

CUSHMAN & WAKEFIELD EXCLUSIVE LISTING



CUSHMAN &
WAKEFIELD

LONG ISLAND
INVESTMENT SALES TEAM

ROCKVILLE CENTRE MULTIFAMILY PORTFOLIO



FOR SALE | 110 RESIDENTIAL UNITS ACROSS FIVE ASSETS
A RARE PORTFOLIO-SCALE RENT-STABILIZED MULTIFAMILY OFFERING IN ONE OF
NASSAU COUNTY'S MOST ESTABLISHED RESIDENTIAL VILLAGES

EXECUTIVE SUMMARY

Cushman & Wakefield has been exclusively retained to arrange the sale of the **Rockville Centre Multifamily Portfolio**, a five-building rent-stabilized residential portfolio totaling 110 units (108 rent-stabilized and 2 free-market) throughout Rockville Centre, New York.

The Portfolio offers investors meaningful scale within one of Nassau County's most established and supply-constrained residential villages. Rockville Centre benefits from a strong downtown environment, direct Long Island Rail Road access, a durable renter base, and limited competing rental supply, supporting long-term occupancy and income stability.

The Portfolio is primarily rent-stabilized, providing a predictable income profile supported by tenant retention, regulated annual rent growth, and long-term operating durability.

The assets are available individually or as a portfolio, providing investors with flexibility to pursue either immediate scale or targeted asset-level acquisitions within Rockville Centre. The offering should appeal to experienced rent-stabilized owners, private capital, and institutional investors seeking regulated multifamily exposure with strong location fundamentals and long-term ownership durability.



