



**MLS # 71317408 - New**  
**Multi Family - 3 Family - 3 Units Up/Down**

**22 Gardner St**  
**Salem, MA 01970-4854**  
**Essex County**

List Price: **\$349,999**

Total Floors: **3**  
 Total Units: **3**  
 Total Rent: **\$2,945**  
 Grade School:  
 Middle School:  
 High School:  
 Directions: **Lafayette or Canal to Gardner**

Total Rooms: **17**  
 Total Bedrooms: **6**  
 Total Bathrooms: **3f 0h**  
 Total Fireplaces: **0**

**Remarks**

**Salem State area 3-family with off-street parking for 6 vehicles. All units 2 bedrooms & 1 bathroom on separate systems. All lease agreements are TAW. Some exterior deferred maintenance, interior is fine. Slate/rubber roof, vinyl exterior, excellent location between the University and downtown historic Salem.**

**Property Information**

Approx. Living Area: <b>3257 sq. ft.</b>	Approx. Acres: <b>0.09 (3920 sq. ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat/Cool Zones: <b>3/</b>	Parking Spaces: <b>6</b> Off-Street, Paved Driveway
Living Area Source: <b>Public Record</b>	Heat/Cool Units: <b>/</b>	Approx. Street Frontage:
Living Area Disclosures:		

**Annual Expenses for Fiscal Year Ending 12/10**

Heating: \$	Repair & Maintenance: <b>\$530</b>	Management: \$	Gross Income: <b>\$35340</b>
Gas: \$	Trash Removal: \$	Miscellaneous: <b>\$884</b>	Gross Expenses: <b>\$9552</b>
Electricity: \$	Sewer: <b>\$683</b>	Ann. Prop. Oper. Data: <b>No</b>	Net Income: <b>\$24021</b>
Water: <b>\$683</b>	Insurance: <b>\$1350</b>	Annual Expense Source: <b>Other (See Remarks)</b>	

**Unit Descriptions**

<b>Unit #1</b>							
Rooms: <b>6</b>	Bedrooms: <b>2</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>1</b>	Rent: <b>1100</b>	Lease: <b>Yes</b>
<b>Unit #2</b>							
Rooms: <b>6</b>	Bedrooms: <b>2</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>2</b>	Rent: <b>945</b>	Lease: <b>Yes</b>
<b>Unit #3</b>							
Rooms: <b>5</b>	Bedrooms: <b>2</b>	Bathrooms: <b>1f 0h</b>	Fireplaces: <b>0</b>	Levels: <b>1</b>	Floor: <b>3</b>	Rent: <b>900</b>	Lease: <b>Yes</b>

