



For Sale: New Construction 100%  
Free Market 8 Family

1257 Rogers Avenue Brooklyn, NY 11226

**ASKING PRICE: ~~\$2,750,000~~ \$2,599,999**



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## **PROPERTY NARRATIVE**

ERG Commercial Real Estate is pleased to present 1257 Rogers Avenue, Brooklyn, NY, a newly constructed 4,500 square foot multifamily building located in the heart of Flatbush. Completed in 2018, the property consists of eight well-designed residential units, featuring a mix of studios and one-bedroom apartments. The building benefits from 100% free-market tenancy with no rent regulation, providing investors with operational flexibility and long-term income growth potential. The property also features separate gas and electric meters for each unit and is protected by its 2B tax class. With strong in-place cash flow and continued rental upside, 1257 Rogers Avenue represents a turnkey investment opportunity in a high-demand Brooklyn submarket.

Situated in the Flatbush neighborhood of Brooklyn, the property is surrounded by a dynamic mix of retail, dining, and transportation options. Flatbush has experienced continued new residential and commercial development, driven by its proximity to Prospect Park, Brooklyn College, and multiple subway lines providing convenient access to Manhattan. The neighborhood offers a blend of historic charm and modern design, attracting young professionals, students, and long-term residents alike. Strong rental demand, ongoing neighborhood improvements, and consistent appreciation trends position Flatbush as one of Brooklyn's most compelling investment corridors.



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**Property Information**

<b>Block &amp; Lot</b>	5214-77
<b>Lot Dimensions</b>	20' x 102.5'
<b>Lot Size</b>	2,050 SF
<b>Building Dimensions</b>	20' x 57.3'
<b>Building Size</b>	4,584 SF
<b>Year Last Altered</b>	2018
<b>Zoning</b>	R6
<b>Stories</b>	4
<b>Taxes</b>	\$19,093 (2B)

**PROPERTY HIGHLIGHTS**

- 100% Free Market
- 2018 Construction
- Tax Class Protected (2B)
- 3 Blocks From Newkirk Ave Subway Station- Lines 2 & 5
- Separate Gas and Electric meters per Unit
- Features in Unit Washer & Dryer
- New Access Control System



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## Residential Rent Roll

<u>Unit</u>	<u>Bedrooms</u>	<u>Status</u>	<u>Monthly Rent</u>	<u>Annual Rent</u>
1A	Studio	Occupied	\$2,150.00	\$25,800.00
1B	Studio	Occupied	\$2,300.00	\$27,600.00
2A	1 Bedroom	Occupied	\$2,550.00	\$30,600.00
2B	1 Bedroom	Occupied	\$2,600.00	\$31,200.00
3A	1 Bedroom	Occupied	\$2,475.00	\$29,700.00
3B	Studio	Vacant	\$2,550.00	\$30,600.00
4A	1 Bedroom	Vacant	\$2,550.00	\$30,600.00
4B	Studio	Occupied	\$2,440.00	\$29,280.00
<b>Total:</b>			<b>\$19,615.00</b>	<b>\$235,380.00</b>



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## Financial Summary

### Income (Approx.)

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Gross Annual Income	\$235,380
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### Expenses (Approx.)

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Taxes:	\$19,093
Insurance:	\$6,000
Water/Sewer:	\$1,822
Gas:	Tenant
Electric (Common Area):	\$7,768
Super:	\$4,000
Maintenance & Repairs:	\$4,000
Management (3%):	\$6,989
Total Annual Expense	\$49,672

### Net Operating Income (Approx.)

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**NOI**

**\$185,708**



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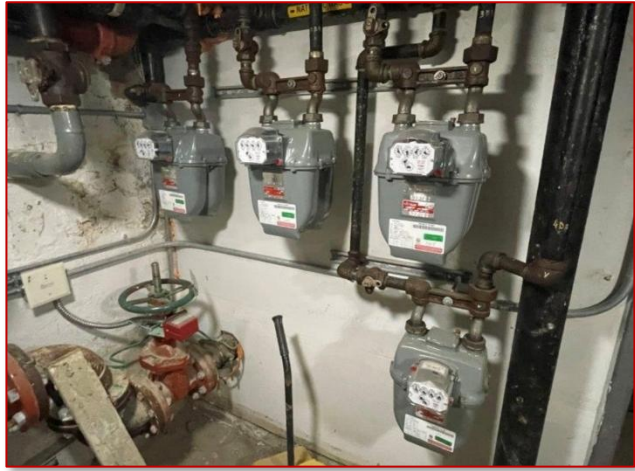


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**Backyard**



**Gas Meters**




**In-Unit Washer/Dryer**



**Electric Meters**



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