

4-UNIT MULTIFAMILY | FULLY STABILIZED | TENANT-PAID UTILITIES

28 Linden Street

Great Neck (Thomaston), NY 11021



Subject Property — 28 Linden Street, Great Neck (Thomaston), NY

ASKING PRICE

\$2,950,000

4	\$738K	\$579/SF	4.28%	4.28%
UNITS	PRICE / UNIT	PRICE / SF	IN-PLACE CAP	IN-PLACE CAP (CONFIRMED)
\$126K	\$126K	\$156K	\$156K	AT MARKET
IN-PLACE NOI	STABILIZED NOI	IN-PLACE RENT	ANNUALIZED RENT	RENTS POSITIONED

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

- **4-unit fully-stabilized brick masonry building** — 100% occupancy in tree-lined Village of Thomaston with stable cash flow.
- **Rents positioned at market:** \$3,000/mo per 1BR and \$3,500/mo per 2BR — total in-place gross rent of \$156,000/yr requires no mark-to-market lift.
- Updated kitchens with stainless appliances and dishwashers; renovated bathrooms throughout — turnkey product.
- Hardwood floors throughout all 4 units; larger average unit size of 1,274 SF — among the largest in the immediate submarket.
- Separate electric meters for all 4 units — tenant-paid electric and gas/heat keeps landlord OpEx exceptionally low.
- **16.1% expense ratio** — among the lowest in the submarket; lower annual tax burden than adjacent 26 Linden (\$19,949 vs. \$23,772).
- Top 1% nationally ranked Great Neck UFSD schools — elite 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

