

5-UNIT MULTIFAMILY | STABILIZED YIELD WITH MARK-TO-MARKET TRIGGER

26 Linden Street

Great Neck (Thomaston), NY 11021



Subject Property — 26 Linden Street, Great Neck (Thomaston), NY

ASKING PRICE

\$3,450,000

5	\$690K	\$677/SF	4.19%	4.41%
UNITS	PRICE / UNIT	PRICE / SF	IN-PLACE CAP	IN-PLACE CAP
\$140K	\$152K	\$185K	\$192K	3.9%
IN-PLACE NOI	STABILIZED NOI	IN-PLACE RENT	STABILIZED RENT	RENT UPSIDE

VILLAGE OF THOMASTON | GREAT NECK UFSD (TOP 1%) | LIRR 30 MIN TO PENN

North Shore Univ. Hospital 1.2 mi | Long Island Jewish Med. Ctr 1.8 mi | Med. HH Income \$137,888 | Walk Score: Great Neck, NY

INVESTMENT HIGHLIGHTS

- **5-unit fully-stabilized brick masonry building** on a tree-lined Village of Thomaston street — 100% occupancy with long-tenured renters.
- **Largest single-unit upside in the offering:** Apt #5 sits at \$2,400/mo vs. a \$3,000/mo market rent — a 25% mark-to-market lift unlocked at the July 31, 2026 lease end.
- Three of five leases expire by July 31, 2026 — concentrated near-term reset window into a tightening North Shore rental market.
- Tenant-paid electric across all 5 separately-metered units keeps landlord OpEx exceptionally low (16.1% expense ratio on total gross income).
- Updated kitchens (new countertops, stainless appliances, dishwashers) and renovated baths throughout — turnkey product, no immediate capex required.
- Hardwood floors throughout all 5 units; off-street parking; in-building basement laundry and storage.
- Top 1% nationally ranked Great Neck UFSD schools — premier renter demand driver across the North Shore submarket.
- 0.4 mi walk to the Great Neck LIRR station — direct, one-seat ride to Penn Station in approximately 30 minutes.
- 1.2 mi to North Shore University Hospital and 1.8 mi to Long Island Jewish Medical Center — sticky regional employment anchors.

EXCLUSIVELY LISTED BY KELLER WILLIAMS POINTS NORTH

Woodbury, NY | Confidential Offering Memorandum

PROPERTY PHOTOS

26 Linden Street | Great Neck (Thomaston), NY 11021



STREET VIEW — Linden Street (26 & 28 Linden St)

