SERHANT.




# 1207 ROGERS AVENUE

BROOKLYN, NY 11226

THE SARA GOLAN TEAM



**Sara Golan**
Licensed Associate Real Estate Broker
SERHANT.
(718) 812-7799



**Max Sherman**
Licensed Real Estate Salesperson
SERHANT.
(646) 824-9301

# SERHANT.

# 1207 ROGERS AVENUE
BROOKLYN, NY 11226



## OFFERING PRICE

# $2,750,000





## INVESTMENT HIGHLIGHTS

**7 APARTMENTS**
# OF UNITS

**4,268**
APPROX. SF

**2 DUPLEX UNITS**
W/ PRIVATE OUTDOOR SPACE

**$645**
PRICE/SF

*** COMMON ROOF DECK**

**7%**
PRO FORMA CAP RATE

*** COMMON LAUNDRY SPACE**

SERHANT.

1207 ROGERS AVENUE
BROOKLYN, NY 11226

## INCOME

| Unit | Legal Bedrooms | # PPL Sleeps | Baths | Private Exterior Space | Basement Space | Projected Rent |
|---|---|---|---|---|---|---|
| 1A | 2 | Flex 4 | 1.5 | BACKYARD | Yes | $3,250.00 |
| 2A | 1 | 1 | 1 | No | No | $2,295.00 |
| 2B | 1 | 1 | 1 | No | No | $2,295.00 |
| 3A | 1 | 1 | 1 | No | No | $2,295.00 |
| 3B | 1 | 1 | 1 | No | No | $2,295.00 |
| 4A | 1 | Flex 2 | 1 | TERRACE | No | $2,750.00 |
| 4B | 1 | 1 | 1 | No | No | $2,295.00 |
| | | | | | MONTHLY | $17,475.00 |
| | | | | | ANNUALLY | $209,700.00 |

