

BASELINE

REAL ESTATE ADVISORS

**EXCLUSIVE LISTING:**  
**311 Eckford Street**

**8 Unit Remodeled Luxury Loft Building  
In Greenpoint**



BASELINE  
REAL ESTATE ADVISORS

**MICHAEL SHERMAN | Founder**

Baseline Real Estate Advisors | [www.BaselineRealEstate.com](http://www.BaselineRealEstate.com)

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# BASELINE

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## Property Information

### Location

311 Eckford Street

### Building Size

6,000 SF

### Lot Size

2,500 SF (25ft x 100ft)

### Units

8 Units

### Type

4-Story Wood Structure

### Notes

Located in Greenpoint | Rapidly Growing Area

4-Story Walkup | Wood Structure

Remodeled Luxury Loft Building | Full Gut Renovation

99% Building Ratio

Fully Free Market

Tax Class Protected

Fully Electric | Split System | In-unit Washer & Dryer

Individual Hot Water Heaters

2 Blocks from the G train | Tree-lined Street

## Financials

Residential	8	\$429,600
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<b>Total Income</b>		<b>\$429,600</b>
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Real Estate Taxes		\$14,316
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Electric		\$3,500
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Utilities		\$4,500
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Insurance		\$8,147
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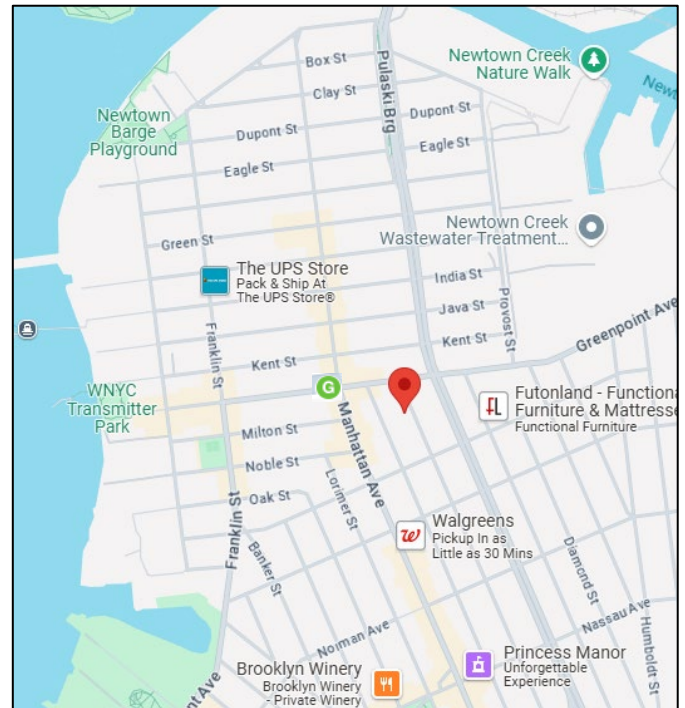
Payroll		\$4,200
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Repairs & Maintenance		\$3,500
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Management		\$12,566
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<b>Total Expenses</b>		<b>\$50,729</b>
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<b>Net Operating Income</b>		<b>\$378,871</b>
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**Asking Price: \$7,000,000**

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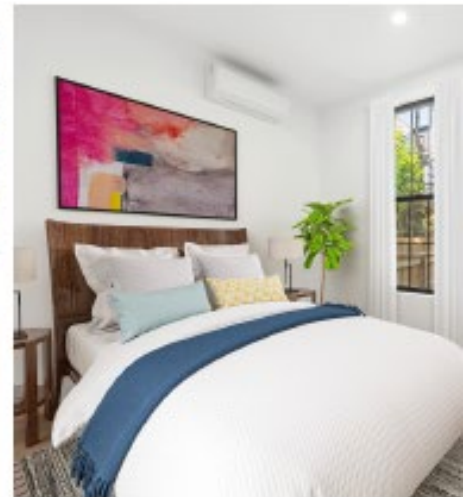
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## RENT ROLL

