

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

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

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Kimberly Cammarata

Licensed Associate Real Estate Broker
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COMPLETE HIGHLIGHTS

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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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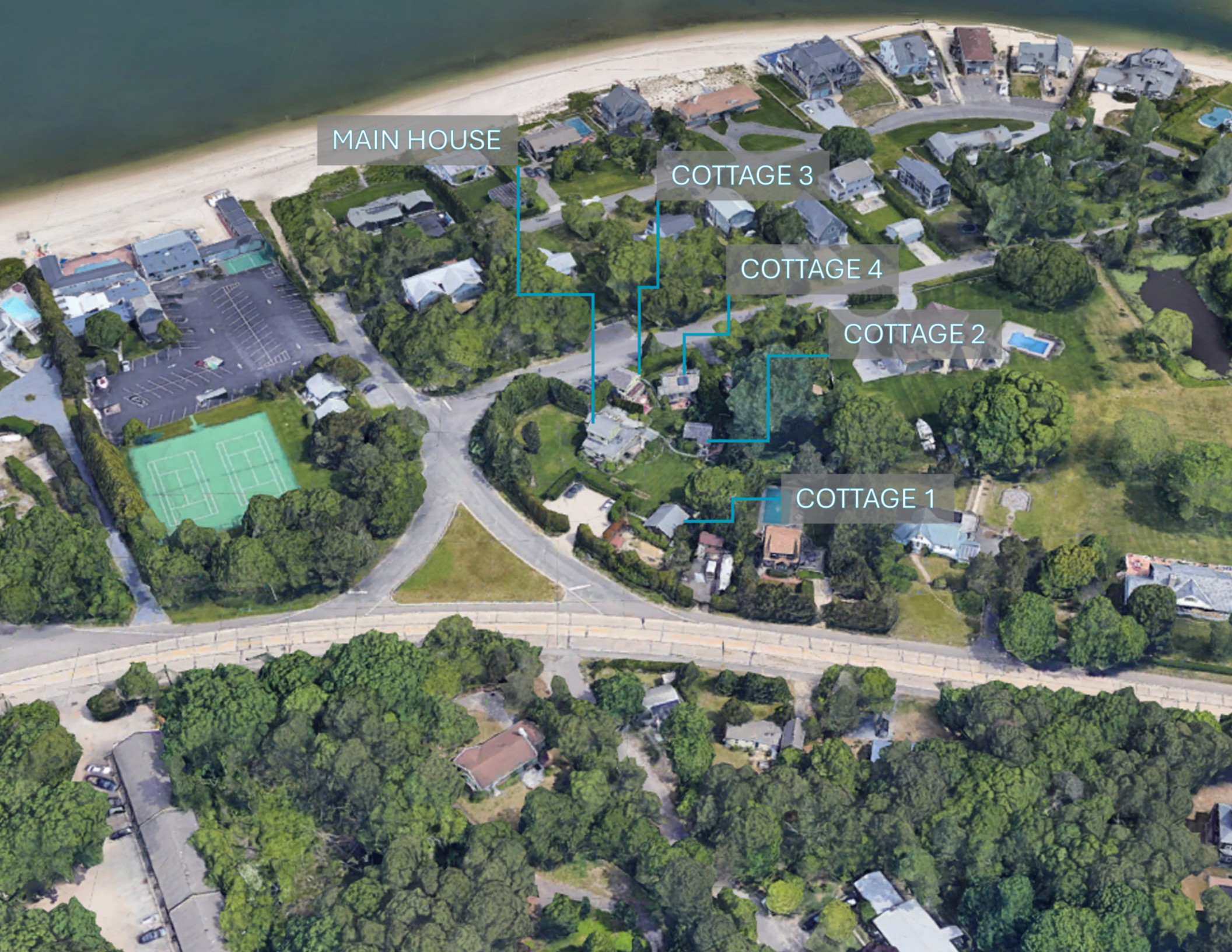
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MAIN HOUSE

