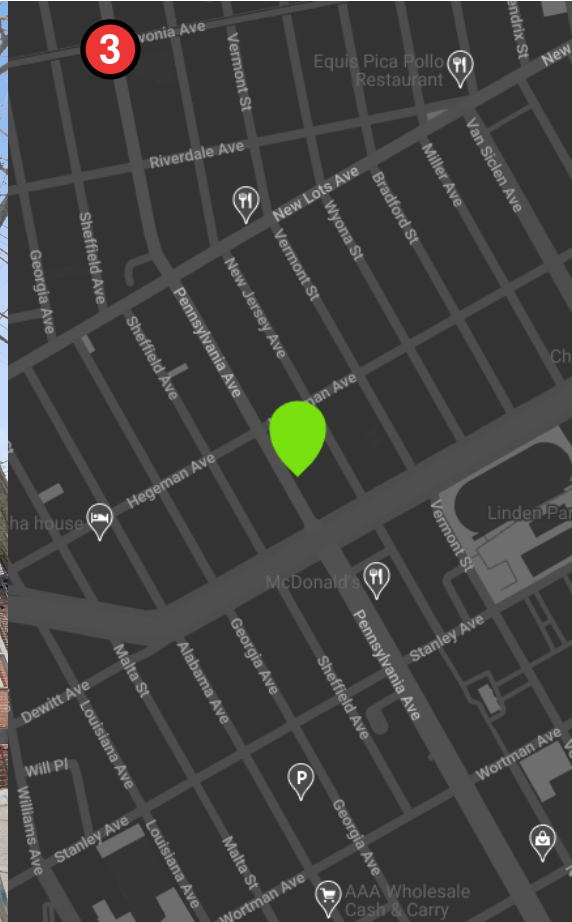


IPRG

745 PENNSYLVANIA AVE BROOKLYN, NY 11207

CLOSED



SALE PRICE

\$1,350,000

PROPERTY DESCRIPTION

BLOCK & LOT:	04323-0050
NEIGHBORHOOD:	East New York
CROSS STREETS:	Hegemen Ave & Linden Blvd
PROPERTY DIMENSIONS:	20 ft x 67 ft
LOT DIMENSIONS:	26.67 ft x 95 ft
ZONING:	R6
FAR:	2.43
TAX CLASS:	2A / \$13,404

SALE METRICS

5 Apartments # of Units	4,020 Approx. SF
5.81% Current Cap Rate	10.67x Current GRM
8.34% Pro Forma Cap Rate	8.52x Pro Forma GRM
\$270,000 Price/Unit	\$335 Price/SF

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