

# OFFERING MEMORANDUM

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



Commercial

## FOR SALE



# EXECUTIVE SUMMARY

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

<b>Building Size:</b>	4,497 SF	<b>Lot Size:</b>	0.80 Acres
<b>Number of Units:</b>	5	<b>Parking:</b>	Ample
<b>NOI:</b>	\$177,351	<b>Zoning:</b>	R20
<b>Annual Taxes:</b>	\$5,792.00	<b>Sale Price:</b>	\$3,500,000

*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

**Kimberly Cammarata**

Licensed Associate Real Estate Broker  
631.433.9992 Email: kimberly.cammarata@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**

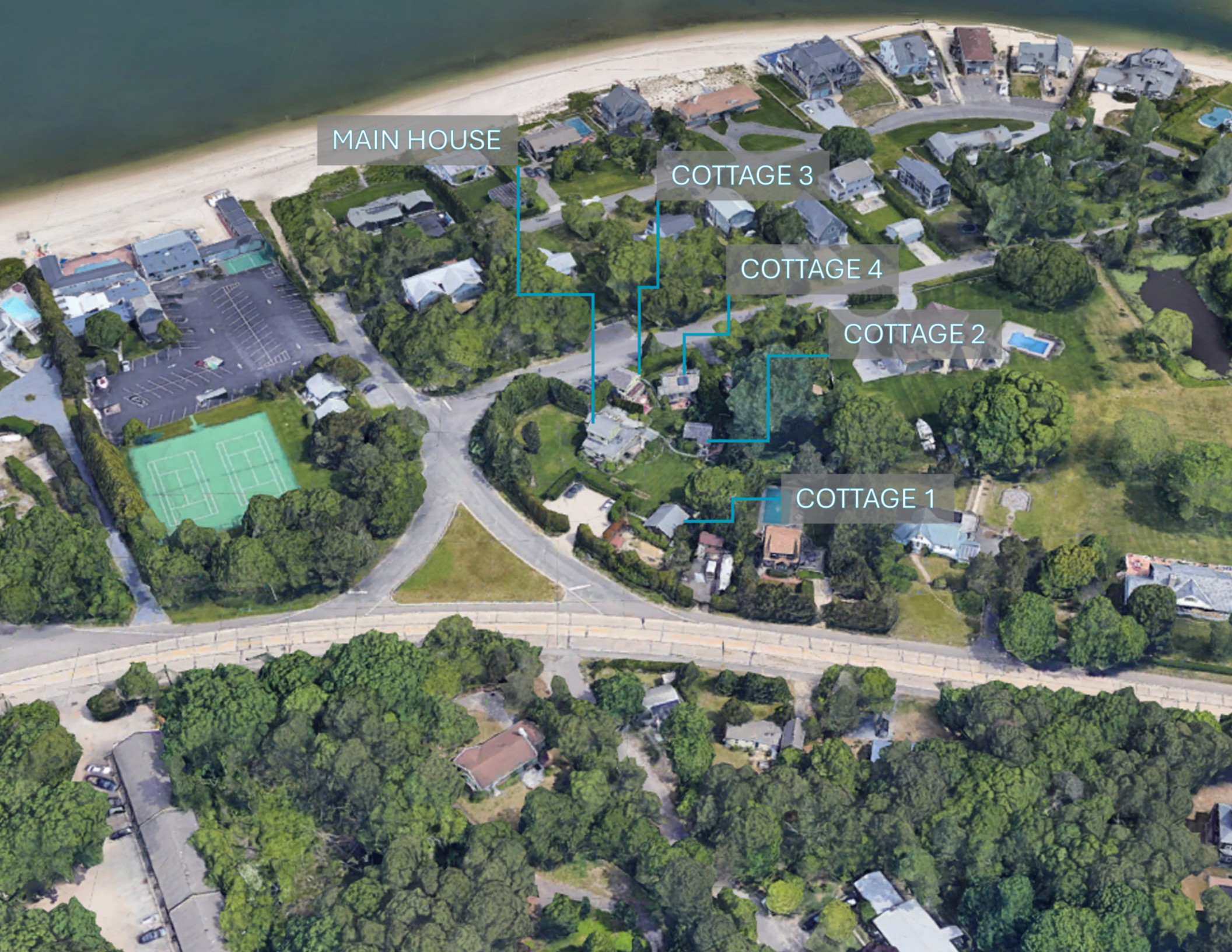
President | Commercial Division

631.858.2460 Email: michael.murphy@elliman.com

**Kimberly Cammarata**

Licensed Associate Real Estate Broker

631.433.9992 Email: kimberly.cammarata@elliman.com



MAIN HOUSE

COTTAGE 3

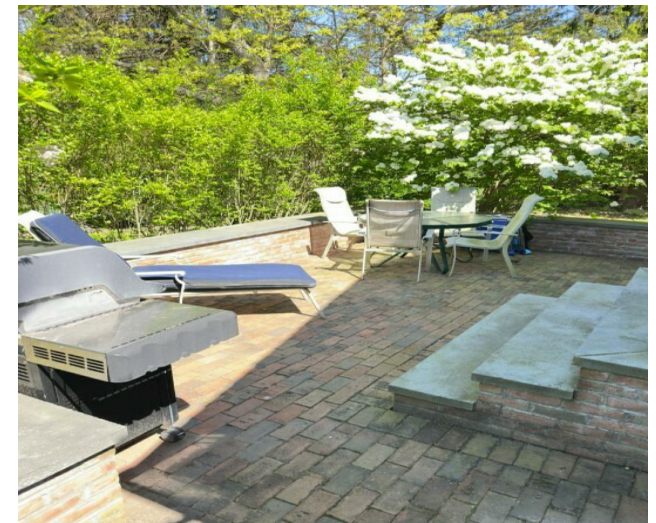
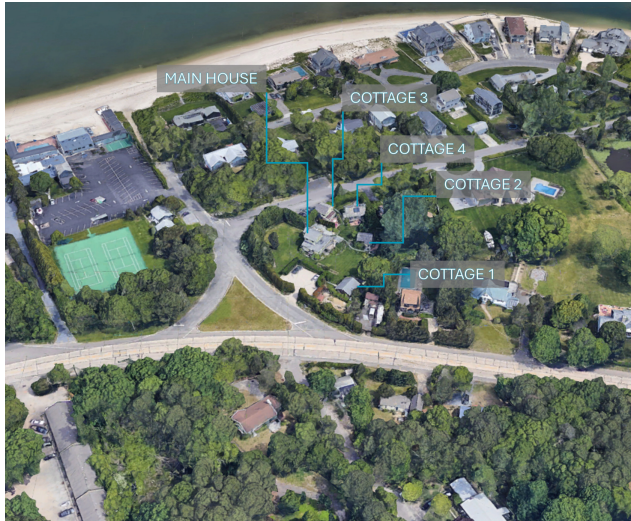
COTTAGE 4

