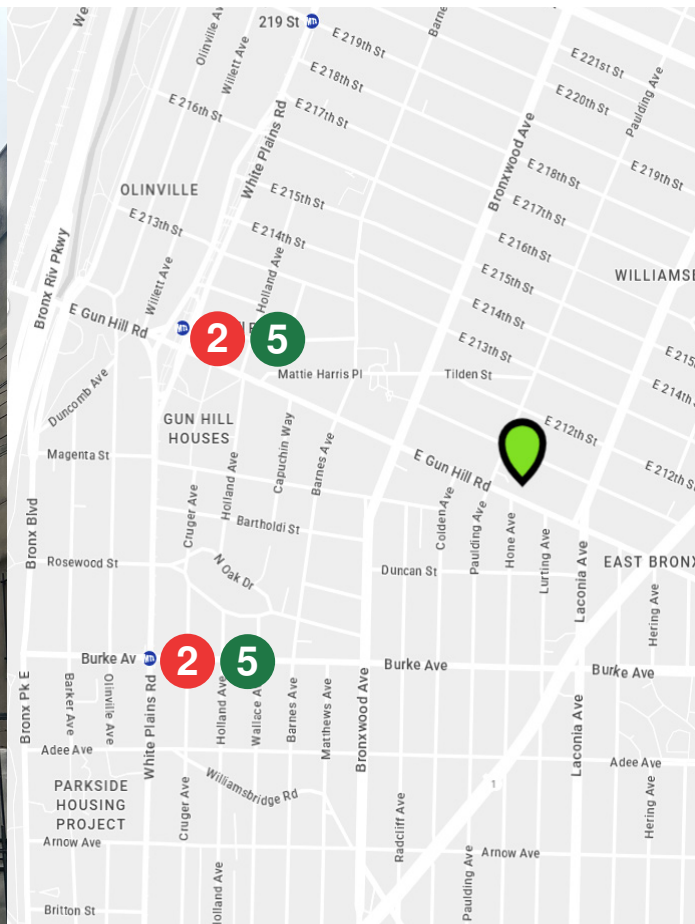


IPRG

1019 EAST GUN HILL ROAD BRONX, NY 10469

CLOSED



SALE PRICE

\$999,999

PROPERTY DESCRIPTION

BLOCK & LOT:	4693-0024
NEIGHBORHOOD:	Williamsbridge
CROSS STREETS:	Paulding & Laconia Avenue
BUILDING DIMENSIONS:	21 ft x 52 ft
LOT DIMENSIONS:	25 ft x 120 ft
# OF UNITS:	3 Apts
TOTAL SQUARE FOOTAGE:	2,022 SF
ZONING:	R6A, C1-4
FAR:	3
TAX CLASS:	1

INVESTMENT HIGHLIGHTS

3 Apartments

of Units

2,022

Approx. SF

4.32%

Current Cap Rate

14.25x

Current GRM

8.78%

Pro Forma Cap Rate

8.50x

Pro Forma GRM

\$333,333

Price/Unit

\$495

Price/SF

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