5 UNITS

\$690K/UNIT

\$3,450,000

**4.41% IN-PLACE
CAP**

3.9% RENT UPSIDE



FRONT ENTRANCE

26 & 28 Linden St



BUILDING ENTRY DETAIL

Dual Unit Access

INTERIOR & EXTERIOR GALLERY



Exterior — Side View & Parking



Living Room — Hardwood Floors



Bedroom — Natural Light



Renovated Kitchen — New Counters



Updated Bathroom



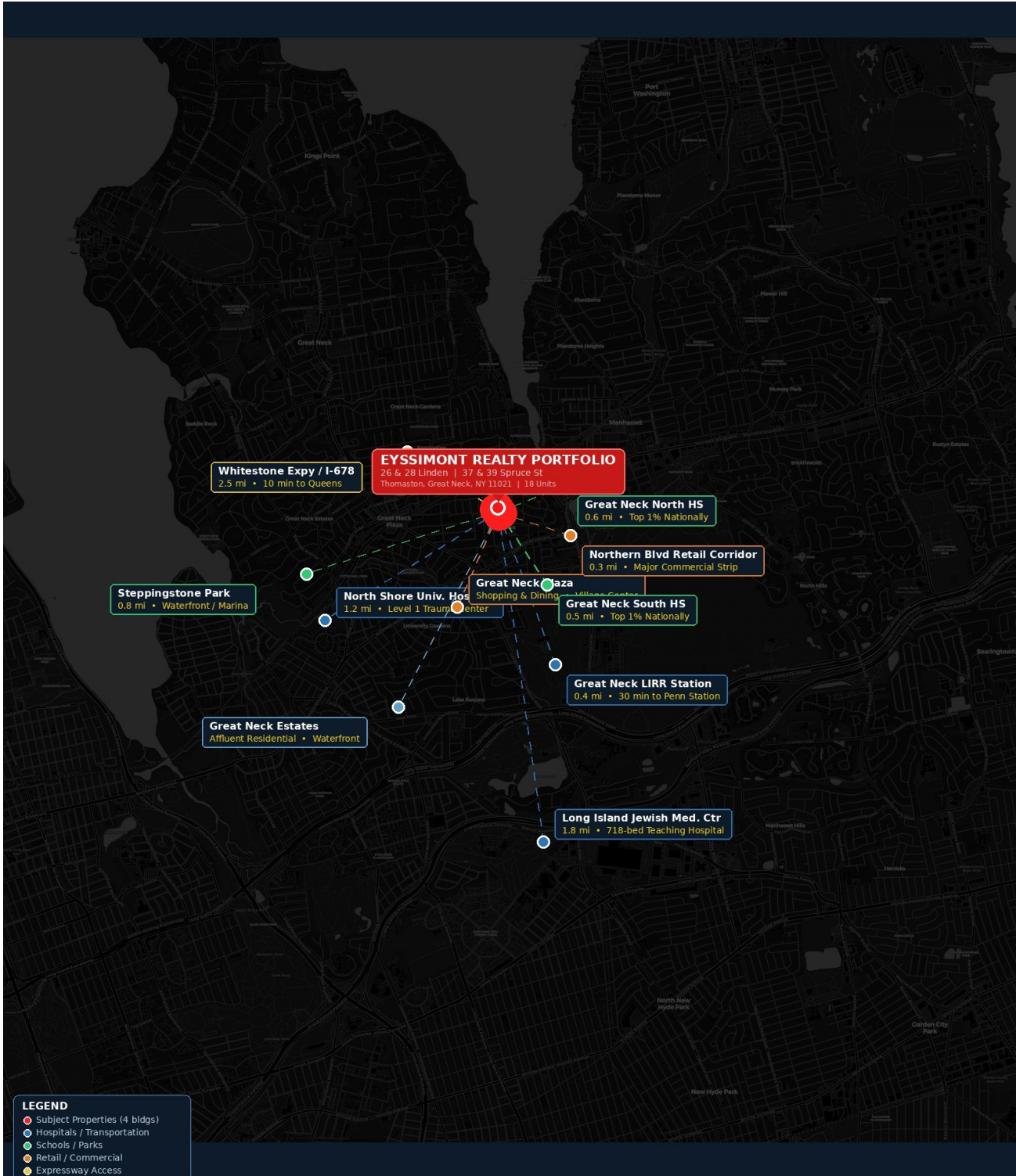
Basement Laundry Facilities



Basement Utilities — Separate Electric Meters per Unit (Tenant-Paid Electric)

LOCATION MAP — EYSSIMONT REALTY PORTFOLIO

Thomaston, Great Neck, NY 11021 | 18-Unit Multifamily | 4 Buildings



0.4 MI LIRR STATION	30 MIN PENN STATION	1.2 MI NORTH SHORE	1.8 MI LIJ HOSPITAL	TOP 1% SCHOOL DIST.	\$137K MED. HH INCOME
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PROPERTY SUMMARY

Address	26 Linden Street, Great Neck (Thomaston), NY 11021
Municipality	Village of Thomaston / Town of North Hempstead
County	Nassau County, NY
School District	Great Neck UFSD (Top 1%)
Zoning	R-6 Multifamily Residential
APN / Tax ID	007-02-261-1150
Year Built	1943
Construction	Masonry Brick / Frame
Building Size	5,097 SF
Avg. Unit Size	1,019 SF
Lot Size	5,227 SF (0.12 Ac)
Floors	2
Total Units	5 (3 × 1BR, 2 × 2BR)
Occupancy	100%
Annual RE Taxes	\$23,772 (School \$15,141 + General \$7,078 + Village \$1,553)
Utilities	Electric: Tenant-Paid (Separate Meters) Gas/Heat: Tenant-Paid Water/Sewer: Landlord-Paid
Amenities	Off-Street Parking In-Building Laundry (Basement) Basement Storage
Ownership	Eyssimont Realty Inc. / Sonia Eyssimont
Delivery	Fully Tenanted — 100% Occupied

RENT ROLL — UNIT-BY-UNIT

Base rents reflect assumed market rents (\$3,000 per 1BR, \$3,500 per 2BR); the one below-market unit (Apt #5) is shown at its current contract rent. Parking is landlord-collected and billed separately. Lease expiration dates per the seller's April 2026 rent roll — buyer to verify via tenant estoppels in diligence.