**Features**

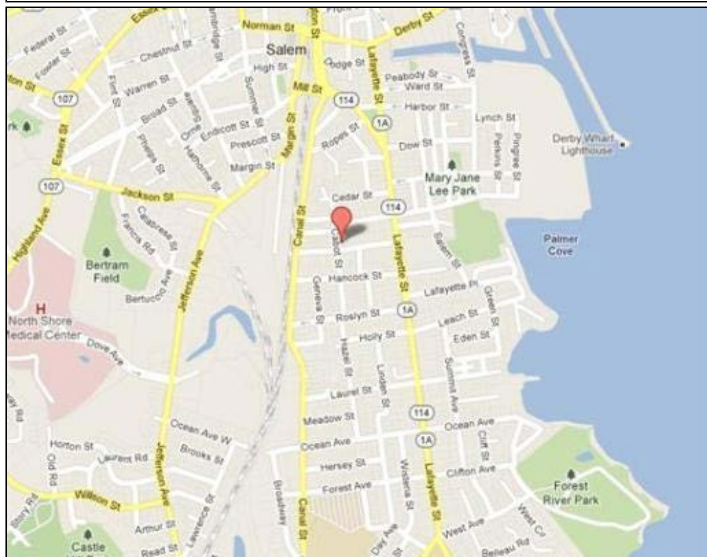
Area Amenities: **Public Transportation, T-Station, University**  
 Basement: **Yes Full, Interior Access**  
 Beach: **Yes Harbor, Ocean, Walk to**  
 Beach Ownership: **Public**  
 Beach - Miles to: **1/2 to 1 Mile**  
 Construction: **Frame**  
 Electric: **Circuit Breakers**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Gutters**  
 Flooring: **Wood, Tile, Vinyl**  
 Foundation Size: **0**  
 Foundation Description: **Fieldstone**  
 Hot Water: **Varies Per Unit**  
 Lot Description: **Corner, Paved Drive**  
 Road Type: **Public, Publicly Maint.**  
 Roof Material: **Slate, Rubber**  
 Sewer Utilities: **City/Town Sewer**  
 Terms: **Contract for Deed**  
 Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **No**  
 Disclosures: **Please allow ample time for contracts as sellers do not reside in the United States**  
 Exclusions: **Tenants personal belongings**  
 Lead Paint: **Unknown**  
 UFFI: **Unknown** Warranty Features: **Yes**  
 Year Built: **1915** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:  
 Short Sale w/Lndr.App.Reg: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:34 L:0016**  
 Assessed: **\$360,300**  
 Tax: **\$5423** Tax Year: **2011**  
 Book: **10705** Page: **443**  
 Cert:  
 Zoning Code: **R2**  
 Map: Block: Lot:



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[www.BostonsNorthShore.com](http://www.BostonsNorthShore.com)



BRIAN DAPICE  
 KELLER WILLIAMS COMMERCIAL  
 978.882.4651

## 22 Gardner Street, Salem MA 01970 Additional Notes

- (1) There was a small title issue that has been cleared up on this property.
- (2) No history of any Lead Paint Certifications for any of the three units.
- (3) All three Units leased Tenant At Will:
  - 1<sup>st</sup> Floor – as of March 1, 2011
  - 2<sup>nd</sup> Floor – as of September 15, 2010
  - 3<sup>rd</sup> Floor – as of July 1, 2010
- (4) Legal 3-family dwelling zoned R2 with 6 off-street parking spaces.
- (5) The property does not appear to require Flood Insurance.
- (6) The complete package is available online at [www.BrianDapice.com/downloads/22Gardner.pdf](http://www.BrianDapice.com/downloads/22Gardner.pdf), which includes: the MLS listing details, Quitclaim Deed, Lead Paint Disclosure, unofficial Field Card, a letter from town stating legal use and a flood map.
- (7) Current owners reside in Syria, listing agents contact is in Los Angeles, CA – please allow ample time for communication when handling contracts.
- (8) Keller Williams Realty does not guarantee utilities to be completely separate.
- (9) No owner’s financial statement on-hand, see attached verified and/or projected income & expenses.

<b>Reconstructed Operating Statement 22 Gardner Street, Salem MA 01970</b>				
<b>Notables</b>	<b>Unit</b>	<b>Total ft<sup>2</sup></b>	<b>Monthly</b>	<b>Annually</b>
First Floor	1	unmsrd	\$1,100	\$13,200
Second Floor	2	unmsrd	\$945	\$11,340
Third Floor	3	unmsrd	\$900	\$10,800
				<b>Scheduled Gross Income</b>
				\$35,340
5%				<b>Vacancy Credit</b>
				\$1,767
				<b>Adjusted Gross Income</b>
				\$33,573
				<b>Misc. Income</b>
				\$0
				<b>Laundry Income</b>
				\$0
				<b>Effective Gross Income</b>
				\$33,573
<b>Expenses</b>				
Fiscal year 2011		Taxes	\$5,423	
estimated (80% LTV)		Insurance	\$1,350	
estimated (2.5%)		Snow Removal	\$884	
actual		Water / Sewer	\$1,365	
estimated (1.5%)		Maint / Misc	\$530	
			Total Expenses	\$9,552
			<b>Net Operating Income</b>	\$24,021
Expense Ratio		28%		

