

## 854 Rogers Ave, Brooklyn, NY 11226



### **MIXED USE BUILDING - AVAILABLE FOR SALE**

<b>Location:</b>	Brooklyn, N.Y. (11226)		
<b>Cross Streets:</b>	Between Church Ave & Erasmus St		
<b>Lot Size:</b>	35.5 x 95.17 (3,339 SF)		
<b>Building Size:</b>	30 x 95.17 (7,670 SF)		
<b>Zoning:</b>	R6, C2-3		
<b>FAR:</b>	Res: 3.0	Comm: 2.0	Facility: 4.8
<b>Buildable:</b>	Res: 10,017	Comm: 6,678	Facility: 16,027.2
<b>Income:</b>	\$287,828		
<b>Expenses:</b>	\$71,828.95		
<b>NOI:</b>	\$215,999.05		
<b>Price:</b>	<b>\$3,250,000</b>		



A NEW YORK STATE CORPORATION

5916 18TH AVE BROOKLYN NEW YORK 11204 718.256.9595

**854 Rogers LLC**  
**Income Statement**  
**2025 Projection**

Accrual Basis

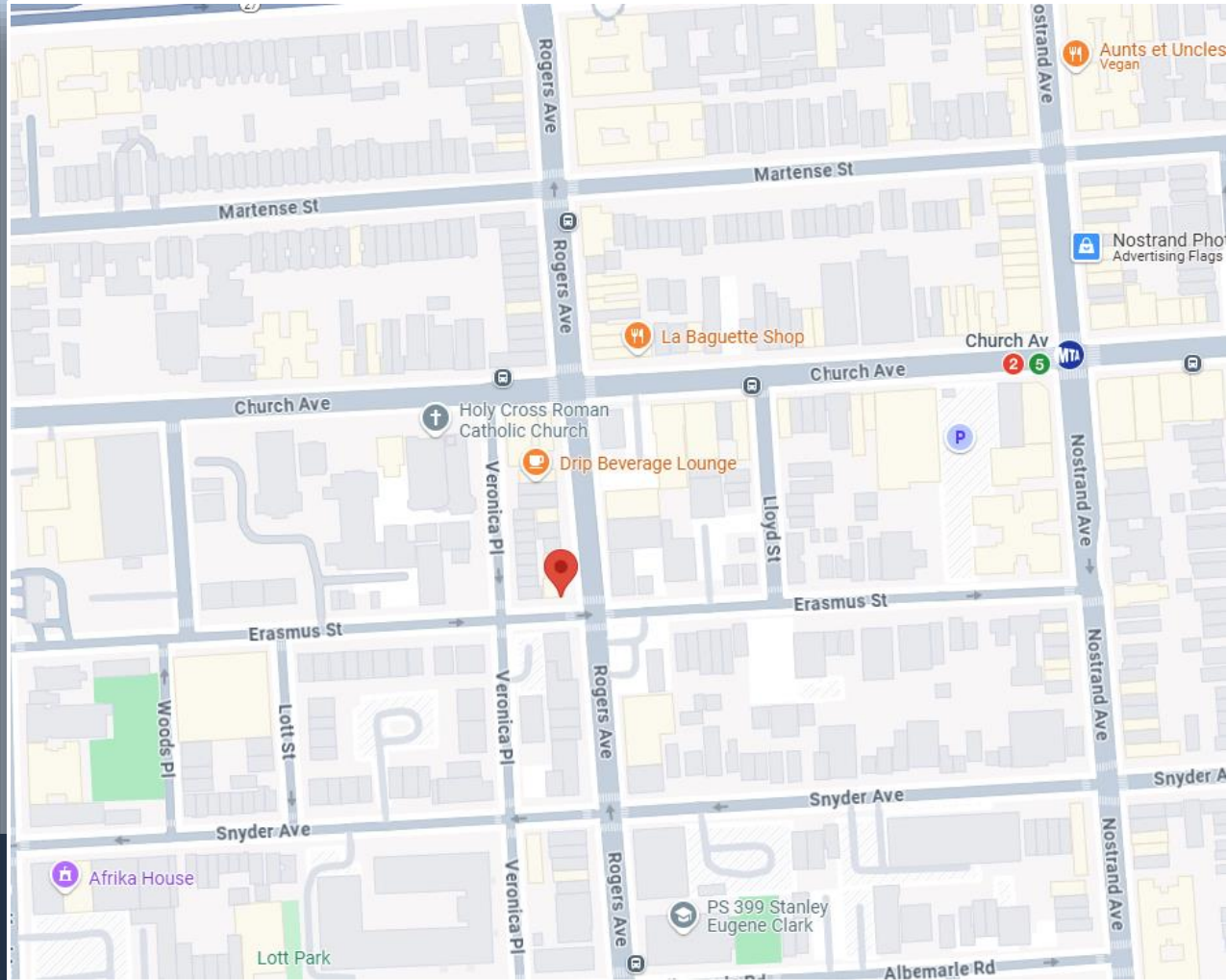
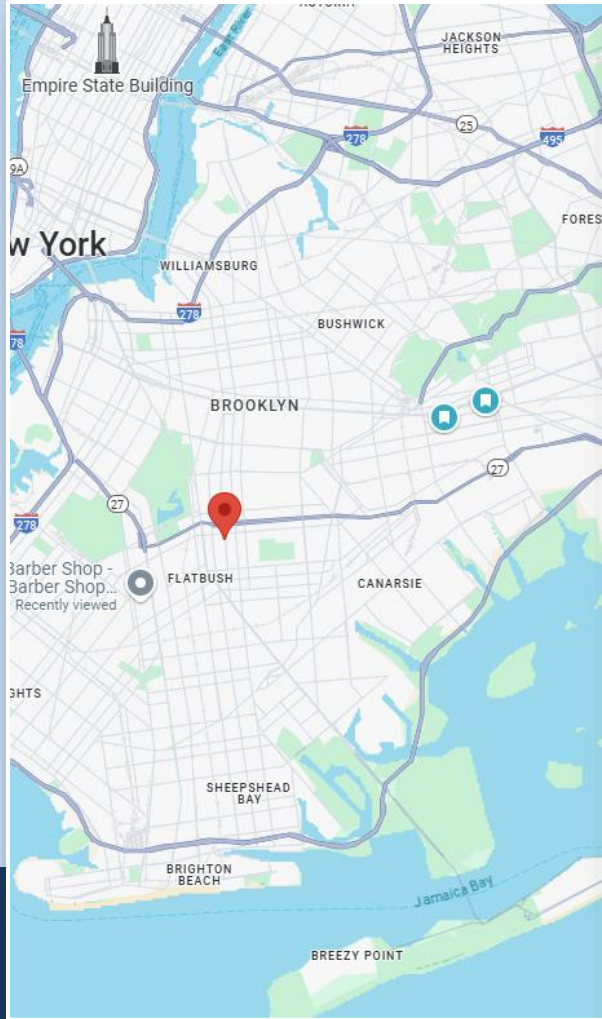
**Operating Income**

Residential Rent Income	\$	168,564.00	
Commercial Rent Income	\$	109,114.00	According to scheduled increases
RE Tax From Commercial	\$	7,150.00	
Other Income	\$	3,000.00	
<b>Total Revenue</b>	<b>\$</b>	<b>287,828.00</b>	