Unit	Beds	Baths	SF	LXP	Amenities	Monthly Rent	Annual Rent
1E	2	1	660	5/31/25	W/D	\$4,900	\$58,800
1W	2	1	610	11/30/25	W/D	\$4,850	\$58,200
2E	2	1	645	7/31/25	W/D	\$4,250	\$51,000
2W	2	1	610	9/30/25	W/D	\$4,500	\$54,000
3E	2	1	645	OTM	W/D	\$4,400	\$52,800
3W	2	1	610	12/31/24	W/D	\$4,200	\$50,400
4E	2	1	645	5/31/25	W/D	\$4,350	\$52,200
4W	2	1	610	2/28/25	W/D	\$4,350	\$52,200
<b>Total</b>						<b>\$35,800</b>	<b>\$429,600</b>

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## IMAGES

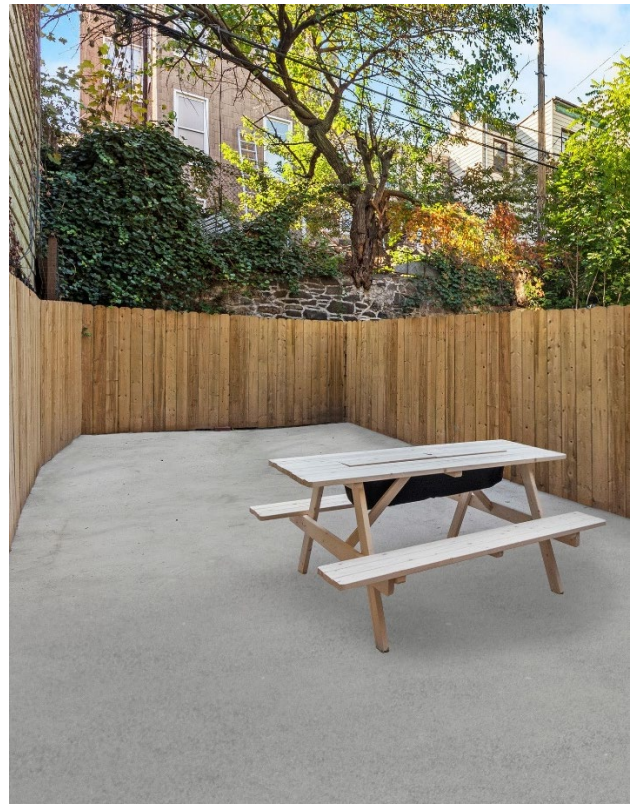
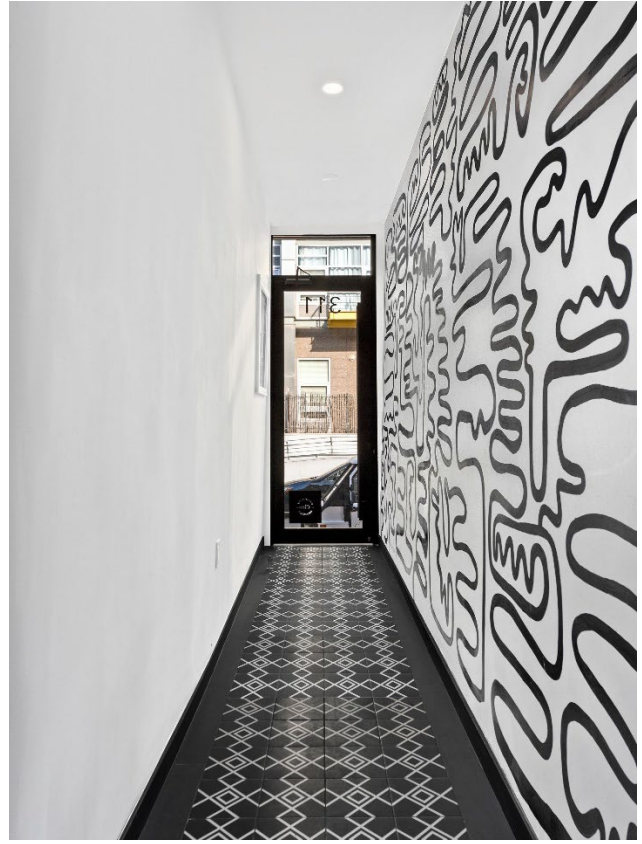