Brian Dapice - 978.882.4651 - [www.BrianDapice.com](http://www.BrianDapice.com)

I, Marie E. Hall

of Salem, Essex

County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One Hundred Sixty Two Thousand Five Hundred and 00/100 (\$162,500.00) Dollars

grants to Zaher Bdiwi, Trustee of Gardner Street Nominee Trust u/d/t February 14, 1991 and recorded herewith

of 4 Blaney Street, Salem, Massachusetts

with quitclaim covenants

the land in said Salem with the buildings thereon, situated on

[Description and encumbrances, if any]

22 Gardner Street, bounded and described as follows:

SOUTHERLY by Gardner Street, about forty-two (42) feet and one and two tenths (1.2) inches;

WESTERLY by Cabot Street about ninety-eight and six tenths (98.6) feet;

NORTHERLY by land now or formerly of Gardner about thirty-eight (38) feet and one and two tenths (1.2) inches; and

EASTERLY by land now or formerly of Currier, about ninety-eight and six tenths (98.6) feet.

Said premises being shown as a portion of Lot #33 on plan recorded with Essex South District Deeds, Book 751, Page 300.

Being the same premises conveyed to me by deed of Patrick E. Hurley and Elaine E. Hurley, husband and wife, as tenants by the entirety dated May 24, 1978 and recorded with the Essex South District Registry of Deeds in Book 6475, Page 383.

PROPERTY ADDRESS: 22 Gardner Street, Salem, MA 01970

1991 FEB 14 PM 3:42

000312

DEEDS REG 10  
ESSEX SOUTH  
02/14/91  
**CANCELLED**  
TAX 741.00  
CASH 741.00  
8941A000 15:38  
EXCISE TAX

Witness my hand and seal this 14th day of February 19 91

*William J. Lundregan*  
Witness

*Marie E. Hall*  
Marie E. Hall

The Commonwealth of Massachusetts

Essex ss.

February 14 1991

Then personally appeared the above named Marie E. Hall

and acknowledged the foregoing instrument to be her free act and deed, before me

*William J. Lundregan*  
Notary Public — ~~Justice of the Peace~~  
William J. Lundregan  
My Commission Expires 7/26 1996

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

## PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

### Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):  
 (i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_  
 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):  
 (i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).  
 Lead Inspection Report;  Risk Assessment Report;  Letter of Interim Control;  Letter of Compliance  
 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's or Lessee Purchaser's Acknowledgment (initial)

- (c) \_\_\_\_\_ Purchaser or lessee purchaser has received copies of all documents checked above.  
 (d) \_\_\_\_\_ Purchaser or lessee purchaser has received no documents.  
 (e) \_\_\_\_\_ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.  
 (f) \_\_\_\_\_ Purchaser or lessee purchaser has (check (i) or (ii) below):  
 (i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
 (ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

- (g) BD Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.  
 (h) \_\_\_\_\_ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligations to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller Gardner Street Nominee Trust	Date	Seller	Date
Purchaser	Date	Purchaser	Date
Agent Brian Dapice	Date 7-18-11	Agent	Date
Address of Property / Unit 22 Gardner Street, Salem, MA 01970			

CLPPP Form 94-3, 6/30/94, Rev. 12/10

11

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22 Gardner

# Health and Human Services



August 18, 2011

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[▶ Mass.Gov Home](#) [▶ State Agencies](#) [▶ State Online Services](#)

## Lead Safe Homes

Search Criteria:

Town **SALEM**  
Partially typed StreetName : **Gardner**  
Typed Street Number : **22**

**Please select one from below to view the details:**

No records are found. Please try another combination.

