



PROSPECT LEFFERTS GARDEN
BROOKLYN

393 ROGERS AVE



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PRIME TOWNHOUSE INVESTMENT / END-USER OPPORTUNITY

CROWN HEIGHTS / PROSPECT LEFFERTS GARDENS

Presenting 393 Rogers Avenue, a meticulously gut-renovated, turnkey three-family townhouse positioned at the dynamic crossroads of Crown Heights and Prospect Lefferts Gardens. Built approximately 20’ x 50’ on a 20’ x 90’ lot, this property, with its low taxes, offers the next owner immediate, stable income or compelling end-user

occupants, the property features three expansive residential units, each designed as a full three-bedroom with at least two full baths. The garden duplex is delivered vacant, complete with a bonus recreation level, additional half bath, nearly 8-foot ceilings, and seamless access to a private, tranquil backyard—ideal for end-users seeking space

Thoughtfully designed throughout, the residences showcase a cohesive, modern aesthetic with:

- Central air conditioning and heating
- Pella Architectural Series windows
- Pella Architectural Series windows
- Black granite countertops and stainless steel appliances; In-unit gas washer/dryer and dishwasher
- Video intercom system
- Recessed lighting
- Fully renovated, contemporary bathrooms

Ceiling heights soar to approximately 11 feet on the parlor level, enhancing natural light and provides open views and valuable outdoor space for all residents.



POSITIONED FOR LIFESTYLE & CONNECTIVITY

Located just one block from the Sterling Street station servicing the 2/5 subway lines and along the B49 bus route, 393 Rogers Avenue offers seamless access to Manhattan and beyond. The surrounding neighborhood is rich with local amenities and beloved establishments including Bomberino, Bobbed Bandit, Hamlet Coffee Company, PLG Coffee House & Tavern, and Kalushkat, along with everyday conveniences such as

Moments away, Prospect Park, the Prospect Park Zoo, and nearby playgrounds provide a balance of green space and recreation, further elevating the property’s appeal to both tenants and homeowners alike.

A RARE BROOKLYN OPPORTUNITY

Whether you’re seeking a high-performing investment with strong in-place income or a primary residence with built-in rental support, 393 Rogers Avenue represents a providential opportunity to acquire a fully repositioned asset in one of Brooklyn’s most vibrant and evolving neighborhoods.

