



1151 Rogers Avenue

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ASKING
\$1,350,000



Occupancy
2 of 3 residential delivered vacant**



PROJECTED CAP
9.0%



LOCATION
Flatbush

INVESTMENT OPPORTUNITY

*Exodus Capital is pleased to offer 1151 Rogers Avenue to market located between Avenue D & Clarendon Road. There are 3 residential units – **2 of them are delivered vacant and the 3rd may be able to vacate.** There is significant upside with section 8 rents and ability to stabilize at 9% cap.*

COMMERCIAL RENT

UNIT	CURRENT RENT	PRO FORMA	LEASE EXPIRATION	ADDITIONAL NOTES
Retail	\$1,700	\$1,751	1/30/2029	Assumes 3% Increases
Monthly Commercial Income	\$1,700	\$1,751		
Annual Commercial Income	\$20,400	\$21,012		

RESIDENTIAL RENT

UNIT	STATUS	CURRENT RENT	PRO FORMA	BEDROOMS	LEASE EXPIRATION	ADDITIONAL NOTES
1R	FM	\$2,200	\$2,900	2 Bedroom	7/26/2026	Vacant Now - Projection Section 8
2	FM	\$2,300	\$4,000	3 Bedroom	MTM	Floor Thru - Projection Section 8
3	FM	\$2,500	\$4,000	3 Bedroom	MTM	Delivered Vacant - Projection Section 8
		CURRENT	PRO FORMA			
Monthly Residential Income		\$7,000	\$10,900			
Annual Residential Income		\$84,000	\$130,800			



EXPENSES

INCOME	CURRENT	\$/PER UNIT	PRO FORMA
Potential Gross Commercial Income	\$20,400	\$5,100	\$21,012
Potential Gross Residential Income	\$84,000	\$21,000	\$130,800
Vacancy Loss (2%)	(\$1,680)	(\$420)	(\$2,616)
Effective Gross Income	\$102,720		\$149,196

EXPENSES	CURRENT	\$/PER UNIT	PRO FORMA
Real Estate Taxes (7%)	\$6,962	\$1,741	\$7,171
Fuel - Gas Tenants Pay	\$0	\$0	\$0
Insurance	\$4,800	\$1,200	\$4,944
Water and Sewer	\$3,400	\$850	\$3,502
Repairs and Maintenance	\$3,000	\$750	\$3,090
Common Electric (PPSF)	\$810	\$203	\$834
Super Salary	\$3,500	\$875	\$3,500
Management (3%)	\$3,082	\$308	\$4,476
Total Expenses (25%)	\$25,554	\$5,926	\$27,517
Net Operating Income	\$77,166		\$121,679



exiting clients out of **assets** and into **opportunities**

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