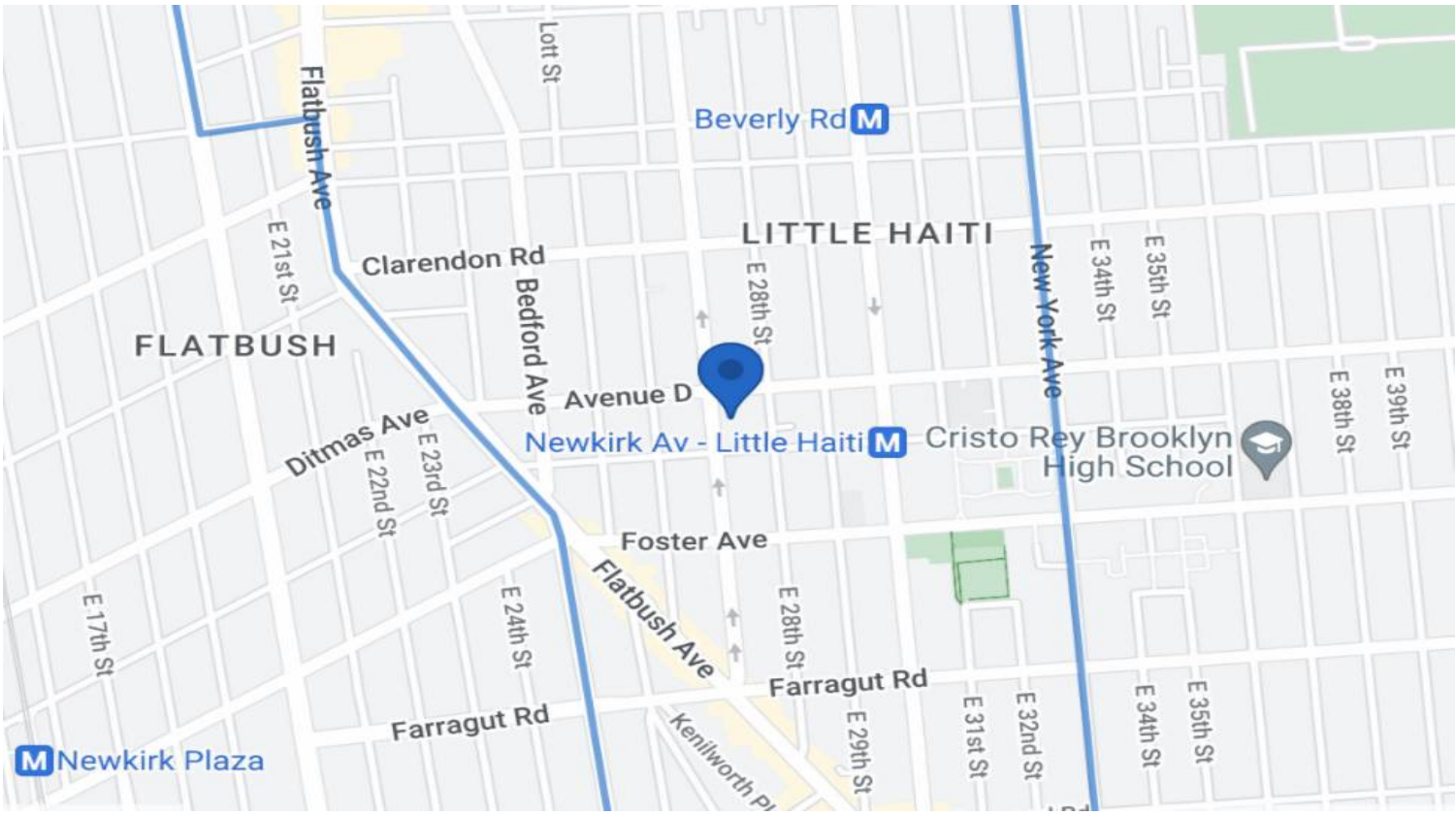
## EXPENSES

| Type | Cost |
|---|---|
| Assessed Real Estate Tax (2B) | $8,500 |
| Gas/Electric | $600 |
| Water/Sewer | $3,000 |
| Insurance | $3,000 |
| Management | $4,000 |
| **Annualy** | **$19,100** |
| | |
| Gross Operating Income | $209,700.00 |
| Expenses | -$19,100 |
| **Net Operating Income** | **$190,600.00** |
| **CAP %** | **7.00%** |

SG THE SARA GOLAN TEAM

# SERHANT.

## 1207 ROGERS AVENUE
BROOKLYN, NY 11226




## Nearby

TRANSPORTATION

| | |
|---|---|
| 2 5 at Newkirk Av | 0.13 miles |
| 2 5 at Beverly Rd | 0.34 miles |
| 2 5 at Flatbush Av | 0.51 miles |
| B Q at Cortelyou Rd | 0.68 miles |
| 2 5 at Church Av | 0.71 miles |

| BUILDING INFO | |
|---|---|
| BOROUGH | BROOKLYN |
| BLOCK & LOT | 05214-0032 |
| NEIGHBORHOOD | FLATBUSH |
| CROSS STREETS | NEWKIRK & AVE D |
| BUILDING DIMENSION | 20 ft x 50 ft |
| LOT DIMENSIONS | 20 ft x 102.5 ft |
| # OF STORIES | 5 |
| # OF UNITS | 7 |
| APROX SQFT | 4,268 |
| ZONING | R6 |
| FAR | 2.43 |
| TAX CLASS | 2B |

