

# OFFERING MEMORANDUM | MULTI-FAMILY INVESTMENT

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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

<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>	\$1,550,000.00

See pages 8 for income 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:

**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

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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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# ADDITIONAL PHOTOS

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# FLOOR PLAN

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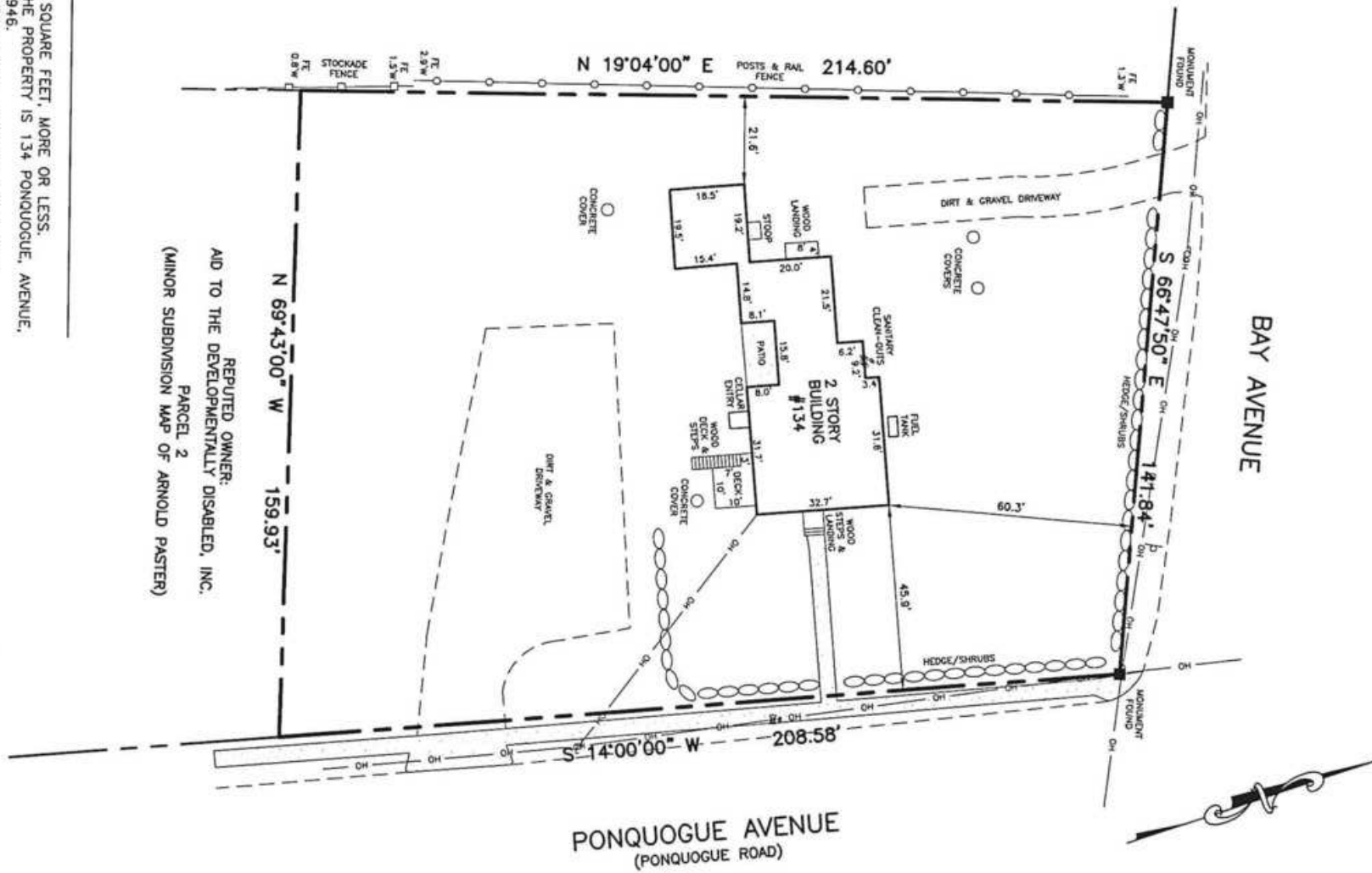
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Structures to the property lines are for a specific purpose and use, and therefore, are not intended to guide in the erection of fences, walls, pools, patios, additions to buildings, and any other construction as a part of this survey. Easements, Right-of-Way of record, if any, are not shown. Property corner monuments were not placed as a part of this survey. Certifications on this survey apply to the date of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the survey is prepared. To the title of this survey, said certifications indicated hereon are not transferable.



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

SQUARE FEET, MORE OR LESS,  
THE PROPERTY IS 134 PONQUOGUE AVENUE,  
946.  
VIRONMENTAL CONDITIONS WERE NOT  
OF THE SURVEY.  
DESIGNATED AS PARCEL 1 ON THE MINOR  
ARNOLD PASTER, APPROVED BY THE  
PLANNING BOARD ON OCTOBER 20, 1977.

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134 POQUOGUE PROFORMA					
CURRENT RENTAL INCOME	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION	EXPENSES	ANNUAL
APARTMENT 1	\$3,500.00	\$42,000.00	5/18/2026	PROPERTY TAX	\$8,702.00
APARTMENT 2	\$2,800.00	\$33,600.00	3/31/2027	INSURANCE	\$8,256.00
APARTMENT 3	\$4,250.00	\$51,000.00	MONTH TO MONTH	OIL HEAT (TEANT PAYS %)	\$3,800.00
<b>TOTALS:</b>	<b>\$10,550.00</b>	<b>\$126,600.00</b>		WATER & SEWER	\$2,500.00
				<b>TOTAL</b>	<b>\$23,258.00</b>
PROJECTED RENTAL INCOME	MONTHLY RENT	ANNUAL RENT			
APARTMENT 1	\$4,000.00	\$48,000.00		ACTUAL NOI	\$103,342.00
APARTMENT 2	\$3,500.00	\$42,000.00		<b>PROJECTED NOI</b>	<b>\$121,942.00</b>
APARTMENT 3	\$4,600.00	\$55,200.00			
<b>TOTALS:</b>	<b>\$12,100.00</b>	<b>\$145,200.00</b>			

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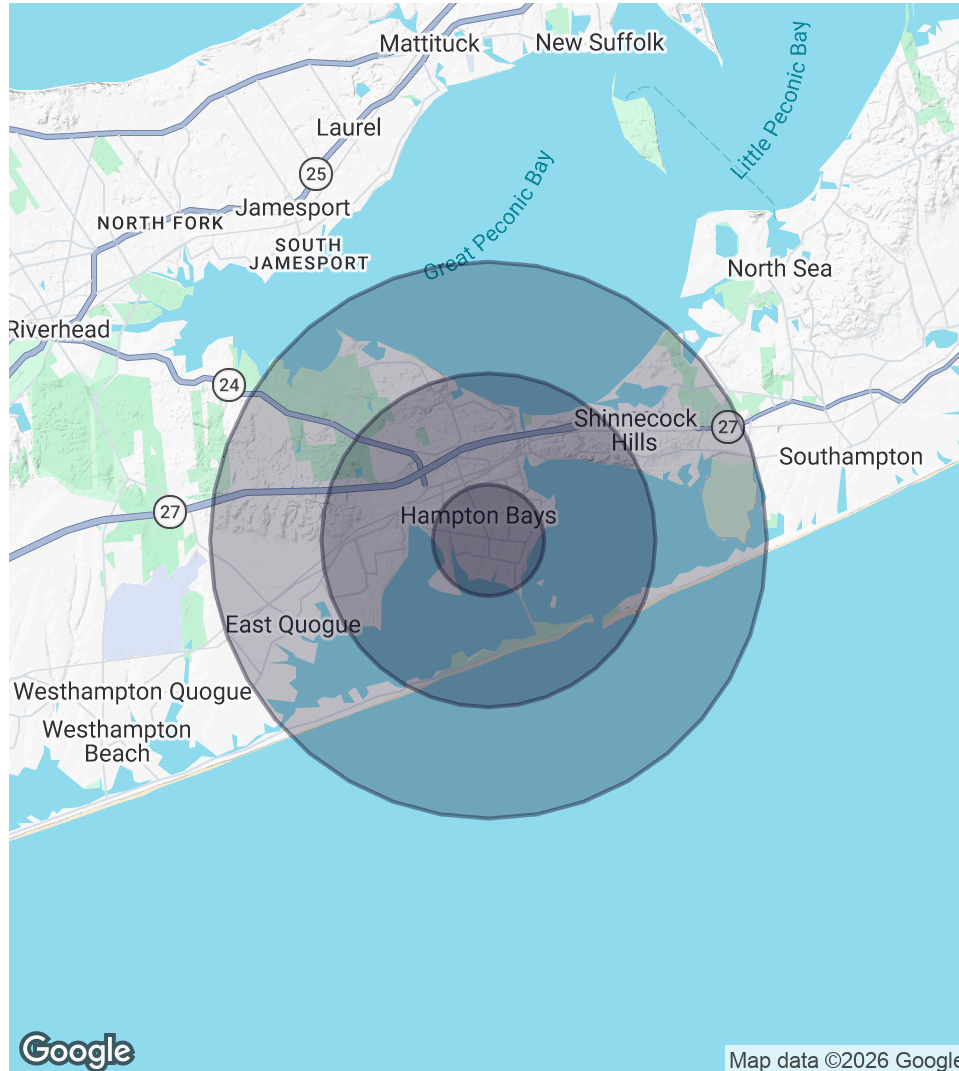
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# DEMOGRAPHICS MAP & REPORT

134 Ponquogue Ave | Hampton Bays, New York 11946



## 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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