

OFFERING MEMORANDUM



1056 ROGERS AVENUE



**LOCATED IN THE HEART OF FLATBUSH
7-UNIT FREE MARKET MIXED-USE BUILDING**



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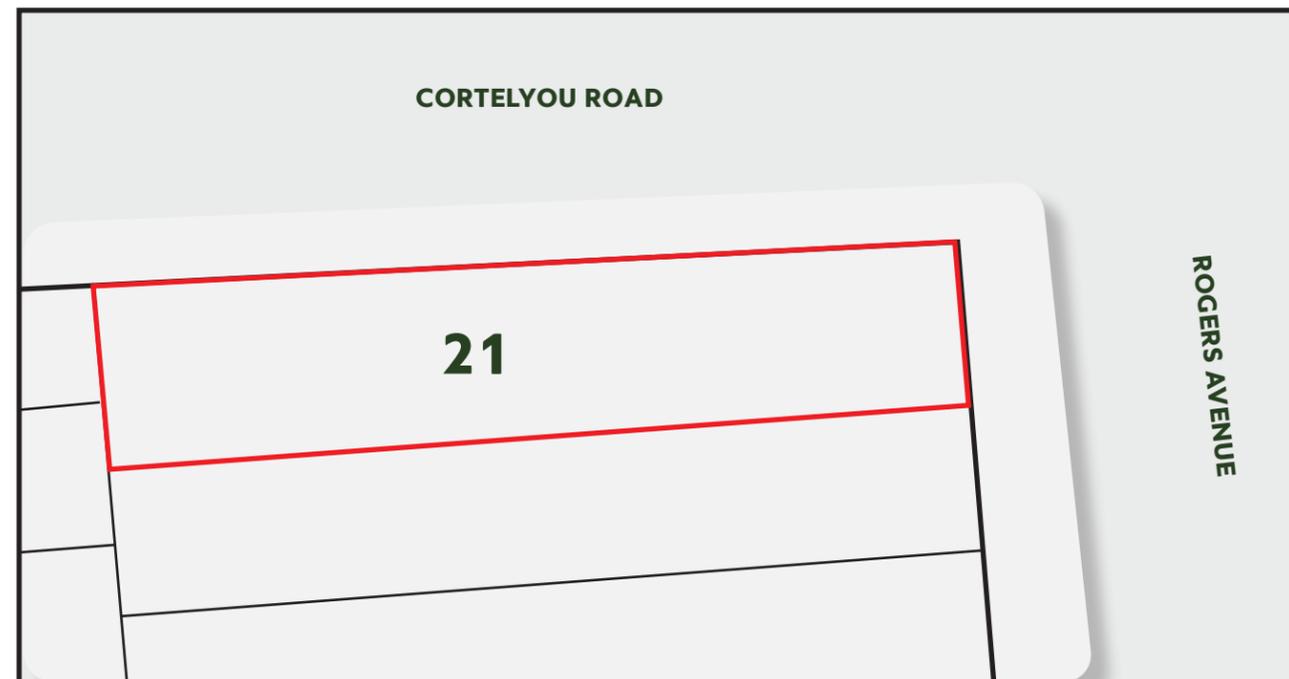
1056 Rogers Avenue is a compelling mixed-use investment opportunity ideally situated in the heart of Flatbush, Brooklyn —a dense, transit-oriented neighborhood benefiting from strong rental demand and continued neighborhood growth. Positioned along the highly trafficked Rogers Avenue corridor, the property offers excellent accessibility, proximity to major retail and dining amenities, and convenient connections throughout Brooklyn and into Manhattan, via the 2 & 5 subway lines.

The three-story mixed-use walkup totals approximately 5,200 square feet and features a diversified income profile with four residential units and three commercial units (seven total units). **All residential units have in-unit washer/dryer.** The building sits on an approximately 2,275 square foot lot (22.75' x 100') with building dimensions of 20' x 80', providing a strong footprint and functional layout for long-term operation.

With Tax Class 2B status and an annual property tax of approximately \$14,712, the asset offers tax class protected operating fundamentals in a prime Brooklyn location.

Please direct all inquiries to Cushman & Wakefield.

TAX MAP



1056 ROGERS AVENUE



ASKING PRICE:
\$2,450,000

FINANCIAL SUMMARY

Gross Annual Revenue	\$208,428	Price Per Square Foot:	\$471
Total Expenses	\$47,188	In Place Cap Rate:	6.26%
Net Operating Income	\$153,326		

Property Information		
Address:	1056 Rogers Ave, Brooklyn, NY 11226	
Block & Lot:	5170-20	
Lot Dimensions:	22.75' x 100'	
Lot SF:	2,275	SF (approx.)

