



For Sale: New Construction 100%
Free Market 8 Family

1257 Rogers Avenue Brooklyn, NY 11226

ASKING PRICE: \$2,750,000



Salvatore Iuvara

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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 it's 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	
Block & Lot	5214-77
Lot Dimensions	20' x 102.5'
Lot Size	2,050 SF
Building Dimensions	20' x 57.3'
Building Size	4,584 SF
Year Last Altered	2018
Zoning	R6
Stories	4
Taxes	\$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
Total:			\$19,615.00	\$235,380.00



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Financial Summary

Income (Approx.)

Gross Annual Income \$235,380

Expenses (Approx.)

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.)

NOI

\$185,708



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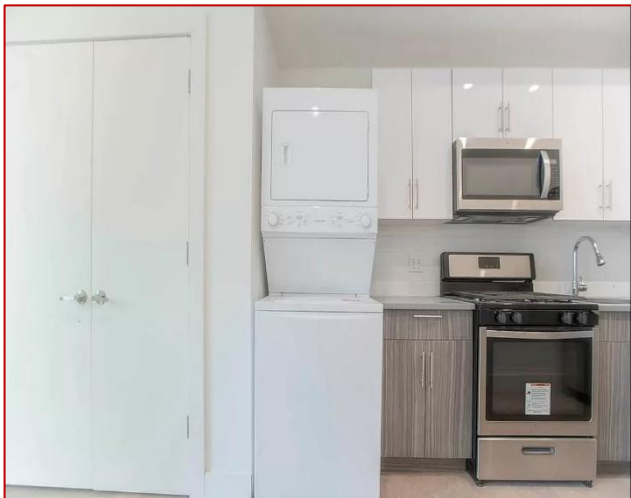
Backyard



Gas Meters



In-Unit Washer/Dryer



Electric Meters



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