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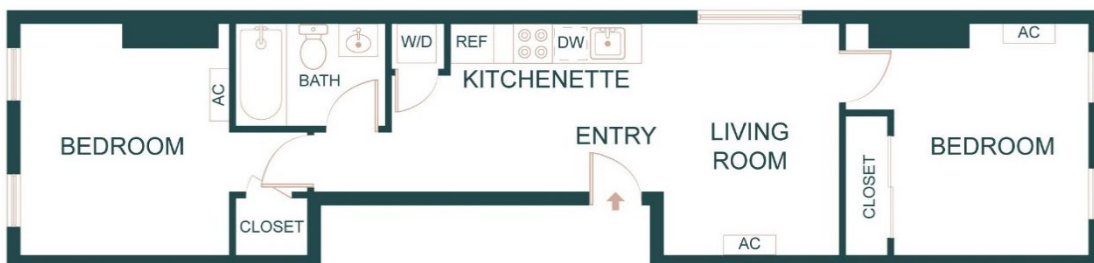
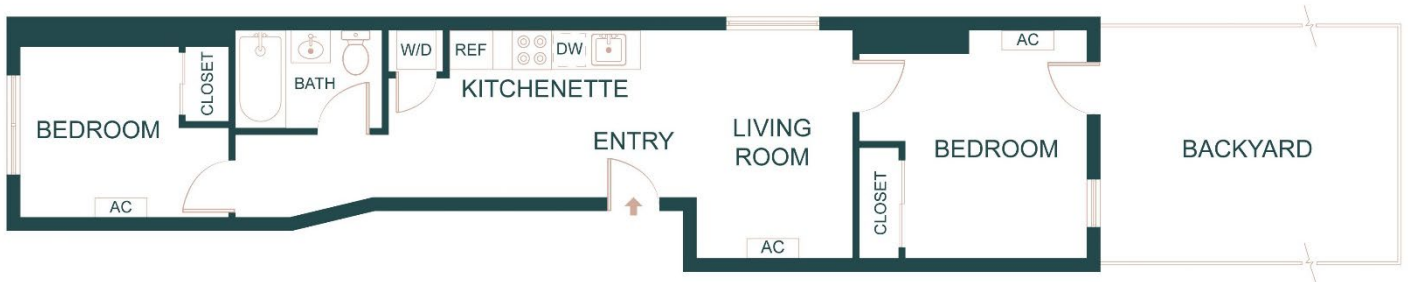


## IMAGES



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# IMAGES & FLOOR PLANS



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# TAX INFO

## Printable page

311 ECKFORD STREET

Borough: BROOKLYN  
Block: 2575 Lot: 15

## 2024 - 2025 Final Assessment

Final Assessment Roll for 2024-2025 | City of New York  
Taxable Status Date January 5, 2024

### EXPLANATION OF ASSESSMENT ROLL

Property Address 311 ECKFORD STREET 11222  
Billing Name and Address 311 ECKFORD OWNER LLC  
  
343 CANAL ST. FL . 2  
NEW YORK NY 10013-2533  
Tax Class 2B  
Building Class C1 - OVER SIX FAMILIES WITHOUT STORES

## Property Owner(s)

311 ECKFORD OWNER LLC

## Land Information

Lot Size  
Frontage (feet) 25.00  
Depth (feet) 100.00  
Land Area (sqft) 2,500  
Regular / Irregular Regular  
Corner  
Number of Buildings 1  
Building Size  
Frontage (feet) 25.00  
Depth (feet) 60.00  
Stories 4  
Extension N

## Assessment Information

	Description	Land	Total
	ESTIMATED MARKET VALUE	18,000	2,150,000
	MARKET AV	8,100	967,500
	MARKET EX		0
	8-30% limitation - AV	959	114,511
	EXEMPT VALUE		0

## Taxable/Billable Assessed Value

### Assessed Value

Subject To Adjustments, Your 2024/25 Taxes Will Be Based On 114,511

## Market Value History

Tax Year	Market Value
2024 - 2025	2,150,000
2023 - 2024	1,996,000
2022 - 2023	1,995,000
2021 - 2022	2,215,000
2020 - 2021	2,323,000

## Note

For more information about how your property taxes are calculated, visit <http://nyc.gov/assessments>.

