

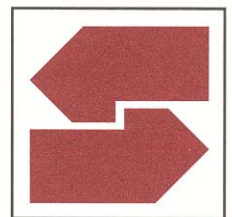
# Comps for Southeastern, MA 1<sup>st</sup> Quarter 2009 Prepared by Michael Giancola

## Industrial

Date: 1/7/09  
Type of Property: Industrial Warehouse  
Address: 55 Cabot Blvd., Mansfield, MA  
Buyer: Tyco Valves & Controls LP  
Seller: RFP Lincoln Cabot LLC & Lincoln Cabot LLC  
Lot Size: 10 Acres  
Building Size: 119,066 SF  
Price: \$9,075,000 **\$76.22 SF**  
Notes:

Date: 1/12/09  
Type of Property: Industrial Warehouse  
Address: 100 Riggensch Road, Fall River, MA  
Buyer: 100 Riggensch Road LLC  
Seller: 100 Riggensch LLC  
Lot Size: 2.5 Acres  
Building Size: 24,000 SF  
Price: \$572,502 **\$23.85 SF**  
Notes:

Date: 1/12/09  
Type of Property: Trucking Warehouse  
Address: 150 Riggensch Road, Fall River, MA  
Buyer: 150 Riggensch Road LLC  
Seller: Riggensch Realty & Alan Biszko  
Lot Size: 1.58 Acres  
Building Size: 4,000 SF  
Price: \$95,417 **\$23.85 SF**  
Notes:



SOUTHEAST  
COMMERCIAL  
REAL ESTATE, INC

Date: 1/12/09  
Type of Property: Manufacturing Building  
Address: 1250 Wilson Road, Fall River, MA  
Buyer: Wilson Road LLC  
Seller: 1250 Wilson Road LLC  
Lot Size: 1.46 Acres  
Building Size: 18,000 SF  
Price: \$429,377 **\$23.85 SF**  
Notes:

Date: 1/21/09  
Type of Property: Manufacturing Building  
Address: 14 South Street, New Bedford, MA  
Buyer: 14 South Street LLC  
Seller: Speck Realty LLC  
Lot Size: 35,729 SF  
Building Size: 12,930 SF  
Price: \$700,000 **\$54.13 SF**  
Notes:

Date: 1/23/09  
Type of Property: Commercial Warehouse  
Address: 1477 Bedford Street, Abington, MA  
Buyer: 1477 Bedford St LLC & Douglas Troupe  
Seller: Abington Transfer Station LLC & Paul Barry  
Lot Size: 6.91 Acres  
Building Size: 9,060SF  
Price: \$1,550,000 **\$171.08 SF**  
Notes:

Date: 1/27/09  
Type of Property: Industrial Warehouse  
Address: 1450 Brayton Avenue, Fall River, MA  
Buyer: Quaker Brayton Acquisitions LLC  
Seller: Quaker Fabric Corp Fall & RAS Mgmt. Advisors  
Lot Size: 8.5 Acres  
Building Size: 164,219 SF  
Price: \$6,000,000 **\$36.53 SF**  
Notes:

Date: 1/27/09  
Type of Property: Manufacturing Building  
Address: 81 Ferry Street, Fall River, MA  
Buyer: Lee Francis LLC  
Seller: Quaker Fabric Corp Fall & RAS Mgmt Advisors  
Lot Size: 8.3 Acres  
Building Size: 194,097 SF  
Price: \$1,100,000 **\$5.66 SF**  
Notes:

Date: 1/27/09  
Type of Property: Manufacturing Building  
Address: 387 Quarry Street, Fall River, MA  
Buyer: Quaker Quarry LLC  
Seller: Quaker Fabric Corp Fall & RAS Mgmt Advisors  
Lot Size: 3.64 Acres  
Building Size: 67,011 SF  
Price: \$2,500,000 **\$37.30 SF**  
Notes:

Date: 1/30/09  
Type of Property: Commercial Warehouse  
Address: 2160-2170 South Main Street, Fall River, MA  
Buyer: David Procaccini  
Seller: IB Property Holdings LLC  
Lot Size: 12,637 SF  
Building Size: 4,320 SF  
Price: \$125,000 **\$28.93 SF**  
Notes:

Date: 2/9/09  
Type of Property: Commercial Warehouse  
Address: 665-667 Orchard Street, New Bedford, MA  
Buyer: 14 South Street LLC  
Seller: Stor U Self of New Bedford LP  
Lot Size: 1.22 Acres  
Building Size: 111,248 SF  
Price: \$385,000 **\$3.46 SF**  
Notes:

