

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

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



Property Highlights

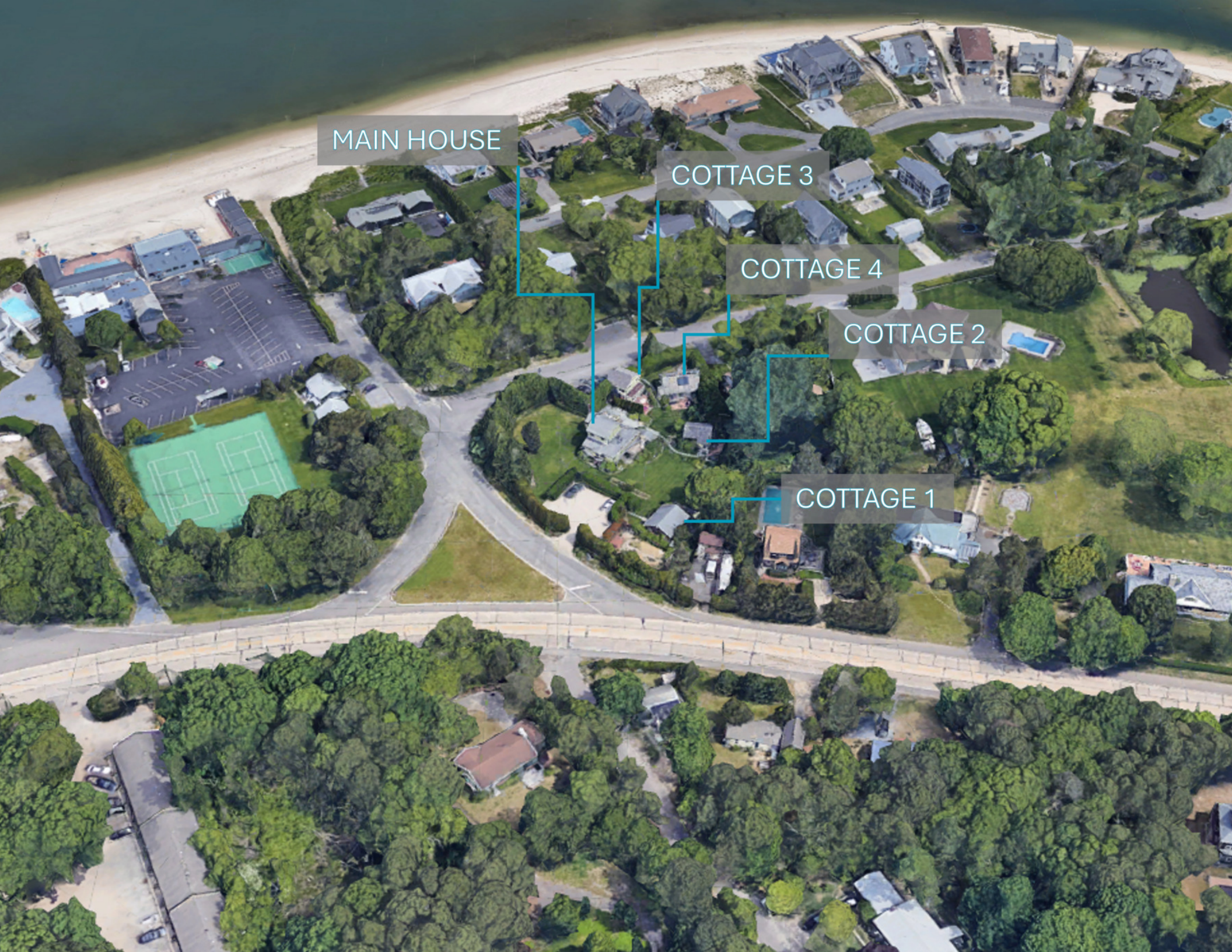
- Rare Compound Offering: Five free-standing residences on a beautifully landscaped 0.80-acre parcel, just 100 yards from Peconic Bay beach access.
- Flexible Unit Mix: Main House with four bedrooms and three baths, complemented by four cottages ranging from one to two bedrooms.
- Turnkey & Renovated: 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.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com



MAIN HOUSE

COTTAGE 3

COTTAGE 4

COTTAGE 2

COTTAGE 1

ADDITIONAL PHOTOS

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



Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

ADDITIONAL PHOTOS

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



Exclusively represented by:

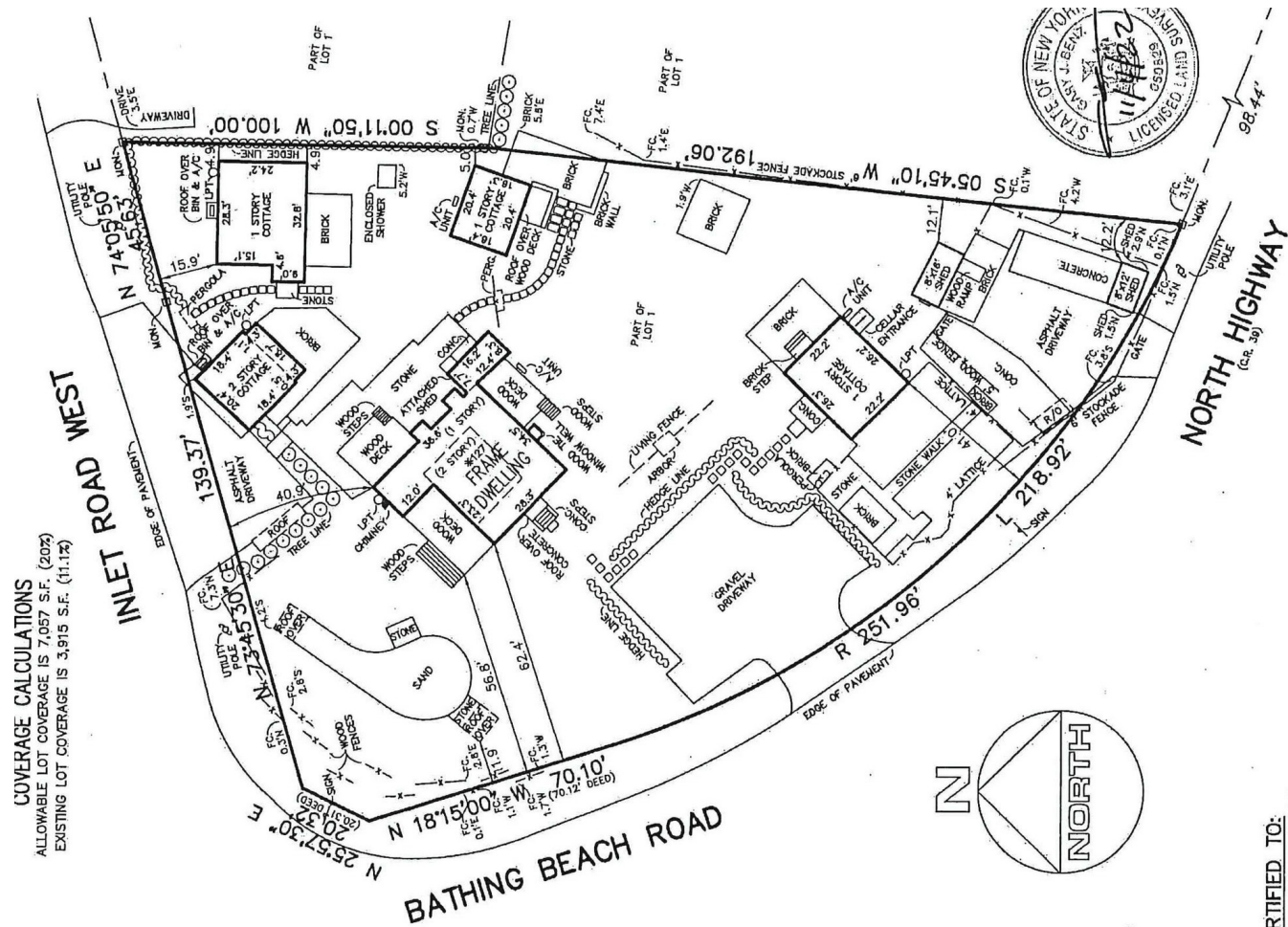
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

PROPERTY SURVEY

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



CERTIFIED TO:
REA 127 Inlet LLC
Republic First Bank dba Republic Bank, ISAOA, ATIMA.

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

RENT ROLL



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

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

Exclusively represented by:
Michael G. Murphy
President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

INCOME & EXPENSES



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

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

Exclusively represented by:

Michael G. Murphy

President | Commercial Division
631.858.2460 Email: michael.murphy@elliman.com

RETAILER MAP



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

Exclusively represented by:

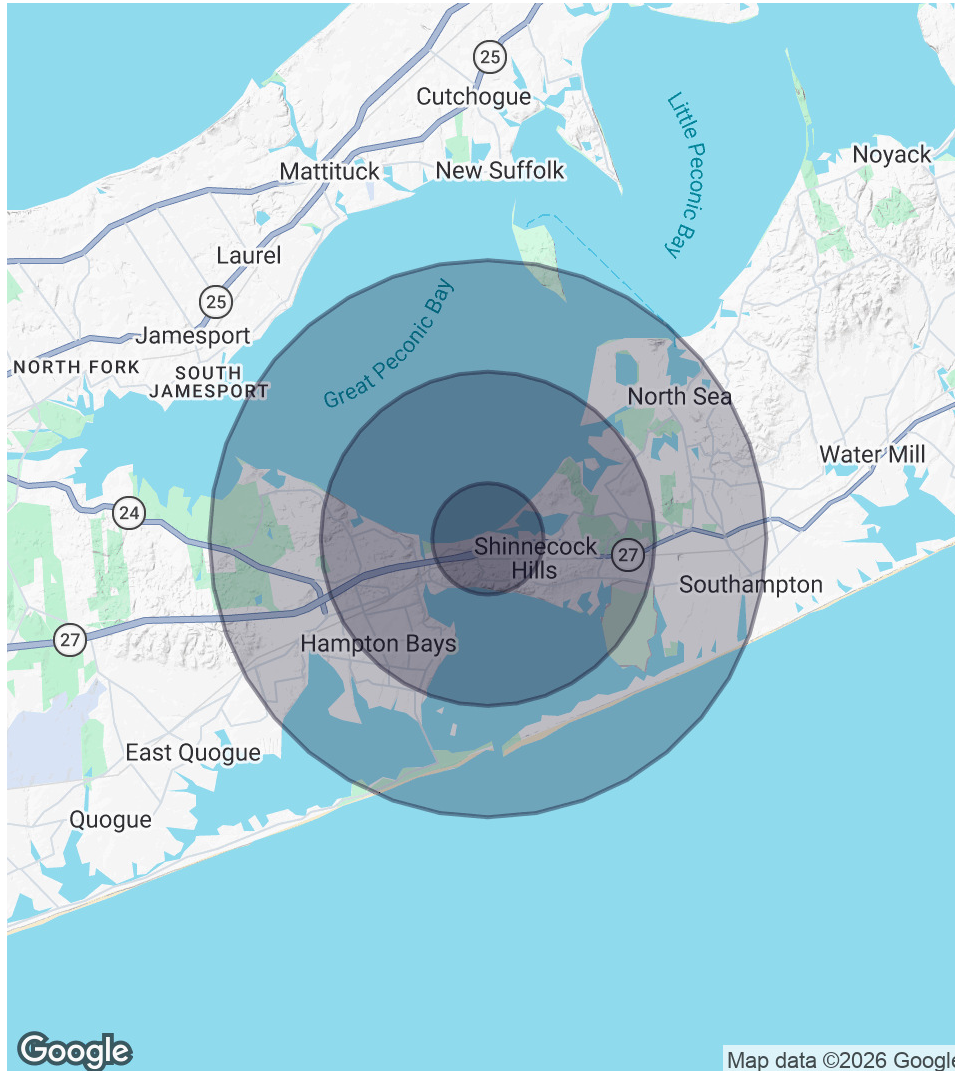
Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

DEMOGRAPHICS MAP & REPORT

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



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

Exclusively represented by:

Michael G. Murphy

President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

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

EXCLUSIVELY REPRESENTED BY:



Michael G. Murphy

President | Commercial Division

631.858.2460

Email: michael.murphy@elliman.com



550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

THE PROPERTY CONTAINED WITHIN THIS DOCUMENT IS BEING EXCLUSIVELY REPRESENTED BY DOUGLAS ELLIMAN REAL ESTATE COMMERCIAL DIVISION, 550 SMITHTOWN BYPASS STE. 117 SMITHTOWN, NY 11787 631.858.2405
© 2023 DOUGLAS ELLIMAN COMMERCIAL OF LI, LLC. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT
TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, ZONING IN THE LISTING SHOULD BE VERIFIED BY
YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. IF YOUR PROPERTY IS CURRENTLY LISTED WITH ANOTHER REAL ESTATE BROKER, PLEASE DISREGARD THIS OFFER. IT IS NOT OUR INTENTION TO SOLICIT THE
OFFERINGS OF OTHER REAL ESTATE BROKERS. WE COOPERATE WITH THEM FULLY. EQUAL HOUSING OPPORTUNITY.



We Are Commercial Real Estate

550 Smithtown Bypass Suite 117
Smithtown, NY 11787
631.858.2405
ellimancommercial.com

Commercial real estate involves more than just property listings. To get the most effective results, you need to partner with a company that has a full complement of services and an in-depth team of professionals to help with all your needs. Douglas Elliman's team of commercial real estate experts is committed to unrivaled performance standards when working with tenants, investors, purchasers and owners. We represent all major property types including office, industrial, retail, apartment and land. We treat each assignment with commitment and focus, from a single transaction in a local market to national and multi-market assignments. We help negotiate contracts, coordinate construction and provide both property management as well as ongoing advisory service to satisfy your changing real estate needs. Our breadth of market knowledge, unprecedented network and use of innovative technology extend to all types of property transactions. For information on our services please contact us today.