

**BASELINE**

REAL ESTATE ADVISORS

## **EXCLUSIVE LISTING: 60 Diamond Street**

### **Prime Greenpoint 6 Unit Residential Building**



**BASELINE**  
REAL ESTATE ADVISORS

**MICHAEL SHERMAN | Founder**

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## Property Information

### Location

60 Diamond St, Brooklyn, NY 11222

### Notes

Prime Greenpoint

### Building Size

4,500 SF

3-Story Walkup

### Lot Size

2,500 SF (25ft x 100ft)

Renovated

### Units

6 Units | 6 2BR Apartments

All Two-Bedroom Units

Fully Occupied

Steps from McGolrick Park & McGuinness Blvd

Steps away from McCarren Park & G Train

### Financials

Residential	6	\$252,915
<b>Total Income</b>		<b>\$252,915</b>
Real Estate Taxes	2A	\$14,790
Utilities		\$9,225
Insurance		\$2,700
Maintenance		\$4,800
Management		\$5,000
<b>Total Expenses</b>		<b>\$36,515</b>
Net Operating Income		\$216,400



Asking Price: \$3,600,000

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## RENT ROLL

Unit	Beds	Status	Lease End/Notes	Monthly Rent	Annual Rent
1L	2 BR	FM	04/20/2027	\$4,350.00	\$52,200.00
1R	2 BR	FM	05/31/2026	\$3,965.50	\$47,586.00
2L	2 BR	FM	08/14/2026	\$4,000.00	\$48,000.00
2R	2 BR	FM	07/31/2026	\$4,500.00	\$54,000.00
3L	2 BR	FM	04/30/2026	\$3,550.00	\$42,600.00
3R	2 BR	RS	04/30/2023	\$710.77	\$8,529.24
<b>Total</b>				<b>\$21,076.27</b>	<b>\$252,915.24</b>