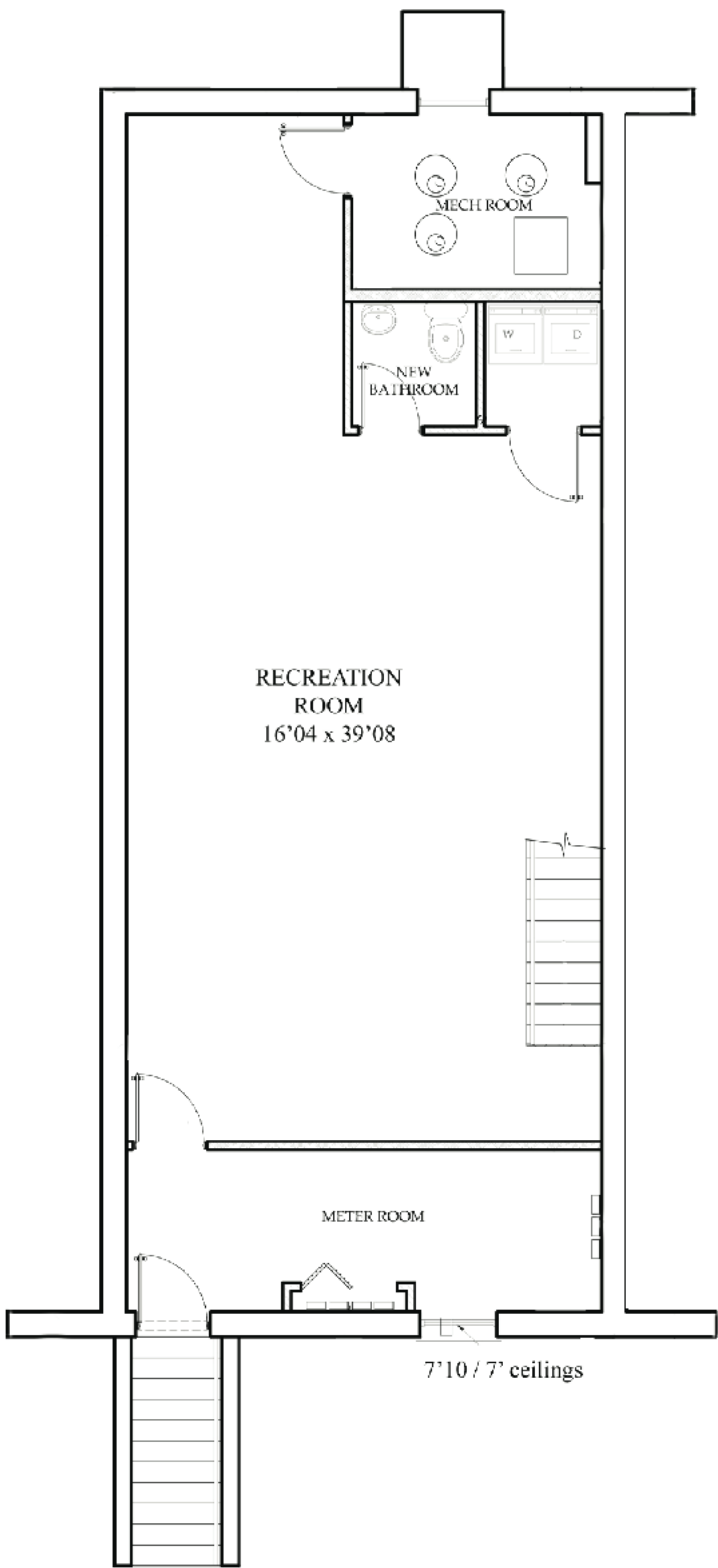
PROPERTY FEATURES 393 ROGERS AVE

- Gut Renovated 2018
- New Windows Pella Architectural Series
- Updated Electric
- Updated Plumbing
- Video Intercoms
- Foyer for Packages
- Shared Finished Rooftop Access