UNIT	TYPE	BEDS / BATHS	BASE RENT	PARKING	ALL-IN/MO	ANNUAL	LEASE EXPIRES
Apt #1	1BR	1 / 1	\$3,000	\$100	\$3,100	\$37,200	6/30/2026
Apt #2	2BR	2 / 1	\$3,500	\$50	\$3,550	\$42,600	6/30/2026
Apt #3	1BR	1 / 1	\$3,000	\$50	\$3,050	\$36,600	1/31/2027
Apt #4	2BR	2 / 1	\$3,500	\$50	\$3,550	\$42,600	1/31/2027
Apt #5	1BR	1 / 1	\$2,400	—	\$2,400	\$28,800	7/31/2026
TOTAL	5 Units		\$15,400	\$250	\$15,650	\$187,800	

INCOME & EXPENSE SUMMARY

INCOME		EXPENSES	
Gross Rental Income (Base)	\$184,800	RE Taxes (School)	\$15,141
Plus: Parking Income	\$3,000	RE Taxes (General)	\$7,078
Total Gross Potential	\$187,800	RE Taxes (Village)	\$1,553
Less: Vacancy & Credit Loss (3%)	(\$5,634)	Total RE Taxes	\$23,772
Effective Gross Income	\$182,166	Insurance	\$5,000
		Electric (Common Area)	\$800
		Water / Sewer	\$600
		Total Operating Expenses	\$30,172

\$151,994

NET OPERATING INCOME

POSITIONING & PROCESS

Pricing & Basis. 26 Linden is being marketed at \$3,450,000 — \$690,000 per unit and \$677 per square foot — against a renovated, fully-tenanted submarket where comparable Great Neck multifamily trades have been clearing \$650-\$700 PSF. The asset delivers a clean, stabilized 4.41% in-place cap on day one — fully-occupied, long-tenured, no underwriting required for future rent growth.

The Mark-to-Market Story. The largest single-unit upside in the offering is Apt #5, which sits at \$2,400/mo on a lease expiring 7/31/2026 versus a \$3,000/mo market rent for a comparable 1BR — a +25% standalone reset worth approximately \$7,200/year. Three of the five leases roll by 7/31/2026, providing a concentrated near-term reset window into a tightening North Shore rental market. The remaining two leases roll on 1/31/2027.

Operating Profile. Tenant-paid electric (separate meters), tenant-paid gas/heat, and a low landlord-paid water/sewer line keep the operating expense ratio at 16.1% — among the lowest in the immediate Great Neck submarket. Annual real estate taxes of \$23,772 reflect the larger lot/unit count versus 28 Linden but remain in line with comparable Village of Thomaston multifamily.

Physical Condition. Building is delivered turnkey. Updated kitchens with new countertops, stainless appliances, and dishwashers in all five units; renovated baths; hardwood floors throughout; off-street parking; in-building basement laundry and storage. No deferred capex line items identified in the most recent ownership review.

Location. 0.4 mi to the Great Neck LIRR station (~30 min to Penn), 1.2 mi to North Shore University Hospital, 1.8 mi to Long Island Jewish Medical Center, and zoned for the top 1% nationally-ranked Great Neck UFSD — a combination that drives durable, premium-paying renter demand.

Process. Available individually or as part of the broader 18-unit Eyssimont Realty portfolio (26 & 28 Linden Street and 37 & 39 Spruce Street). Portfolio-level terms, full financials, current leases, and tenant estoppels available under executed NDA. Tours by appointment only — please coordinate through the listing team.

This analysis is for illustrative purposes only. All figures represent broker estimates based on seller-provided data and publicly available information. Buyer to independently verify all numbers, rents, expenses, lease terms, and physical condition during diligence. Consult your CPA, attorney, and lender prior to closing.