

**COMPS for SOUTHEASTERN, MA  
3<sup>RD</sup> QUARTER 2009  
Prepared by  
Michael Giancola**

**Industrial**

Date: 7/10/09  
Type of Property: Industrial Warehouse  
Address: 60 6<sup>th</sup> Street, Fall River, MA  
Buyer: 295 Bedford Street LLC  
Seller: Christopher Carvalho  
Lot Size: 9,148 SF  
Building Size: 8,927 SF  
Price: \$312,500 **\$35 SF**  
Notes:

Date: 7/16/09  
Type of Property: Manufacturing Building  
Address: 149 King Street, Hanover, MA  
Buyer: 149 King Street LLC & Robert Brams  
Seller: King Street RT & Robert Connell  
Lot Size: 4 Acres  
Building Size: 18,953 SF  
Price: \$1,225,000 **\$64.63 SF**  
Notes:

Date: 8/10/09  
Type of Property: Industrial Warehouse  
Address: 138 Commerce Park South, Chatham, MA  
Buyer: Jon S Bassett & Nancy Pitnof  
Seller: 3DM Property LLC  
Lot Size: 30,056 SF  
Building Size: 8,000 SF  
Price: \$550,000 **\$68.75 SF**  
Notes:

Date: 7/28/09  
Type of Property: Commercial Warehouse  
Address: 822 American Legion Highway, Westport, MA  
Buyer: Giumetti FT Holdings LLC  
Seller: Select Property Investments  
Lot Size: 3.4 Acres  
Building Size: 8,520 SF  
Price: \$1,285,000 **\$150.82 SF**  
Notes:

Date: 8/21/09  
Type of Property: Commercial Warehouse  
Address: 33-A Village Common Drive, Falmouth, MA  
Buyer: Storage Pros Falmouth  
Seller: Sovran Acquisition LP & Sovran Holdings Inc  
Lot Size: 4.19 Acres  
Building Size: 40,400 SF  
Price: \$4,600,000 **\$113.86 SF**  
Notes:

Date: 9/1/09  
Type of Property: Manufacturing Building  
Address: 50 Perry Avenue, Attleboro, MA  
Buyer: Perry Avenue Associates LLC  
Seller: Prei Attleboro Associates LP & Prei Attleboro Inc  
Lot Size: 4.43 Acres  
Building Size: 74,958 SF  
Price: \$750,000 **\$10 SF**  
Notes:

Date: 8/31/09  
Type of Property: Manufacturing Building  
Address: 452 John Dietsch Blvd., North Attleboro, MA  
Buyer: Theragenetics Corporation  
Seller: Tyco Electronics Corporation  
Lot Size: 6.25 Acres  
Building Size: 51,920 SF  
Price: \$1,800,000 **\$34.66 SF**  
Notes: Contains 2 parcels of Land

Date: 8/17/09  
Type of Property: Commercial Warehouse  
Address: 15 Berkshire Road, Mansfield, MA  
Buyer: 15 Berkshire Road LLC  
Seller: Makanios Holdings LLC  
Lot Size: 2.38 Acres  
Building Size: 28,220 SF  
Price: \$2,448,000 **\$86.74 SF**  
Notes:

Date: 8/11/09  
Type of Property: Manufacturing Building  
Address: 51 Robinson Avenue, North Attleboro, MA  
Buyer: Corin 98 LLC  
Seller: Narod RET & David Doran  
Lot Size: 2.2 Acres  
Building Size: 2,897 SF  
Price: \$640,000 **\$220.91 SF**  
Notes:

Date: 8/21/09  
Type of Property: Commercial Warehouse  
Address: 16 Lambeth Park Drive, Fairhaven, MA  
Buyer: Storage Pros Fairhaven  
Seller: Sovran Acquisition LP  
Lot Size: 4 Acres  
Building Size: 10,620 SF  
Price: \$2,170,000 **\$204.33 SF**  
Notes: Self Storage

