

OFFERING MEMORANDUM

Multifamily Investment Opportunity | 127 Inlet Rd W Hampton Bays, NY 11946

FOR SALE



Commercial



ellimancommercial.com

EXECUTIVE SUMMARY



Multifamily Investment Opportunity | 127 Inlet Rd W Hampton Bays, NY 11946

Building Size:	4,497 SF	Lot Size:	0.80 Acres
Number of Units:	5	Parking:	Ample
NOI:	\$177,351	Zoning:	R20
Annual Taxes:	\$5,792.00	Sale Price:	Price on Request

For more information, contact Exclusive Listing Broker

Property Overview

Presenting a rare opportunity to acquire a compound enclave just 100 yards from beach access to Peconic Bay. Located at 127 Inlet Road West, at the gateway to Southampton, this property comprises five free-standing residences on a beautifully landscaped 0.80-acre parcel.

The compound is anchored by a four-bedroom, three-bath main house, complemented by four additional residences: Cottage 1 (two bedrooms/one bath), Cottage 2 (one bedroom/one bath), Cottage 3 (two bedrooms/one bath), and Cottage 4 (two bedrooms/one bath). Each residence is year-round, renovated, well-appointed, separately metered, and offers private outdoor space. Shared amenities include an outdoor shower, multiple garden lounge areas, a productive vegetable and fruit garden, ample storage sheds for bikes and kayaks, shared laundry facilities, and three large parking areas.

The property has a long rental income history, with several units offered fully furnished. Importantly, historical rents achieved at this compound were significantly higher than current levels, underscoring the potential for strong upside through repositioning, management optimization, or targeted marketing.

This makes the asset particularly attractive for investors seeking value-add opportunities in a high-demand location.

With its proximity to Peconic Bay, flexible unit mix, and established rental track record, the compound is well-suited for a variety of uses including a boutique bed and breakfast, year-round rental investment, wellness retreat, or family compound. The property is located in the Hamlet of Shinnecock Hills within the Tuckahoe School District.

Exclusively represented by:

Michael G. Murphy

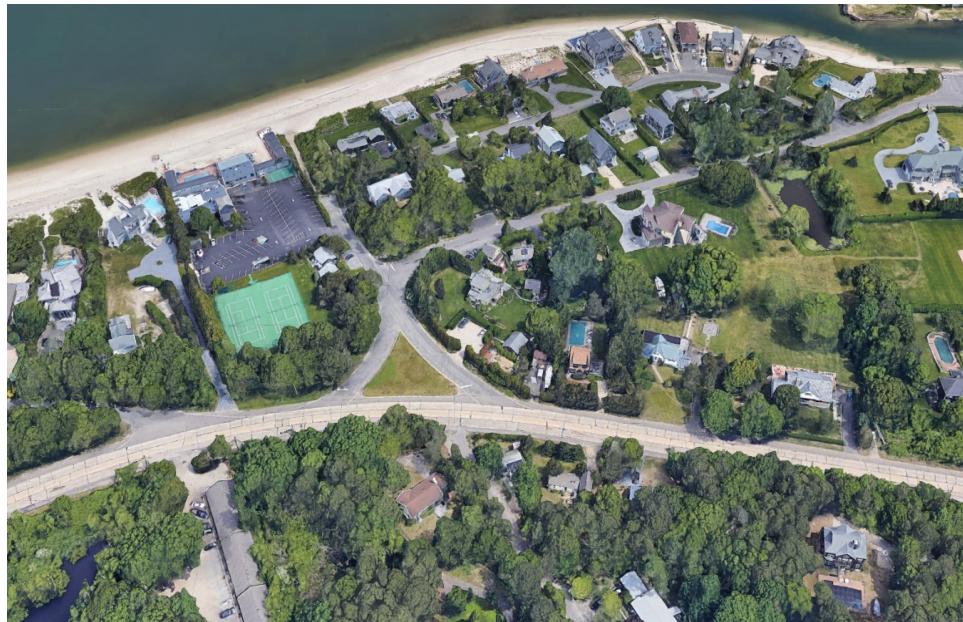
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

COMPLETE HIGHLIGHTS

 **Douglas Elliman**
Commercial

Multifamily Investment Opportunity | 127 Inlet Rd W Hampton Bays, NY 11946



Property Highlights

- Rare Compound Offering: Five free-standing residences on a beautifully landscaped 0.80-acre parcel, just 100 yards from Peconic Bay beach access.
- Flexible Unit Mix: Main House with four bedrooms and three baths, complemented by four cottages ranging from one to two bedrooms.
- Turnkey & Renovated: Each residence is year-round, renovated, separately metered, and offers private outdoor space, with several units delivered fully furnished.
- Established Rental History: Long track record of rental income, with historical rents achieved at significantly higher levels than current, presenting clear upside potential.
- Attractive Location & Amenities: Situated at the gateway to Southampton in Shinnecock Hills, with shared amenities including outdoor shower, garden lounge areas, productive vegetable/fruit garden, storage sheds, laundry facilities, and three large parking areas.