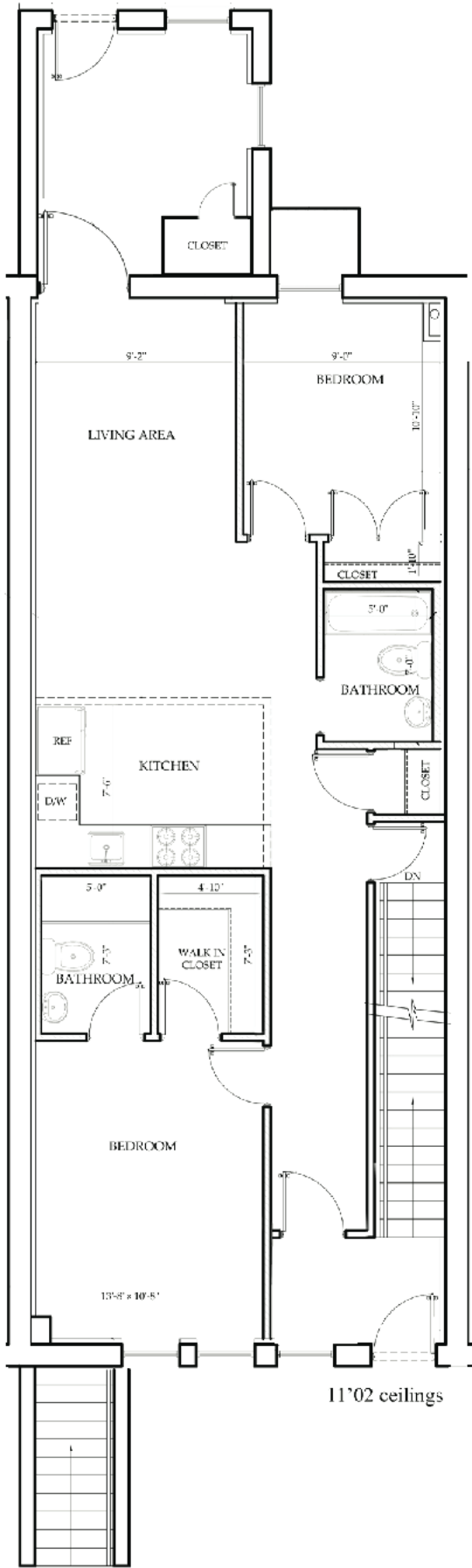


PROPERTY FEATURES

GROUND FLOOR DUPLEX



Lower Level



First Floor



PROPERTY FEATURES

GROUND FLOOR DUPLEX

- Approx. 2,000 Sq Ft of Interior Space
- 3 Bedrooms / 2.5 Bathrooms
- Tall Ceilings (Up to 11' / 7'10")
- Central Heating & Cooling
- Hardwood Floors
- Stainless Steel Kitchen Appliances
- Washer/Dryer (Gas)
- Dual Exposures
- Private Yard