Building Information		
Property Type:	Mixed-Use Walkup	
Building Dimensions:	20' x 80'	
Stories:	3	
Total Gross SF:	5,200	SF (approx.)
Residential Units:	4	
Commercial Units:	3	
Total Units:	7	

Zoning Information		
Zoning:	R6, C2-3	
FAR (As-of-Right):	2.43	
Total Buildable SF (As-of-Right):	5,528	SF (approx.)
Less Existing Structure:	5,200	SF (approx.)
Available Air Rights (As-of-Right):	328	SF (approx.)

NYC Financial Information (25/26)		
Total Assessment:	\$118,275	
Annual Property Tax:	\$14,712	
Tax Rate:	2B	
Tax Class:	12.439%	



RESIDENTIAL REVENUE

Unit	Beds	SF	Status	Monthly Rent	Notes
2R	1	800	FM	\$2,100	W/D in Unit
2L	2	800	FM	\$2,913	W/D in Unit
3R	2	800	FM	\$2,885	W/D in Unit
3B	1	800	FM	\$2,550	W/D in Unit
Monthly Total	6	3,200		\$10,448	
Annual Total				\$125,376	
Average Rent per Unit:				\$2,612	
Average Rent per Net SF:				\$46	

COMMERCIAL REVENUE

Unit	Tenant	SF	Lease Exp.	Base Rent	Monthly Recovery	Monthly Rent
1	La Cruz	750	Mar-27	\$2,575	\$25	\$2,600
2	Nya Beauty Salon	300	Nov-25	\$2,121	\$100	\$2,221
3	Triple A	300	Feb-26	\$2,000	\$100	\$2,100
Monthly Total		1,350		\$6,696	\$225	\$6,921
Annual Total				\$80,352	\$2,700	\$83,052
Average Rent per Net SF:						\$42

Total Gross Monthly Revenue: \$17,369

Total Gross Annual Revenue: \$208,428

RESIDENTIAL REVENUE	NSF	\$ / SF	Annual Income
Gross Annual Income	2,720	\$46.09	\$125,376
Less General Vacancy/Credit Loss (3.0%)		\$1.38	\$3,761
Effective Gross Annual Income		\$44.71	\$121,615

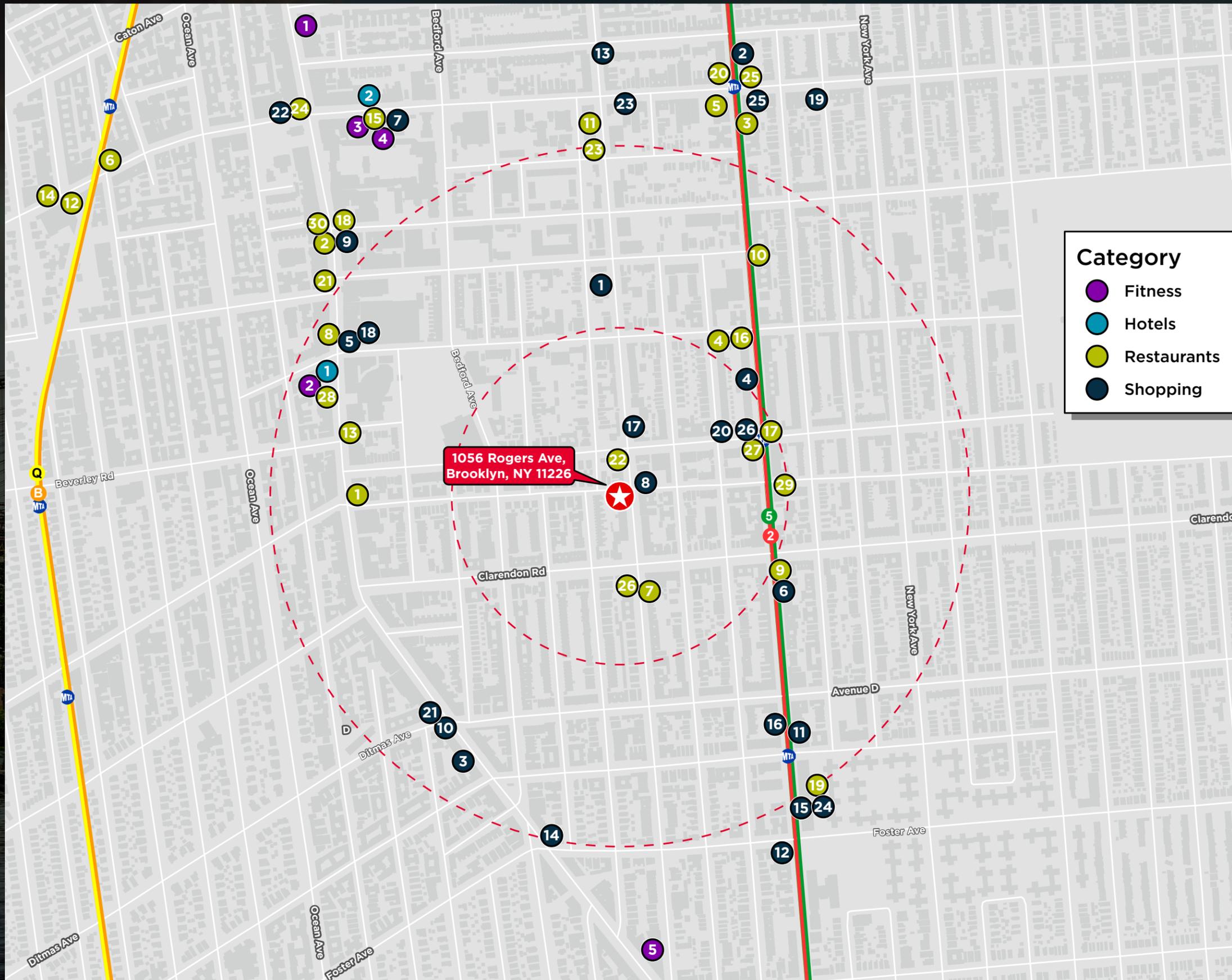
COMMERCIAL REVENUE	NSF	\$ / SF	Annual Income
Gross Annual Income	2,000	\$41.53	\$83,052
Less General Vacancy/Credit Loss (5.0%)		\$2.08	\$4,153
Effective Gross Annual Income		\$39.45	\$78,899

