EXTERIOR — 1056 ROGERS AVENUE, FLATBUSH, BROOKLYN

Douglas Elliman Commercial

EXCLUSIVE LISTING

1056 Rogers Avenue

FLATBUSH · BROOKLYN · NEW YORK, NY 11226

OFFERED AT

$2,200,000

7.68%	$168,890	5,200 SF	7	100%	R6 / C2-3
IN-PLACE CAP RATE	NOI	TOTAL AREA	TOTAL UNITS	OCCUPANCY	ZONING

1056 ROGERS AVENUE — FLATBUSH, BROOKLYN

$2,200,000	7.68%	5,200 SF	$210,756	3	4
ASKING PRICE	CAP RATE	TOTAL AREA	GROSS INCOME	COMMERCIAL UNITS	RESIDENTIAL UNITS

THE OPPORTUNITY

1056 Rogers Avenue is a mixed-use building in Flatbush — four residential apartments over three ground-floor commercial units, 100% occupied, generating $168,890 in net operating income at the $2.2M ask.

The building received a new roof and new boiler in 2023. A buyer acquires fully occupied, cash-flowing income with reduced near-term capital needs.

Corner exposure on Rogers Avenue gives the commercial units strong pedestrian visibility and natural foot traffic from one of Flatbush's busiest corridors. Two of three commercial leases expire by end of 2027 — a near-term window to push rents to market or position for an owner-user without staggered transitions.

The 2 and 5 trains are a four-minute walk. Flatbush is one of Brooklyn's most transit-connected, highest-density submarkets, with structural rental demand that has held through every market cycle.

Asking Price	$2,200,000
In-Place Cap Rate	7.68%
Gross Annual Income	$210,756
Net Operating Income	$168,890
Price / SF	$423/SF

INVESTMENT HIGHLIGHTS

- **New roof and boiler in 2023**
- **7.68% in-place cap rate** — strong current yield at $2.2M on a fully occupied, verified rent roll with no vacancy assumptions required
- **Corner retail exposure** — three ground-floor commercial units on Rogers Avenue with high pedestrian visibility, natural foot traffic, and direct access from the sidewalk
- **Short-term commercial rollover** — two of three commercial leases expire by end of 2027, providing a defined window to push rents to market or accommodate an owner-user
- **Diversified income profile** — four fully occupied residential apartments anchor cash flow while three commercial leases provide upside optionality at rollover
- **Tax Class 2B protection** — capped tax assessment limits reassessment risk; annual RE taxes of $14,328 are predictable and well-controlled
- **4-minute walk to the 2 and 5** — Beverly Road station on Nostrand Avenue provides express service to midtown Manhattan in under 45 minutes
- **Below-market in-place rents** — residential and commercial rents sit below current Flatbush asking levels, supporting meaningful NOI growth at rollover without speculative underwriting

THE FLATBUSH ADVANTAGE

Rogers Avenue is a primary Flatbush commercial corridor serving one of Brooklyn's densest residential populations. The neighborhood's rental market has held exceptionally tight — residential vacancy sits near historic lows borough-wide — and commercial demand on transit-connected corridors like Rogers remains steady from food service, personal service, and community-oriented operators.

Mixed-use assets with this combination of yield, recent capital upgrades, and lease rollover optionality rarely come to market in Flatbush at sub-$2.5M. This is a straightforward income hold with a clear value-add path built in.

PROPERTY DATA

ADDRESS	**1056 Rogers Ave**
NEIGHBORHOOD	**Flatbush, Brooklyn**
ZONING	**R6 / C2-3**
TAX CLASS	**2B**
BLOCK / LOT	**5170 / 20**
TOTAL AREA	**~5,200 SF**
LOT SIZE	**22.75' x 100' (~2,275 SF)**
BLDG DIMENSIONS	**20' x 80'**
STORIES	**3**
YEAR BUILT	**1930**
ROOF / BOILER	**New — 2023**
TOTAL UNITS	**7 (4 Res. / 3 Comm.)**
OCCUPANCY	**100%**
ANNUAL RE TAXES	**$14,328**

TRANSIT

2 5 Beverly Road — Nostrand Ave	4 min
Q Beverley Road — Brighton Line	8 min

Tours by appointment.
Sharon Lev (646-589-4662) · Jeffrey Kessler (914-391-7689)

