

BASELINE

REAL ESTATE ADVISORS

EXCLUSIVE LISTING:
60 Diamond Street

**Prime Greenpoint
6 Unit Residential Building**



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MICHAEL SHERMAN | Founder

Baseline Real Estate Advisors | www.BaselineRealEstate.com

(631) 235-9741 | MICHAEL@BASELINEREALESTATE.COM

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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	\$252,915
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Total Income		\$252,915
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Real Estate Taxes	2A	\$14,790
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Utilities		\$9,225
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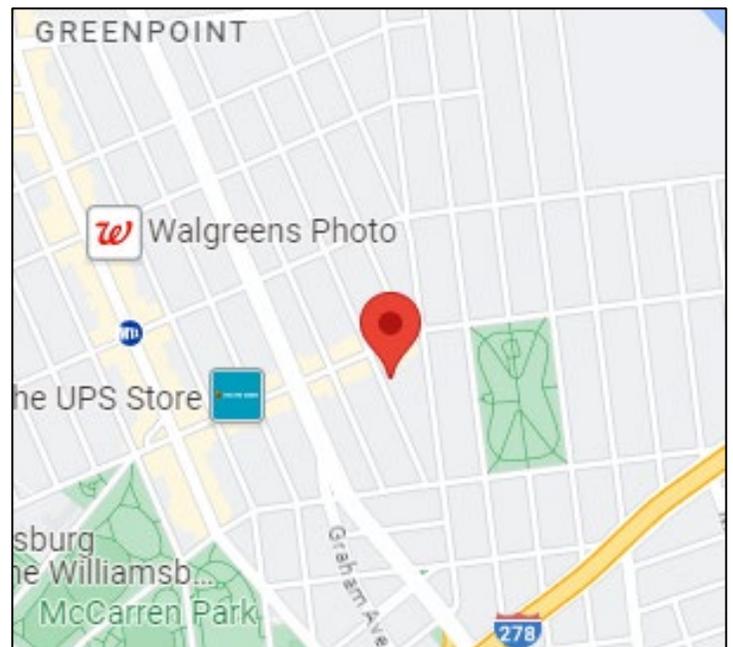
Insurance		\$2,700
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Maintenance		\$4,800
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Management		\$5,000
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Total Expenses		\$36,515
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Net Operating Income		\$216,400
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Asking Price: \$3,450,000

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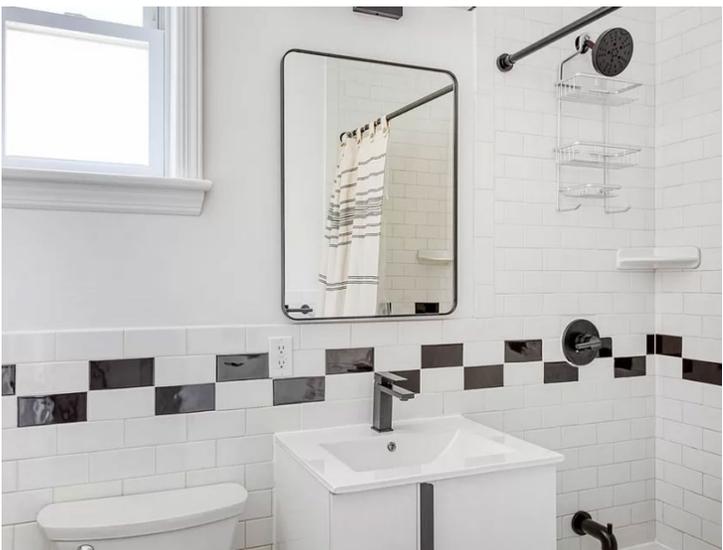
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RENT ROLL

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: 05/31/2026 Can duplex into basement and include garden access Projected duplex rent	\$3,965.50	\$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: 04/30/2026	\$3,550.00	\$3,550.00
3R	2 BR	RS	LXP: 04/30/2023	\$710.77	\$710.77
Monthly Total				\$21,076.27	\$23,760.77
Annual Total				\$252,915.24	\$285,129.24

