

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING:
60 Diamond Street

Prime Greenpoint
6 Unit Residential Building



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MICHAEL SHERMAN | Founder

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Property Information

Location

60 Diamond St, Brooklyn, NY 11222

Building Size

4,500 SF

Lot Size

2,500 SF (25ft x 100ft)

Units

6 Units | 6 2BR Apartments

Notes

Prime Greenpoint

3-Story Walkup

Renovated | Fully Occupied

All Two-Bedroom Units

Potential to duplex ground units

Steps from McGolrick Park & McGuinness Blvd

Steps away from McCarren Park & G Train

Financials

Residential	6	\$265,329
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Total Income		\$265,329
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Real Estate Taxes	2A	\$14,790
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Utilities		\$9,225
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Insurance		\$2,700
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Maintenance		\$4,800
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Management		\$5,500
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Total Expenses		\$37,015
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Net Operating Income		\$228,314
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Asking Price: \$3,150,000

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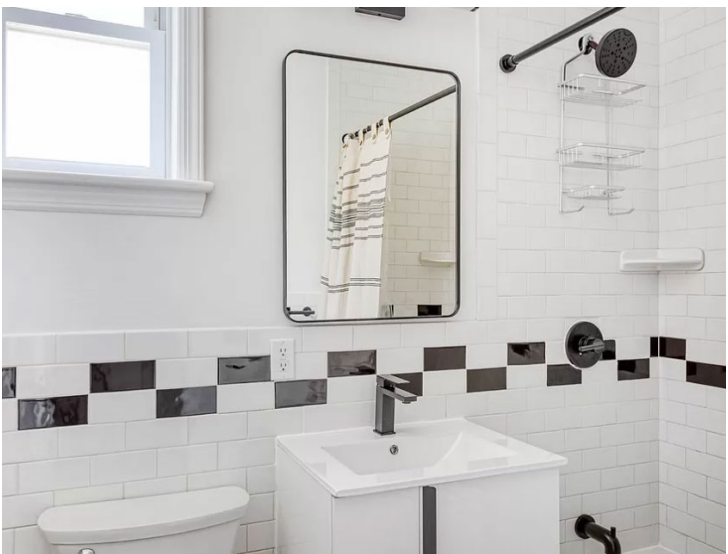
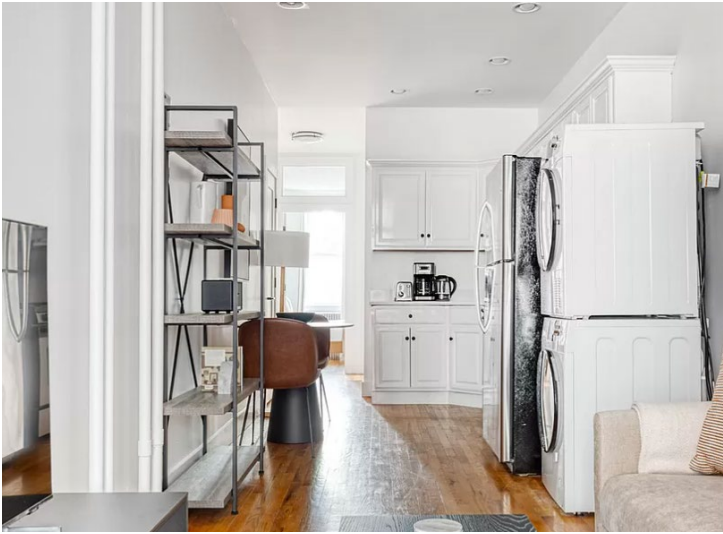
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RENT ROLL

Unit	Beds	Status	Notes	Current Rent	Projected Rent
1L	2 BR	FM	LXP: 04/20/2027 Can duplex into basement and include garden access Projected duplex rent	\$4,350.00	\$5,500.00
1R	2 BR	FM	LXP: 05/31/2027 Can duplex into basement and include garden access Projected duplex rent	\$5,000.00	\$5,500.00
2L	2 BR	FM	LXP: 08/14/2026	\$4,000.00	\$4,000.00
2R	2 BR	FM	LXP: 07/31/2026	\$4,500.00	\$4,500.00
3L	2 BR	FM	LXP: 04/30/2027	\$3,550.00	\$3,550.00
3R	2 BR	RS	LXP: 04/30/2023	\$710.77	\$710.77
Monthly Total				\$22,110.77	\$23,760.77
Annual Total				\$265,329.24	\$285,129.24

