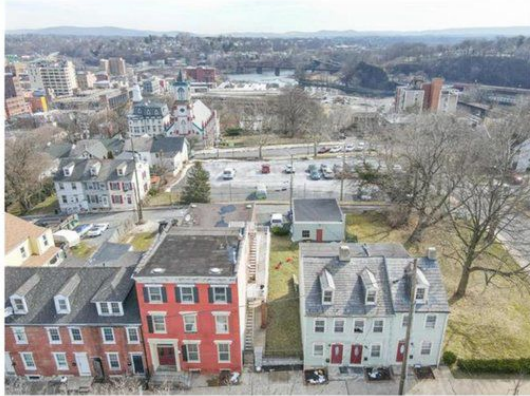


142 S 6Th Street, Easton 18042-4446MLS® #: **698148**County: **Northampton**DOM: **11**CDOM: **11**LP: **\$765,000**OLP: **\$765,000**Area: **78 - Easton**Status: **Available**

Comments:

SubDiv: **Not in Development****OpenHouse Information**

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

Remarks

\$68,700 Gross, \$58,750 Net, 7.7% CAP with tenants paying all utilities. This ALL BRICK 5-unit multi-family STUNNER includes updated kitchens, fresh paint, new windows, new carpet, new/well-maintained appliances, updated utilities, updated plumbing, one (1) large 2-BR, two (2) updated 1-BRs, and two (2) unique 1-BR "NYC-Style" Loft Apartments with spiral staircases with balcony access [MUST SEE PHOTOS]. All units have been renovated or updated and the property is impeccably maintained. Water is separately metered, tenants pay for water, sewer, & trash. The property is in the heart of Easton within walking distance of the downtown circle, 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, 3-unit townhouse Multi, next door @ 148 S 6th Street.

Agent/Office Information

Agent: **James J. Reardon** Lic#: **RS342638**
 Agent 2nd Ph:
 Office: **EXP Realty LLC** Lic#: **RB067456**
 Address: **1 South Third St, Ste 203, Easton PA, 18042**
 Sub Agency: Buy Agency: **2**
 Association: **MLS**

Agent Ph: **(484) 866-2495**
 Agent Email: **j.r@thetgteam.com**
 Office Ph: **(888) 397-7352** Ofc Fax: **(412) 360-7875**
 Trans Brkr: Dual/Var: **Yes**

General Information

Prop Type: **Investment Property** Sub Prop: **Apartment Style, Detached**
 Beds: **6** Baths: **5 (5 0)** Appr SF: **4,000** SF Src:
 Yr Built: **1900** Lot Acres: **0.106** Lot SF: **4,620** Lot Src:
 Price/SF: **\$191.25** School D: **Easton**
 Cross St: **Lehigh Street** Tax ID: **L9SE2D 3 9 0310**
 List Dt: **08/04/2022** Entry Dt: **08/04/2022** Pend Dt: Exp Dt: **08/04/2023**
 Occ Typ: **Tenant** Ph Show: **4848662495**
 Occupy: **1 + Year, All Deposits**
 Owner Nm: **Owner of Record** Own Ph:
 Spc Cond: **Not Applicable**
 Agent Rmks: **Limited showings due to tenancy.**
 Directions: **142 S 6th Street, Easton PA**

Listing Information

#Stories: **3.0** Pub Int: **Yes** VOW Cons: **No**
 Prk Spc: **3 3 paved parking spaces in rear** Parking: **Off Site 3 paved parking spaces in rear**
 Lot Dims: Construct: **Brick**
 Zn Cde: **R-HD-RESIDENTIAL - HIGH DENSITY** Dd/Dc ID: **2022013461**
 Features: **Fire Escape**

Unit Information

Unit	Bds	Bths	SF	Rms	Rent	Occ	Description	Unit	Bds	Bths	SF	Rms	Rent	Occ	Description
5	1	1		5	\$1,025	Yes	ACTUAL 1025, Mar	4	1	1		5	\$1,025	Yes	ACTUAL 1025, Mar
Oven/Range, Microwave, Refrigerator								Oven/Range, Microwave, Refrigerator							
3	2	1		7	\$1,275	Yes	ACTUAL, Large 2 B	2	1	1		5	\$1,200	Yes	Tenant at \$550 & V
Oven/Range, Microwave, Refrigerator								Oven/Range, Microwave, Refrigerator							
1	1	1		5	\$1,200	Yes	Renovated & re-re								
Oven/Range, Microwave, Refrigerator															

Unit Totals: Efficiency: Total Units: 5
 1 Beds: 4
 2 Beds: 1

Utility Information
 Heat Typ: **Baseboard Tenants pay all heat - Many new baseboards recently installed.** Cool: **Wall AC**
 Water: **Public** Sewer: **Public**

Financial Information
 Cnty Taxes: **\$543.24** Mun Taxes: **\$1,254.99** Cnty Asmt: **\$50,300.00** Oth Exp:
 Manage: Maintenance: **\$1,500** Sch Taxes: **\$3,354.00** Taxes:
 Trash Rem: **\$1 Paid by tenants** Lawn/Snow: **\$800** Ttl Taxes: **\$5,152.23**
 Electric: **\$500 LED Owners lights.** Heat: **\$1 Baseboard, tenants pay heat.**
 Water/Sewer: **\$1 Paid by tenants, separated water** Insurance: **\$2,000**
 Gross Inc: **\$68,700 Market is higher** Gas: **\$0**
 Net Inc: **\$58,750 All separated utilities, paid by tenants.** Operate Exp: **\$9,952 Easy ownership with tenants paying all utilities.**
 Poss Finance: **Cash, Conventional**

CRS Tax
 Tax ID: **L9SE2D 3 9 0310** Prop Type: **RESIDENTIAL**
 Address: **142 6Th Street, Easton 18042-4446** City Tax: **\$1,254.99**
 County: **Northampton** Bedrooms: Cnty Tax: **\$543.24**
 Sub-d: Baths: Ttl Tax: **\$5,152.23**
 SF: **4,000** Acres: **0.11** Lot Dim: Ap Impv: **\$72,800.00**
 Water: **PUBLIC** Electric: **PUBLIC** Gas: **PUBLIC** Ttl Asmnt: **\$50,300.00**
 Impv Type: **SPECIAL/OTHER** Sewer: **PUBLIC** Ap Land: **\$27,800.00**
 Road Type: **PAVED** Year Built: **1900** Ap Ttl Tx: **\$100,600.00**
 Owner: **Lehigh Valley Private Equity Fund Llc** Owner 2:
 Owner Add: **5000 W Tilghman St Ste 24 Allentown PA 18104-9121**
 Land Use: **2 -4 Family, Residential**
 Legal: **Block: 3 /Lot: 9 /School District: 03-Easton Area /Fuel Type: Electric**

Property History

Date	Time	Prev Value	New Value	Change Type	Changed By
08/04/2022	10:35 am		A	New Listing	JREARDON

Photos