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



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

4 UNITS

\$738K/UNIT

\$2,950,000

**4.28% IN-PLACE
CAP**

**AT-MARKET
RENTS**



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



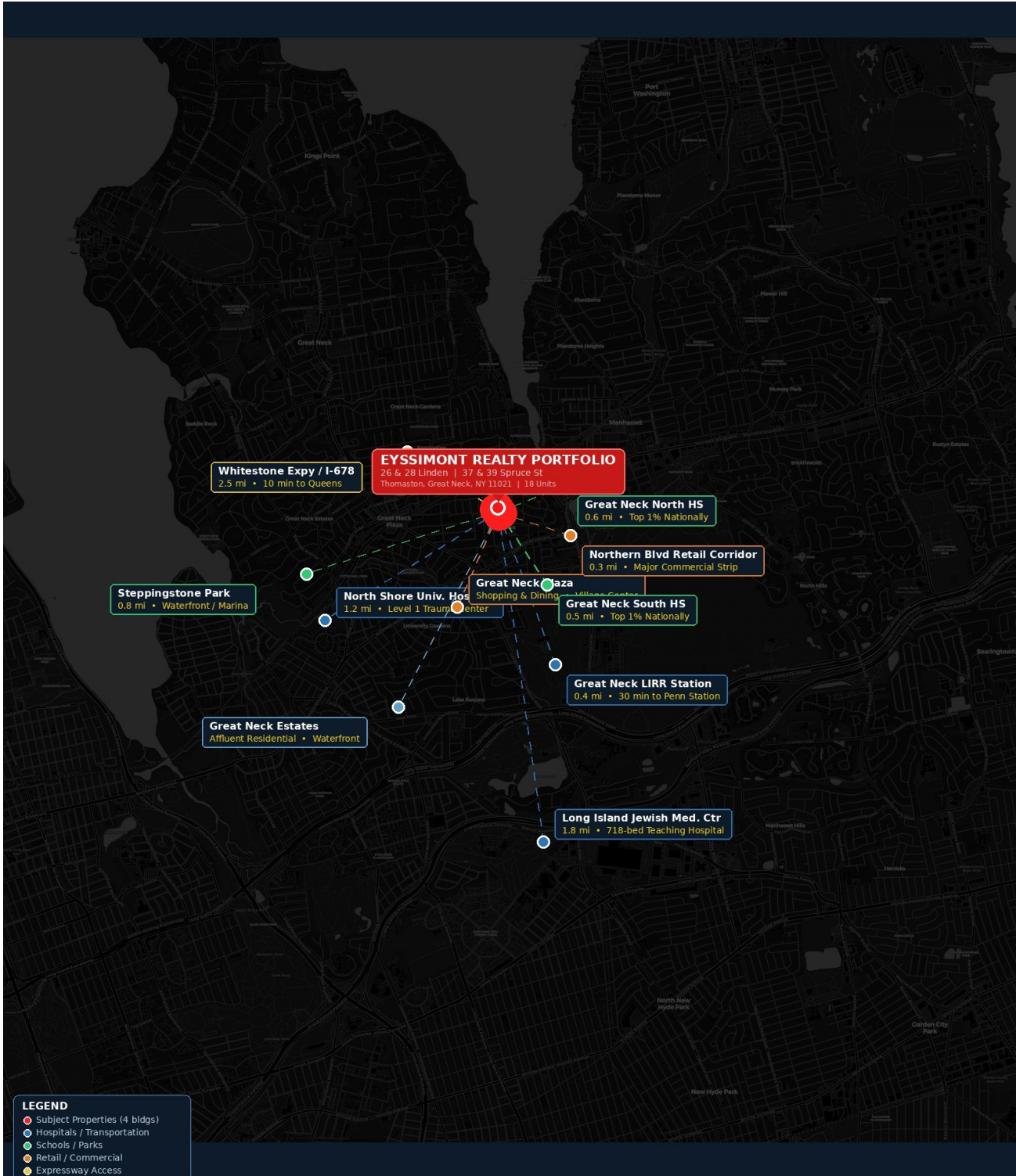
Basement Laundry Facilities



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	28 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	007-02-261-1140
Year Built	1943
Construction	Masonry Brick / Frame
Building Size	5,097 SF
Avg. Unit Size	1,274 SF
Lot Size	4,792 SF (0.11 Ac)
Floors	2
Total Units	4 (2 × 1BR, 2 × 2BR)
Occupancy	100% — Fully Tenanted
Annual RE Taxes	\$19,949 (School \$12,715 + General \$5,857 + Village \$1,377)
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 — Immediate Closing Available

RENT ROLL — UNIT-BY-UNIT

Rents positioned at market (\$3,000 per 1BR, \$3,500 per 2BR). Lease expiration dates per the seller's April 2026 rent roll — buyer to verify via tenant estoppels in diligence.

UNIT	TYPE	BEDS / BATHS	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRES
Apt #1	1BR	1 / 1	\$3,000	\$36,000	6/30/2026
Apt #2	2BR	2 / 1	\$3,500	\$42,000	6/30/2026
Apt #3	1BR	1 / 1	\$3,000	\$36,000	1/31/2027
Apt #4	2BR	2 / 1	\$3,500	\$42,000	1/31/2027
TOTAL	4 Units		\$13,000	\$156,000	

INCOME & EXPENSE SUMMARY

INCOME		EXPENSES	
Gross Rental Income	\$156,000	RE Taxes (School)	\$12,715
Total Gross Potential	\$156,000	RE Taxes (General)	\$5,857
Less: Vacancy & Credit Loss (3%)	(\$4,680)	RE Taxes (Village)	\$1,377
Effective Gross Income	\$151,320	Total RE Taxes	\$19,949
		Insurance	\$4,000
		Electric (Common Area)	\$800
		Water / Sewer	\$400
		Total Operating Expenses	\$25,149

\$126,171

NET OPERATING INCOME

POSITIONING & PROCESS

Pricing & Basis. 28 Linden is being marketed at \$2,950,000 — \$737,500 per unit and \$579 per square foot — versus a Great Neck multifamily submarket where comparable renovated product has been clearing \$650-\$700 PSF. The asset delivers a clean stabilized 4.28% in-place cap with no underwriting required for future rent growth.

At-Market Rent Profile. All four units are positioned at market today — \$3,000/mo for 1BR and \$3,500/mo for 2BR — for \$156,000/yr in gross rental income. There is no mark-to-market lift to underwrite; the buyer's return is the in-place yield plus normal annual escalations on lease renewal. Two leases roll on 6/30/2026 and the remaining two on 1/31/2027, providing natural touchpoints to push rents 2-3% per cycle in line with submarket trend.

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 \$19,949 are meaningfully lower than the adjacent 26 Linden (\$23,772), translating directly to a wider operating margin per dollar of revenue.

Physical Profile vs. Adjacent. Same building era, same construction (masonry brick / frame, 1943), same renovation standard — but 28 Linden offers larger average unit sizes of 1,274 SF (vs. 1,019 SF at 26 Linden), which supports the higher per-bedroom rent positioning and reduces resident turnover. Updated kitchens with stainless appliances and dishwashers, renovated baths, hardwood floors throughout; off-street parking, basement laundry and storage.

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 — the combination that drives durable, premium-paying renter demand on the North Shore.

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.