Date: 8/21/09  
Type of Property: Industrial Warehouse  
Address: 35 Turnpike Street, West Bridgewater, MA  
Buyer: Distribution Center LLC  
Seller: Liberty Turnpike LLC & Austin Cable  
Lot Size: 2.76 Acres  
Building Size: 42,310 SF  
Price: \$925,000 **\$21.86 SF**  
Notes:

Date: 9/17/09  
Type of Property: Commercial Warehouse  
Address: 905 South Main Street, Mansfield, MA  
Buyer: William Richard  
Seller: Richard Brothers Legacy & James Vaughan  
Lot Size: 5.09 Acres  
Building Size: 14,620 SF  
Price: \$675,000 **\$46.17 SF**  
Notes: Inter-Family Transfer

Date: 9/28/09  
Type of Property: Manufacturing Building  
Address: 617 Airport Road, Fall River, MA  
Buyer: Micro Magnetics Inc  
Seller: Leo & Gerald Hubbard  
Lot Size: 3 Acres  
Building Size: 17,440 SF  
Price: \$962,500 **\$55.19 SF**  
Notes:

Date: 9/28/09  
Type of Property: Industrial Building  
Address: 59 Armstrong Road, Plymouth, MA  
Buyer: Joseph Sullivan of CDF Corporation  
Seller: Partylite Worldwide Inc  
Lot Size: 4.82 Acres  
Building Size: 109,000 SF  
Price: \$4,200,000 **\$38.53 SF**  
Notes:

## **Apartment Buildings**

Date: 7/2/09  
Type of Property: Apartment Building  
Address: 4980 North Main Street, Fall River, MA  
Buyer: South Coast Landings LLC  
Seller: Aimco Castle Court Apartments  
Lot Size: 17.1 Acres  
Building Size: 30,020 SF  
Price: \$17,500,000 **\$72,916 per Unit**  
Notes: 240 Units

Date: 7/8/09  
Type of Property: Apartment Building  
Address: 31 Townsend Street, Abington, MA

Buyer: Zebs RT & Stephen Zeboski  
Seller: J & S Macleod RT & Keith Macleod  
Lot Size: 24,375 SF  
Building Size: 4,311 SF  
Price: \$600,000 **\$150,000 per Unit**  
Notes: 4 Units

Date: 7/2/09  
Type of Property: Apartment Building  
Address: 800-802 Pleasant Street, New Bedford, MA  
Buyer: Trinity Regency LP & Trinity Regency Inc  
Seller: Regency Tower Realty  
Lot Size: 1.97 Acres  
Building Size: 146,081 SF  
Price: \$1,900,000 **\$15,447 per Unit**  
Notes: 123 Units

Date: 7/17/09  
Type of Property: Apartment Building  
Address: 342 Broadway, North Attleboro, MA  
Buyer: Meg Capital & Investment LLC  
Seller: Broadway 1990 T LLC  
Lot Size: 7,589 SF  
Building Size: 6,764 SF  
Price: \$625,000 **\$69,444 per Unit**  
Notes: 9 Units

Date: 7/17/09  
Type of Property: Apartment Building  
Address: 1330 Ocean Street, Marshfield, MA  
Buyer: Jean-Yves Roy, Trustee for Harborside RT  
Seller: Stephen Mattie, Trustee for Mattie Brothers RT  
Lot Size: 40,000 SF  
Building Size: 6,240 SF  
Price: \$1,480,000 **\$148,000 per Unit**  
Notes: 10 Units

Date: 8/19/09  
Type of Property: Apartment Building  
Address: 299 & 301 Quequechan Street & 55 & 75 Reuben Street, Fall River, MA  
Buyer: Colville properties LLC  
Seller: Quequechan Street LLC  
Lot Size: 15,659 SF (4 Parcels)  
Building Size: 18,190 SF  
Price: \$618,000 **\$29,428 per Unit**  
Notes: 21 Units

Date: 8/14/09  
Type of Property: Apartment Building  
Address: 119 Knight Avenue, Attleboro, MA  
Buyer: Lousou LLC  
Seller: John Sweeney  
Lot Size: 19,008 SF  
Building Size: 6,944 SF  
Price: \$555,000 **\$69,375 per Unit**  
Notes: 8 Units