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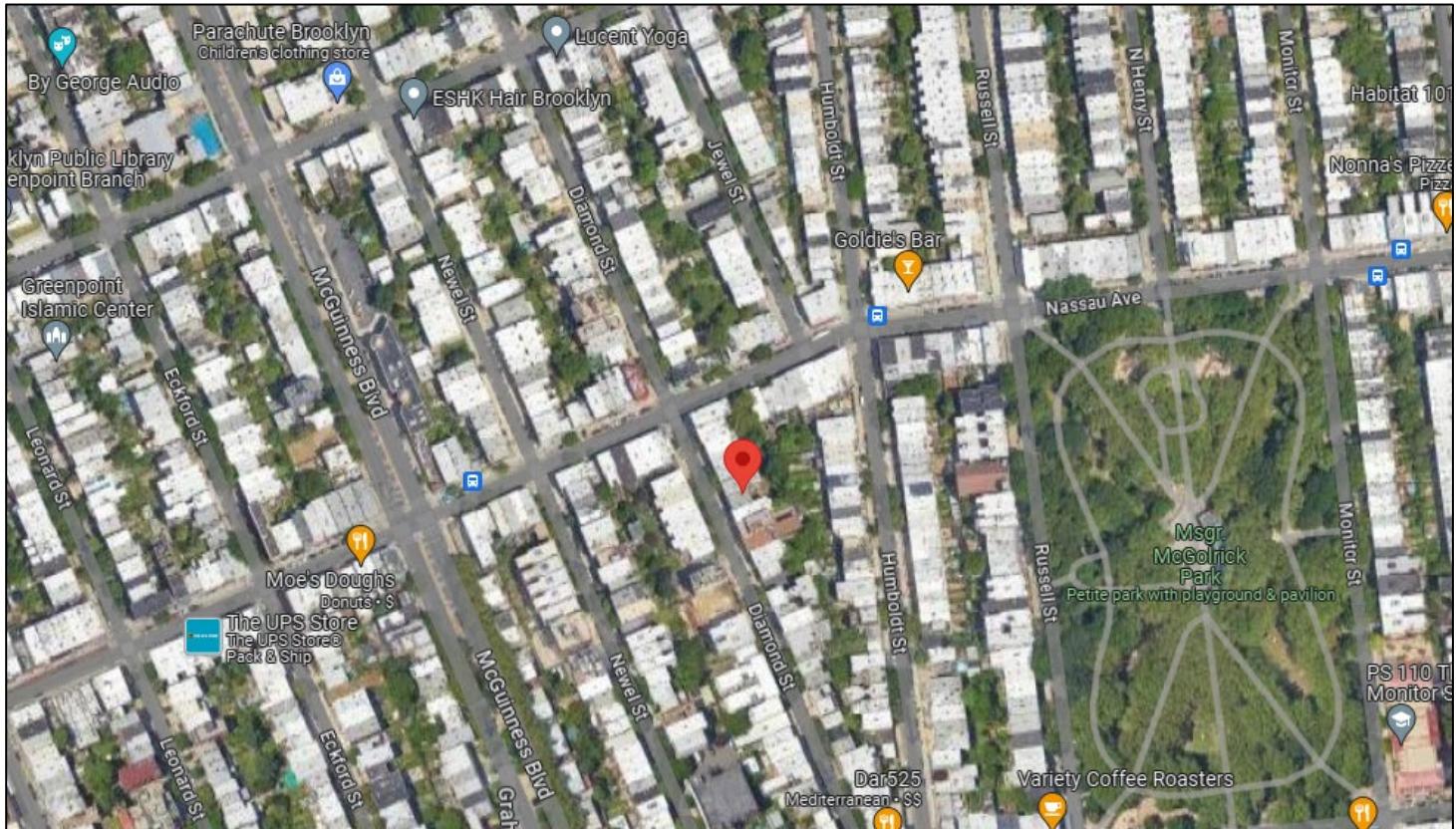
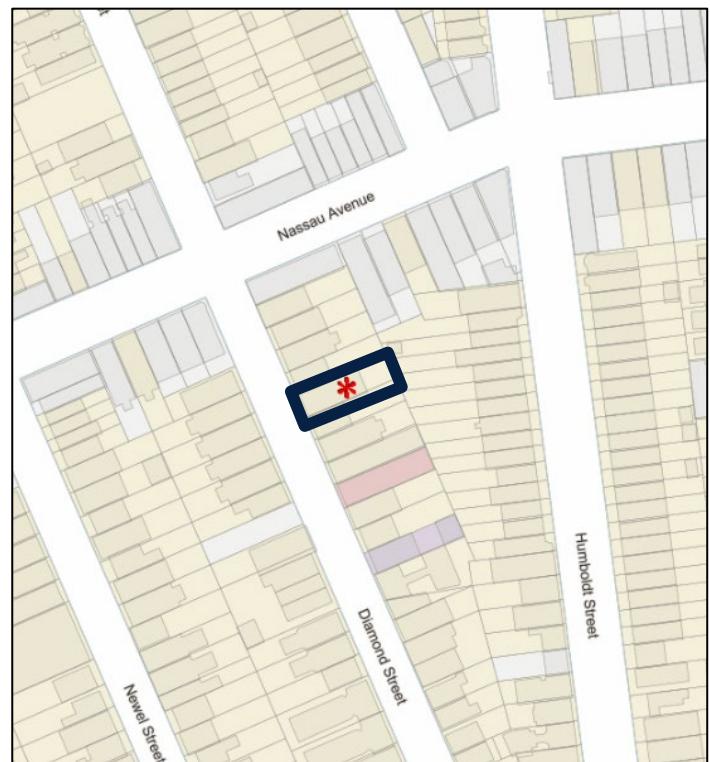
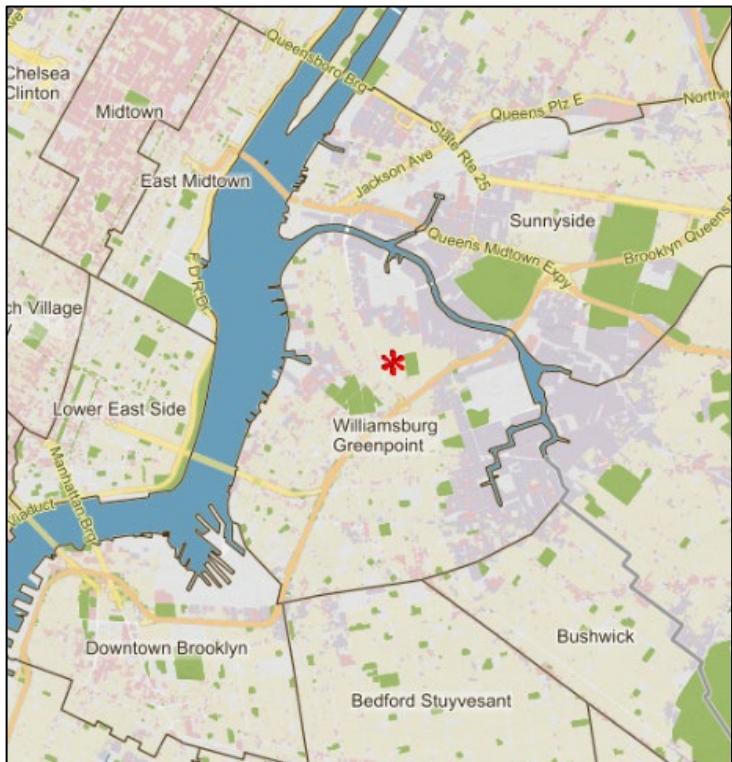
## IMAGES



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## AREA MAPS



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