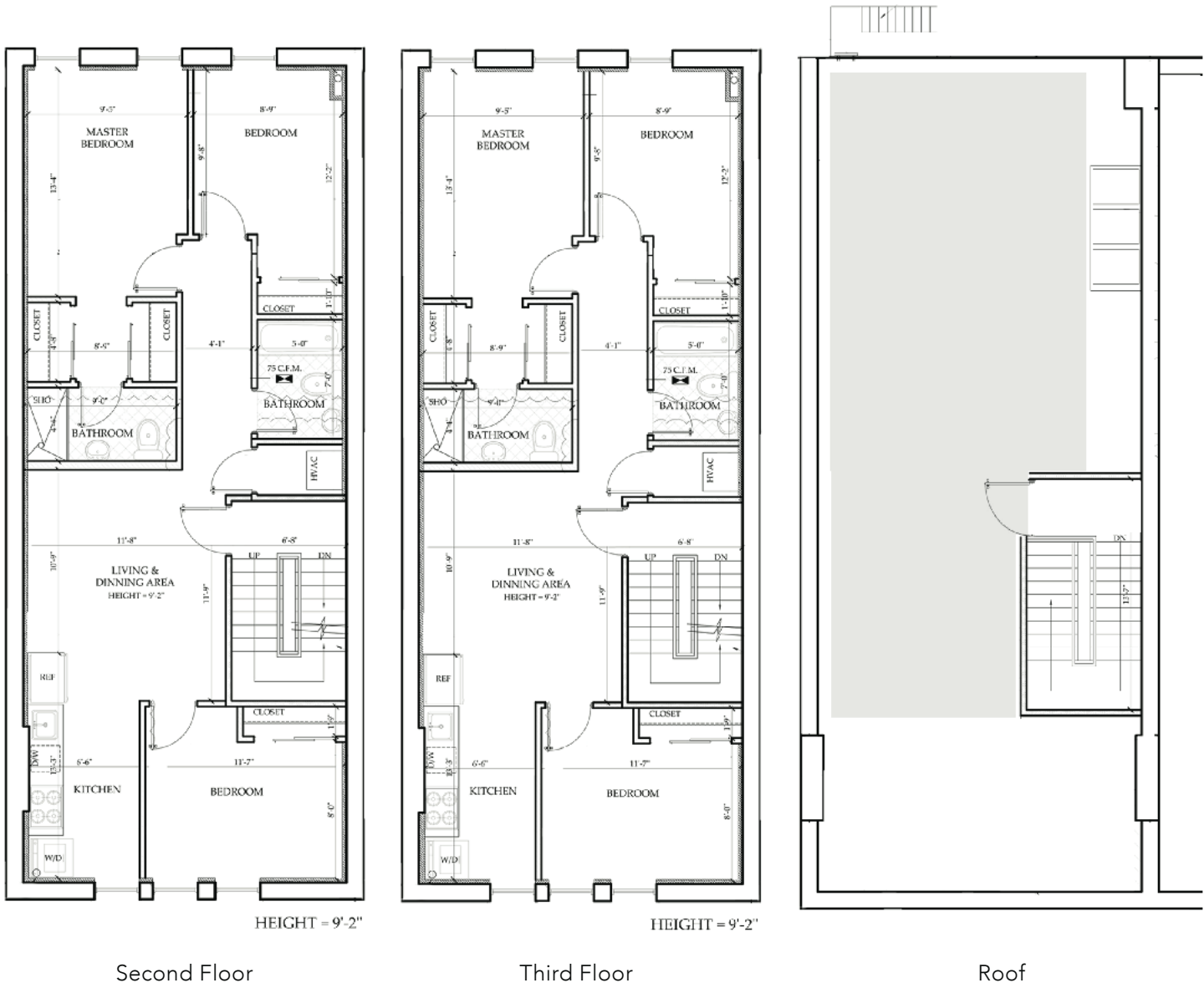
PROPERTY FEATURES

GROUND FLOOR DUPLEX



PROPERTY FEATURES

2ND AND 3RD FLOORS



PROPERTY FEATURES

2ND AND 3RD FLOORS

- Approx. 1,000 Sq Ft of Interior Space
- 3 Bedrooms / 2 Bathrooms
- Tall Ceilings (9'2")
- Renovated Bathroom
- Central Heating & Cooling
- Hardwood Floors
- Stainless Steel Kitchen Appliances
- Washer/Dryer in Unit
- Dual Exposures
- Generous Closet Storage in Bedrooms



BUILDING OVERVIEW

393 ROGERS AVE

OVERVIEW

Property Details	
Property	393 Rogers Ave
Block & Lot	01315-0005
Lot Area	1,800 SF
Building Type	3-Story Brick Multi-Family Residence
Year Built	1915
Elevator	No
Heating	In-unit (net to tenants)
Original Zoning	R5, C1-3
Re-zoned	Residential by NYC BSA (March 1998)
Use & Occupancy	3 Residential Units
Residential Square Footage	3,000 SF
ASB Form 2025-2004/2007	N/A
Current Zoning	R5, C1-3
Rent Controlled	No
Rent Stabilized	No
Max FAR (inclusionary)	2,700 (1.67)
Opportunity Zone	No

