

# OFFERING MEMORANDUM | MULTI-FAMILY INVESTMENT

134 Ponquogue Ave | Hampton Bays, New York 11946

**FOR SALE**



Commercial



[ellimancommercial.com](http://ellimancommercial.com)

# EXECUTIVE SUMMARY

134 Ponquogue Ave | Hampton Bays, New York 11946

 **Douglas Elliman**  
Commercial

<b>Building Size:</b>	2,782 SF	<b>Lot Size:</b>	32,027 SF
<b>Number of Units:</b>	3	<b>Zoning:</b>	R20
<b>Annual Taxes:</b>	\$8,364.00	<b>Sale Price:</b>	\$1,600,000.00

See pages 4- 5 for full rent roll and expenses

## PRIME LEGAL MULTI-FAMILY INVESTMENT PROPERTY + DEVELOPMENT POTENTIAL

An exceptional opportunity to acquire a legal three-unit multi-family property ideally positioned in the vibrant core of Hampton Bays.

This two-story residence spans 2,782 square feet across a generous 0.73-acre lot, offering a rare combination of space, stability, and upside.

Featuring 5 bedrooms and 3 full bathrooms, the property is thoughtfully configured to support consistent rental income with extremely low operating expenses.

Each unit is tenant-occupied, providing immediate cash flow and long-term investment security. Tenants pay all utilities!

Located minutes from beaches, shopping, dining, and transportation, this property benefits from strong year-round demand and excellent accessibility.

Whether you're expanding your portfolio or entering the East End market, this legal asset delivers on location, income, and potential.

In addition to its current configuration, the site presents a compelling opportunity for expansion. The positioning of the existing residence on the lot allows for the potential development of additional structures, creating the possibility to increase the total number of units and enhance the rent roll. This added flexibility further elevates the long-term value and appeal of the investment.

*Exclusively represented by:*

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President | Commercial Division

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# COMPLETE HIGHLIGHTS

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## Property Highlights

- Legal Three-Unit Configuration: Fully compliant multi-family setup ensures stability and long-term rental viability.
- Prime Hampton Bays Location: Centrally located near beaches, shopping, dining, and transit — ideal for year-round demand.
- Strong Income & Low Expenses: Tenant-occupied with minimal operating costs, delivering immediate cash flow. Tenants pay all utilities!
- Spacious Lot & Layout: 2,782 SF across a 0.73-acre parcel with 5 bedrooms and 3 baths — rare scale for the area.
- Turnkey Investment Opportunity: Solid rental history and strategic positioning make this a compelling portfolio addition.
- Expansion Potential: The positioning of the existing residence on the oversized lot offers a prime opportunity to add additional structures, increasing the total unit count and enhancing the long-term rent roll.

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# RENT ROLL



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Suite	Market Rent	Annual Rent	Lease Start	Lease End
APARTMENT 1- 2BD-1BTH	\$3,500	\$42,000	05/19/2025	05/18/2026
APARTMENT 2-3BD/2BA	\$5,300	\$63,600	12/01/2023	08/01/2025
APARTMENT 3 1BD-1BTH	\$2,550	\$30,600	Month to	Month
<b>Totals</b>	<b>\$11,350</b>	<b>\$136,200</b>		

Tenants pay all utilities. See next page for Expenses

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# INCOME & EXPENSES

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## Income Summary

### Gross Income

**\$136,200**

## Expenses Summary

ANNUAL TAXES

\$8,364

PROPERTY MANAGEMENT FEE (3%)