THE SARA GOLAN TEAM

# SERHANT.

## 1207 ROGERS AVENUE
BROOKLYN, NY 11226



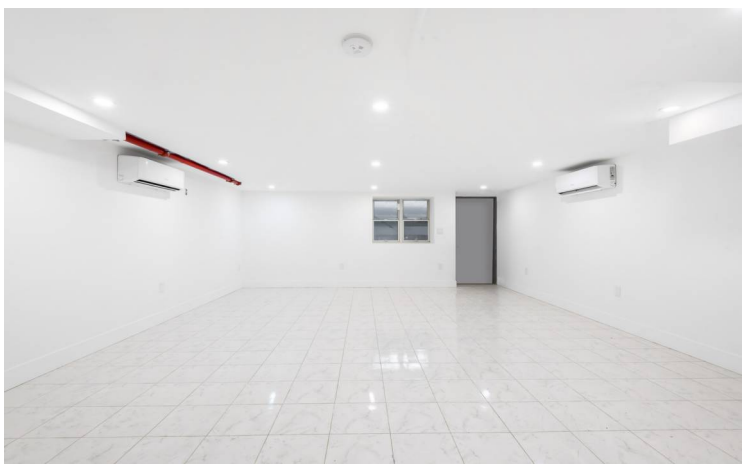














# SERHANT.

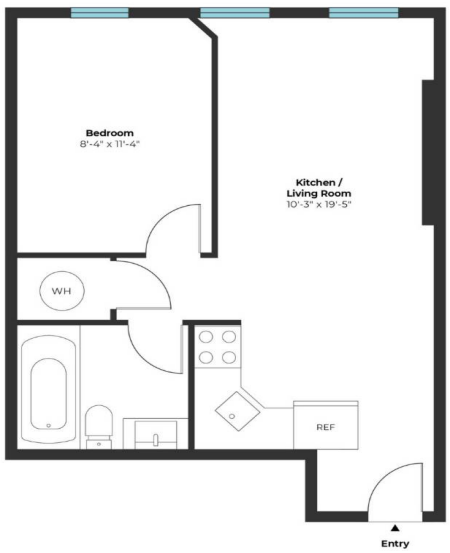
# 1207 ROGERS AVENUE

BROOKLYN, NY 11226

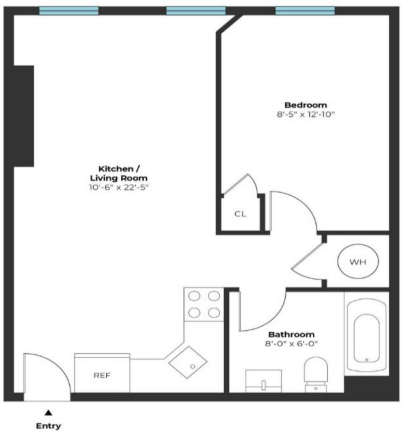
## 1207 Rogers Ave, 1



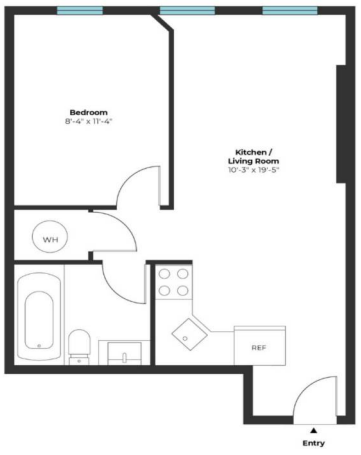

## 1207 Rogers Ave, 2A



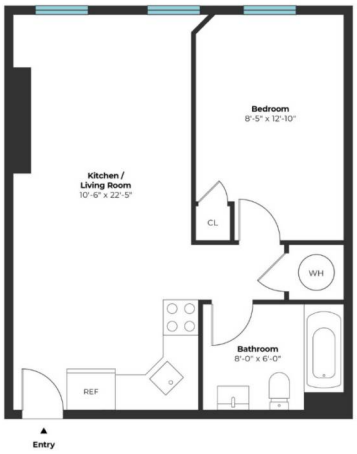

## 1207 Rogers Ave, 2B



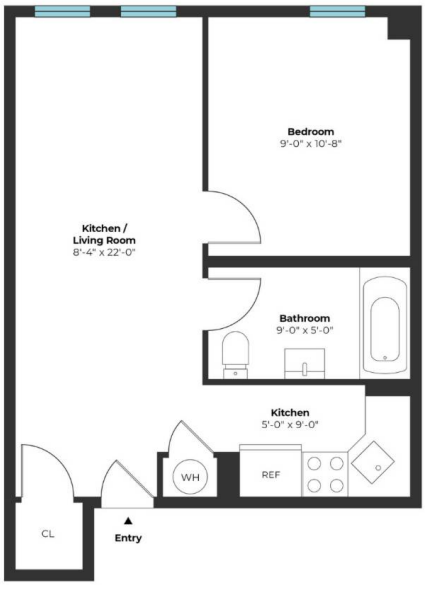

## 1207 Rogers Ave, 3A




## 1207 Rogers Ave, 3B




## 1207 Rogers Ave, 4B




## 1207 Rogers Avenue, 4A

