433 Rogers Avenue
Brooklyn, NY

MERIDIAN INVESTMENT SALES

Property Overview	433 Rogers Ave
Property	Lefferts Lincoln Estates
Address	433 Rogers Ave
Borough	Brooklyn
Submarket	Prospect Lefferts Gardens
Cross Streets	Lefferts Ave & Lincoln Rd
Building Block / Lot	1329 / 6
Lot Area	3,195 SF
Lot Dimensions	30′ x 106.5′
Product Type	Multifamily
Gross SF	6,840 SF
Year Built	1905
Number of Floors	3 Floors
Commercial Units	0 Units
Commercial Occupancy	-
Residential Units	12 Units
Free Market %	75% FM
Residential Occupancy	75%
Zoning	R5 / C1-3
As-Built FAR	2.14
Maximum FAR	2.00
Air Rights	-

Real Estate Taxes	433 Rogers Ave
Exemptions & Abatements	None
Tax Class	2
Tax Rate	12.439%
2026/27 Final AV	$388,800
2026/27 Taxes	$48,363

Financials	In-Place	Proforma
Income		
Residential Revenue	$238,852	$310,852
Effective Gross Income	**$238,852**	**$310,852**
Operating Expenses		
Real Estate Taxes (26/27)	$48,363	$48,363
General & Administrative	$14,600	$14,600
Utilities	$3,810	$3,810
Repairs & Maintenance	$12,521	$12,521
Management Fee (3%)	$7,166	$9,326
Total Operating Expenses	**$86,460**	**$88,620**
Net Operating Income	**$152,392**	**$222,232**
NOI Margin	63.80%	71.49%

Loan Abstract	
Collateral	433 Rogers Ave
Borrower	Lefferts Lincoln Estates LLC
Recourse	Non-Recourse
Origination Date	6/27/19
Original Principal Amount	$3,550,000
Current Principal Balance	$3,380,369
Judgement Amount	$4,290,432
Judgement as of	11/26/24
Index No.	516031/2024

Rent Roll

Unit	Unit Type	Lease Type	Tenant	Monthly Rent	Annual Rent	Monthly Proforma	Annual Proforma	LST	LXP
1	1x1	FM	*Vacant	$0	$0	$2,000	$24,000	-	-
2	1x1	FM	*Vacant	$0	$0	$2,000	$24,000	-	-
3	1X1	RS	Occupied	$2,400	$28,800	$2,400	$28,800	1/1/25	12/31/2026
4	1X1	RS	Occupied	$757	$9,079	$757	$9,079	1/1/25	12/31/2026
5	1X1	FM	Occupied	$2,975	$35,700	$2,975	$35,700	1/1/25	3/31/27
6	1X1	RS	Occupied	$979	$11,746	$979	$11,746	1/1/25	9/30/2026
7	1X1	FM	Occupied	$2,600	$31,200	$2,600	$31,200	7/22/25	7/21/2026
8	1X1	FM	Occupied	$2,544	$30,528	$2,544	$30,528	4/1/26	3/31/2027
9	1X1	FM	Occupied	$2,500	$30,000	$2,500	$30,000	7/15/25	7/14/2026
10	1X1	FM	Occupied	$2,650	$31,800	$2,650	$31,800	5/1/26	4/30/2027
11	1X1	FM	Occupied	$2,500	$30,000	$2,500	$30,000	9/1/25	8/31/2026
12	1X1	FM	*Vacant	$0	$0	$2,000	$24,000	-	-
Total	**12 Units**	**75% FM**	**75.00%**	**$19,904**	**$238,852**	**$25,904**	**$310,852**		

*Rent Roll as of 5/31/2026

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