

684 LEONARD STREET

GREENPOINT

WELCOME TO 684 LEONARD STREET



Introducing 684 Leonard Street in prime Greenpoint, Brooklyn. This gorgeous new construction (newly renovated in 2022) is impeccably arrayed from the inside out with its tasteful brick facade, solid wood detailing, verdant outdoor spaces, and sleek, refined interior design. Picturesque curved windows juxtapose generous, contemporary balconies – all making for an arresting curb appeal. From the entrance to the rooftop, there is no denying that this property is visually stunning. Boasting 7 total units with 1.5 & 2 BR options, there is truly something for everyone.

INTERIORS



Generously proportioned homes featuring soaring architectural windows, open-concept living spaces, and luxurious high-end finishes. The kitchen is sleek and modern with top-of-the-line stainless steel appliances and a bright backsplash. The thoughtful design continues into the master bedrooms, where occupants will enjoy their own gracefully curved window, beautiful hardwood flooring, and a generous closet. In the bathroom, the designs are polished and lustrous with gleaming neutral tiles softened by the dark matte shower heads, fixtures, and vanity detailing.



INTERIORS - PH



BUILDING INFORMATION

PROPERTY INFORMATION

- Address : 684 Leonard Street, Brooklyn NY. 11222
- Location: Greenpoint, Brooklyn

BUILDING INFORMATION

- Total Units: 7

ANNUAL GROSS INCOME: \$421,200

NET OPERATING INCOME: \$373,840

ASKING CAP RATE: 4.76%

ASKING PRICE: \$7,850,000

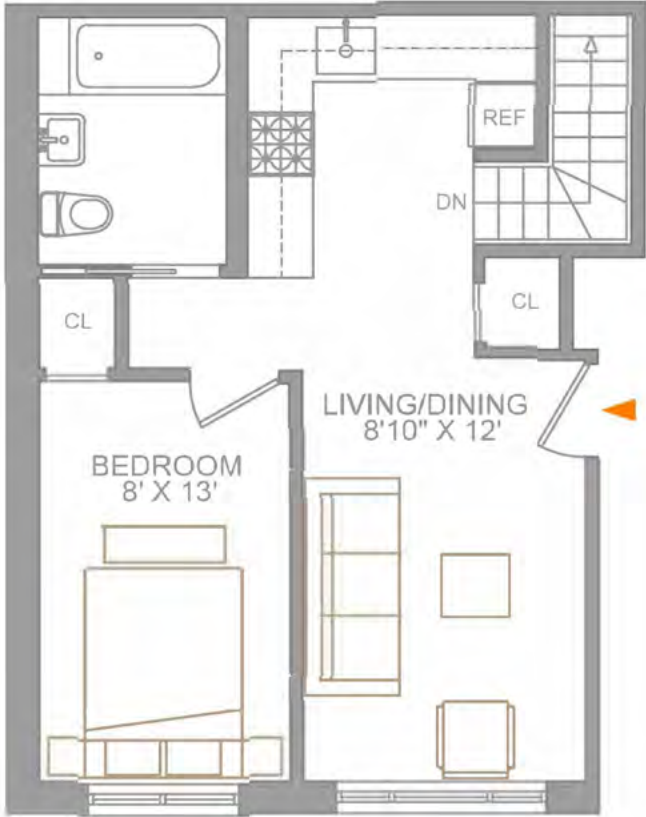
GROSS INCOME			
Bedrooms	Unit #	Monthly	Yearly
Studio	0	\$0	\$0
2 BR 2BA Duplex Garden	1F	\$4,650	\$55,800
2 BR 2BA Duplex Garden	1R	\$4,850	\$58,200
1 BR + Home Office	2F	\$4,500	\$54,000
1 BR + Home office + Balcony	2R	\$4,500	\$54,000
1 BR + Home office + Balcony	3F	\$4,750	\$57,000
1 BR + Home office + Balcony	3R	\$4,750	\$57,000
2 BR 2BA PH + private rooftop	PH	\$7,100	\$85,200
OTHER		\$0	\$0
TOTAL INCOME		\$35,100	\$421,200

