

4-UNIT MULTIFAMILY BUILDING

28 Linden Street

Great Neck (Thomaston), NY 11021

ASKING PRICE

\$2,950,000

4 UNITS	\$737K PRICE / UNIT	\$579/SF \$/SF	4.12% IN-PLACE CAP	5.07% PRO FORMA CAP
\$122K IN-PLACE NOI	\$149K PRO FORMA NOI	\$151K IN-PLACE RENT	\$180K PROJ. RENT	19.00% RENT UPSIDE

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

North Shore Univ. Hospital 1.2 mi | LIJ Medical Center 1.8 mi | Med. HH Income \$137,888

INVESTMENT HIGHLIGHTS

- Fully occupied 4-unit brick masonry — 100% occupancy, stable cash flow
- Updated kitchens (granite/quartz countertops, SS appliances) & bathrooms
- Hardwood floors throughout; larger avg. unit size of 1,274 SF
- Separate electric meters for all 4 units — tenant-paid electric & gas/heat
- Exceptionally low 16.6% expense ratio — among the lowest in the submarket
- Lower annual tax burden than adjacent 26 Linden (\$19,949 vs. \$23,772)
- 19.0% rent upside (+\$2,400/mo) as leases roll to market rates
- Top 1% nationally ranked Great Neck UFSD schools — elite renter demand driver
- 0.4 mi to Great Neck LIRR — 30 minutes to Penn Station, Manhattan

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

4 UNITS	\$737K/UNIT	\$2,950,000	4.12% CAP	19.00% UPSIDE
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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 — Marble Counters



Updated Bathroom



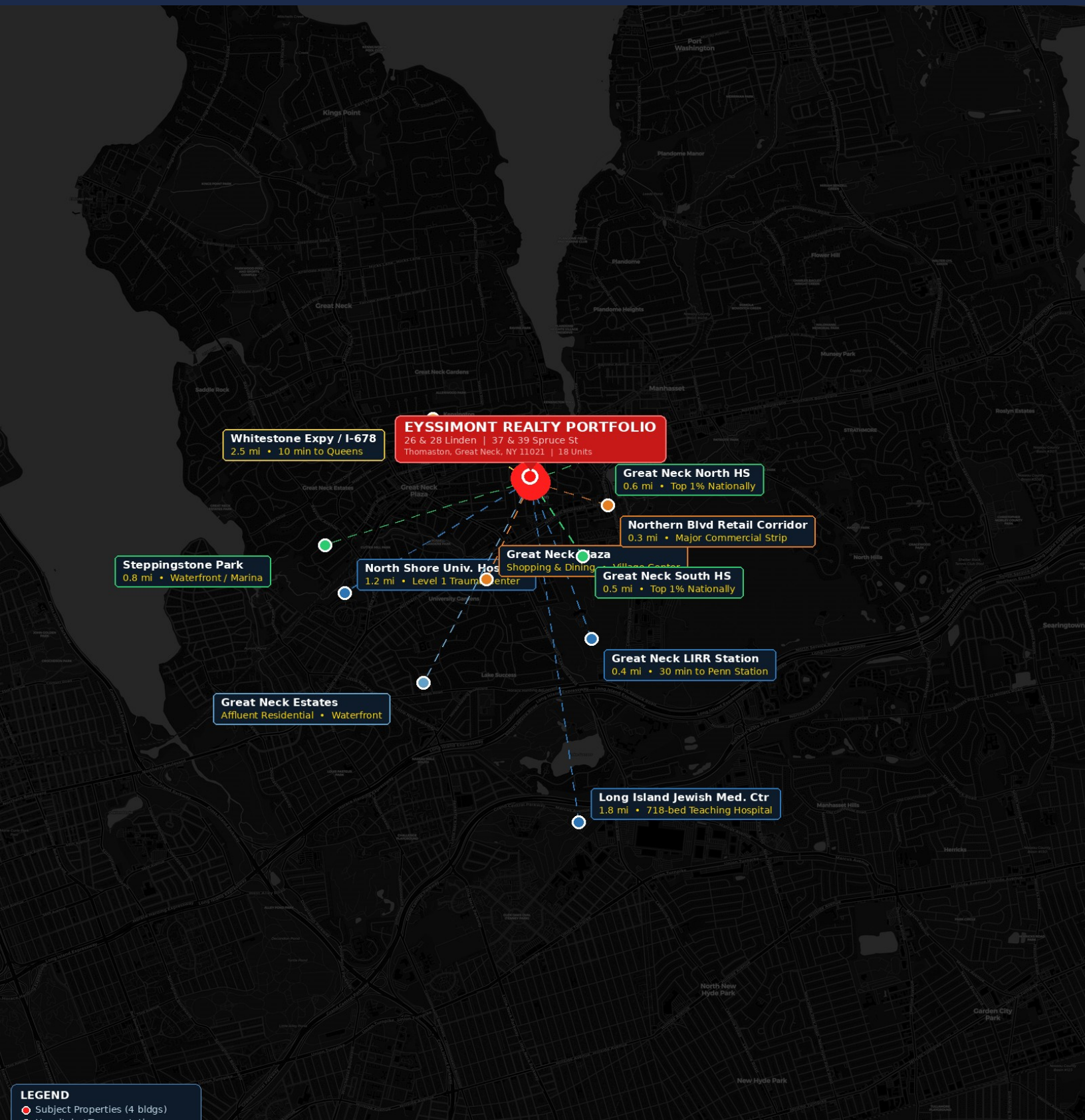
Basement Laundry Facilities



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

LOCATION MAP — 28 LINDEN STREET

Great Neck (Thomaston), NY 11021 | 4-Unit Multifamily | Village of Thomaston



0.4 MI

30 MIN

1.2 MI

1.8 MI

TOP 1%

\$137K

LIRR STATION

PENN STATION

NORTH SHORE

LIJ HOSPITAL

SCHOOL DIST.