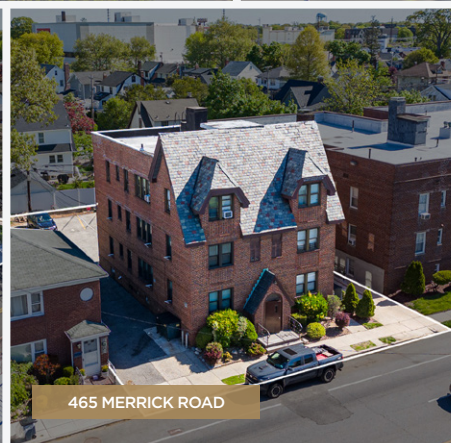
91-99 GRAND AVENUE



145 MAPLE AVENUE



1 NORTH FOREST AVENUE



465 MERRICK ROAD



453 MERRICK ROAD

Portfolio Snapshot / Unit Mix Summary

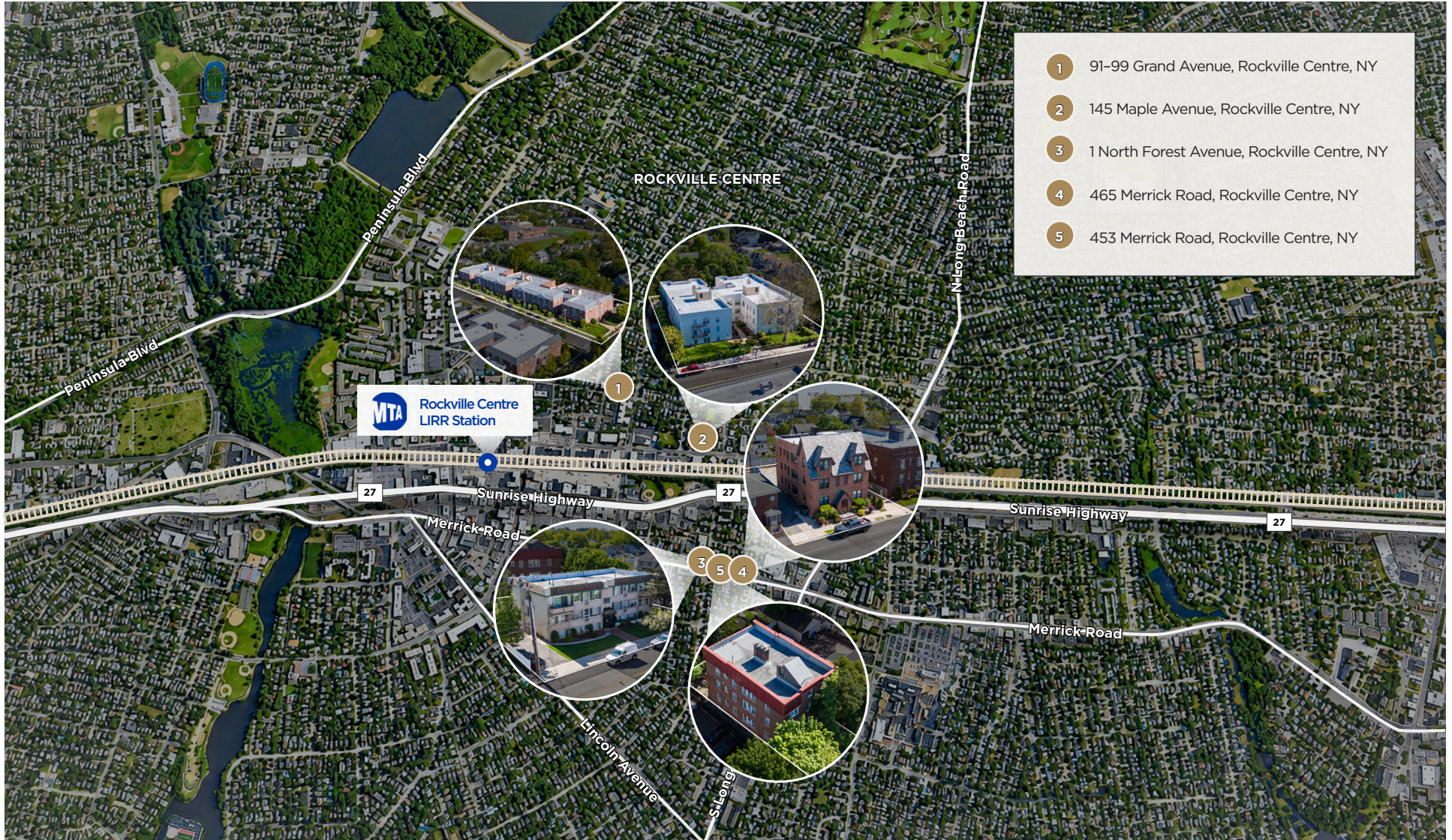
Location	Rockville Centre, Nassau County, NY
Number of Assets	5
Residential Units	108 Rent Stabilized + 2 Free Market
Unit Status	Rent Stabilized / Free Market
Total Gross Building SF	123,725 SF (Gross)
Offering Basis	Portfolio or Individual Asset Sale

Assets Included:

1. 91-99 Grand Avenue, Rockville Centre, NY
2. 145 Maple Avenue, Rockville Centre, NY
3. 1 North Forest Avenue, Rockville Centre, NY
4. 465 Merrick Road, Rockville Centre, NY
5. 453 Merrick Road, Rockville Centre, NY

Unit Type	Units	% of Total Units	Avg. Monthly Rent / Unit	Avg. Annual Rent / Unit
Studio	17	15%	\$1,282	\$15,388
1 Bedroom	44	40%	\$1,550	\$18,594
2 Bedroom	43	39%	\$1,641	\$19,697
3 Bedroom	6	5%	\$2,064	\$24,766
Total / Avg.	110	100%	\$1,572	\$18,866

ROCKVILLE CENTRE PORTFOLIO MAP



The Portfolio is concentrated throughout Rockville Centre, providing investors with immediate scale in a high-barrier Nassau County village supported by Long Island Rail Road access, a walkable downtown, and proximity to major local demand drivers.

ROCKVILLE CENTRE MULTIFAMILY PORTFOLIO

FOR MORE INFORMATION, PLEASE CONTACT

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