ANNUAL EXPENSES	
Insurance	\$ 4,500.00
Fire Alarm	\$ 1,500.00
Bank fees (wire)	\$ 300.00
Property tax	\$ 27,000.00
Water& sewer	\$ 6,000.00
Con-Ed plp	\$ 1,500.00
Management Fee	\$ 5,460.00
Internet	\$ 1,100.00
TOTAL	\$ 47,360.00

FLOORPLANS

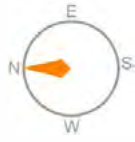


684 Leonard Street | 1F



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FLOORPLANS

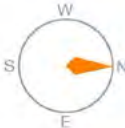
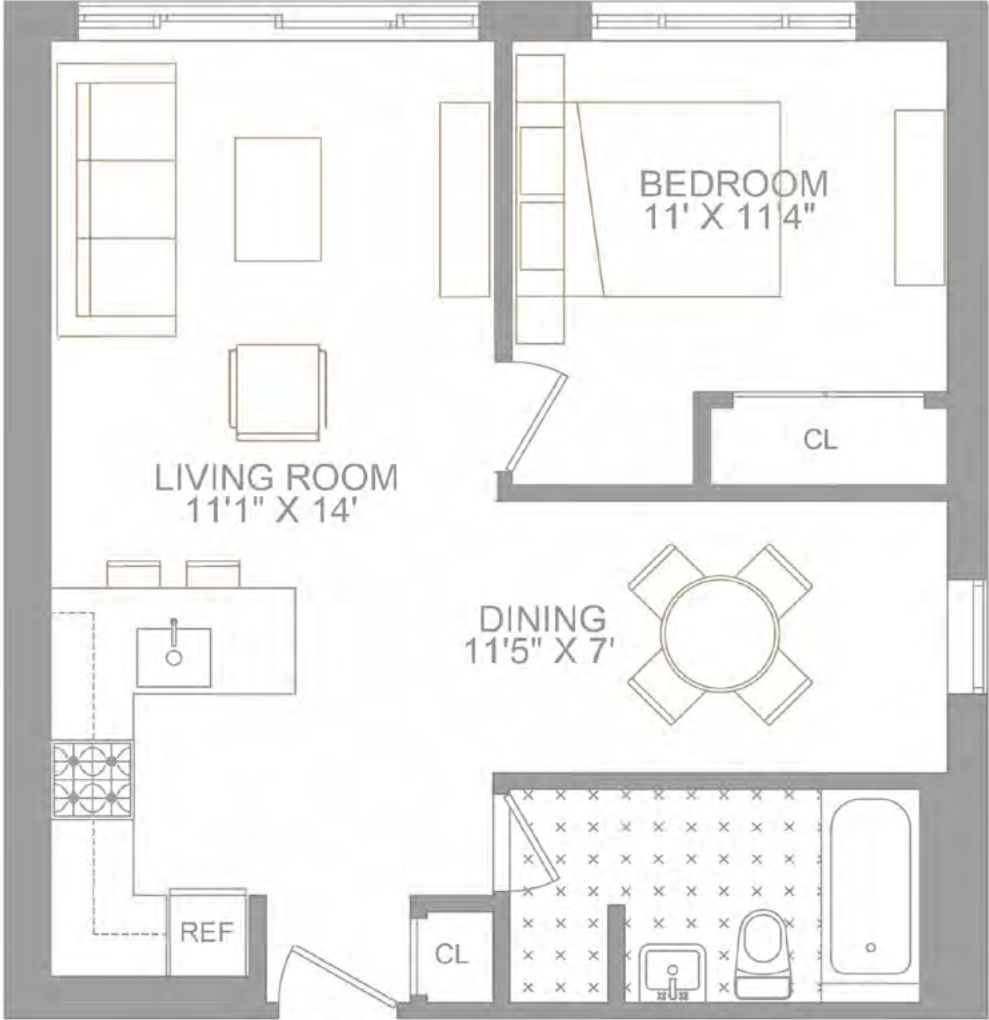