**Operating Expenses**

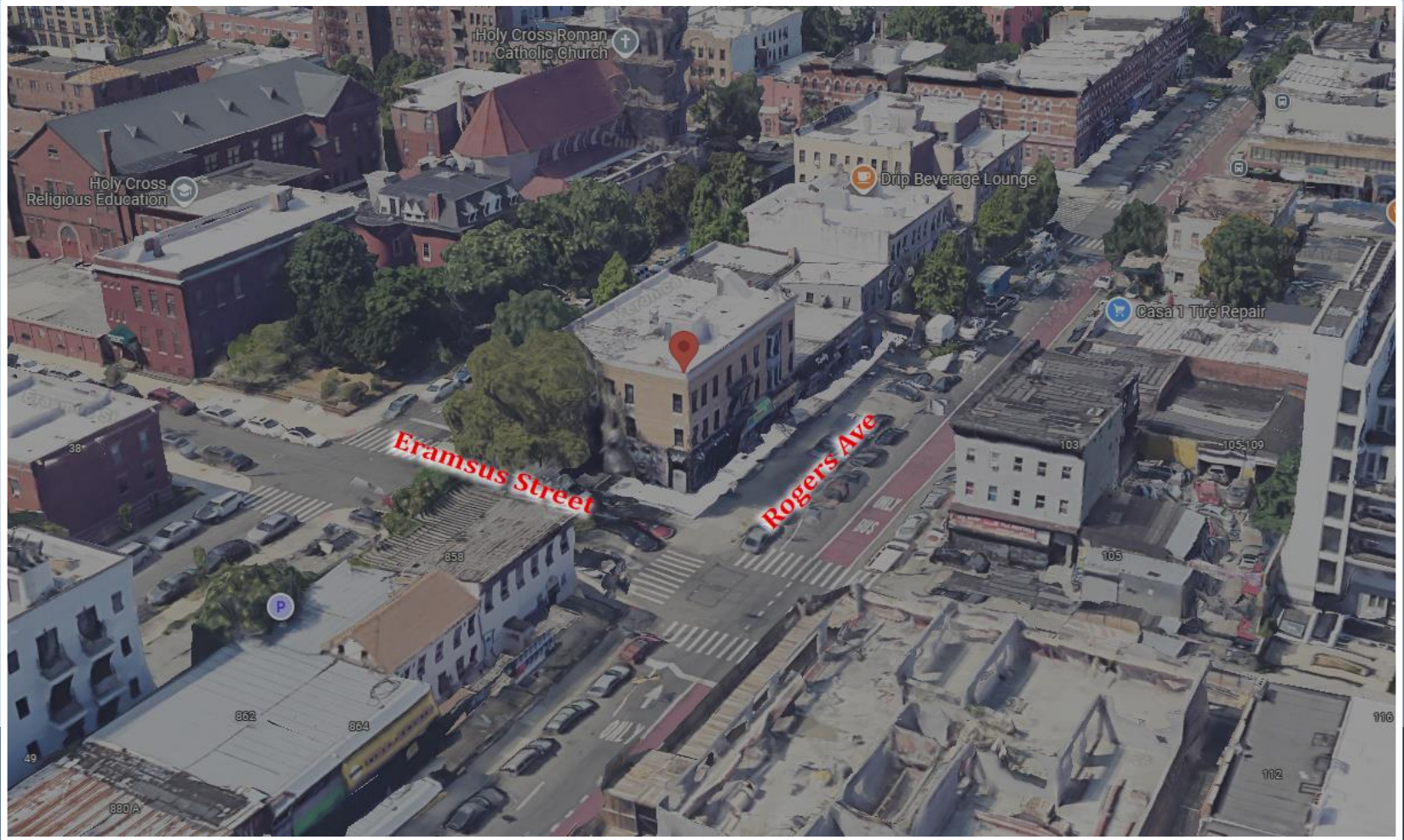
Electricity	\$	2,400.00	
Water	\$	8,500.00	
Property Tax	\$	30,272.00	
Insurance	\$	11,535.00	Based on current
Super & Cleaning	\$	3,600.00	
Repairs & Maintenance	\$	6,750.00	
Management Fees	\$	6,941.95	2.50%
Professional Fees	\$	1,830.00	
<b>Total Expenses</b>	<b>\$</b>	<b>71,828.95</b>	
<b>NOI</b>	<b>\$</b>	<b>215,999.05</b>	

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