CAP RATE SUMMARY

Income	
Rents	\$183,420.00
Less: Vacancy Loss	\$0.00
Common Area Maintenance	\$0.00
Other Income	\$0.00
Gross Income	\$183,420.00
Expenses	
Property Taxes	\$8,920.00
Property Insurance	\$2,983.00
Maintenance & Repairs	\$2,400.00
Property Management Fees	\$0.00
Utilities	\$1,000.00
Water & Sewer	\$1,800.00
Repairs	\$1,500.00
Total Expenses	18,603.00
Summary	
Net Operating Income (NOI)	\$164,817
Property Value / Purchase Price	\$2,398,000
Capitalization Rate	6.87%

INCOME

Income (Current)	
Residential Income	\$173,400.00
Other Income (Loss)	\$0.00
Less: Vacancy	\$0.00
Effective Gross Income	\$173,400.00
Average Rent / Month / Unit	\$4,817.00
Operating Expenses (Current)	
Real Estate Taxes	\$8,920.00
Heat / Hot Water (Tenants Pay)	\$0.00
Bank Charges	\$0.00
Professional Fees	\$0.00
Insurance	\$2,983.00
Utilities	\$1,000.00
Maintenance	\$2,400.00
Water & Sewer	\$1,800.00
Repairs	\$1,500.00
Total Operating Expenses	\$18,603.00
NOI (Current)	\$154,797.00

