

## **31 Tremont Street and 4 Gardner Road, Cambridge, MA**

### **31 Tremont Street:**

**Unit 1.** \$2,475 a month. Lease through 8/31/19.

**Unit 2.** \$1,500 a month. Tenant at will.

**Unit 3.** \$1,600 a month. Lease through 5/31/19. (Leaving end of April)

**Unit 4.** \$1,600 a month. Tenant at will.

**Unit 5.** \$2,700 a month. Lease expired May 2018.

**Unit 6.** \$1,600 a month. Tenant at will.

Coin-op washer and dryer in basement of 31 Tremont included in sale.

### **4 Gardner Road:**

**Unit 1.** \$1,350 a month. Tenant at will.

**Unit 2.** \$3,350 a month. Lease through 8/31/19.

The two pair of washer-dryer in basement of 4 Gardner Road do not belong to seller.

**Known Annual Expenses for 31 Tremont and 4 Gardner Road:**

Common electric	\$554
Trash	\$1,680
Water & Sewer	\$3,629
Insurance	\$9,766
2019 tax bill	\$19,053.22

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31 Tremont Unit 5 has an on demand hot water system and forced hot air HVAC with central AC. Unit renovated circa 2015.

4 Gardner Road Unit 2 has forced hot air HVAC with central AC. Unit renovated circa 2013.

4 Gardner Road Unit 1 steam heating system replaced in 2019.

All tenants pay their own gas and electric bills.