

133 CATTELL STREET

Easton, Pennsylvania 18042

7-Unit Multifamily + 3 Detached Garages

Owner: Cattell Corner LLC | Acquired: January 2023

1. PROPERTY DETAILS

Address	133 Cattell Street, Easton, PA 18042
Municipality	City of Easton, Northampton County, PA
Tax ID	L9NE2C 18 11 0310
Zoning	CHSCO – College Hill with Street Corridor Overlay
Property Type	Multi-family residential
Year Built	Circa 1900
Construction	3-story wood frame; vinyl siding; stone and brick foundation
Building Sq Ft	4,154 SF above grade
Lot Size	3,354 SF
Units	7 residential apartments + 3 detached single-car garages
Unit Mix	2 Studios, 1 Two-Bedroom, 4 One-Bedrooms
Parking	3 detached garages (separately leased)

2. UNIT DESCRIPTIONS

Unit	Type	Description
Unit 1	Studio	1st floor studio apartment
Unit 2	2 Bedroom	2nd floor two-bedroom apartment
Unit 3	1 Bedroom	2nd floor one-bedroom apartment
Unit 4	1 Bedroom	3rd floor one-bedroom apartment
Unit 5	1 Bedroom	3rd floor one-bedroom apartment
135 Cattell	Studio	Private entrance, corner unit studio
424 March St	1 Bedroom	Private entrance, one-bedroom with porch
Garage 1	Single-car garage	Detached garage
Garage 2	Single-car garage	Detached garage
Garage 3	Single-car garage	Detached garage

3. CURRENT RENT ROLL

Unit	Type	Monthly Rent	Annual Rent
Unit 1	Studio	\$1,150	\$13,800
Unit 2	2 Bedroom	\$1,400	\$16,800
Unit 3	1 Bedroom	\$1,250	\$15,000
Unit 4	1 Bedroom	\$1,225	\$14,700
Unit 5	1 Bedroom	\$1,225	\$14,700
135 Cattell	Studio	\$1,100	\$13,200
424 March St	1 Bedroom w/ Porch	\$1,300	\$15,600
Garage 1	Garage	\$100	\$1,200
Garage 2	Garage	\$100	\$1,200
Garage 3	Garage	\$95	\$1,140
TOTAL		\$8,945/mo	\$107,340/yr

Note: Scheduled rents reflect projected full occupancy, including market rents for two currently vacant units (424 March St and Unit 5). Current lease documentation available with executed confidentiality agreement.

4. OPERATING EXPENSES (ANNUAL)

Expense	Annual Amount	Notes
Property Taxes	\$9,000	City of Easton + Northampton County + EASD
Insurance	\$6,500	Current policy
Utilities	\$4,300	Owner pays water, sewer, trash and gas. Tenants pay electric.
Landscaping & Snow Removal	\$1,550	
Fire Alarm Monitoring	\$800	Whole-building system
Legal Fees, Licenses & Permits	\$850	Includes annual City of Easton apartment registration
TOTAL	\$23,000	

Note: Expenses above reflect currently documented annual costs. Capital expenditures and non-recurring repairs are not included in operating expenses.

5. NET OPERATING INCOME

Total Annual Rent Roll	\$107,340
Total Annual Operating Expenses	\$23,000
Net Operating Income (NOI)	\$84,340 (Projected full occupancy)
Expense Ratio	~21.4%

Note: Opportunity exists to further increase rents to market levels.

6. BUILDING SYSTEMS & MECHANICAL

Heating	Electric baseboard heaters per unit (individually controlled, tenant-paid)
Hot Water	Central gas-fired American 50-gallon direct vent water heater; installed June 2016; owner-paid
Cooling	No central air conditioning
Electric	100-amp main breaker per unit; separate meters (tenant-paid); Cutler Hammer & Siemens subpanels
Plumbing	Copper supply; cast iron and PVC waste
Water	Public – City of Easton (owner-paid)
Sewer	Public – City of Easton (owner-paid)
Gas	UGI – one meter for water heater only (owner-paid)
Trash	City of Easton (owner-paid)
Roof	Combination: original slate (front/mansard sections) + flat asphalt + architectural shingles
Foundation	Stone and brick
Fire Alarm	Whole-building system installed 2009; centrally monitored (Cooper Technology Group)
Fire Extinguishers	On site; annually inspected and certified
Smoke Detectors	Present in all units
Chimney	Removed 2022 (prior to acquisition)
Garages	3 detached single-car garages; all new doors 2025; roof repaired 2025

7. CAPITAL IMPROVEMENTS SINCE ACQUISITION (JAN 2023 – PRESENT)

The following improvements have been completed since the property was acquired in January 2023. Figures are based on documented contractor invoices and receipts; additional materials and miscellaneous repairs bring the actual total higher. Full documentation is available upon request to qualified buyers.