Income (Projected)	
Residential Income	\$183,420.00
Other Income	\$0.00
Effective Gross Income	\$183,420.00
Average Rent / Month / Unit	\$5,095.00
Operating Expenses (Projected)	
Real Estate Taxes	\$8,920.00
Commissions / Management Fees	\$0.00
Bank Charges	\$0.00
Professional Fees	\$0.00
Insurance	\$2,983.00
Utilities	\$1,000.00
Maintenance	\$2,400.00
Water & Sewer	\$1,800.00
Repairs	\$1,500.00
Total Operating Expenses	\$18,603.00
NOI (Projected)	\$164,817.00

BUILDING RENT ROLL – CURRENT & PRO FORMA

Rent					
Unit	Current Rent	Layout	Type	Pro Forma Rent	PSF
1	\$5,200	3BR / 2.5BA	FM	\$5,900	\$35
2	\$4,750	3BR / 2BA	FM	\$4,750	\$57
3	\$4,500	3BR / 2BA	FM	\$4,635	\$56

Totals	
Period	Amount
Monthly (Current)	\$14,450.00
Annual (Current)	\$173,400.00
Monthly (Pro Forma)	\$15,285.00
Annual (Pro Forma)	\$183,420.00

UNIT MIX ANALYSIS

Residential Units			
Unit Type	% of Total	Units	Avg Rent
Studio	0%	0	\$0
1 Bedroom	0%	0	\$0
2 Bedroom	0%	0	\$0
3 Bedroom	100%	3	\$4,817.00
4 Bedroom	0%	0	\$0
TOTAL	100%	3	\$14,450.00

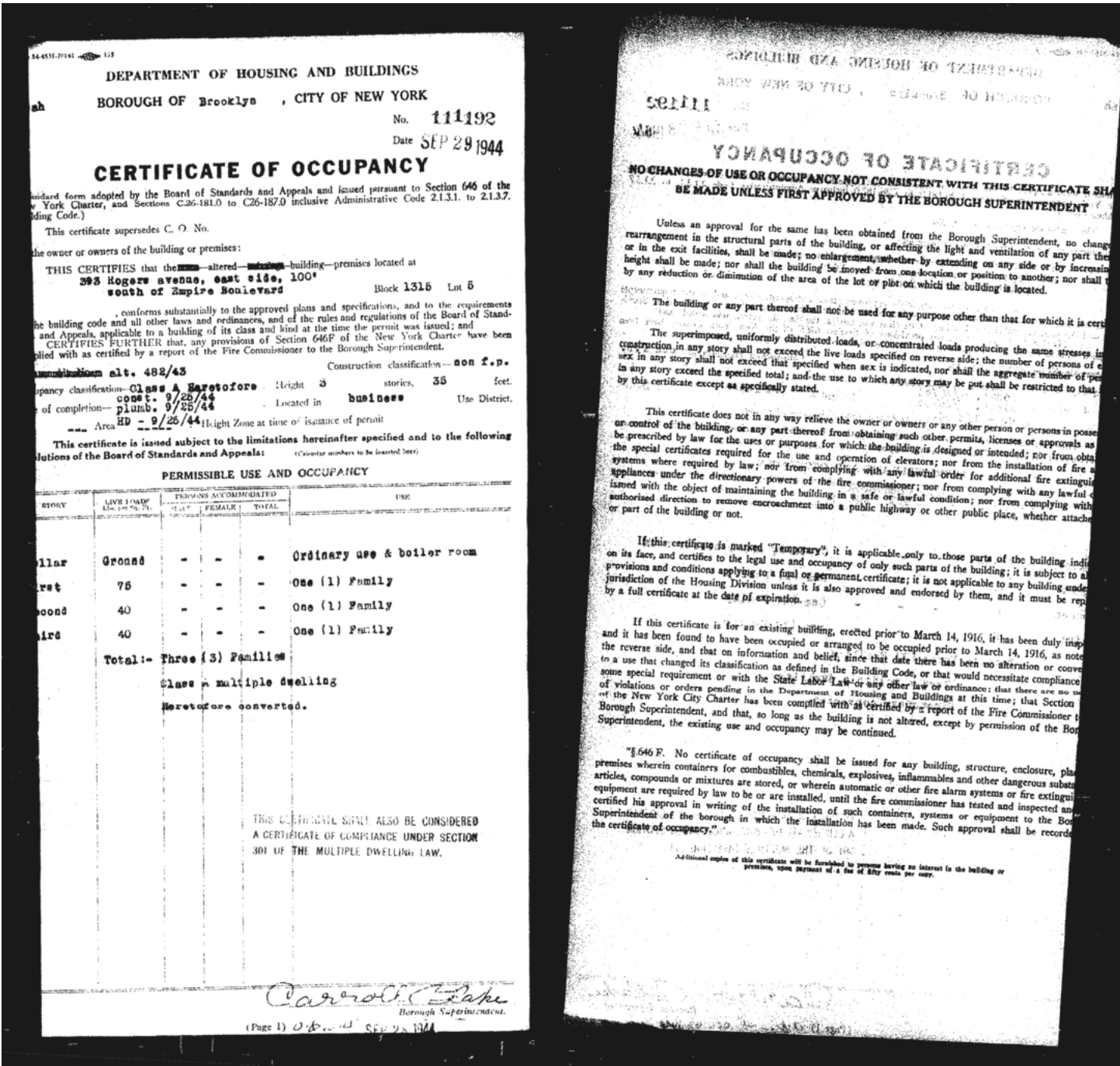
Lease Status		
Category	%	Units
RS Units	0%	0
RS / TE Units	0%	0
RC Units	0%	0
FM Units	100%	3
Commercial	0%	0
SRO	0%	0
TOTAL	100%	3