COTTAGE 3

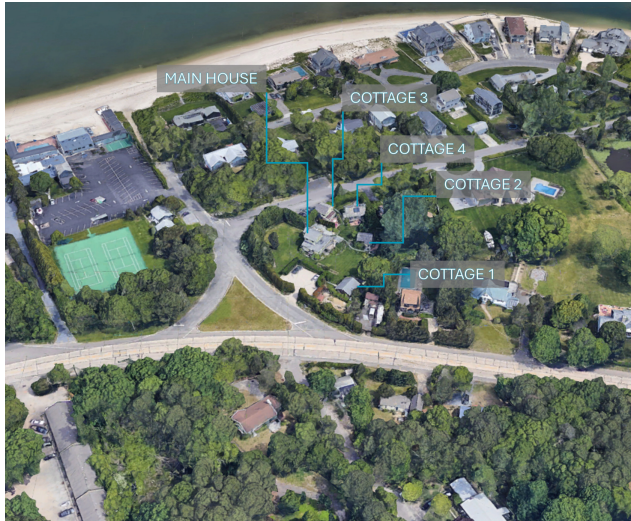
COTTAGE 4

COTTAGE 2

COTTAGE 1

ADDITIONAL PHOTOS

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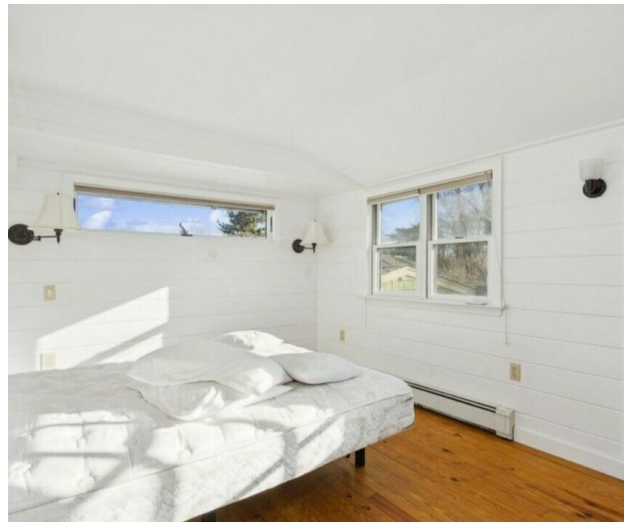
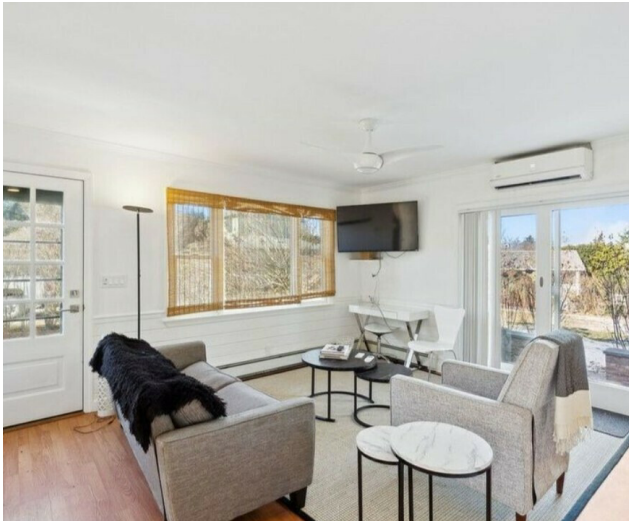
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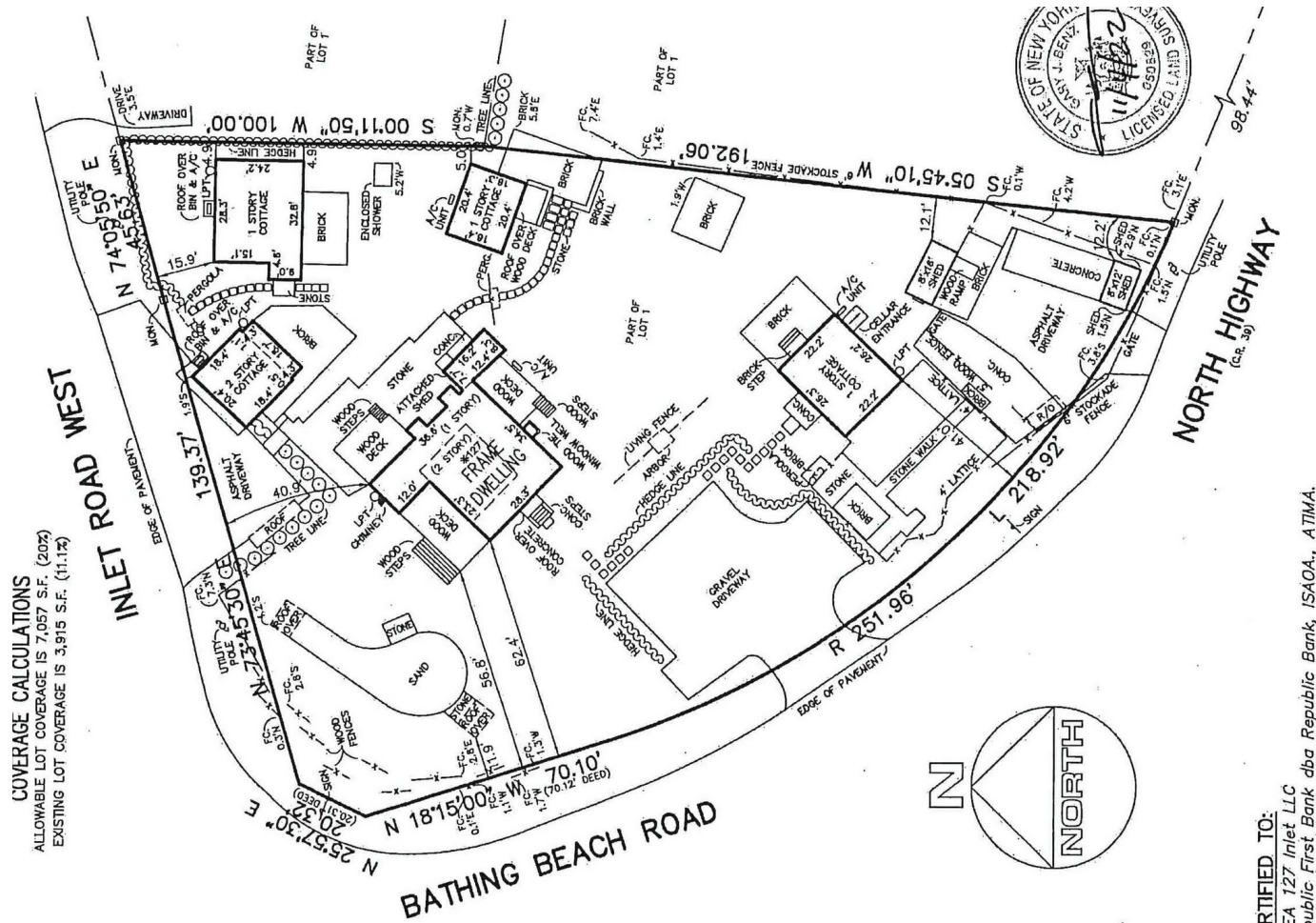
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PROPERTY SURVEY

