



92 DIAMOND STREET, Brooklyn NY 11222

Asking price: **\$1,835,000**

PROPERTY INFORMATION:

Total units: 6 unit multifamily
Property SF: 3750SF (25x50)
Additional FAR: 1250SF (5000SF MAX TOTAL FAR)
Lot: 25x100
Zoning: R6B

Rent Roll 2025/2026:

#1L	\$2,140
#1R	\$2,272
#2L	\$1,055
#2R	\$2,460
#3L	\$2,415
#3R	\$803

ADDITIONAL INCOME: Basement Storage: \$800/month

Total Gross Income per month: \$11,945
Total Gross Income per annual: \$143,340

Expenses:

Electricity:	\$1,500
Insurance:	\$5,000
Water:	\$5,500
Gas:	\$3,500
Taxes:	\$12,112

Total expenses: \$27,612

Cap Rate: 6.3%