VALUATION AND METRICS

Details	
Metric	Value
Offering Price	\$2,398,000
Price per Unit	\$832,667
Total Building SF	3,000
Total Units	3
PPSF	\$833
Cap Rate (Current)	6.0%
Cap Rate (Pro Forma)	6.5%
GRM	14
Ratio of Fair Market Units	100%
Pro Forma Avg Monthly Rent	\$5,095

CERTIFICATE OF OCCUPANCY

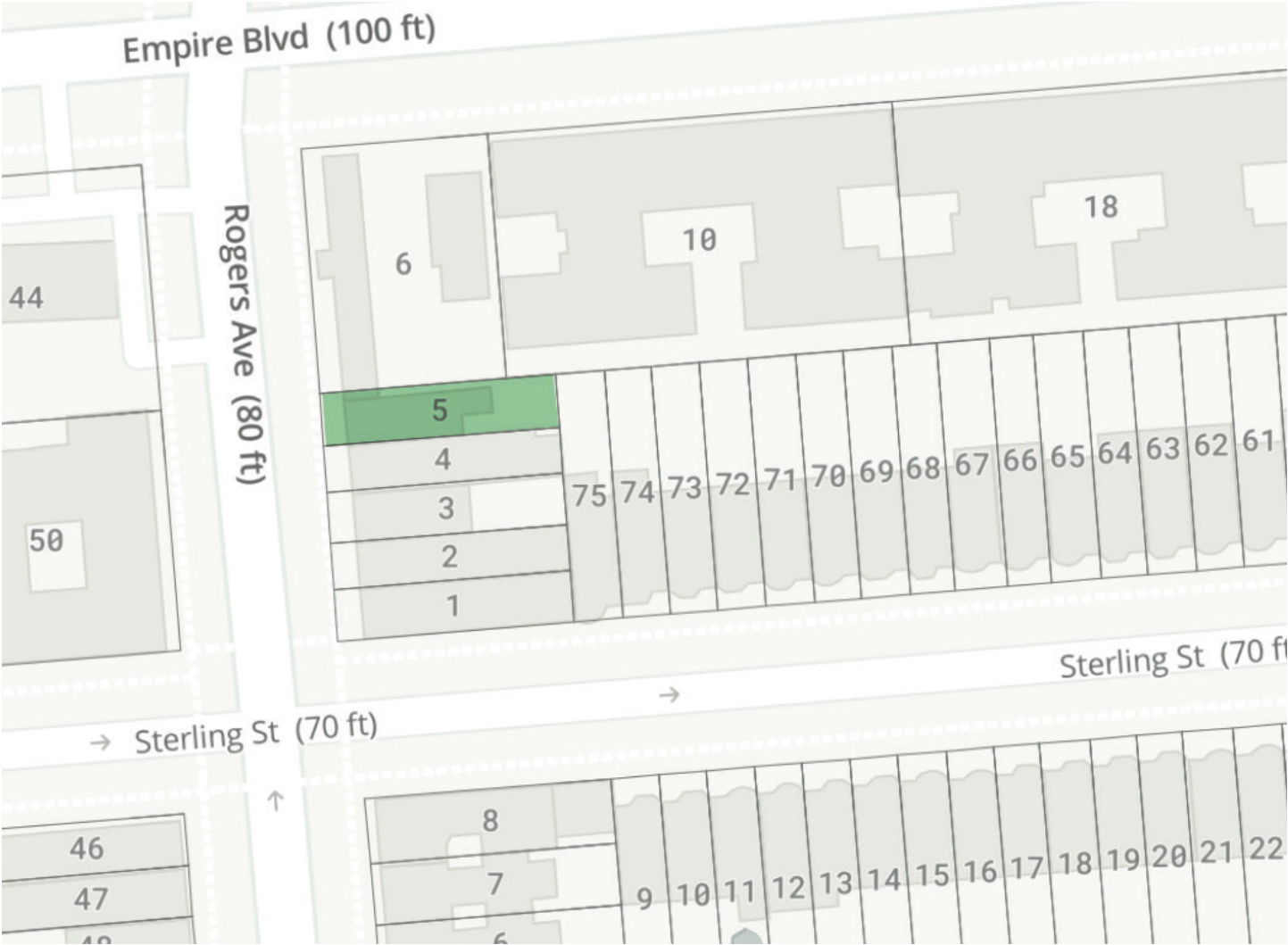
393 ROGERS AVE



ATTRIBUTES + DISTRICTS

393 ROGERS AVE

Attributes		Districts	
Lot area	1,800 sf	Zoning district	R5
Lot frontage	20.0'	Commercial overlay	C1-3
Lot depth	90.0'	Special purpose	No
Lot type	Interior lot	Community district	309
Irregular lot	No	Waterfront	No
Streets	TAX MAP / ZoLa / DCB		
Front	Wide - 80' (Rogers Ave)		