COTTAGE 2

COTTAGE 1

# ADDITIONAL PHOTOS

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



*Exclusively represented by:*

**Michael G. Murphy**

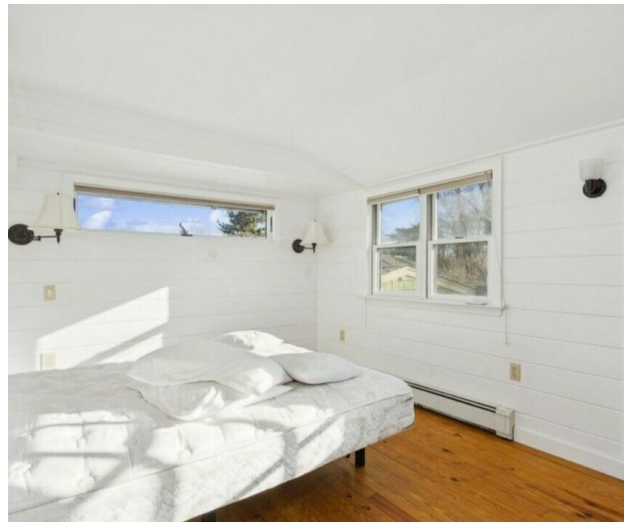
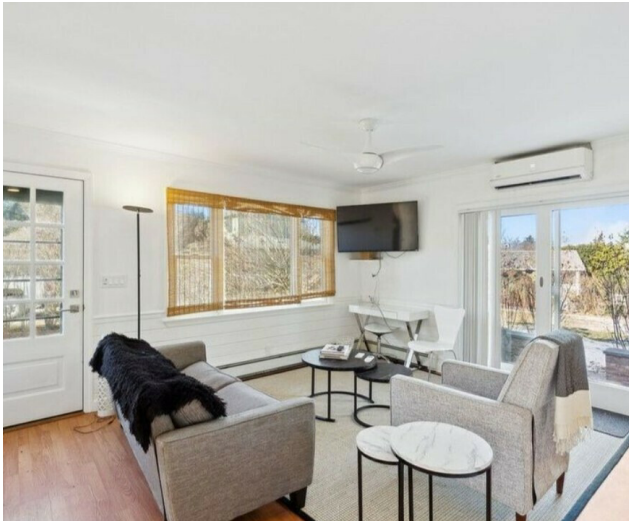
President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Kimberly Cammarata**

Licensed Associate Real Estate Broker  
631.433.9992 Email: kimberly.cammarata@elliman.com

# ADDITIONAL PHOTOS

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



*Exclusively represented by:*

**Michael G. Murphy**

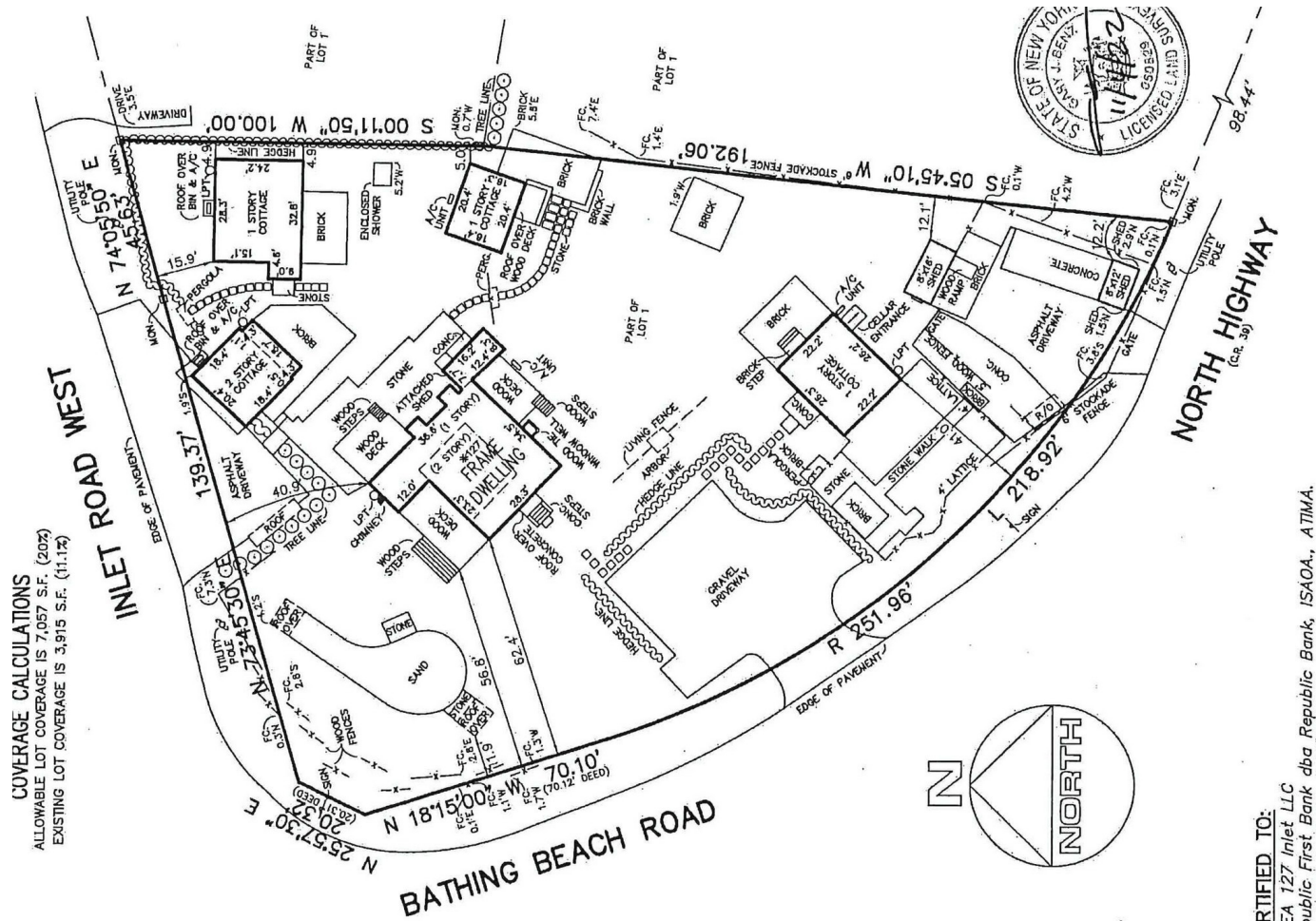
President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Kimberly Cammarata**

