

IPRG

1384-1386 CLINTON AVE
BRONX, NY 10456

CLOSED

SALE METRICS

4 Apts

of Units

3,692

Approx. SF

\$425,000

Price/Unit

\$460

Price/SF

SALE PRICE

\$1,700,000

DEAL STORY

1384-1386 CLINTON AVE - MORRISANIA, BRONX

We identified two adjacent 2-family properties listed on Zillow and quickly realized the ownership was a previous client we had successfully sold a property for. The properties consisted of four fully renovated, turn-key apartments totaling approximately 3,692 SF, with two 3-bedroom units and two 4-bedroom units.

Rather than taking a broad marketing approach, we used a targeted “sniper” strategy. We identified the buyer we believed would place the highest value on the properties and made one strategic phone call. That buyer ultimately agreed to pay above the competing offers to secure the deal.

With a single targeted phone call, we successfully matched our client with the right buyer and closed the properties for \$1,700,000 – approximately \$460/SF and \$425,000 per unit.

“Thank you to Jared & David for their persistence, communication, and teamwork in helping us keep this deal alive and getting it all the way to the closing table.”

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