

32 2Nd Street, Allentown City 18101-1933MLS® #: **696971**

County:

LehighDOM: **32**CDOM: **32**LP: **\$425,000**OLP: **\$425,000**Area: **13 - Allentown-Central**Status: **Available**

Comments:

SubDiv: **Not in Development**Remarks

10% Projected cap at asking price. \$56400 gross income \$43393 net income. Both apartments in pristine condition. 1st floor 2 bedroom living room/dining, kitchen bath. rented at 1100 to long term tenant--should be \$1250 plus. Apartment 1 has access to the yard with large, covered porch. Apartment 2 upstairs on 2nd and 3rd floor is 3/4 BDR's with all new flooring and paint rented at \$1600. Tenants pay electric and heat. Oversized garage/warehouse in great condition. Rent the garage and lot across street for \$2000. Or build on the lot as it is zoned high density residential. Roof is 4 years old. Owner will order the City CO inspection. Great for an end user to use garage and get the residential income. Truly great property near the new waterfront project and close to the center of Allentown. The empty lot across alley from garage is part of the sale- 30 N Bryan St PA APN 640731996333 001 zoned residential--can build or use as parking for garage.

Agent/Office InformationAgent: **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**Ofc Fax: **(412) 360-7875**Address: **1 South Third St, Ste 203, Easton PA, 18042**

Sub Agency:

Buy Agency: **2**

Trans Brkr:

Dual/Var: **No**Comments: **Agents will split the commission equally-2% each**Association: **MLS**General InformationProp Type: **Investment Property**Sub Prop: **Both Halves**Beds: **6**Baths: **2 (2 0)**Appr SF: **2,132**SF Src: **Tax Records**Yr Built: **1885**Lot Acres: **0.066**Lot SF: **2,892**Lot Src: **Tax Records**Price/SF: **\$199.34**School D: **Allentown**

Cross St:

Tax ID: **640741098844001**List Dt: **07/14/2022**Entry Dt: **07/16/2022**

Pend Dt:

Exp Dt: **10/31/2022**Occ Typ: **Tenant**

Ph Show:

Occupy: **1 + Year**Owner Nm: **Williams James M**

Own Ph:

Spc Cond: **Not Applicable**

Agent Rmks: **The rents for residence are actuals and with the great conditions can be higher--1st floor tenant been there for years she should be 1250 plus; he had the garage and lot rented at 1800 2 years ago but has been using it for his storage.**

Call me to show--qualified and serious buyers only please

For any offers add the empty lot parcel 30 N Bryan St PA APN 640731996333 001 zoned residential-

Show Inst: **Tenants in both apartments. Large garage is now empty. To show seller wants only pre-qualified buyers, call James to confirm.**

Directions: **Hamilton St. to N2nd St. GPS**

Listing Information#Stories: **2.5**Pub Int: **Yes**VOW Cons: **No**Prk Spc: **2 street parking**Parking: **Off Site on street**

Lot Dims:

Construct: **Brick**Zn Cde: **R-MH-MEDIUM HIGH DENSITY RESIDENTIAL**Dd/Dc ID: **2018032283**Features: **Patio, Wall-to-Wall Carpet**Unit Information

Unit	Bds	Bths	SF	Rms	Rent	Occ	Description	Unit	Bds	Bths	SF	Rms	Rent	Occ	Description
3	0	0		2	\$2,000	No	Oversized--garage.	2	3	1		7	\$1,600	Yes	Could be 4 BD's ne

Oven/Range, Microwave, Refrigerator

1	2	1		5	\$1,100	Yes	1st. floor apartmer
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Oven/Range, Microwave, Refrigerator

Unit Totals: Efficiency: Total Units: 3
 2 Beds: 1
 3 Beds: 1

Utility Information	
Heat Typ: Baseboard Tenants pay for heat	Cool: No Air
Water: Public	Sewer: Public

Financial Information			
Cnty Taxes: \$283.00	Mun Taxes: \$560.00	Cnty Asmt: \$70,300.00	Oth Exp:
Manage: \$4,750	Maintenance: \$2,800	Sch Taxes: \$1,622.00	Taxes:
Trash Rem: \$0 In the city taxes		Lawn/Snow:	Ttl Taxes: \$2,457.00
Electric: \$550 common area lights		Heat: \$0 Tenants pay for heat	
Water/Sewer: \$1,800 In Allentown you can charge back the tenants for water		Insurance: \$2,200	
Gross Inc: \$56,400 The projected numbers are based on the actual residential rents and the garage and empty lot can be rented together for at least \$2000		Gas: \$0 No gas	
Net Inc: \$43,393		Operate Exp: \$14,007 The taxes include the lot taxes and all the projected expenses--this was managed by owner	

Poss Finance: **Cash, Conventional**

Tax ID: 640741098844001		CRS Tax	
Address: 32 2Nd Street, Allentown 18101-1933		Prop Type: RESIDENTIAL	
County: Lehigh		Bedrooms:	City Tax: \$450.44
Sub-d:		Baths:	Cnty Tax: \$265.73
SF: 2,132	Acres:	Lot Dim: 17.5 X 170	Ttl Tax: \$2,227.87
Water:	Electric:	Gas:	Ap Impv: \$63,100.00
Impv Type: RESIDENTIAL CONV 2 APTS		Sewer:	Ttl Asmnt: \$70,300.00
Road Type:		Year Built: 1885	Ap Land: \$7,200.00
Owner: Williams James M		Owner 2:	Ap Ttl Tx: \$70,300.00
Owner Add: 1601 31St St Sw Allentown PA 18103-6434			
Land Use: Residential Conv 2 Apts			
Legal: Property Address: 0032 N 2Nd St /Tile Number: 476014B/School District: Allentown School District /Family Rooms: 0			

Property History					
Date	Time	Prev Value	New Value	Change Type	Changed By
07/19/2022	1:10 am	ANS	A	New Listing	MATRIXSYSTEM
07/16/2022	9:04 pm		ANS	Active No Showings	JREARDON

Photos