TOTAL REVENUE	Annual Income
Total Gross Annual Income	\$208,428
Less Total General Vacancy/Credit Loss	\$7,914
Effective Gross Annual Income	\$200,514

PROJECTED OPERATING EXPENSES

Type	Projection	% of EGI	\$ / SF	Projected
Property Taxes	Actual	7.3%	\$2.83	\$14,712
Water and Sewer	Actual	1.7%	\$0.67	\$3,500
Insurance	Actual	2.7%	\$1.06	\$5,500
Fuel	\$1.30/ GSF	3.4%	\$1.30	\$6,760
Electric (Common Areas)	\$0.25/ GSF	0.6%	\$0.25	\$1,300
Repairs & Maintenance	\$600/ Resi. Unit	1.2%	\$0.46	\$2,400
Cleaning	\$250/ Month	1.5%	\$0.58	\$3,000
General & Administrative	\$250/ Resi. Unit	0.5%	\$0.19	\$1,000
Super / Payroll	\$250/ Month	1.5%	\$0.58	\$3,000
Management Fee	3.0% / EGI	3.0%	\$1.16	\$6,015
Total Expenses		23.5%	\$9.07	\$47,188
Net Operating Income				\$153,326





RESTAURANTS

- 11 Parishes Restaurant
- Auntie Anne's
- Baskin Robbins
- Blueline Fry plantain
- Burger King US
- Checkers Drive-In Restaurants
- Chez Macoule
- Chipotle Mexican Grill
- Chou & Chou
- Domino's Pizza
- Drip Beverage Lounge
- Dunkin'
- FIB Tattoo Bar and Grill
- Golden Krust Caribbean
- IHOP
- J&G Caribbean Cuisine
- Kennedy Fried Chicken
- McDonald's US
- Papa John's
- Pizza Hut
- Popeyes Louisiana Kitchen
- Prime Grind Coffee
- Sajomita
- Starbucks US
- SUBWAY
- Suncity Caribbean Flavor
- Sweet Sundays Cafe
- Taco Bell
- Taste & Flavor Bakery Cafe
- Wingstop

SHOPPING

- ABC Adventist Bookstore
- Able Hardware
- Al Medina Pharmacy
- Blink Boutique
- Burlington Stores
- CTown Supermarkets
- Dollar Tree
- El Duende
- Five Below
- Flatbush BH Pharmacy
- Green Village Meat Market
- GS Pharmacy
- Heavenly Day Jewelry
- Island Express Pharma
- Key Food Supermarkets
- M&M Grocery Corp.
- Mega Food Market Inc
- Old Navy
- Paris Runway Boutique
- Park's Market
- Rockway Drug Inc
- Target
- Universal Bookstore
- Vanderveer Pharmacy
- Walgreens
- West Indian Grocery

FITNESS

- Blink Fitness
- Crunch
- Planet Fitness
- Retro Fitness
- YMCA

HOTELS

- Red Roof Inn
- Sleep Inn

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WAKEFIELD**

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