MED. HH INCOME

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-3 Multifamily Residential
APN / Tax ID	007-02-261-1140
Year Built	1943
Construction	Masonry Brick / Frame
Building Size	5,097 SF (Avg. 1,274 SF/unit)
Lot Size	4,792 SF (0.11 Ac)
Total Units	4 (2 x 1BR, 2 x 2BR)
Occupancy	100% — Fully Tenanted
Annual RE Taxes	\$19,949 (School \$12,715 + General \$5,857 + Village \$1,377)
Utilities	Electric: Tenant-Paid (Sep. 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 — IN-PLACE VS. MARKET

UNIT	TYPE	CURRENT/MO	MARKET/MO	ANNUAL	UPSIDE/MO	UPSIDE %	LEASE
Apt #1	1BR/1BA	\$2,900/mo	\$3,500/mo	\$34,800/yr	+\$600/mo	+20.7%	6/30/2026
Apt #2	2BR/1BA	\$3,400/mo	\$4,000/mo	\$40,800/yr	+\$600/mo	+17.6%	6/30/2026
Apt #3	1BR/1BA	\$2,900/mo	\$3,500/mo	\$34,800/yr	+\$600/mo	+20.7%	1/31/2027
Apt #4	2BR/1BA	\$3,400/mo	\$4,000/mo	\$40,800/yr	+\$600/mo	+17.6%	1/31/2027
TOTAL		\$12,600/mo	\$15,000/mo	\$151,200/yr	+\$2,400/mo	+19.0%	

Market rents per Apartment Finder: 1BR avg \$3,031/mo - 2BR avg \$4,204/mo - Renovated projections from seller pro forma.

INCOME & EXPENSE SUMMARY

Gross Rental Income (In-Place)	\$151,200	RE Taxes — School	\$12,715
Gross Rental Income (Pro Forma)	\$180,000	RE Taxes — General	\$5,857
Less: Vacancy & Credit Loss (3%)	(\$4,536)	RE Taxes — Village	\$1,377
Effective Gross Income (In-Place)	\$146,664	Total RE Taxes	\$19,949
Effective Gross Income (Pro Forma)	\$174,600	Insurance	\$4,000
		Electric (Common)	\$800
		Water / Sewer	\$400
		Total Expenses	\$25,149
		Expense Ratio	16.60%

\$121,515

IN-PLACE NOI

\$149,451

PRO FORMA NOI

+\$2,400/mo (19.00%)

RENT UPSIDE

\$149,451

PRO FORMA NOI

\$180,000

GROSS POTENTIAL

\$151,200

IN-PLACE RENT

19.00%

RENT UPSIDE

STABILIZED PRO FORMA

Rental Income (Pro Forma)	\$180,000
Less: Vacancy & Credit Loss (3%)	(\$5,400)
Effective Gross Income	\$174,600
Less: Total Operating Expenses	(\$25,149)
NET OPERATING INCOME	\$149,451

ACQUISITION SCENARIOS (6.75% FIXED, 30-YR AM, 70% LTV)

	SCENARIO A	ALL-CASH
	\$2,600,000	\$2,950,000 (ASKING)
Price per Unit	\$650,000	\$737,500
Pro Forma Cap Rate	5.75%	5.07%
In-Place Cap Rate	4.67%	4.12%
Down Payment	\$780,000	\$2,950,000
Loan Amount (70%)	\$1,820,000	\$0
Annual Debt Service	\$141,654	N/A (All-Cash)
Pre-Tax Cash Flow	\$7,797	\$121,515
Cash-on-Cash Return	1.00%	4.12% (in-place cap)
DSCR	1.06x	N/A
Yr 1 Principal Paydown	\$18,804	—
Cost Seg Yr 1 Deduction	\$650,000	\$737,500
Tax Shield (@ 32.1%)	\$208,650	\$236,738
TOTAL YR 1 RETURN	\$235,251	\$358,252
RETURN ON CAPITAL	30.16%	12.14%

SCENARIO A: \$2,600,000

30.16% ROC

ALL CASH: \$2,950,000

12.14% ROC

METHODOLOGY: Pro forma NOI fixed across all scenarios. Cost Seg: 25% of basis reclassified per multifamily benchmarks (100% bonus per OBBBA 7/4/2025). Tax: 32.1% blended (Fed 24% + NYS 8.82%), Debt: 6.75% fixed, 30-yr am, 70% LTV where shown. RE Professional Status required for full passive loss offset. All figures illustrative — consult CPA and lender.