684 Leonard Street | 1R

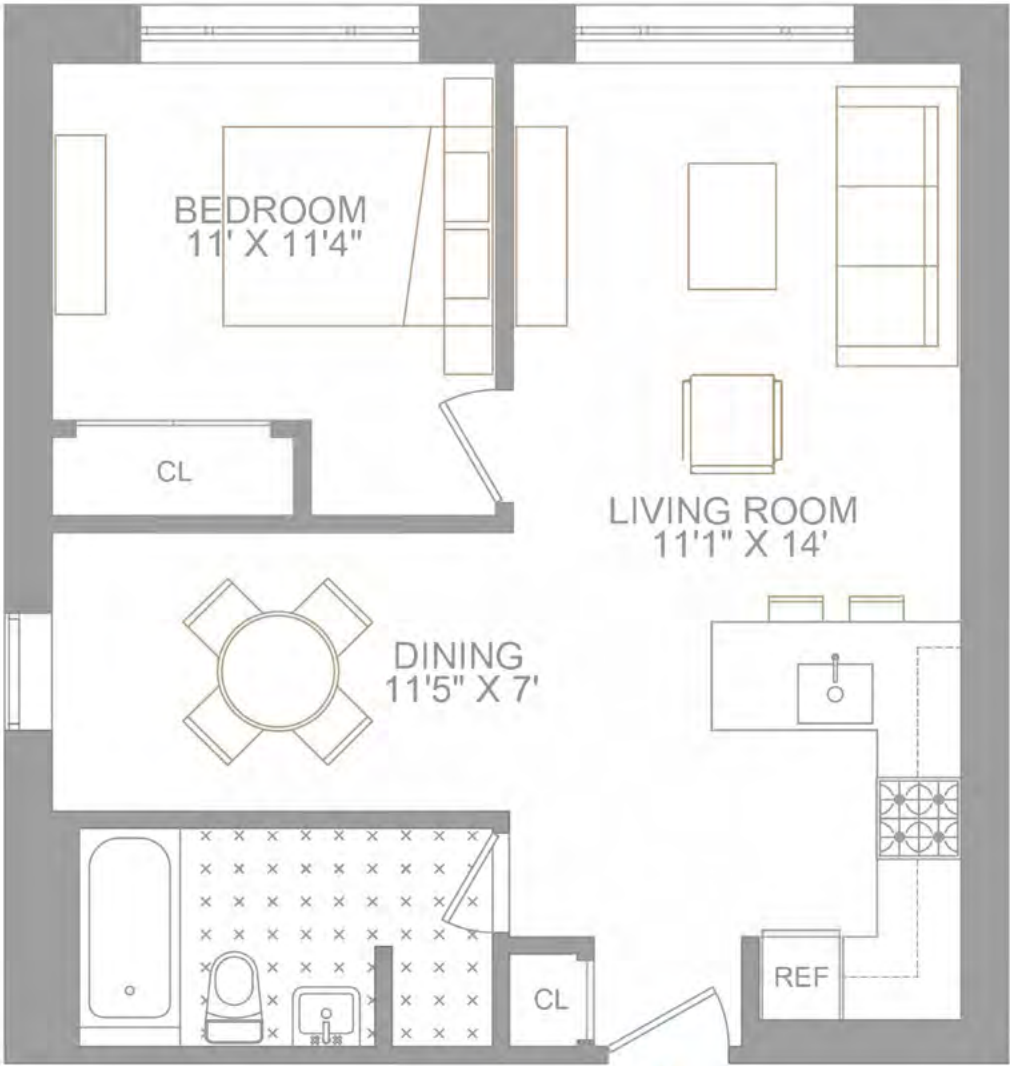


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FLOORPLANS



684 Leonard Street | 2F

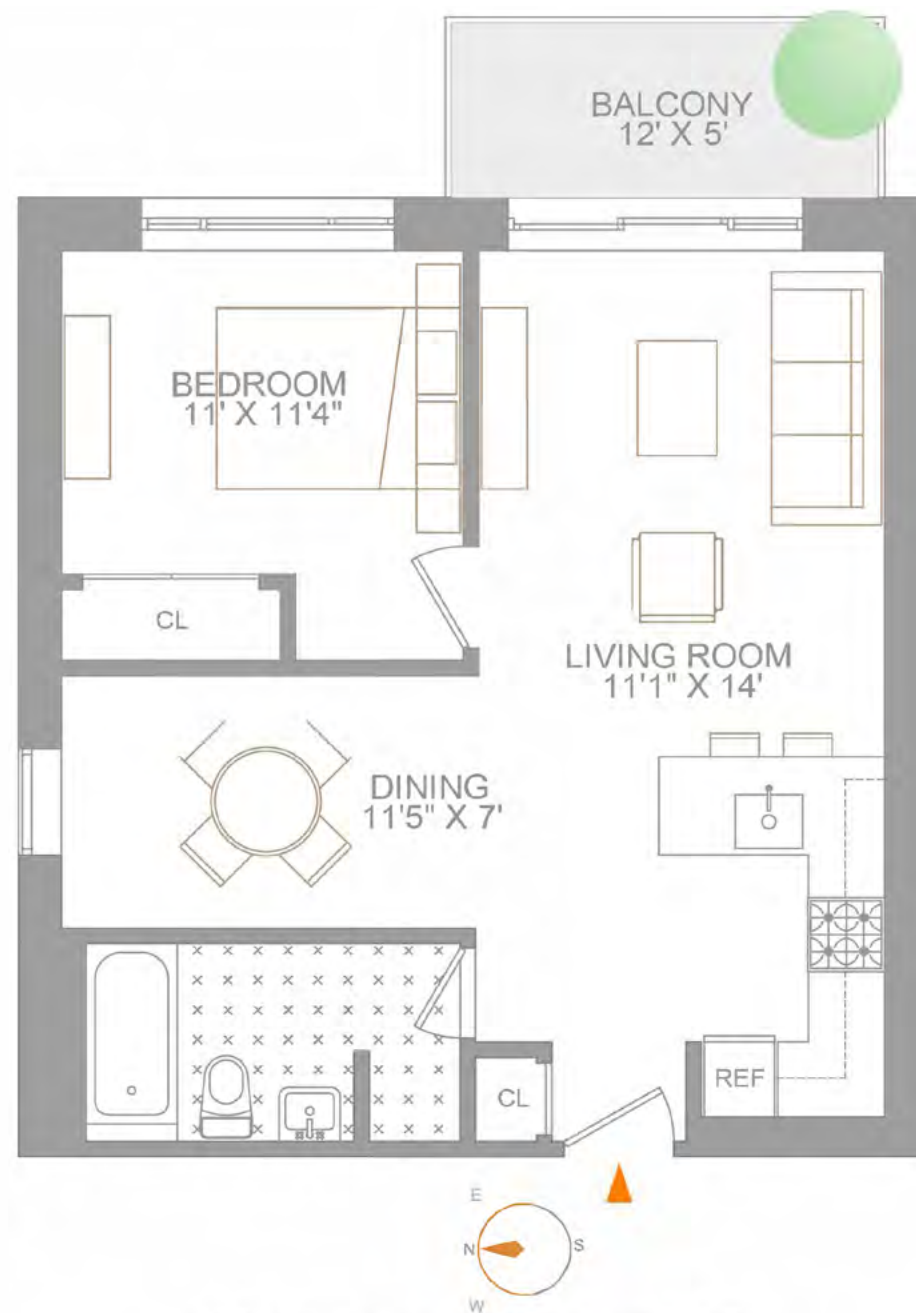


684 Leonard Street | 2R

FLOORPLANS



684 Leonard Street | 3F



684 Leonard Street | 3R

FLOORPLANS



684 Leonard Street | PH

684 LEONARD STREET

GREENPOINT, BROOKLYN

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