

148 S 6Th Street, Easton 18042-4438

MLS® #: 698145

County: Northampton

DOM: 11

CDOM: 11

LP: \$770,000

OLP: \$770,000

Area: 78 - Easton

Status: Available

Comments:

SubDiv: Not in Development

## OpenHouse Information

Type	Date	Time	Description
Public Open House	08/16/2022	5:45PM - 6:40PM	



## Remarks

\$68,340 Gross, \$59,876 Net, 7.6% CAP with tenants paying all utilities. Situated on a large lot within walking distance to Crayola and in the heart of Easton, this set of 3 townhouses include modern kitchens, fresh paint, new windows, new carpet, new appliances, updated utilities, a slate roof, & original refinished hardwood floors. Each townhouse comes with a gorgeous backyard, beautiful views, an open floor plan, 2BRs, washer/dryer 1st FL, & a large NYC LOFT-style 3rd FL bonus room that can be a study or 3rd BR. The rear includes a 2-car garage with storage. "Easy to own" asset with lease structure so that tenants pay the water, sewer, & trash. Easton's economic renaissance has hundreds of millions in new construction retail, apartments, & a 400+ car parking garage. Sold "As is," WITH CLEAN CO (currently being completed). Property can be purchased with an adjoining fully occupied, turn-key, 5-unit building next door at 142 S 6th Street.

## Agent/Office Information

Agent:	James J. Reardon	Lic#: RS342638	Agent Ph:	(484) 866-2495
Agent 2nd Ph:			Agent Email:	j.r@thetgteam.com
Office:	EXP Realty LLC	Lic#: RB067456	Office Ph:	(888) 397-7352
Address:	1 South Third St, Ste 203, Easton PA, 18042		Ofc Fax:	(412) 360-7875
Sub Agency:		Buy Agency: 2	Trans Brkr:	
Association:	MLS		Dual/Var:	Yes

## General Information

Prop Type:	Investment Property	Sub Prop:	Apartment Style, Row-End Unit, Row/Townhouse	
Beds:	6	Baths:	1 (1 0)	Appr SF: 2,196
Yr Built:	1900	Lot Acres:	0.096	SF Src: Tax Records
Price/SF:	\$350.64			Lot SF: 4,180
Cross St:	Lehigh Street			School D: Easton
List Dt:	08/04/2022	Entry Dt:	08/04/2022	Tax ID: L9SE2D 3 8 0310
Occ Typ:	Tenant			Pend Dt:
Occupy:	1 + Year, All Deposits			Ph Show: 4848662495
Owner Nm:	Owner of Record			Exp Dt: 08/04/2023
Spc Cond:	Not Applicable			Own Ph:
Show Inst:	Call James Reardon - Limited showings due to multiple tenants.			
Directions:	148 S 6th Street, Easton, PA.			

## Listing Information

#Stories:	2.0	Pub Int:	Yes	VOW Cons:	No
Prk Spc:	4 Large 2 car garage and 2 spaces behind, plenty of			Parking:	Garage Large 2 car garage and 2 spaces behind
Lot Dims:				Construct:	Other
Zn Cde:	R-HD-RESIDENTIAL - HIGH DENSITY			Dd/Dc ID:	2022013462
Features:	Hardwood				

## Unit Information

Unit	Bds	Bths	SF	Rms	Rent	Occ	Description	Unit	Bds	Bths	SF	Rms	Rent	Occ	Description
5					\$175	No	Car Garage	4					\$175	Yes	Car Garage
3	2	1		7	\$1,650	Yes	Large units with W	2	2	1		7	\$1,795	Yes	Large units with W
Dishwasher, Oven/Range, Washer/Dryer, Microwave, Refrigerator								Dishwasher, Oven/Range, Washer/Dryer, Microwave, Refrigerator							
1	2	1		7	\$1,900	Yes	Large units with W								
Dishwasher, Oven/Range, Washer/Dryer, Microwave, Refrigerator															

Unit Totals: Efficiency: Total Units: 3  
 2 Beds: 3

Heat Typ: <b>Baseboard Base board heating</b>	Cool: <b>Wall AC</b>
Water: <b>Public</b>	Sewer: <b>Public</b>

Financial Information			
Cnty Taxes: <b>\$417.96</b>	Mun Taxes: <b>\$965.57</b>	Cnty Asmt: <b>\$38,700.00</b>	Oth Exp:
Manage:	Maintenance: <b>\$1,500</b>	Sch Taxes: <b>\$2,580.52</b>	Taxes:
Trash Rem: <b>\$1 Paid by tenants.</b>		Lawn/Snow: <b>\$1,000</b>	Ttl Taxes: <b>\$3,964.05</b>
Electric: <b>\$1 No owners electric</b>		Heat: <b>\$1 Baseboard heat, paid by tenants</b>	
Water/Sewer: <b>\$1 Paid by tenants</b>		Insurance: <b>\$2,000 Estimated</b>	
Gross Inc: <b>\$68,340 Actual Gross - Tenants pay water, sewer, trash.</b>		Gas: <b>\$0</b>	
Net Inc: <b>\$59,876 Actual Net - Tenants pay water, sewer, trash.</b>		Operate Exp: <b>\$8,464 Owner has limited expense as tenants are billed for al utilities.</b>	
Poss Finance: <b>Cash, Conventional</b>			

CRS Tax			
Tax ID: <b>L9SE2D 3 8 0310</b>	Prop Type: <b>RESIDENTIAL</b>	City Tax: <b>\$965.57</b>	
Address: <b>148 6Th Street, Easton 18042-4438</b>		Cnty Tax: <b>\$417.96</b>	
County: <b>Northampton</b>	Bedrooms:	Ttl Tax: <b>\$3,964.04</b>	
Sub-d:	Baths:	Ap Impv: <b>\$51,000.00</b>	
SF: <b>2,196</b>	Lot Dim:	Ttl Asmnt: <b>\$38,700.00</b>	
Water: <b>PUBLIC</b>	Gas: <b>PUBLIC</b>	Ap Land: <b>\$26,400.00</b>	
Impv Type: <b>SPECIAL/OTHER</b>	Sewer: <b>PUBLIC</b>	Ap Ttl Tx: <b>\$77,400.00</b>	
Road Type: <b>PAVED</b>	Year Built: <b>1900</b>		
Owner: <b>Lehigh Valley Private Equity Fund Llc</b>	Owner 2:		
Owner Add: <b>5000 W Tilghman St Ste 24 Allentown PA 18104-9121</b>			
Land Use: <b>2 -4 Family, Residential</b>			
Legal: <b>Block: 3 /Lot: 8 /School District: 03-Easton Area /Fuel Type: Electric /Outbuilding Value: 2410</b>			

Property History					
Date	Time	Prev Value	New Value	Change Type	Changed By
08/04/2022	10:33 am		A	New Listing	JREARDON

Photos

