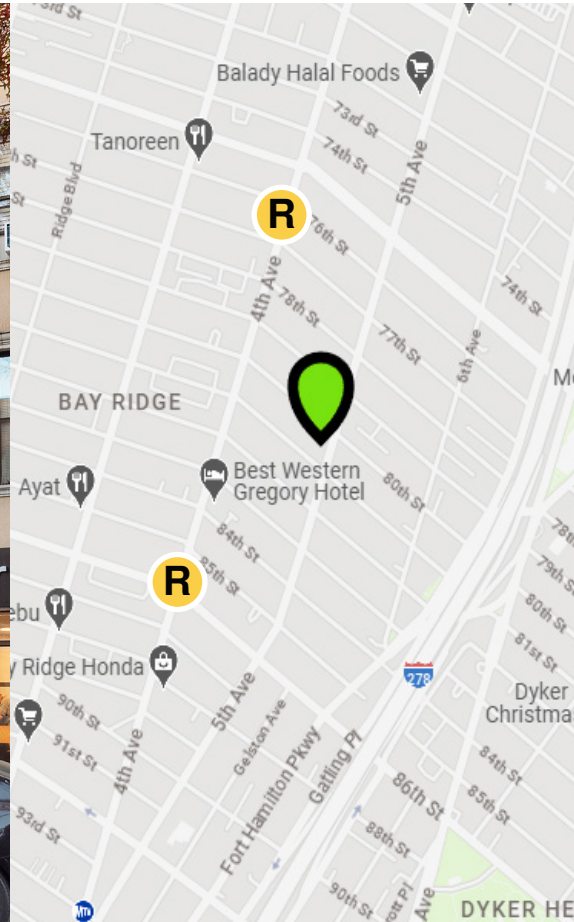


IPRG

8014 5TH AVENUE BROOKLYN, NY 11209

CLOSED



SALE PRICE

\$1,700,000

PROPERTY DESCRIPTION

BLOCK & LOT:	05989-0048
NEIGHBORHOOD:	Bay Ridge
CROSS STREETS:	80th Street & 81st Street
PROPERTY DIMENSIONS:	Ground Floor: 21.42 ft x 78 ft 2nd & 3rd Floor: 21.42 ft x 55 ft
LOT DIMENSIONS:	21.42 ft x 84 ft (Irregular)
ZONING:	R6B, C1-3, BR
FAR:	2.0
TAX CLASS:	1

SALE METRICS

2 Apts & 1 Store
of Units

4.28%
Current Cap Rate

Bay Ridge
Neighborhood

3,735
Approx. SF

6.22%
Pro Forma Cap Rate

\$455
Price/SF

DEREK
BESTREICH
718.360.8802

LUKE
SPROVIERO
718.360.8803

ADAM
LOBEL
718.360.8815

TOBY
WARING
718.360.8837

MATT
DITTMEIER
718.360.1331