Date: 2/17/09  
Type of Property: Industrial Warehouse  
Address: 51 Penn Street, Fall River, MA  
Buyer: GMB Penn Street LLC  
Seller: Enlon Inc  
Lot Size: 6.33 Acres  
Building Size: 39,304 SF  
Price: \$2,800,000 **\$71.23 SF**  
Notes:

Date: 3/3/09  
Type of Property: Commercial Warehouse  
Address: 19 Marconi Lane, Marion, MA  
Buyer: LRMH RT & Lars Olson  
Seller: Elizabeth Boyd  
Lot Size: 25,502 SF  
Building Size: 3,990 SF  
Price: \$350,000 **\$87.71 SF**  
Notes:

Date: 2/20/09  
Type of Property: Manufacturing Building  
Address: 132 Sykes Road, Fall River, MA  
Buyer: Zheng 15527 Parking & Exchange Authority LLC  
Seller: JLN RT & Richard Tobin  
Lot Size: 5.3 Acres  
Building Size: 78,750 SF  
Price: \$1,382,000 **\$17.54 SF**  
Notes:

Date: 3/4/09  
Type of Property: Commercial Warehouse  
Address: 30 Harry kemp Way, Provincetown, MA  
Buyer: Adrienne & Shane Burhoe  
Seller: Ka Hur Enterprises  
Lot Size: 10,629 SF  
Building Size: 1,803 SF  
Price: \$450,000 **\$249.58 SF**  
Notes: Contains 2 buildings

## General Commercial

Date: 1/2/09  
Type of Property: Gas Station  
Address: 1196 Sandwich Road, Falmouth, MA  
Buyer: Christys of Cape Cod LLC  
Seller: H & B Petroleum Inc  
Lot Size: 56,887 SF  
Building Size: 2,436 SF  
Price: \$2,275,000 **\$933.90 SF**  
Notes:

Date: 1/12/09  
Type of Property: Retail  
Address: 686 Broadway, Raynham, MA  
Buyer: SQL Brothers LLC  
Seller: Maria & Pietro Panettieri  
Lot Size: 21,780 SF  
Building Size: 6,300 SF  
Price: \$650,000 **\$103.17 SF**  
Notes:

Date: 1/23/09  
Type of Property: Auto Sales  
Address: 500 Brockton Avenue, Abington, MA  
Buyer: McClellan RT & William McClellan  
Seller: Brockton Avenue RT & Joseph Sacchetti  
Lot Size: 37,488 SF  
Building Size: 1,960 SF  
Price: \$175,000 **\$89.28 SF**  
Notes:

Date: 1/23/09  
Type of Property: Restaurant  
Address: 1131 Sandwich Road, Bourne, MA  
Buyer: Sagamore Inn RT & Beverly Hand  
Seller: Pagliarani RT & Joseph Pagliarani  
Lot Size: 2 Acres  
Building Size: 3,984 SF  
Price: \$650,000 **\$163.15 SF**  
Notes:

Date: 2/2/09  
Type of Property: Retail  
Address: 133 Centre Street, Middleboro, MA  
Buyer: John W Rea & Thomas Waterman  
Seller: Fed Center RT & Charles Clarke  
Lot Size: .15 Acres  
Building Size: 5,415 SF  
Price: \$100,000 **\$18.46 SF**  
Notes:

Date: 1/30/09  
Type of Property: Parking Lot  
Address: 1680 Acushnet Avenue, New Bedford, MA  
Buyer: Gypsum Board Committee LLC  
Seller: Acushnet Ave 1680-1690 RI & Carlos Texeira  
Lot Size: 5,212 SF  
Price: \$635,000 **\$121.83 SF**  
Notes:

Date: 1/30/09  
Type of Property: Auto Repair  
Address: 78 North Main Street, Carver, MA  
Buyer: JMP RT & Jonathan Porkka  
Seller: IB Property Holdings LLC  
Lot Size: 1.11 Acres  
Building Size: 4,908 SF  
Price: \$400,000 **\$81.49 SF**  
Notes:

Date: 2/2/09  
Type of Property: Mixed Use  
Address: 640-642 County Street, New Bedford, MA  
Buyer: Jai Balaji LLC  
Seller: Janet & William Macomber  
Lot Size: 2,518 SF  
Building Size: 3,001 SF  
Price: \$220,000 **\$73.30 SF**  
Notes:

Date: 2/3/09  
Type of Property: Retail  
Address: 184 Dartmouth Street, New Bedford, MA  
Buyer: Thomas C Rex  
Seller: Bruce E Rex  
Lot Size: 10,590 SF  
Building Size: 3,480 SF  
Price: \$110,000 **\$31.60 SF**  
Notes:

Date: 2/18/09  
Type of Property: Office Building  
Address: 229 Main Street, Easton, MA  
Buyer: 229 Easton Main Street LLC  
Seller: North Easton Savings Bank  
Lot Size: 28,395 SF  
Building Size: 3,028 SF  
Price: \$550,000 **\$181.63 SF**  
Notes:

Date: 2/13/09  
Type of Property: Office Building  
Address: 87 East Main Street, Norton, MA  
Buyer: Aafaque Akhter  
Seller: Edward Teitleman  
Lot Size: 9,583 SF  
Building Size: 1,904 SF  
Price: \$150,000 **\$78.78 SF**  
Notes:

Date: 2/20/09  
Type of Property: Office Building  
Address: 81 Technology Park Drive, Falmouth, MA  
Buyer: Neptune Properties LLC  
Seller: Woods Hole Landholding LLC  
Lot Size: 10.99 Acres  
Building Size: 14,148 SF  
Price: \$785,000 **\$55.48 SF**  
Notes:

Date: 2/20/09  
Type of Property: Bank Building  
Address: 8 N Park Avenue, Plymouth, MA  
Buyer: New England Commercial LLC  
Seller: Gary F Joyal & JCM Plymouth Acquisitions LLC  
Lot Size: 19,166 SF  
Building Size: 2,586 SF  
Price: \$1,700,000 **\$657.38 SF**  
Notes:

Date: 2/26/09  
Type of Property: Retail  
Address: 226 Broadway, Taunton, MA  
Buyer: Arista Taunton LLC  
Seller: 7-11 Inc  
Lot Size: 22,651 SF  
Building Size: 2,500 SF  
Price: \$1,140,000 **\$456 SF**  
Notes:

Date: 3/9/09  
Type of Property: Gas Station  
Address: 1385 Pleasant Street, Bridgewater, MA  
Buyer: Epsilon Realty LLC  
Seller: DCPC RT & David R. Post  
Lot Size: 54,212 SF  
Building Size: 2,000 SF  
Price: \$1,400,000 **\$700 SF**  
Notes:

Date: 2/2/09  
Type of Property: Office Building-Medical  
Address: 535 Faunce Corner Road, Dartmouth, MA  
Buyer: North Dartmouth Oncology Realty  
Seller: Faunce Corner LLC  
Lot Size: 12.75 Acres  
Building Size: 116,441 SF  
Price: \$1,300,000 **\$11.16 SF**  
Notes:

Date: 2/6/09  
Type of Property: Mixed Use  
Address: 390 Court Street, Plymouth, MA  
Buyer: Bowers FT & Michael Bowers  
Seller: 390 Court Street & Shane E Lynch  
Lot Size: 7,841 SF  
Building Size: 5,083 SF  
Price: \$210,000 **\$41.31 SF**  
Notes:

Date: 2/13/09  
Type of Property: Restaurant-Fast Food  
Address: 225 Main Street, Bourne, MA  
Buyer: 225 Main Street RT & Alexis White  
Seller: Alan & M E Sanders  
Lot Size: 22,788 SF  
Building Size: 640 SF  
Price: \$335,000 **\$523.43 SF**  
Notes:

Date: 3/11/09  
Type of Property: Office Building  
Address: 598 Route 6A, Sandwich, MA  
Buyer: Bruce & Scott Torrey  
Seller: Stanley Torrey  
Lot Size: 15,246 SF  
Building Size: 1,224 SF  
Price: \$112,000 **\$91.50 SF**  
Notes:

Date: 2/27/09  
Type of Property: Office Building  
Address: 1058 Fall River Avenue, Seekonk, MA  
Buyer: Harry Leiser  
Seller: Thomas & Marcella Little  
Lot Size: 7,841 SF  
Building Size: 1,662 SF  
Price: \$305,000 **\$183.51 SF**  
Notes:

Date: 3/3/09  
Type of Property: Retail  
Address: 586 Main Street, Barnstable, MA  
Buyer: 586 Main RT & Byron Haseotes  
Seller: Elaine & Madelaine Cohen  
Lot Size: 10,019 SF  
Building Size: 3,980 SF  
Price: \$675,000 **\$169.59 SF**  
Notes:

Date: 3/31/09  
Type of Property: Office Building  
Address: 53 Marion Road, Wareham, MA  
Buyer: Marion Rd Prof Bldg LLC & David Sullivan  
Seller: 53 Marion Rd Bldg LLC & Donald Schoch  
Lot Size: 1.17 Acres  
Building Size: 15,750 SF  
Price: \$1,250,000 **\$79.36 SF**  
Notes: Medical

Date: 3/27/09  
Type of Property: Mixed Use  
Address: 1214-1218 Acushnet Avenue, New Bedford, MA  
Buyer: Gilberto & Maria Ferreira  
Seller: Lenny Docarmo  
Lot Size: 3,849 SF  
Building Size: 6,995 SF  
Price: \$290,000 **\$41.45 SF**  
Notes:

Date: 2/25/09  
Type of Property: Office Building  
Address: 1525 Hanover Street, Hanover, MA  
Buyer: Hanover Street Realty LLC & Christopher Roche  
Seller: Track Side RT & John Sarson  
Lot Size: 75,359 SF  
Building Size: 6,592 SF  
Price: \$970,000 **\$147.14 SF**  
Notes:

Date: 3/25/09  
Type of Property: Restaurant  
Address: 315 Court Street, Plymouth, MA  
Buyer: 315 Court Street LLC & Steven Dinatale  
Seller: P Revere Realty Corp  
Lot Size: 5,663 SF  
Building Size: 2,412 SF  
Price: \$300,000 **\$124.37 SF**  
Notes:

Date: 3/20/09  
Type of Property: Office Building  
Address: 72 Samoset Street, Plymouth, MA  
Buyer: William & Ellin Murphy  
Seller: James & Ann Boswell  
Lot Size: 25,700 SF  
Building Size: 2,596 SF  
Price: \$465,200 **\$179.19 SF**  
Notes:

Date: 3/27/09  
Type of Property: Auto Repair  
Address: 366 Centre Street, Rockland, MA  
Buyer: Abington & Rockland Water Works  
Seller: Austin Daniel RT & Daniel Sullivan  
Lot Size: 14,134 SF  
Building Size: 5,950 SF  
Price: \$860,000 **\$144.53 SF**  
Notes:

## Motel & Apartments

Date: 1/8/09  
Type of Property: Apartment Building & Motel  
Address: 1555-1575 Iyannough Road, Barnstable, MA  
Buyer: Rose Capeway LLC & Floyd Silvia  
Seller: Shallow Pond NT & 60 North Street RT  
Lot Size: 4.62 Acres  
Building Size: 8,596 SF (7 Apartments & 14 Motel Units)  
Price: \$2,200,000 **\$104,761 per Unit**  
Notes:

Date: 2/12/09  
Type of Property: Apartment Building  
Address: 16 Windward Way, Falmouth, MA  
Buyer: Windward Land Holding LLC  
Seller: First Horizon Home Loans & First Tennessee Bank  
Lot Size: 16,082 SF  
Building Size: 2,168 SF  
Price: \$415,000 **\$103,750 per Unit**  
Notes: 4 Units

Date: 1/30/09  
Type of Property: Apartment Building  
Address: 183 Earle Street, Fall River, MA  
Buyer: R & D RT & Dawn Rusin  
Seller: Lucille Pierre  
Lot Size: 3,588 SF  
Building Size: 3,080 SF  
Price: \$198,000 **\$49,500 per Unit**  
Notes: 4 Units

Date: 2/4/09  
Type of Property: Apartment Building  
Address: 162 Haffards Street, Fall River, MA  
Buyer: 162 Haffards Street LLC  
Seller: Cary Pacheco  
Lot Size: 6,640 SF  
Building Size: 6,988 SF  
Price: \$155,000 **\$12,916.66 per Unit**  
Notes: 12 Units

Date: 2/5/09  
Type of Property: Apartment Building  
Address: 154-156 Eagle Street, Fall River, MA  
Buyer: Community Care Services Inc  
Seller: Kevin Hood & Bridgewater Savings Bank  
Lot Size: 13,500 SF  
Building Size: 4,656 SF  
Price: \$625,000 **\$104,166 per Unit**  
Notes: 6 Units

Date: 3/17/09  
Type of Property: Motel  
Address: 360 Airport Road, Fall River, MA  
Buyer: Fall Hospitality LLC  
Seller: Das Hospitality Inc  
Lot Size: 130,680 SF  
Building Size: 65,656 SF  
Price: \$4,000,000 **\$48,780.48 per Unit**  
Notes: 82 Units