RENT ROLL

UNIT	TENANT	TYPE	MONTHLY	WATER	ANNUAL	EXPIRY
						COMMERCIAL
Comm. 1	La Cruz de Cristo	Commercial	$2,625	$25	$31,500	3/30/2027
Comm. 2	Nya Beauty Salon	Commercial	$2,060	$100	$24,720	3/31/2027
Comm. 3	Office	Commercial	$2,121	$100	$25,452	MTM
						RESIDENTIAL
2L	Tenant	2BR/1BTH	$2,997	—	$35,964	4/30/2027
2R	Tenant	2BR/1BTH	$2,100	—	$25,200	2/28/2027
3B	Tenant	1BR/1BTH	$2,550	—	$30,600	10/31/2026
3R	Tenant	2BR/1BTH	$2,885	—	$34,620	MTM
Base Rent			**$17,338**		**$208,056**	
Added Rent — Water Reimbursement				$225	$2,700	
Total			**$17,563**		**$210,756**	

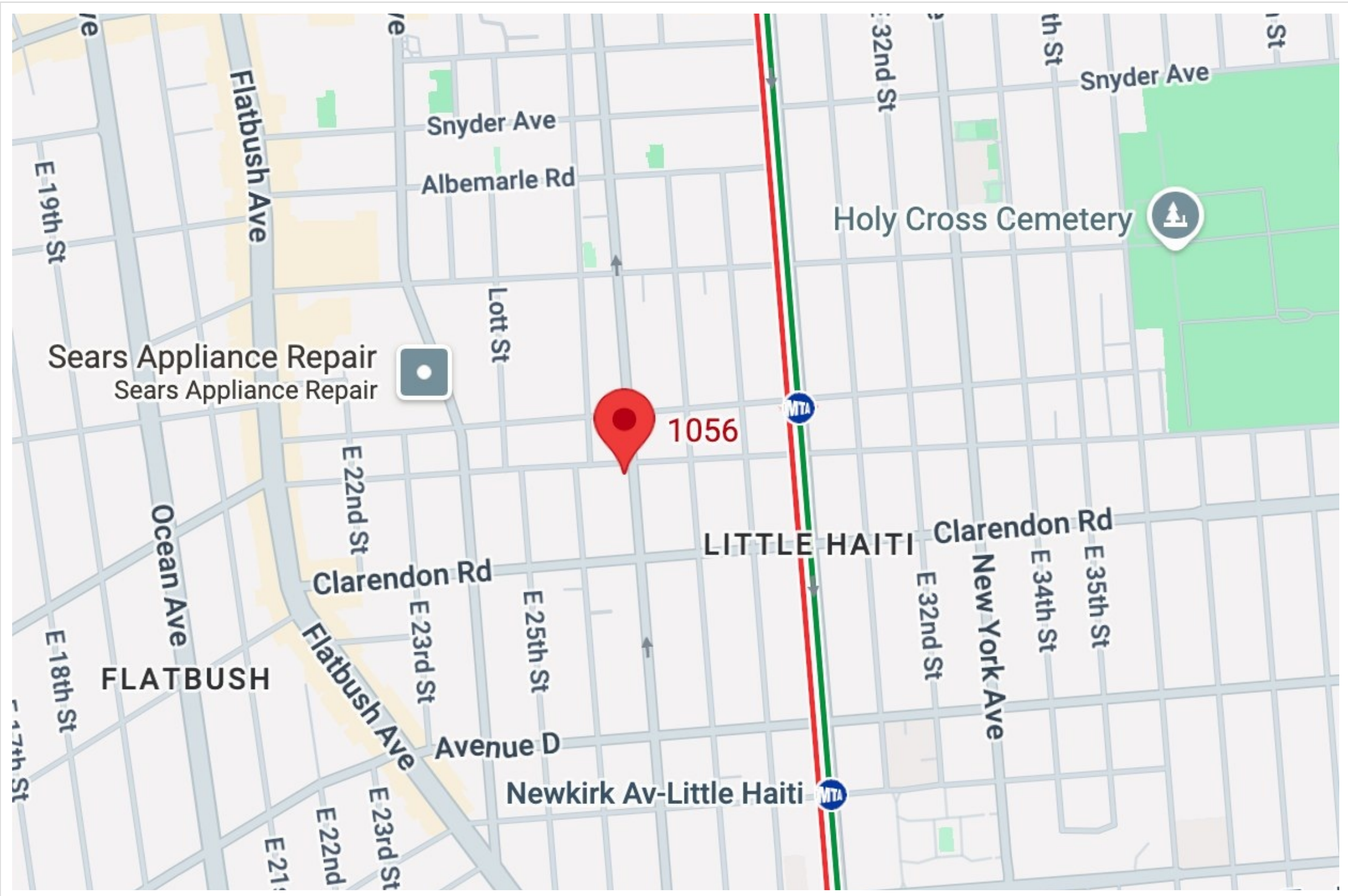
ZONING — R6 / C2-3

The C2-3 commercial overlay permits retail, food & beverage, and personal service uses at grade as-of-right. R6 residential zoning governs the upper floors. No variance required for standard mixed-use operation. As-of-right FAR of 2.43 allows approximately 5,528 buildable SF, leaving roughly 328 SF of unused air rights.