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MAIN HOUSE

COTTAGE 3

COTTAGE 4

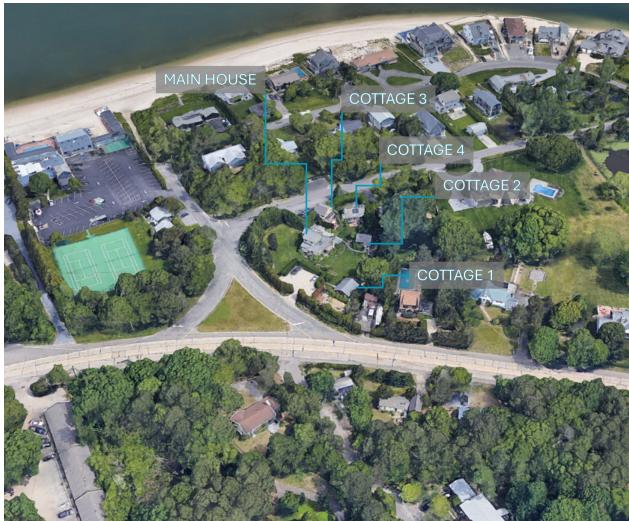
COTTAGE 2

COTTAGE 1

ADDITIONAL PHOTOS

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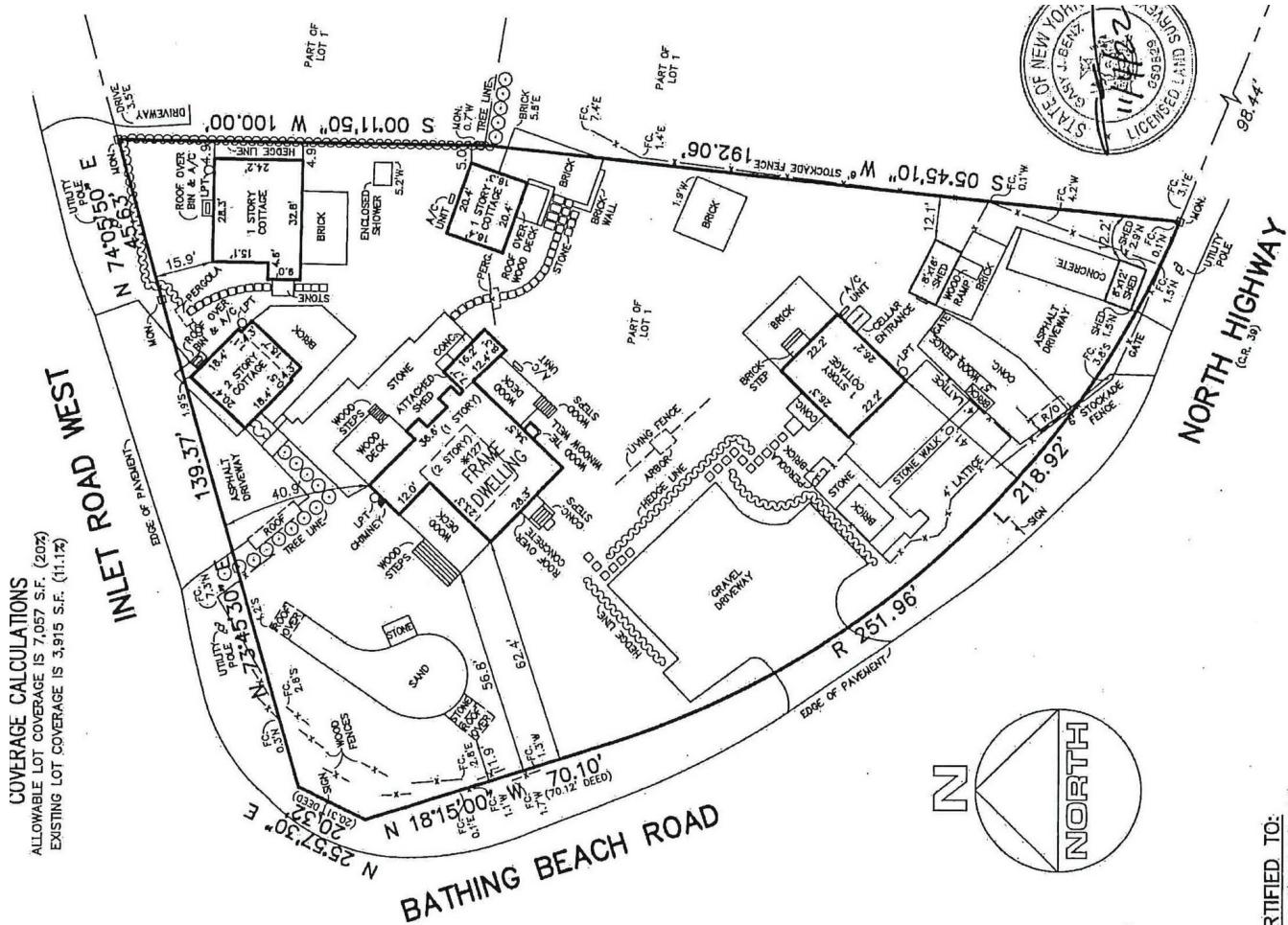
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PROPERTY SURVEY