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## Unofficial Property Record Card - Salem, MA

### General Property Data

Parcel ID <b>34-0016-0</b>	Account Number <b>0</b>
Prior Parcel ID <b>52 --</b>	Property Location <b>22 GARDNER STREET</b>
Property Owner <b>NOT AVAILABLE</b>	Property Use <b>Three Fam.</b>
Mailing Address	Most Recent Sale Date <b>2/14/1991</b>
City	Legal Reference <b>10705-443</b>
Mailing State	Grantor <b>GARDNER STREET NOMINEE TRUST</b>
Zip	Sale Price <b>162,500</b>
ParcelZoning <b>R2</b>	Land Area <b>0.090 acres</b>

### Current Property Assessment

Card 1 Value	Building Value <b>254,000</b>	Xtra Features Value <b>0</b>	Land Value <b>106,300</b>	Total Value <b>360,300</b>
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### Building Description

Building Style <b>Multi-Garden</b> # of Living Units <b>3</b> Year Built <b>1915</b> Building Grade <b>Average</b> Building Condition <b>Good</b> Finished Area (SF) <b>3257</b> Number Rooms <b>18</b> # of 3/4 Baths <b>0</b>	Foundation Type <b>Brick/Stone</b> Frame Type <b>Wood</b> Roof Structure <b>Gable</b> Roof Cover <b>Slate</b> Siding <b>Vinyl</b> Interior Walls <b>Plaster</b> # of Bedrooms <b>9</b> # of 1/2 Baths <b>0</b>	Flooring Type <b>Hardwood</b> Basement Floor <b>Concrete</b> Heating Type <b>Forced H/W</b> Heating Fuel <b>Oil</b> Air Conditioning <b>0%</b> # of Bsmt Garages <b>0</b> # of Full Baths <b>3</b> # of Other Fixtures <b>0</b>
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### Legal Description

### Narrative Description of Property

This property contains 0.090 acres of land mainly classified as Three Fam. with a(n) Multi-Garden style building, built about 1915 , having Vinyl exterior and Slate roof cover, with 3 unit(s), 18 room(s), 9 bedroom(s), 3 bath(s), 0 half bath(s).

### Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



**CITY OF SALEM - MASSACHUSETTS**

KEVIN T. DALY  
City Solicitor  
508-745-0500

Legal Department  
93 Washington Street  
Salem, Massachusetts 01970

LEONARD F FEMINO  
Assistant City Solicitor  
508-921-1990

December 3, 1990

William H. Munroe,  
Inspector of Buildings  
City of Salem  
Salem, MA 01970

Re: 22 Gardner Street

Dear Mr. Munroe:

Please be advised that I have examined various documentation relative to the use of the above-described premises as a three-family dwelling. I have examined numerous Affidavits from abutters, a letter from the City Assessors Office and extensive Census documentation.

Based on my review of the documentation, it is my opinion that this dwelling was a lawful three-family residence prior to the adoption of the City Zoning Ordinance in 1965. It is my opinion that this dwelling should be afforded the protection of Section VIII (E) of the aforementioned ordinance relative to non-conforming uses and this dwelling's current use a three-family unit is permissible.

Thank you for your attention to this matter.

Very truly yours,

  
Kevin T. Daly,  
City Solicitor

KTD/amt

coswai  
(hand delivered)