WHY IT MATTERS

Mixed-use buildings with corner commercial exposure and a 7.68% in-place cap rate are hard to find in Brooklyn at this price point. Two of three commercial leases expire by end of 2027 — giving a buyer near-term flexibility. The 2023 roof and boiler replacement reduces near-term capital risk for a buyer.

NEIGHBORHOOD MAP — 1056 ROGERS AVENUE, FLATBUSH



INCOME & EXPENSES

LINE ITEM	ANNUAL
	INCOME
Gross Commercial Rent	$81,672
Gross Residential Rent	$126,384
Water Reimbursement (Added Rent)	$2,700
Effective Gross Income	**$210,756**
	EXPENSES
RE Taxes	$14,328
Water / Sewer	$3,500
Insurance	$5,500
Fuel	$5,500
Repairs & Maintenance	$2,500
Property Management (5%)	$10,538
Total Operating Expenses	**$41,866**
Net Operating Income	**$168,890**

LEASE EXPIRATION SCHEDULE

UNIT	TYPE	MONTHLY	EXPIRY
COMMERCIAL			
Comm. 1	Commercial	$2,625	**3/2027**
Comm. 2	Commercial	$2,060	**3/2027**
Comm. 3	Commercial	$2,121	**MTM**
RESIDENTIAL			
2L	2BR/1BTH	$2,997	**4/2027**
2R	2BR/1BTH	$2,100	**2/2027**
3B	1BR/1BTH	$2,550	**10/2026**
3R	2BR/1BTH	$2,885	**MTM**
Total		**$17,338/mo**	

Red = expires within 18 months · Green = month-to-month

MARKET RENT COMPARISON

UNIT TYPE	IN-PLACE	MARKET ASKING	VARIANCE
1BR Residential	$2,550/mo	$2,700–$2,900	**Below market**
2BR Residential (low)	$2,100/mo	$2,900–$3,200	**Below market**
2BR Residential (high)	$2,997/mo	$2,900–$3,200	**At market**
Commercial (blended)	~$29/SF	$35–$50/SF	**Below market**

Market rents based on available Flatbush submarket data as of mid-2026. Subject to change. Verify independently.

AREA HIGHLIGHTS

KINGS THEATRE — 1027 FLATBUSH AVE
A 3,000-seat landmarked venue one block from the subject, reopened 2015 after a $95M restoration — consistent foot traffic for corridor commercial tenants.

TRANSIT — 2 & 5 EXPRESS, 4 MINUTES
Express to Atlantic Terminal (3 min), Wall Street (8 min), Times Square (under 35 min) — four minutes on foot from 1056 Rogers.

SUBMARKET — CYCLE-RESISTANT
Flatbush sits between Crown Heights and Ditmas Park, capturing spillover demand without the price premium of either. Rogers Avenue is a true neighborhood corridor — not tourist-driven, not over-retailed.

ERASMUS HALL — 899 FLATBUSH AVE
Landmarked on Flatbush Avenue between Church and Snyder — consistent daytime population supporting commercial demand year-round.

IN-PLACE CAP RATE AT ASK

7.68%

$168,890 NOI ÷ $2,200,000 Ask

TENANCY SUMMARY

Total Units	**7**
Commercial Units	**3**
Residential Units	**4**
Occupancy	**100%**
Monthly Gross Rent	**$17,563**
Annual Gross Income	**$210,756**
Total Operating Expenses	**$41,866**
Net Operating Income	**$168,890**
Asking Price	**$2,200,000**
In-Place Cap Rate	**7.68%**
Price / SF	**$423/SF**

PRO-FORMA — MARK TO MARKET

UNIT	CURRENT/MO	MKT RENT/MO	PROJ. ANNUAL
Comm. 1	$2,625	$5,500	**$66,000**
Comm. 2	$2,060	$2,250	**$27,000**
Comm. 3	$2,121	$2,250	**$27,000**
Unit 2L — 2BR	$2,997	$3,100	**$37,200**
Unit 2R — 2BR	$2,100	$3,100	**$37,200**
Unit 3B — 1BR	$2,550	$2,600	**$31,200**
Unit 3R — 2BR	$2,885	$3,100	**$37,200**
Pro-Forma Gross Income			**$262,800**
Pro-Forma NOI			**$220,934**
Pro-Forma Cap Rate			**10.04%**

Expenses held constant. Expense growth not modeled. Illustrative only.