\$4,014

LANDSCAPING/SNOW REMOVAL

\$1,800

INSURANCE

\$8,500

REPAIRS + MAINTENANCE

\$3,500

### Operating Expenses

**\$26,178**

### Net Operating Income

**\$110,022**

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# ADDITIONAL PHOTOS

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# FLOOR PLAN

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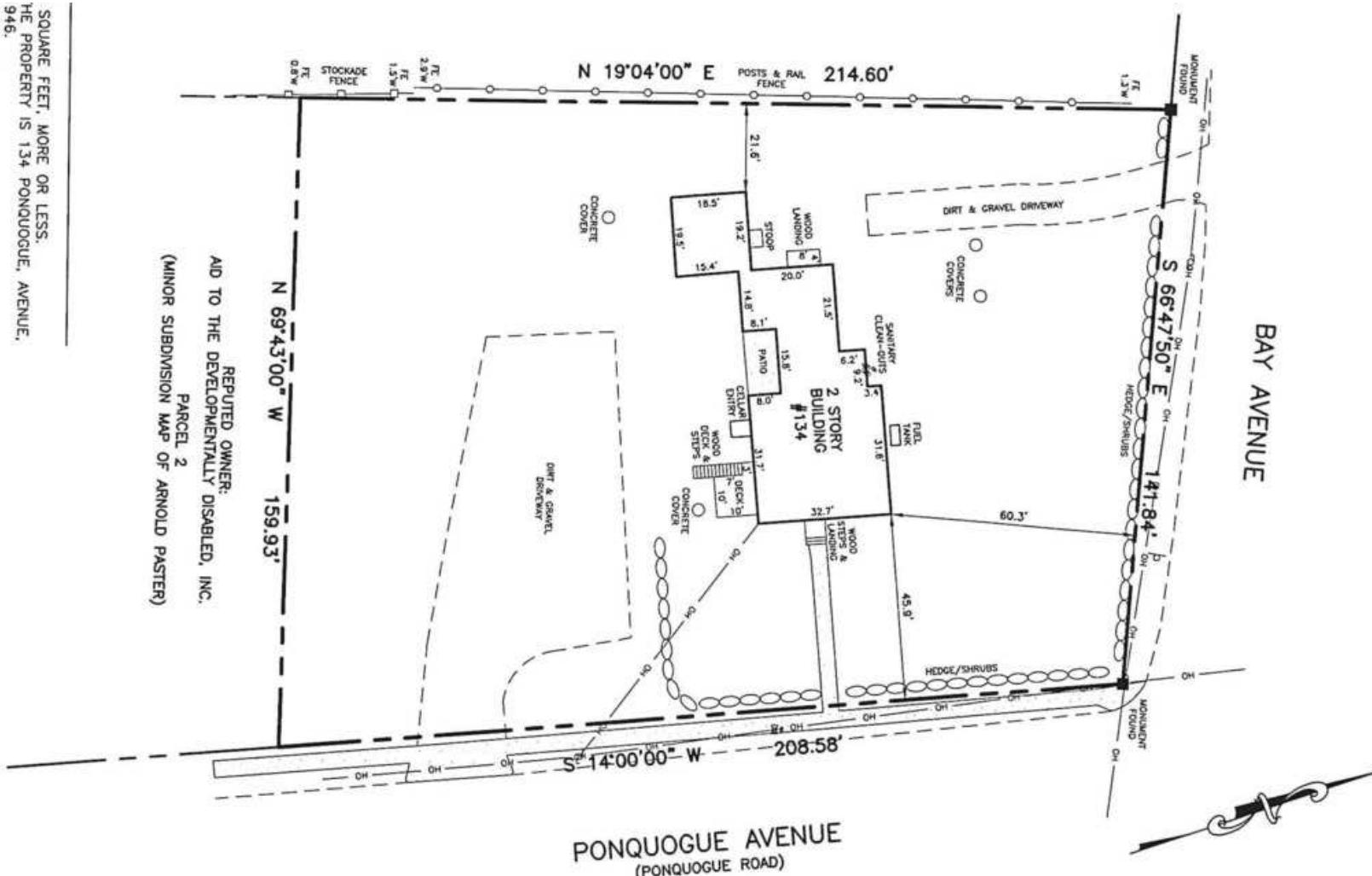
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# ADDITIONAL PHOTOS

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STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE, AND THEREFORE, ARE NOT INTENDED TO GUIDE IN THE ERECTION OF FENCES, WALLS, PATIOS, ADDITIONS TO BUILDINGS AND ANY OTHER CONSTRUCTION AS A PART OF THIS SURVEY. EASEMENTS, RIGHTS-OF-WAY, IF ANY, ARE NOT SHOWN. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS A PART OF THIS SURVEY. CERTIFICATIONS ON THIS SURVEY SLIGHTLY CONTRADICT THE STATE OF NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS MADE TO PERSONS FOR WHOM THE SURVEY IS PREPARED, TO THE TITLE COMPANY OF THE SURVEY. SOLE CERTIFICATIONS INDICATED HEREON ARE NOT TRANSFERABLE.



SQUARE FEET, MORE OR LESS,  
THE PROPERTY IS 134 PONQUOGUE, AVENUE,  
11946.  
ENVIRONMENTAL CONDITIONS WERE NOT  
MADE A PART OF THE SURVEY.  
DESIGNATED AS PARCEL 1 ON THE MINOR  
IRVING PASTER, APPROVED BY THE  
LANNING BOARD ON OCTOBER 20, 1977.

REPUTED OWNER:  
AID TO THE DEVELOPMENTALLY DISABLED, INC.  
PARCEL 2  
(MINOR SUBDIVISION MAP OF ARNOLD PASTER)

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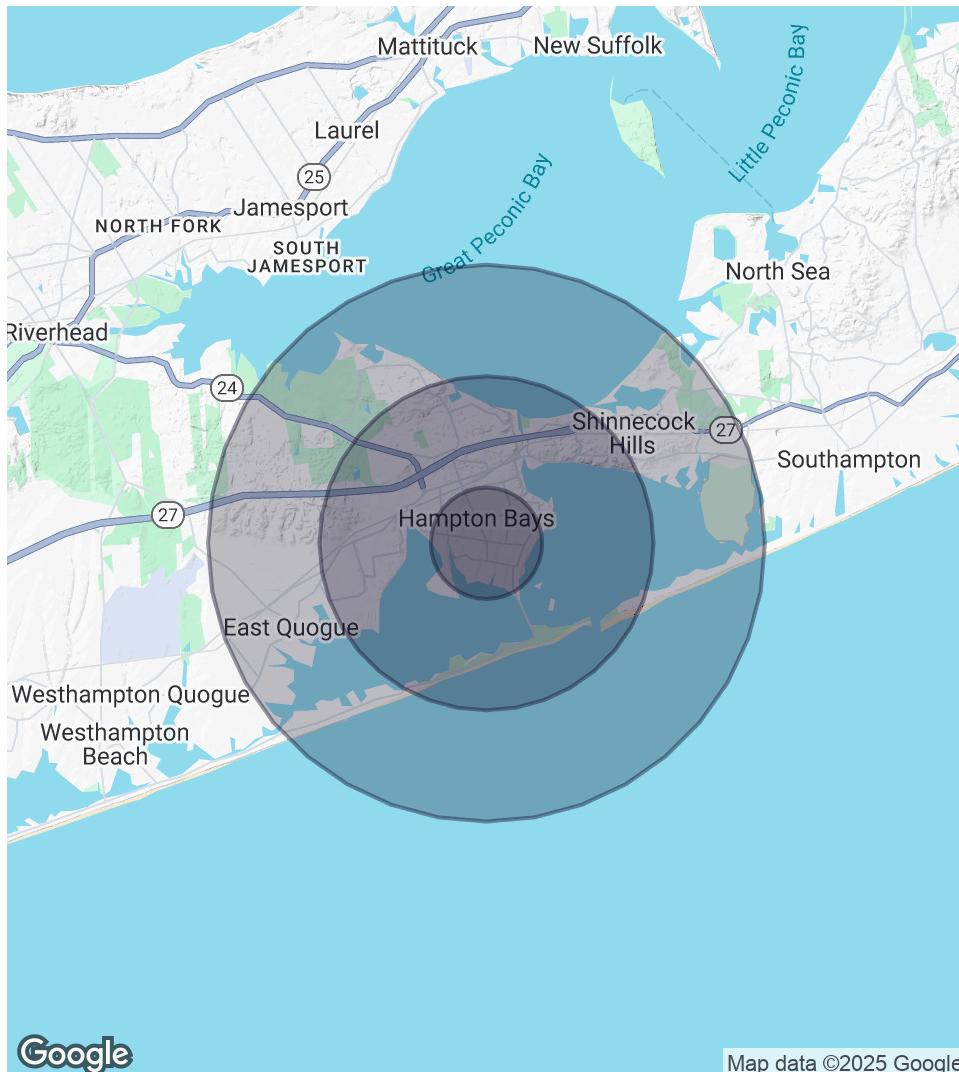
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# DEMOGRAPHICS MAP & REPORT

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## 1 Mile Radius

### Population

6,320

### Households

2,310

### Average HH Income

\$169,076

## 3 Miles Radius

### Population

18,082

### Households

6,776

### Average HH Income

\$160,094

## 5 Miles Radius

### Population

25,540

### Households

9,655

### Average HH Income

\$158,072

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## We Are Commercial Real Estate

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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.