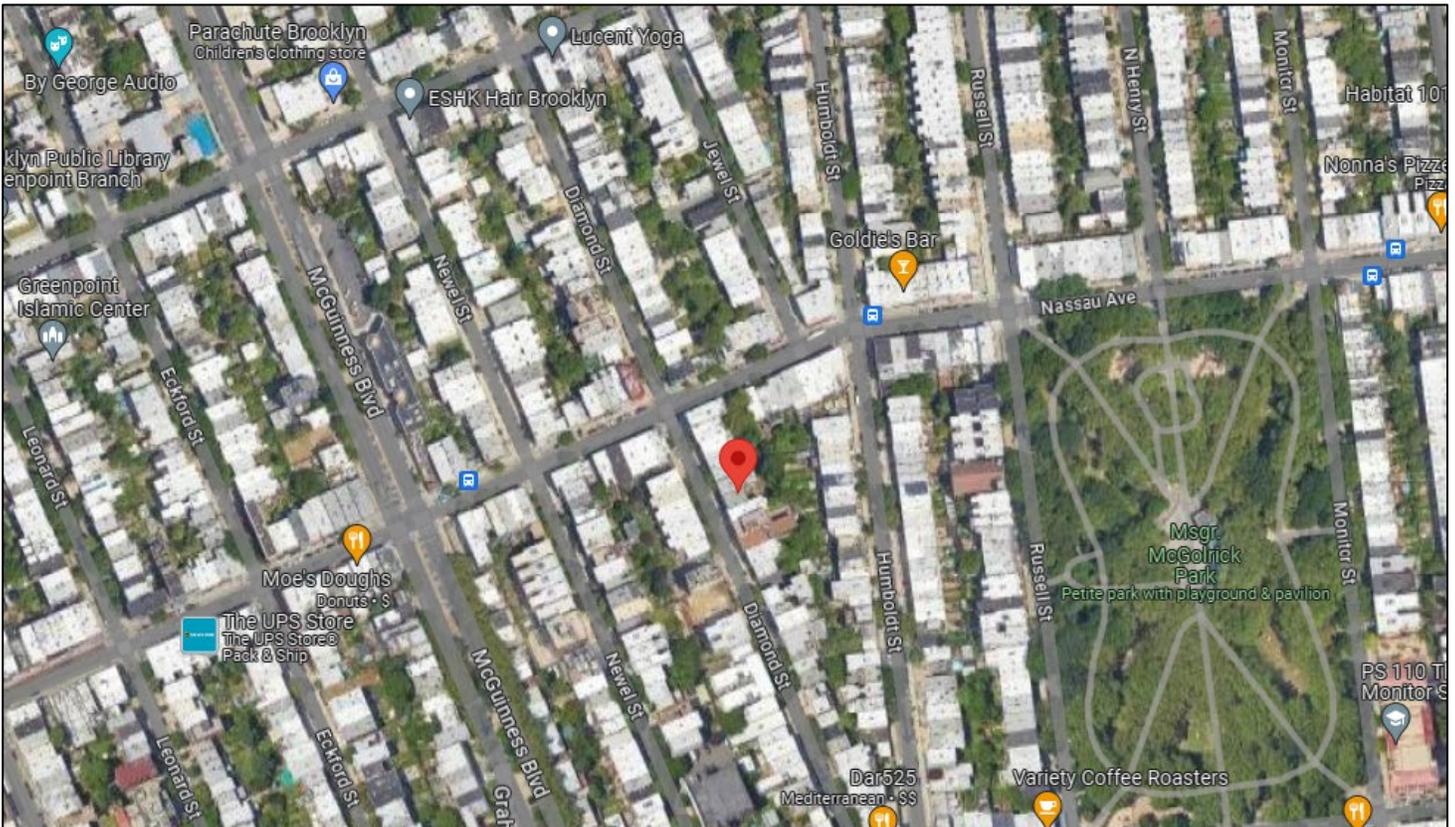
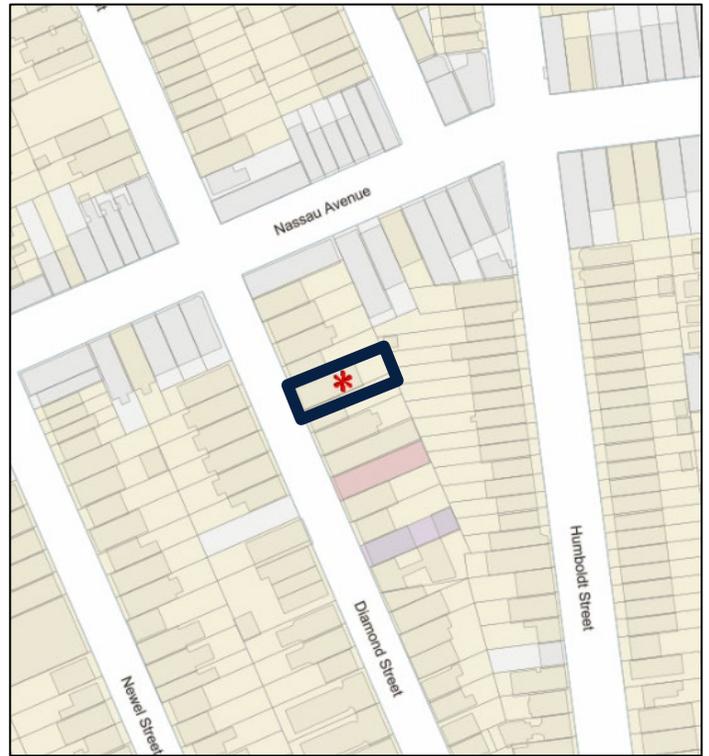
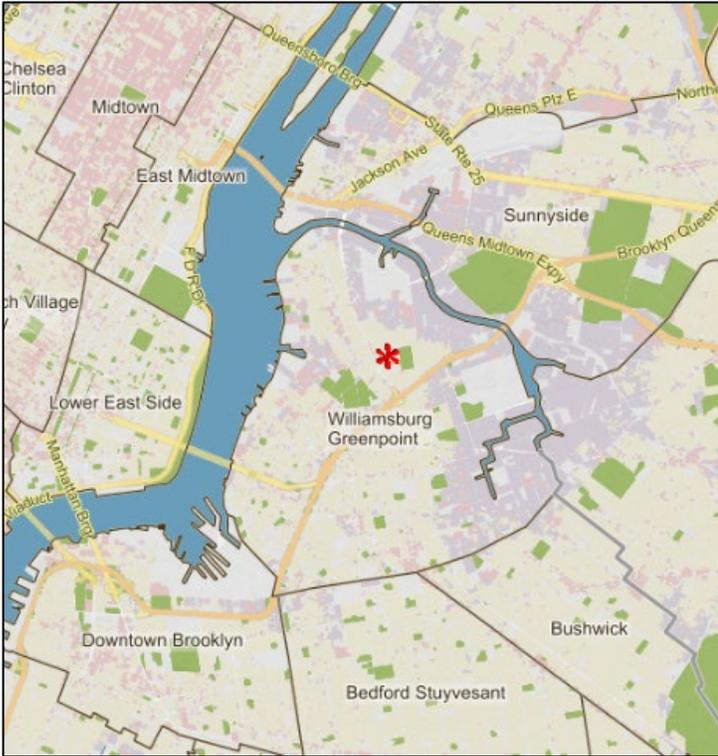
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IMAGES



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AREA MAPS



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