2023 CAPITAL IMPROVEMENTS

New Roof	**✓ Completed 2023**
New Boiler	**✓ Completed 2023**

NEIGHBORHOOD SNAPSHOT

Population (1-mi radius)	**~120,000**
Housing Tenure	**Predominantly rental**
Brooklyn Residential Vacancy	**~2.0%**
Avg 2BR Asking Rent (Flatbush)	**$2,900–$3,200/mo**
Retail Asking Rent (corridor)	**$35–$50/SF**
Walk Score	**93 — Walker's Paradise**

Flatbush is one of Brooklyn's densest submarkets — a predominantly rental neighborhood with deep structural demand and strong natural foot traffic from two-line express transit access.

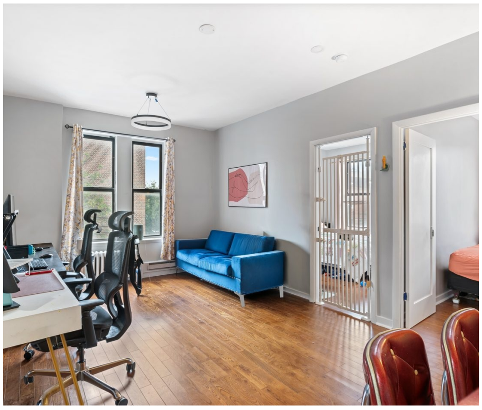
THE INVESTMENT THESIS

A mixed-use building generating a 7.68% in-place cap rate — 100% occupied, verified rent roll, new roof and boiler completed in 2023. Two commercial leases rolling by 2027 provide a clear path to mark rents to market or owner-occupy without staggered transitions.

RESIDENTIAL INTERIORS & TYPICAL FLOOR PLAN

RESIDENTIAL UNIT · BEDROOM

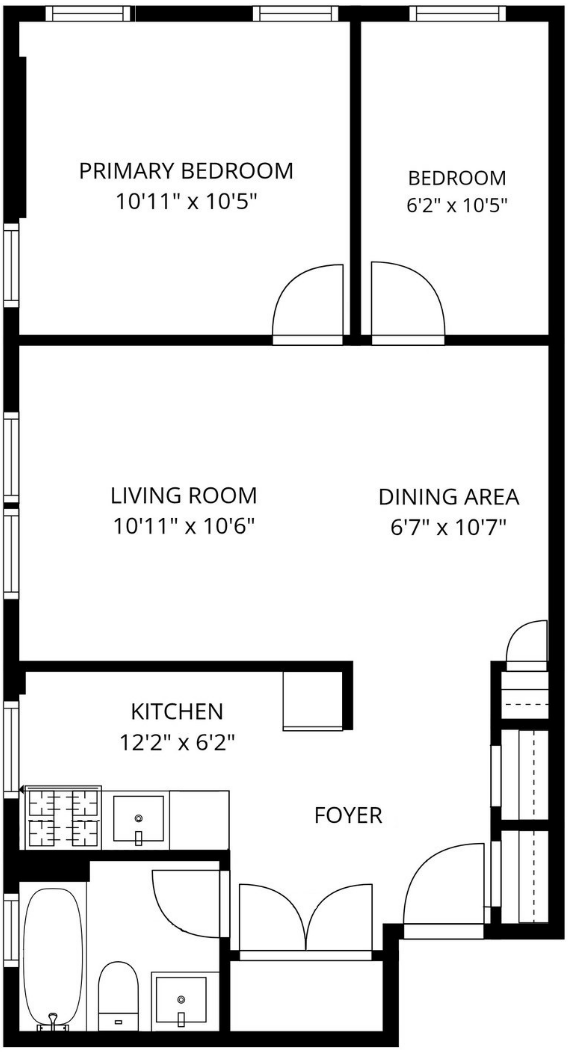
RESIDENTIAL UNIT · LIVING ROOM



RESIDENTIAL UNIT · LIVING AREA

Upper Floors — Residential Units (Typical)

Sample two-bedroom unit layout · Four residential apartments across 2nd and 3rd floors



FOUR RESIDENTIAL UNITS

NEW ROOF & BOILER (2023)

EXCLUSIVELY MARKETED BY

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$2,200,000

7.68%	$168,890	5,200 SF	7	100%
IN-PLACE CAP RATE	NOI	TOTAL AREA	TOTAL UNITS	OCCUPIED

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