Licensed Associate Real Estate Broker  
631.433.9992 Email: kimberly.cammarata@elliman.com

# PROPERTY SURVEY

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

**Kimberly Cammarata**

Licensed Associate Real Estate Broker  
631.433.9992 Email: kimberly.cammarata@elliman.com

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

127 INLET PROFORMA					
CURRENT RENTAL INCOME	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION	EXPENSES	ANNUAL
Cottage 1	\$3,550.00	\$42,600.00	7/14/2026	SNOW REMOVAL	\$3,644.00
Cottage 2	\$2,050.00	\$24,600.00	7/31/2026	GENERAL REPAIRS & MAINTENANCE	\$2,289.00
Cottage 3	\$4,500.00	\$54,000.00	10/1/2026	LANDSCAPING	\$2,216.00
Cottage 4	\$4,500.00	\$54,000.00	10/1/2026	GARBAGE AND RECYCLING	\$1,908.00
Main House	\$5,200.00	\$62,400.00	5/31/2026	INSURANCE (GL & PROPERTY)	\$15,203.00
<b>TOTALS:</b>	<b>\$19,800.00</b>	<b>\$237,600.00</b>		PROPERTY TAX	\$5,578.00
				ELECTRIC	\$6,103.00
PROJECTED RENTAL INCOME	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION	WATER & SEWER	\$1,218.00
Cottage 1	\$4,500.00	\$54,000.00	7/14/2026	UTILITIES (CABLE, PHONE, DATA)	\$1,283.00
Cottage 2	\$3,000.00	\$36,000.00	7/31/2026	<b>TOTAL</b>	<b>\$39,442.00</b>
Cottage 3	\$5,000.00	\$60,000.00	4/15/2026		
Cottage 4	\$5,000.00	\$60,000.00	4/15/2026	ACTUAL NOI	\$198,158.00
Main House	\$6,500.00	\$78,000.00	5/31/2026	<b>PROJECTED NOI</b>	<b>\$248,558.00</b>
<b>TOTALS:</b>	<b>\$24,000.00</b>	<b>\$288,000.00</b>			

Exclusively represented by:

**Michael G. Murphy**

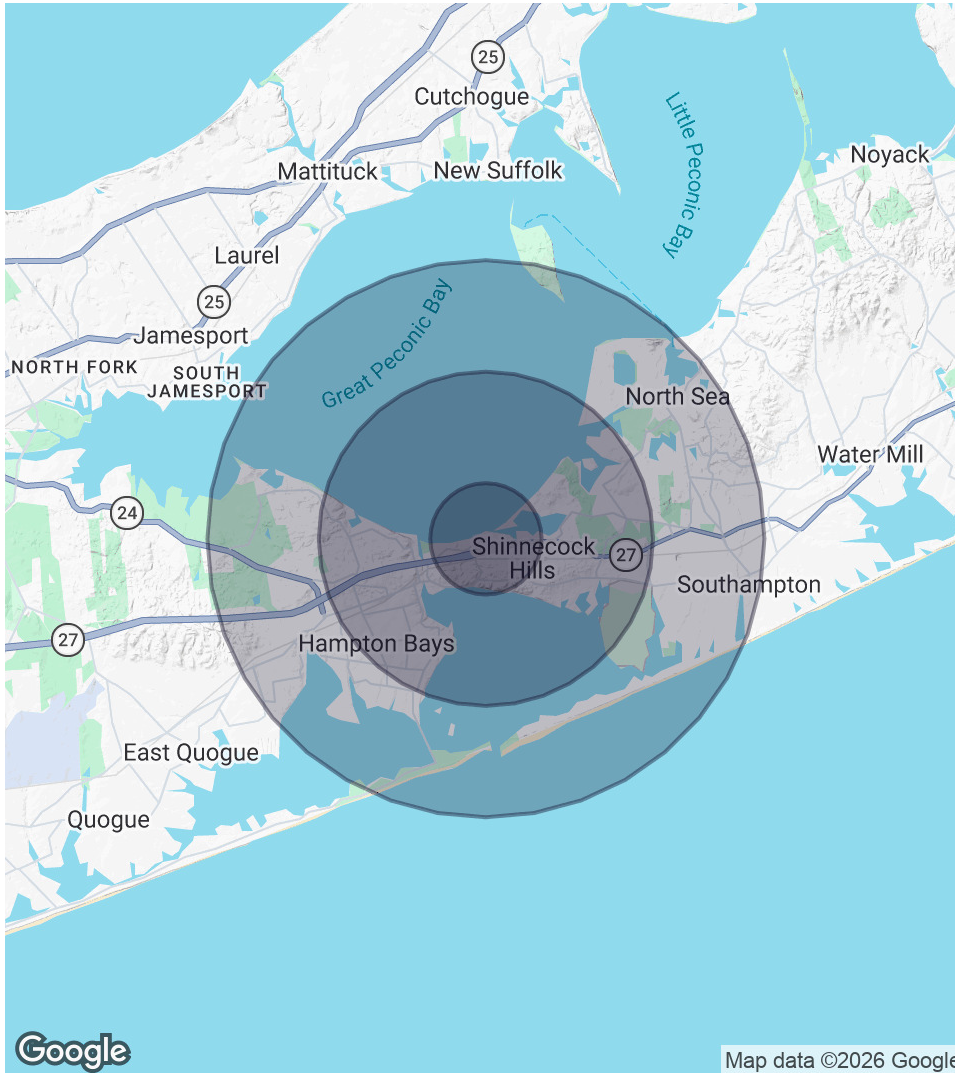
President | Commercial Division  
631.858.2460 Email: michael.murphy@elliman.com

**Kimberly Cammarata**

Licensed Associate Real Estate Broker  
631.433.9992 Email: kimberly.cammarata@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

**Kimberly Cammarata**

Licensed Associate Real Estate Broker  
631.433.9992 Email: kimberly.cammarata@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



**Kimberly Cammarata**

Licensed Associate Real Estate Broker

631.433.9992

Email: kimberly.cammarata@elliman.com



Commercial

550 Smithtown Bypass Suite 117

Smithtown, NY 11787

631.858.2405

ellimancommercial.com



## **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.