RECEIVED  
CITY OF SALEM, MASS.  
DEC 5 8 16 AM '90

BUILDING DEPT



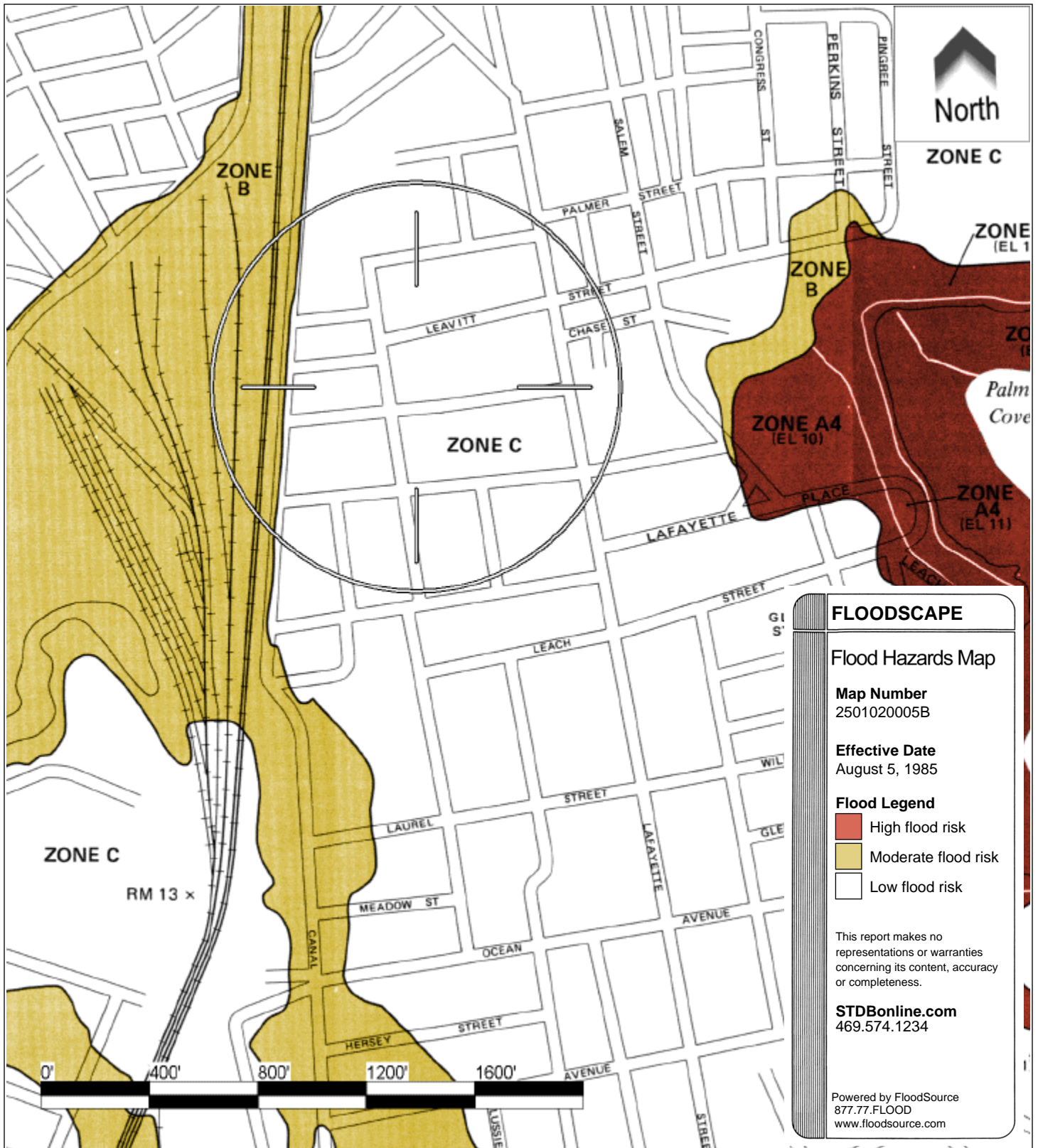
**STDBONLINE.com**

**FLOODSOURCE  
FLOODSCAPE™**



**PROPERTY ADDRESS:**

22 Gardner St, Salem, MA 01970-4854



**FLOODSCAPE**

**Flood Hazards Map**

**Map Number**  
2501020005B

**Effective Date**  
August 5, 1985

**Flood Legend**

- High flood risk
- Moderate flood risk
- Low flood risk

This report makes no representations or warranties concerning its content, accuracy or completeness.

**STDBonline.com**  
469.574.1234

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877.77.FLOOD  
www.floodsource.com

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