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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
TOTALS:	\$19,800.00	\$237,600.00		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	TOTAL	\$39,442.00
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	PROJECTED NOI	\$248,558.00
TOTALS:	\$24,000.00	\$288,000.00			

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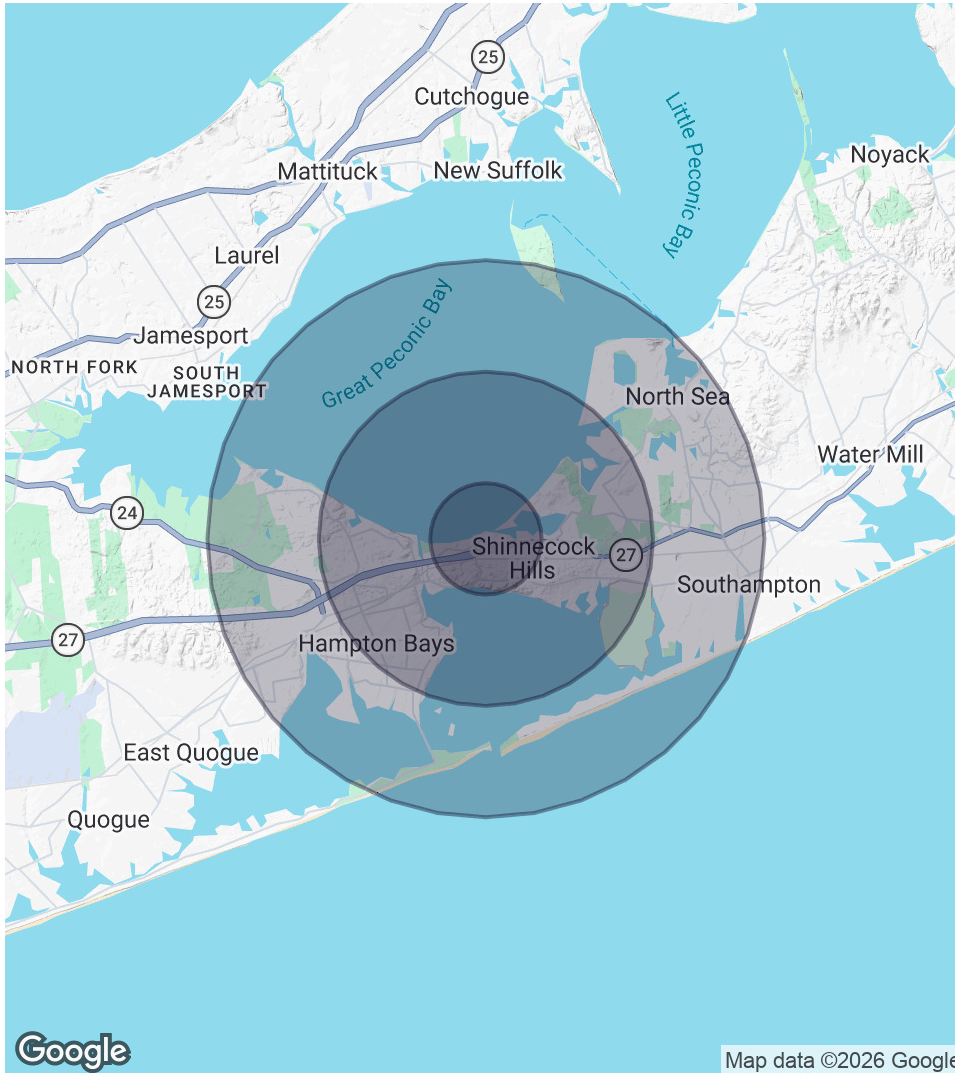
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DEMOGRAPHICS MAP & REPORT

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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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