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RENT ROLL



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Suite	Size SF	Annual Rent
COTTAGE 1- 2BD/1BTH	546 SF	\$42,600
COTTAGE 2- 1BD/1BTH	300 SF	\$24,600
COTTAGE 3- 2BD/1 BTH	702 SF	\$42,000
COTTAGE 4-2 BD/1 BTH	686 SF	\$42,000
MAIN HOUSE- 4 BD/3 BTH	2,263 SF	\$62,400
Totals	4,497 SF	\$213,600

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INCOME & EXPENSES



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Income Summary

Gross Income

\$213,600

Expenses Summary

ANNUAL TAXES

\$5,792

INSURANCE

\$14,457

TRASH

\$2,500

WATER

\$3,500

MAINTENANCE AND REPAIRS

\$10,000

Operating Expenses

\$36,249

Net Operating Income

\$177,351

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RETAILER MAP

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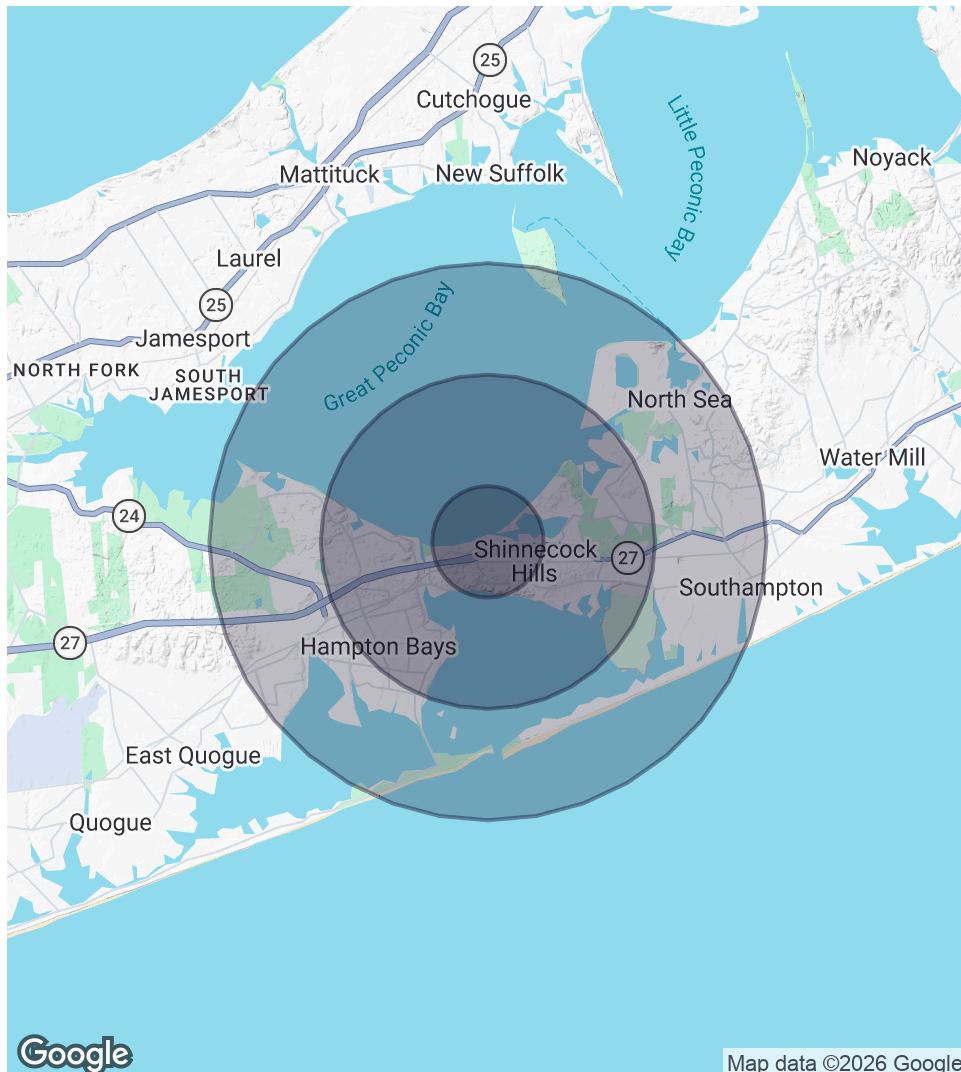
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DEMOGRAPHICS MAP & REPORT

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1 Mile Radius

Population

1,949

Households

744

Average HH Income

\$155,318

3 Miles Radius

Population

13,406

Households

4,987

Average HH Income

\$163,503

5 Miles Radius

Population

26,715

Households

10,048

Average HH Income

\$170,416

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