Year	Area / Project	Scope of Work	Approx. Cost
2023	Unit 1, Exterior & Common Spaces	Complete unit renovation; full exterior refresh; common area repairs and building cleanout	~\$29,200
2023	Unit 5	Complete renovation: new flooring, full repaint, fixtures, repairs throughout	~\$8,600
2023	General / Building	Miscellaneous repairs, materials, and handyman work throughout year	~\$1,300
2023 Total			~\$39,100
2024	Unit 424 (424 March St)	Complete renovation: floor leveling, new flooring throughout, full repaint, repairs	~\$6,000
2024	Units 424 & 3	New appliances installed in both units	Included above
2024	Common Areas / Building	General contractor repairs and building maintenance	~\$4,000

2024 Total			~\$10,000
2025	Units 1 & 2	General repairs, touch-ups, and maintenance	~\$1,500
2025	All 3 Garages	Full garage renovation: thorough roof repair, all new doors, full repaint	~\$4,000
2025	Building	NFPA 72 fire alarm inspection and certification	Additional
2025 Total			~\$5,500+
TOTAL 2023-2025			~\$55,000+

Note: All figures are approximate based on available documentation. Totals do not include all miscellaneous materials purchases and smaller repairs made throughout the ownership period. Full contractor invoices and receipts available upon request.

8. NOTABLE PRE-ACQUISITION IMPROVEMENTS (PER PURCHASE RECORDS)

The following improvements were documented in the property records at time of acquisition and are provided for informational context:

Year	Area	Work Completed
2009	Building	Whole-building fire alarm system installed
2010	Building	Cast iron radiators removed; electric foyer heat installed
2011	Building	Two rear roof sections repaired/painted
2012	Building	Sidewalk repairs
2016	Building	Flat roof sections replaced; hot water heater replaced (50-gal gas, direct vent)
2019	Building	New gutters front and side; tree removal
2021	Building	Siding and metal trim repairs
2022	Building	Basement repair; siding; emergency lighting; chimney removal
2022	Unit 135	Total rebuild following fire damage: new framing, siding, windows, kitchen, bath, electrical
2022	Multiple Units	Fire rated entry doors (Units 4, 5); kitchen and bedroom lighting upgrades
2019–2022	Unit 424	New AC unit; new exterior door; new 3-bay windows

9. TENANCY OVERVIEW

The property has 7 residential units and 3 garages. Some units are currently occupied under lease agreements. Full lease documentation will be provided to qualified buyers upon execution of a confidentiality agreement or agreement of sale.

Lease Types	Full year written lease agreements.
Security Deposits	On file for all occupied units
Tenant Payment Status	All occupied tenants current on rent as of listing date
Active Disputes	None
Verbal Side Agreements	None
Lease Copies	Available to qualified buyers upon request

10. SERVICE PROVIDERS

Landscaping & Snow Removal	Bryan — contact available upon request
Fire Alarm Monitoring	Cooper Technology Group — Dave Cooper — dcooper@coopertechnologygroup.com
Water & Sewer	City of Easton Public Works
Electric	Met-Ed (PPL)
Natural Gas	UGI
Trash & Recycling	City of Easton

11. LOCATION

133 Cattell Street is located in the College Hill neighborhood of Easton, Pennsylvania — one of the city's most desirable residential areas. The property sits on a hilltop overlooking the Delaware River and is within walking distance of Lafayette College, generating consistent rental demand from students, faculty, young professionals, and long-term residents.

Easton is the county seat of Northampton County and sits at the confluence of the Delaware and Lehigh Rivers. The city has experienced significant downtown revitalization and is part of the broader Lehigh Valley metropolitan area.

This document is provided for informational purposes only. All information is provided to the best of owner's knowledge and is subject to verification by buyer. Full documentation available upon request.

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