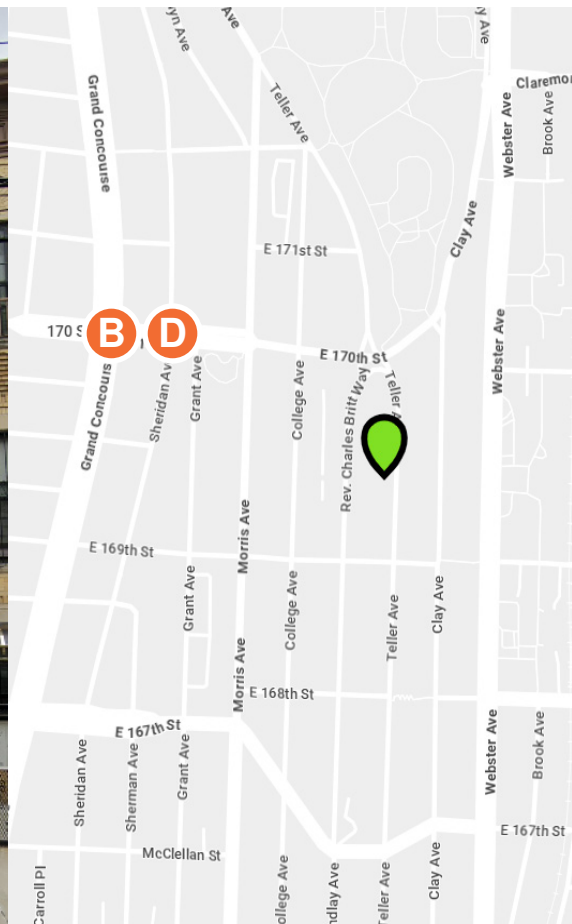


EXCLUSIVE LISTING



OFFERING PRICE

\$1,200,000

PROPERTY DESCRIPTION

BLOCK & LOT:	02782-0054
NEIGHBORHOOD:	Mount Eden
CROSS STREETS:	East 170th Street
PROPERTY DIMENSIONS:	20 ft x 55 ft
LOT DIMENSIONS:	25 ft x 100 ft
ZONING:	R7-1
FAR:	3.44 / 5.01 UAP
TAX CLASS:	1

INVESTMENT HIGHLIGHTS

2 Apartments	3,300
# of Units	Existing Square Footage
8,600	\$364
Total Buildable SF	Price/Existing SF

**DELIVERED VACANT
CAN CONVERT TO 10 APARTMENTS**

STEVE
REYNOLDS
718.360.2993

BRIAN
DAVILA
718.360.8849

JOHN
LOCH
718.360.4910

CARSON
BRANTLEY
212.516.8517

KATIUSKA
POLANCO
929.566.5498

MIGUEL
BLASCO
718.360.8517