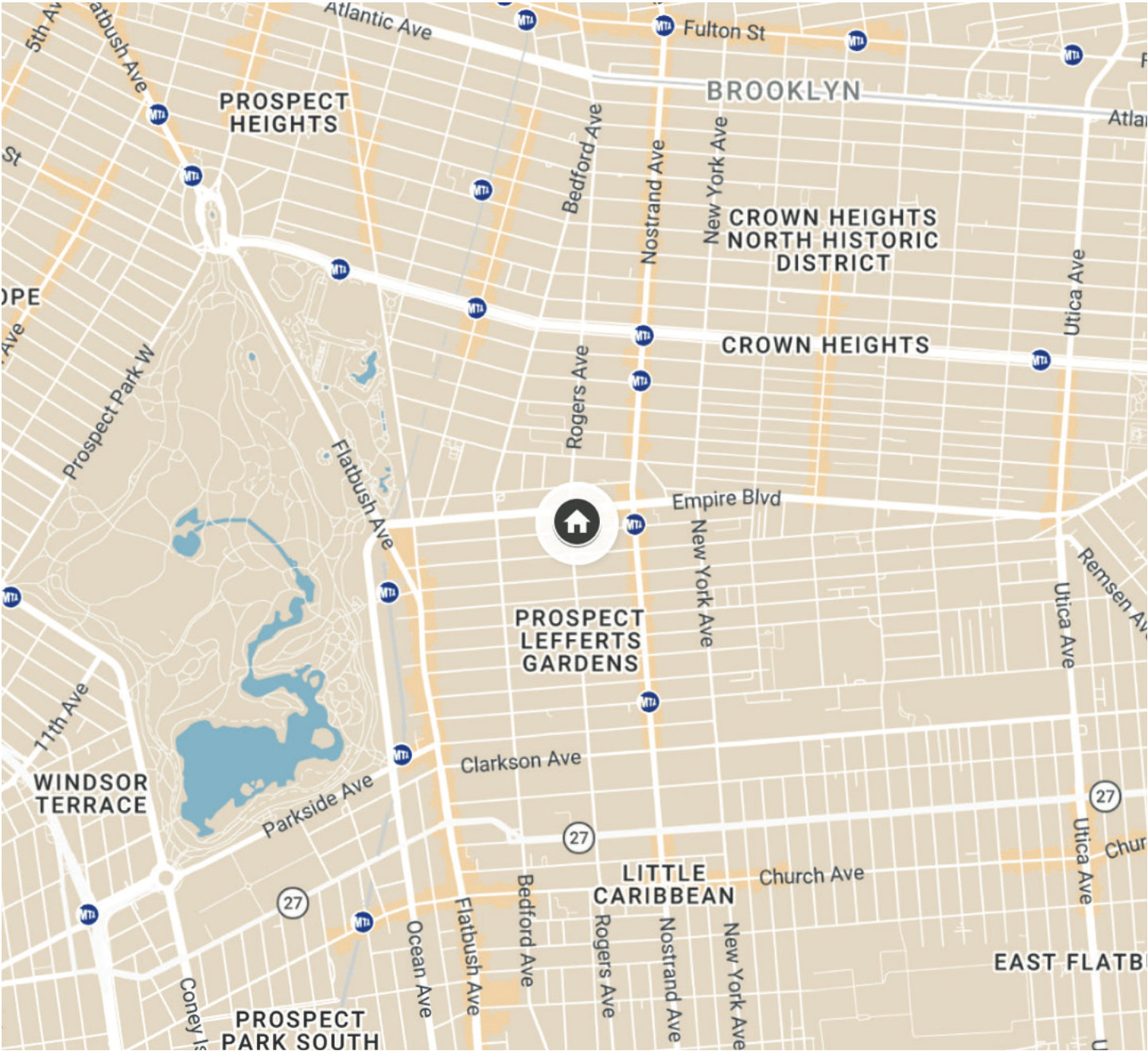


NEIGHBORHOOD SPOTLIGHT

INSIDE PROSPECT LEFFERTS GARDENS

Transportation: Train location 2/5 @ Sterling | B48 Bus Route

Taking its rather long name from three nearby locations — Prospect Park, Lefferts Manor, and the Brooklyn Botanic Garden — Prospect Lefferts Gardens (“PLG,” to locals) can be found below Empire Boulevard, on the eastern side of Prospect Park. The area is a mix of historic and modern architecture, with newer builds rising along the avenues. Due to a still-observed 1893 land-use covenant, residences within the eight-block, rectangular Lefferts Manor Historic District must be single-family homes built of brick or stone and at least two stories high. The area is also home to the Prospect Park South Historic District, which includes the Lefferts Manor and the Ocean on the Park Historic District. The Chester Court Historic District is a cul-de-sac made up of 18 Tudor Revival-style houses, while the Ocean on the Park Historic District consists of two brick and 10 limestone townhouses set back from the road behind a row of trees.





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