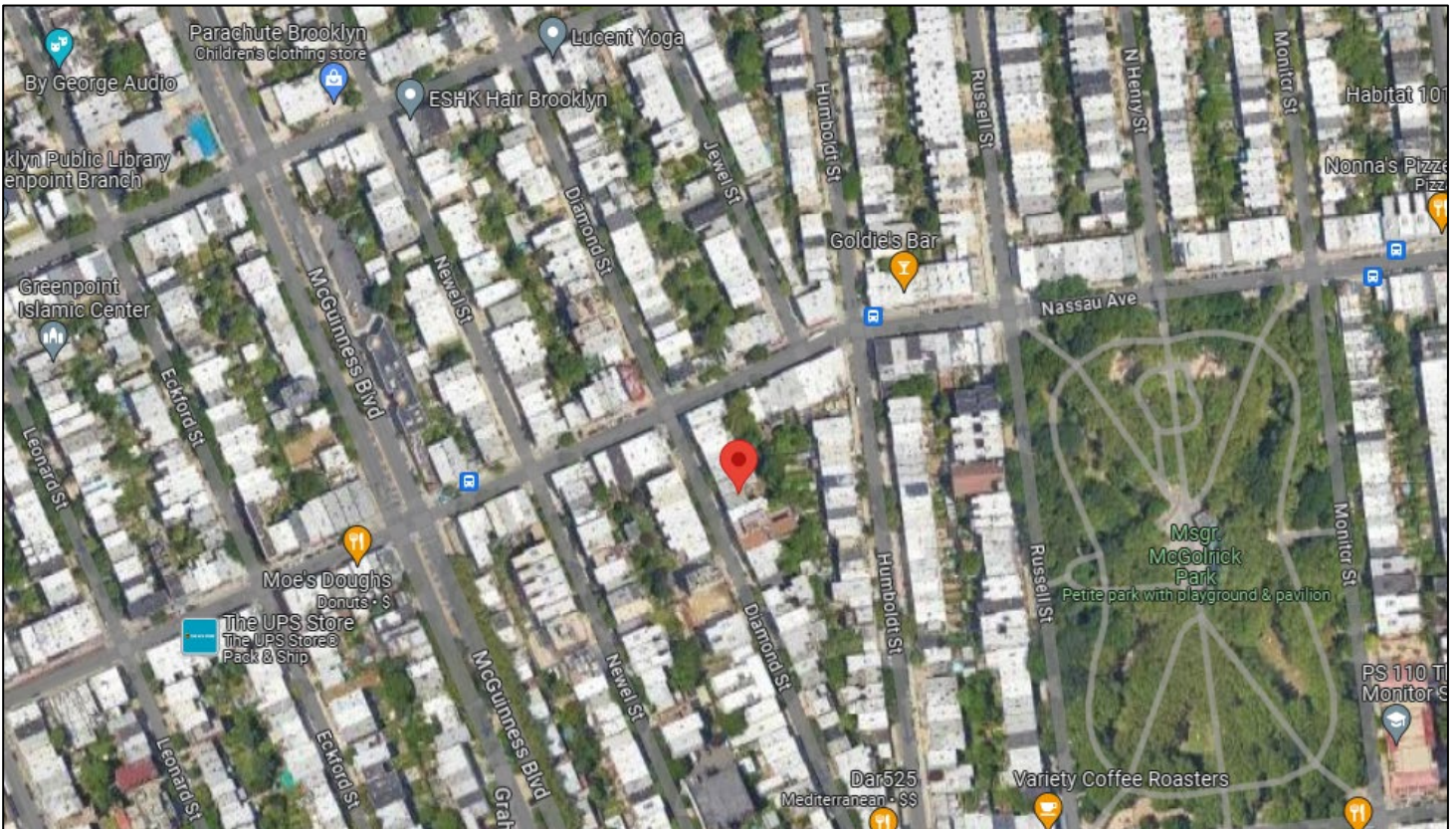
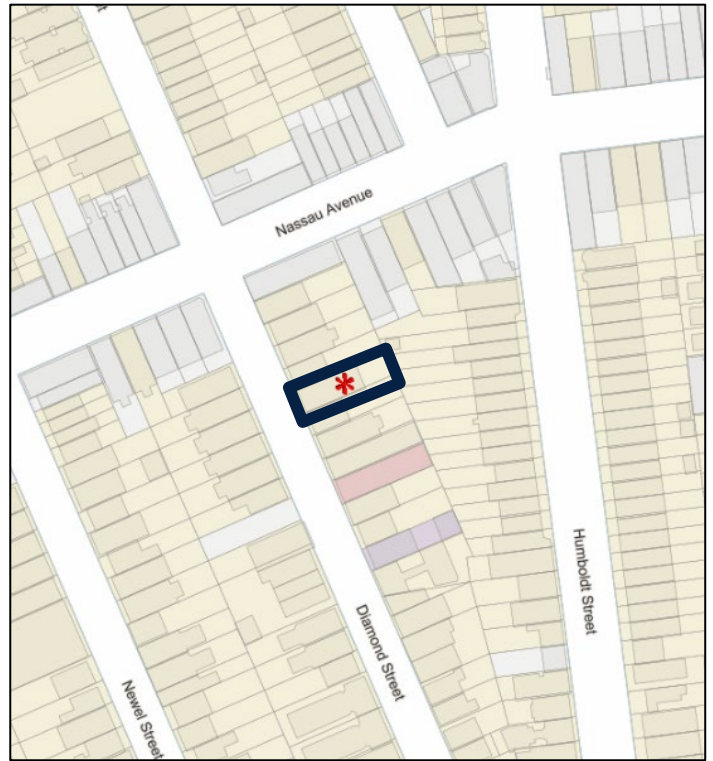
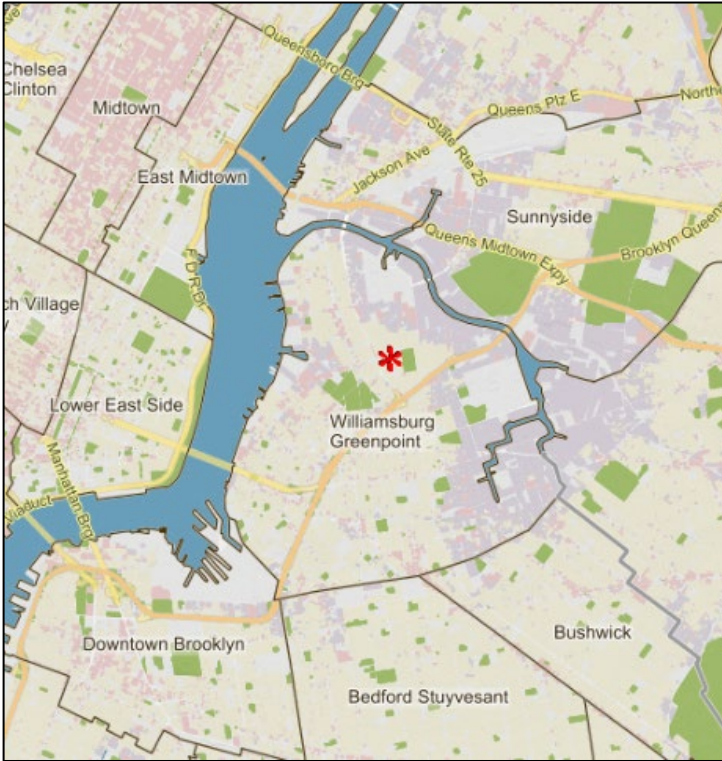
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IMAGES



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AREA MAPS



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