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## ADDITIONAL PROPERTY DETAILS

### Building

Building class	Over Six Families without Stores (C1) 
Square feet	6,000
Building dimensions	25 ft x 60 ft
Buildings on lot	1
Stories	4
Roof height	44 ft
Year built	1928

Proximity	2-Side abutted
Structure type	Walk-up apartment
Construction type	Wood
Grade	C

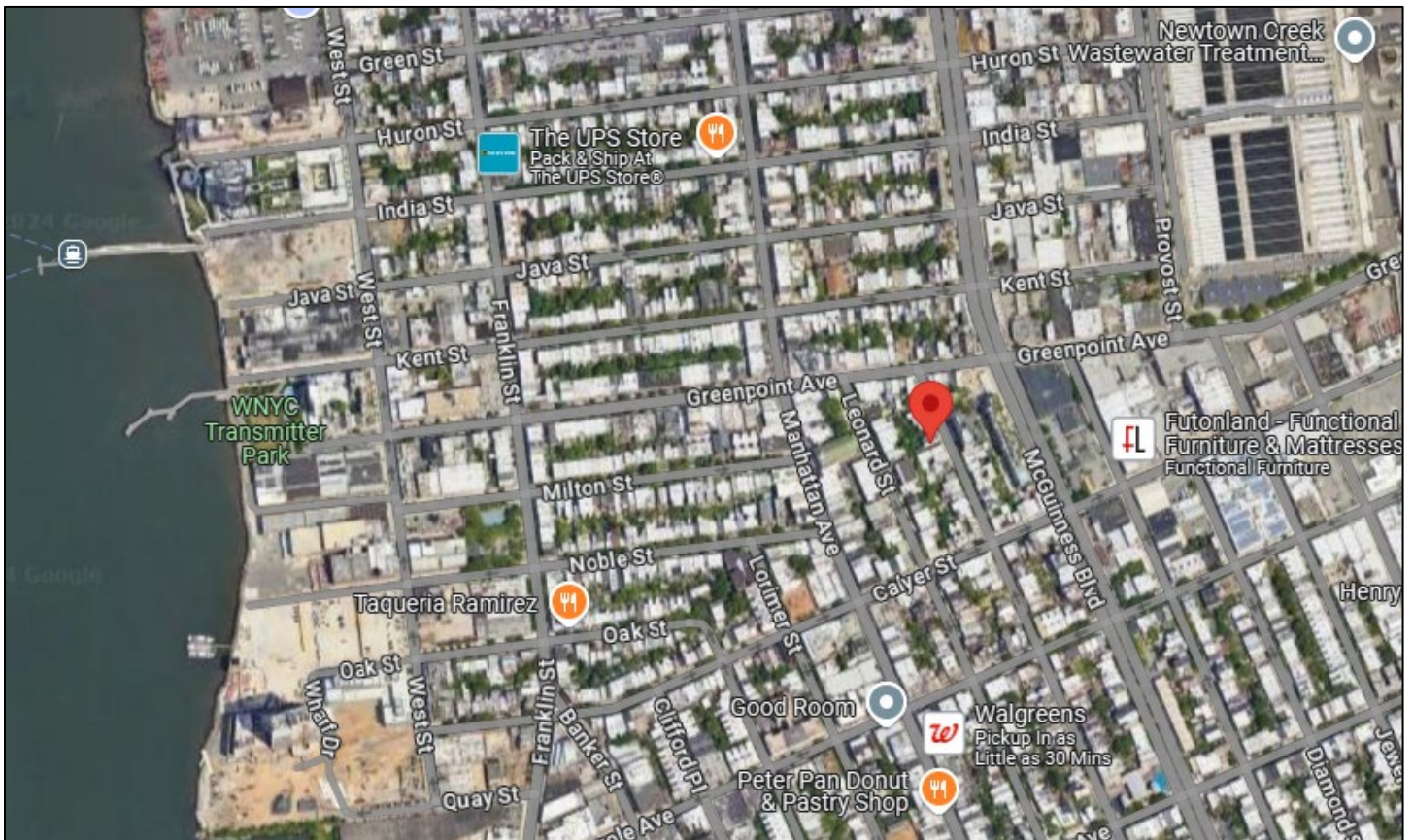
### Use

Residential units (DOF)	8
Residential sqft	6,000
Average residential unit size	750
Certificate(s) of occupancy	<a href="#">Click here</a> 

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# AREA MAPS



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