## Land

Date:	1/9/09	
Type of Property:	Commercial Land	
Address:	Millennium Drive, Bourne, MA	
Buyer:	Ocean Front Property RT & Susan Knute	
Seller:	Richard Ragone	
Lot Size:	35,719 SF	
Price:	\$350,000	<b>\$9.80 SF</b>
Notes:		
Date:	1/23/09	
Type of Property:	Industrial Land	
Address:	Adams Street, Abington, MA	
Buyer:	1477 Bedford St LLC	
Seller:	Abington Transfer Station LLC	
Lot Size:	20.80 Acres	
Price:	\$1,550,000	<b>\$74,519.23 per Acre</b>
Notes:		
Date:	2/9/09	
Type of Property:	Industrial Land	
Address:	102 Sawyer Street, New Bedford, MA	
Buyer:	Sawyerview LLC & Harbor View Realty Assn	
Seller:	Ken Shulmanr & Harbor View Realty Assn	
Lot Size:	1.15 Acres	
Price:	\$635,000	<b>\$552,173 per Acre</b>
Notes:		
Date:	3/6/09	
Type of Property:	Commercial Land	
Address:	3760 Falmouth Road, Marstons Mills, MA	
Buyer:	Robert F. Hayden 4 <sup>th</sup>	
Seller:	Robert G. Kesten	
Lot Size:	1 Acre	
Price:	\$550,000	<b>\$550,000 per Acre</b>

Date: 3/31/09  
Type of Property: Commercial Land  
Address: 9 Perry Avenue, Attleboro, MA  
Buyer: Amego Inc.  
Seller: Thomas & Betts Corporation  
Lot Size: 16,175 SF  
Price: \$900,000 **\$55.64 SF**  
Notes:

## Condos

Date: 1/26/09  
Type of Property: Industrial Condominium  
Address: 8 Jan Sebastian Drive, Unit 16, Sandwich, MA  
Buyer: 16 Jan Sebastian 8 RT & Joseph Carlson  
Seller: Jessica & John Collinson  
Building Size: 1,250 SF  
Price: \$170,000 **\$136 SF**  
Notes:

Date: 2/5/09  
Type of Property: Office Condo  
Address: 80 Washington Street, Unit 17, Norwell, MA  
Buyer: Hope RT & Kristin Penza  
Seller: Rain RT & Douglas Aaberg  
Building Size: 900 SF  
Price: \$340,000 **\$377.77 SF**  
Notes:

Date: 2/9/09  
Type of Property: Office Condo  
Address: 63 Winthrop Street, Unit 3, Taunton, MA  
Buyer: Taunton RE LLC  
Seller: Taunton Medical RT & Omar Caticha  
Building Size: 1,888 SF  
Price: \$390,000 **\$206.56 SF**  
Notes:

Date: 3/5/09  
Type of Property: Office Condos  
Address: 114 State Road, Building B, Bourne, MA  
Buyer: Christie & Gregory Wirsen  
Seller: Lynn Vigeant for Vigeant FT  
Building Size: 4,600 SF  
Price: \$460,000 **\$100 SF**  
Notes: Basement partially finished (not in SF)

Date: 2/27/09  
Type of Property: Retail Condo  
Address: 141 Main Street, Unit 21, Dennis, MA  
Buyer: Donald & Patricia Overson  
Seller: Thomas Osborn  
Building Size: 267 SF  
Price: \$50,000 **\$187.26 SF**  
Notes:

Date: 3/12/09  
Type of Property: Office Condo  
Address: 449 Route 130, Unit 15, Sandwich, MA  
Buyer: Ralph R. Rimkunas  
Seller: Uraken NT & Andrew Gelson  
Building Size: 584 SF  
Price: \$67,000 **\$114.72 SF**  
Notes:

Date: 3/16/09  
Type of Property: Office Condo  
Address: 279 Orleans Road, Unit 279, Chatham, MA  
Buyer: 279 Orleans Road LLC  
Seller: William & Cheryl Ferguson  
Building Size: 1,024 SF  
Price: \$159,000 **\$155.27 SF**  
Notes:

Date: 3/18/09  
Type of Property: Retail Condo  
Address: 68 Center Street, Unit 19, Barnstable, MA  
Buyer: 68 Center Street LLC  
Seller: Code Realty LLC  
Building Size: 2,787 SF  
Price: \$425,000 **\$152.49 SF**  
Notes:

Date: 3/30/09  
Type of Property: Industrial Condo  
Address: 150 Enterprise Drive, Unit 11, Chatham, MA  
Buyer: Peter & Marsha Malone  
Seller: Enterprise Drive NT & William Marsh  
Building Size: 1,000 SF  
Price: \$178,500 **\$178.50 SF**  
Notes:



