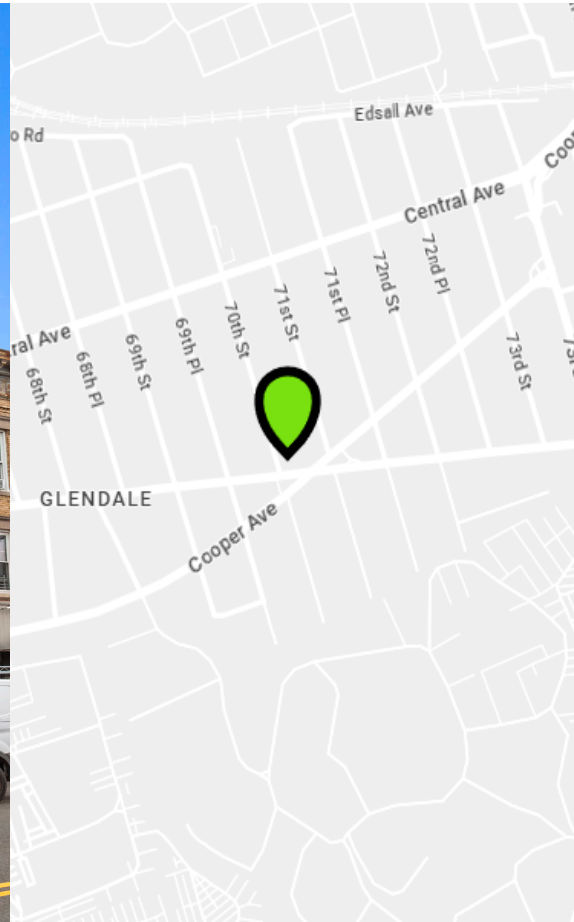


IPRG

70-03 MYRTLE AVENUE RIDGEWOOD, NY 11385

CLOSED



SALE PRICE

\$1,225,000

PROPERTY DESCRIPTION

BLOCK & LOT:	03686-0058
NEIGHBORHOOD:	Ridgewood
CROSS STREETS:	70th Street & 71st Street
PROPERTY DIMENSIONS:	18 ft x 55 ft
LOT DIMENSIONS:	18.75 ft x 98 ft
ZONING:	R5D, C2-3
FAR:	2.0
TAX CLASS / ANNUAL TAXES:	1 / \$9,164

SALE METRICS

2 Apts & 1 Store*

of Units

3,900

Approx SF

2.29%

Current Cap Rate

22.69x

Current GRM

7.89%

Pro-Forma Cap Rate

9.54x

Pro-Forma GRM

\$408,333

Price/Unit

\$314

Price/SF

***RETAIL DELIVERED VACANT**

DEREK
BESTREICH
718.360.8802

STEVE
REYNOLDS
718.360.2993

TOM
REYNOLDS
718.360.8817

BRIAN
DAVILA
718.360.884a9