Date: 8/28/09  
Type of Property: Multi-Family Building  
Address: 60 School Street, Dennis, MA  
Buyer: C Jeffrey Kinder & Loring Kinder Strudwick  
Seller: Arvid Kinder  
Lot Size: 16,553 SF  
Building Size: 3,784 SF  
Price: \$300,000 **\$100,000 per Unit**  
Notes: 3 Units

Date: 9/14/09  
Type of Property: Apartment Building  
Address: 237 Collette Street, New Bedford, MA  
Buyer: Eastwind Resource LLC  
Seller: Luis Arrendondo  
Lot Size: 11,771 SF  
Building Size: 5,815 SF  
Price: \$305,000 **\$30,500 per Unit**  
Notes: 10 Units

Date: 9/30/09  
Type of Property: Apartment Building  
Address: 15 Agawam Street, Taunton, MA  
Buyer: Elliott RT & Scott Elliott  
Seller: Diana Furmanik & Michael Strojny  
Lot Size: 7,405 SF  
Building Size: 2,600 SF  
Price: \$180,000 **\$45,000 per Unit**  
Notes: 4 Units

Date: 9/30/09  
Type of Property: Apartment Building  
Address: 21 East Britannia Street, Taunton, MA  
Buyer: David Lamoureux  
Seller: Michael Strojny & Diana Furmanik  
Lot Size: 15,682 SF  
Building Size: 2,703 SF  
Price: \$192,000 **\$48,000 per Unit**  
Notes: 4 Units

## **General**

Date: 7/1/09  
Type of Property: Retail Service  
Address: 1322 Main Street, Osterville, MA  
Buyer: Lightship LLC  
Seller: Eben LLC  
Lot Size: 5.7 Acres  
Building Size: 2,040 SF  
Price: \$700,000 **\$343.13 SF**  
Notes:

Date: 7/8/09  
Type of Property: Supermarket  
Address: 160 Pleasant Street, Brockton, MA  
Buyer: High Rock 160 Pleasant LLC  
Seller: M & G Equites & Michael Karfunkel  
Lot Size: 4.29 Acres  
Building Size: 30,030 SF  
Price: \$1,725,000 **\$57.44 SF**  
Notes:

Date: 7/7/09  
Type of Property: Gas Station  
Address: 367 Ashley Blvd., New Bedford, MA  
Buyer: Aaliyah LLC

Seller: Drake Petroleum Company Inc  
Lot Size: 12,937 SF  
Building Size: 1,920 SF  
Price: \$768,000 **\$400 SF**  
Notes:

Date: 7/15/09  
Type of Property: Auto/Other  
Address: 447 Washington Street, Pembroke, MA  
Buyer: Barbara Lundin RET & Barbara Lundin  
Seller: 447 Washington Street LLC & Eben Mcneil  
Lot Size: 4.2 Acres  
Building Size: 3,600 SF  
Price: \$525,000 **\$145.83 SF**  
Notes:

Date: 7/10/09  
Type of Property: Gas Station  
Address: 4738 Falmouth Road, Cotuit, MA  
Buyer: Aaliyah LLC  
Seller: Drake Petroleum Co Inc  
Lot Size: 28,314 SF  
Building Size: 500 SF  
Price: \$432,850 **\$865.70 SF**  
Notes:

Date: 7/10/09  
Type of Property: Gas Station  
Address: 261 Main Street, Bourne, MA  
Buyer: Aaliyah LLC  
Seller: Drake Petroleum Co Inc  
Lot Size: 14,810 SF  
Building Size: 1,900 SF  
Price: \$760,750 **\$400.39 SF**  
Notes:

Date: 7/14/09  
Type of Property: Auto Repair  
Address: 400 Industrial Drive, Halifax, MA  
Buyer: DMC Racing LLC & Dennis Macpherson  
Seller: DLS LLC & Donald Sampson  
Lot Size: 1.98 Acres  
Building Size: 12,000 SF  
Price: \$700,000 **\$58.33 SF**  
Notes:

Date: 7/15/09  
Type of Property: Retail Service  
Address: 7 Marion Road, Rochester, MA  
Buyer: DRS Development LLC  
Seller: Howard Dempsey  
Lot Size: 1.78 Acres  
Building Size: 5,398 SF  
Price: \$455,000 **\$84.29 SF**  
Notes:

Date: 7/1/09  
Type of Property: Office Building  
Address: 323-325 Bedford Street, Whitman, MA  
Buyer: Kwok Investments LLC  
Seller: Whitman Commercial Realty & Jeffrey Coffman  
Lot Size: 28,337 SF  
Building Size: 2,262 SF  
Price: \$1,220,000 **\$539.34 SF**  
Notes:

Date: 8/10/09  
Type of Property: Office Building  
Address: 566 Hawthorn Street, Dartmouth, MA  
Buyer: Mark Carney & Mark H Carney  
Seller: Felcharz Inc  
Lot Size: 21,780 SF  
Building Size: 1,120 SF  
Price: \$158,000 **\$141.07 SF**  
Notes:

Date: 8/10/09  
Type of Property: Office Building  
Address: 46 North Street, Hyannis, MA  
Buyer: 46 North Street LLC  
Seller: Rubed LLC  
Lot Size: 2.38 Acres  
Building Size: 26,118 SF  
Price: \$1,250,000 **\$47.86 SF**  
Notes:

Date: 7/29/09  
Type of Property: Auto Sales  
Address: 90 High School Road Extension, Hyannis, MA  
Buyer: Wayne Kurker, Trustee for HSR RT  
Seller: J G RT & William Gile  
Lot Size: 3.32 Acres  
Building Size: 50,712 SF  
Price: \$2,500,000 **\$49.29 SF**  
Notes:

Date: 7/28/09  
Type of Property: Office Building  
Address: 104 Liberty Street, Hanson, MA  
Buyer: Hanson Mob LLC & William Cormack  
Seller: Pamela Myette, Trustee for North Light Realty  
Lot Size: 2.2 Acres  
Building Size: 5,004 SF  
Price: \$910,000 **\$181.85 SF**  
Notes:

Date: 7/13/09  
Type of Property: Auto Sales  
Address: 225 State Road, Dartmouth, MA  
Buyer: Empire Management Company  
Seller: North Dartmouth Inc  
Lot Size: 4.25 Acres  
Building Size: 15,238 SF  
Price: \$2,800,000 **\$183.75 SF**  
Notes:

Date: 7/23/09  
Type of Property: Office Building  
Address: 362 North Bedford Street, East Bridgewater, MA  
Buyer: 362 North Bedford Street LLC  
Seller: Megryco Inc  
Lot Size: 38,898 SF  
Building Size: 9,840 SF  
Price: \$675,000 **\$68.59 SF**  
Notes:

Date: 8/5/09  
Type of Property: Auto Repair  
Address: 464 Main Street, Falmouth, MA  
Buyer: Paul Siegmund  
Seller: Nopeco RT & Norman Perry  
Lot Size: 30,400 SF  
Building Size: 1,686 SF  
Price: \$535,000 **\$317.32 SF**  
Notes:

Date: 8/6/09  
Type of Property: Restaurant/Bar  
Address: 24 Union Street, New Bedford, MA  
Buyer: 24 Union Street LLC  
Seller: Rodman Realty Corporation  
Lot Size: 2,171 SF  
Building Size: 4,368 SF  
Price: \$700,000 **\$160.25 SF**  
Notes:

Date: 8/3/09  
Type of Property: Office Building  
Address: 1115 West Chestnut Street, Brockton, MA  
Buyer: West Chestnut Street LLC & Peter Scanlon  
Seller: Baybax Partners LLC & Jeffrey Ciffoillo  
Lot Size: 2.4 Acres  
Building Size: 41,850 SF  
Price: \$3,650,000 **\$87.21 SF**  
Notes:

Date: 8/3/09  
Type of Property: Auto Repair  
Address: 68 Old Bedford Road, East Bridgewater, MA  
Buyer: Nicola Property LLC  
Seller: LCS RT & Arman Ortenzi  
Lot Size: 2.4 Acres  
Building Size: 3,696 SF  
Price: \$600,000 **\$162.33 SF**  
Notes:

Date: 8/31/09  
Type of Property: Office Building  
Address: 75 Main Street, Lakeville, MA  
Buyer: Anac Group LLC & Earl Carlow Jr  
Seller: MKM RT & D Gregory Russell  
Lot size: 34,400 SF  
Building Size: 2,809 SF  
Price: \$275,000 **\$97.89 SF**  
Notes:

Date: 8/28/09  
Type of Property: Mixed Use  
Address: 374 Front Street, Marion, MA  
Buyer: RL Investments LLC  
Seller: Christopher Dawson  
Lot Size: 6,120 SF  
Building Size: 2,301 SF  
Price: \$115,000 **\$49.97 SF**  
Notes:

Date: 8/28/09  
Type of Property: Retail  
Address: 41 Central Street, East Bridgewater, MA  
Buyer: William Piazza & Caron Polillio  
Seller: Auction RT & Chris Phillips  
Lot Size: 3,615 SF  
Building Size: 2,950 SF  
Price: \$140,000 **\$47.45 SF**  
Notes:

Date: 8/28/09  
Type of Property: Gas/Service Station  
Address: 760 Centre Street, Middleboro, MA  
Buyer: Tony Heneine  
Seller: Belben's Auto Repair  
Lot Size: 16,988 Sf  
Building Size: 2,304 SF  
Price: \$290,000 **\$125.86 SF**  
Notes:

Date: 8/26/09  
Type of Property: Retail-Department Store  
Address: 32 South Main Street, Attleboro, MA  
Buyer: JJOB LLC  
Seller: Dean Properties Inc  
Lot Size: 12,417 SF  
Building Size: 17,563 SF  
Price: \$490,000 **\$27.89 SF**  
Notes:

Date: 8/28/09  
Type of Property: Gas/Service Station  
Address: 280 Broadway, Taunton, MA  
Buyer: G & C Investments Inc  
Seller: Gaile Phaneuf & Vivian Lefort  
Lot Size: 17,424 SF  
Building Size: 2,036 SF  
Price: \$230,000 **\$112.96 SF**  
Notes:

Date: 9/4/09  
Type of Property: General Commercial  
Address: 55 Obery Street, Plymouth, MA  
Buyer: Obery Street LLC & Bernard Durante  
Seller: James Anderson  
Lot Size: 14,375 SF  
Building Size: 2,160 SF  
Price: \$599,000 **\$277.31 SF**  
Notes: Residential House to be used as Sleep Lab

Date: 9/4/09  
Type of Property: Retail  
Address: 391 Wilbur Avenue, Swansea, MA  
Buyer: Ocean Grove LLC  
Seller: Faith & Frederick Humes  
Lot Size: 5,227 SF  
Building Size: 1,746 SF  
Price: \$300,000 **\$171.82 SF**  
Notes:

Date: 8/14/09  
Type of Property: Auto Supply  
Address: 372 Yarmouth Road, Hyannis, MA  
Buyer: 372 Yarmouth Road RT & Richard Dubin  
Seller: APD LLC  
Lot Size: 14,375 SF  
Building Size: 5,000 SF  
Price: \$524,138 **\$104.82 SF**  
Notes:

Date: 8/18/09  
Type of Property: Restaurant/Bar  
Address: 114-120 Front Street, New Bedford, MA  
Buyer: Buzzards Bay Center Inc  
Seller: Coalition for Buzzards Bay  
Lot Size: 3,112 SF  
Building Size: 12,400 SF  
Price: \$865,000 **\$69.75 SF**  
Notes:

Date: 8/18/09  
Type of Property: Marina  
Address: 26 Summer Street, Hingham, MA  
Buyer: B & K Enterprises LLC  
Seller: Thomas Hastings & Hingham boat Yard  
Lot Size: 23,522 SF  
Building Size: 735 SF  
Price: \$1,400,000 **\$1,904.76 SF**  
Notes:

Date: 8/25/09  
Type of Property: Restaurant/Bar  
Address: 24 Schoosett Street, Pembroke, MA  
Buyer: Scopelos Inc  
Seller: D & P Realty Corporation  
Lot Size: 16,288 SF  
Building Size: 2,640 SF  
Price: \$932,000 **\$353.03 SF**  
Notes:

Date: 8/28/09  
Type of Property: Restaurant  
Address: 11 Main Street, Harwich, MA  
Buyer: Richton Investments LLP  
Seller: Govinda Holdings LLC  
Lot Size: 1.3 Acres  
Building Size: 2,529 SF  
Price: \$850,000 **\$336.10 SF**  
Notes:

Date: 9/14/09  
Type of Property: Restaurant/Inn  
Address: 86 Sisson Road, Harwich, MA  
Buyer: USA SBA  
Seller: Two Brick LLC & Sovereign Bank  
Lot Size: 6.5 Acres  
Building Size: 8,500 SF  
Price: \$570,000 **\$67.05 SF**  
Notes: Sold at Foreclosure

Date: 9/15/09  
Type of Property: Gas/Service Station  
Address: 502 Main Street, Falmouth, MA  
Buyer: 502 Main street RT & Marjorie Noonan  
Seller: Community Bank  
Lot Size: 14,708 SF  
Building Size: 1,189 SF  
Price: \$543,750 **\$457.31 SF**  
Notes:

Date: 9/11/09  
Type of Property: Indoor Recreation  
Address: 1 Porter Street, Taunton, MA  
Buyer: 1 Porter Street RT LLC  
Seller: CBS Billiard Club Inc  
Lot Size: 30,056 SF  
Building Size: 5,071 SF  
Price: \$375,000 **\$73.95 SF**  
Notes:

Date: 9/11/09  
Type of Property: Mixed Use  
Address: 38-40 Cove Street, New Bedford, MA  
Buyer: 38 Cove Street RT & Richard Perzentz  
Seller: Maria Santos  
Lot Size: 3,334 SF  
Building Size: 4,272 SF  
Price: \$277,000 **\$64.84 SF**  
Notes:

Date: 8/14/09  
Type of Property: Gas/Service Station  
Address: 1808 Washington Street, Hanover, MA  
Buyer: Hanover Five Star LLC & Ghassan Tannous  
Seller: Colbea Enterprises LLC  
Lot Size: 22,216 SF  
Building Size: 2,016 SF  
Price: \$825,000 **\$409.22 SF**  
Notes:

Date: 8/27/09  
Type of Property: Retail-Department Store  
Address: 999 Main Street, Hanson, MA  
Buyer: Marston RT & Kenneth Marston  
Seller: Babson FT Association  
Lot Size: 1.9 Acres  
Building Size: 5,562 SF  
Price: \$420,000 **\$75.51 SF**  
Notes:

Date: 8/27/09  
Type of Property: Commercial Use  
Address: 245 Thurber Avenue, Attleboro, MA  
Buyer: Masood Shammas  
Seller: Leblanc Acquisition & Development  
Lot Size: 27,405 SF  
Building Size: 1,047 SF  
Price: \$393,000 **\$375.35 SF**  
Notes:

Date: 9/23/09  
Type of Property: Gas Station  
Address: 33 Bedford Street, Lakeville, MA  
Buyer: Bedford Holdings LLC & Five Star Property Mgmt  
Seller: Lakevillage RT & Alexander Argiros  
Lot Size: 42,114 SF  
Building Size: 2,394 SF  
Price: \$1,950,000 **\$814.53 SF**  
Notes:

Date: 9/25/09  
Type of Property: Auto Sales  
Address: 3054 Cranberry Highway, Wareham, MA  
Buyer: Pimental Realty LLC  
Seller: Nuovo FT LP  
Lot Size: 24,400 SF  
Building Size: 1,104 SF  
Price: \$200,000 **\$181.16 SF**  
Notes:

Date: 9/25/09  
Type of Property: Retail-Department Store  
Address: 23 County Road, Mattapoisett, MA  
Buyer: Tenir LLC  
Seller: KT Associates LLC & Peter Tedeschi  
Lot Size: 12,197 SF  
Building Size: 3,600 SF  
Price: \$435,000 **\$120.83 SF**  
Notes:

Date: 9/25/09  
Type of Property: Office Building-Medical  
Address: 95 Washington Street, Taunton, MA  
Buyer: Baaz LLC  
Seller: Taunton Washington NT & Richard Vaughn  
Lot Size: 12,197 SF  
Building Size: 6,149 SF  
Price: \$410,000 **\$66.67 SF**  
Notes:

Date: 9/25/09  
Type of Property: Auto Sales  
Address: 895 Mount Pleasant Street, New Bedford, MA  
Buyer: 895 Mt Pleasant Street LLC  
Seller: Deborah Stavros & Deborah Koymarianos  
Lot Size: 8,708 SF  
Building Size: 1,100 SF  
Price: \$185,000 **\$168.18 SF**  
Notes:

Date: 9/25/09  
Type of Property: Retail  
Address: 840-842 Purchase Street, New Bedford, MA  
Buyer: Greater New Bedford Community  
Seller: Joseph Anthony Condo Trust & Joseph Pires  
Lot Size: 10,617 SF  
Building Size: 4,854 SF  
Price: \$684,000 **\$140.91 SF**  
Notes:

Date: 9/24/09  
Type of Property: Charity Property  
Address: 88 Railroad Avenue, Barnstable, MA  
Buyer: Latham Centers Inc  
Seller: Hospice Foundation of Cape Cod  
Lot Size: 20,038 SF  
Building Size: 3,426 SF  
Price: \$420,000 **\$122.59 SF**  
Notes:

Date: 9/28/09  
Type of Property: Retail  
Address: 38 Thad Ellis Road, Brewster, MA  
Buyer: Kenneth & Joan Benson  
Seller: Joan Orr  
Lot Size: 8,600 SF  
Building Size: 1,067 SF  
Price: \$242,000 **\$226.80 SF**  
Notes:

Date: 9/29/09  
Type of Property: Retail  
Address: 830-836 Ashley Blvd., New Bedford, MA  
Buyer: Dough Pro Enterprise LLC  
Seller: G. Albert & Claire Roy  
Lot Size: 15,705 SF  
Building Size: 5,280 SF  
Price: \$525,000 **\$99.43 SF**  
Notes:

## Condos

Date: 7/16/09  
Type of Property: Office Condo  
Address: 57 Obery Street, Unit 4, Plymouth, MA  
Buyer: Heather & Joshua Cozby  
Seller: Mayflower Cooperative Bank  
Building Size: 1,803 SF  
Price: \$380,100 **\$210.81 SF**  
Notes:

Date: 7/10/09  
Type of Property: Industrial Condo  
Address: 75 1<sup>st</sup> Street, Unit 3, Bridgewater, MA  
Buyer: John M Mills  
Seller: Armand T Mills  
Building Size: 1,750 SF  
Price: \$60,000 **\$34.28 SF**  
Notes:

Date: 7/15/09  
Type of Property: Industrial Condo  
Address: 1102 Hanover Street, Unit H, Hanover, MA  
Buyer: Christopher G Barry Tr for Chaindrive NT  
Seller: Terri Ann & Richard Frehill  
Building Size: 1,462 SF  
Price: \$155,000 **\$106.02 SF**  
Notes:

Date: 7/24/09  
Type of Property: Industrial Condo  
Address: 4 Crane Circle, Unit 3, Bourne, MA  
Buyer: J Nicholas Newman & Kathleen Newman  
Seller: MRH Properties LLC  
Building Size: 1,375 SF  
Price: \$160,000 **\$116.36 SF**  
Notes:

Date: 8/5/09  
Type of Property: Office Condo  
Address: 53 Main Street, Unit 53A, Bourne, MA  
Buyer: Diamond Mind Realty LLC  
Seller: Northeast Structures LLC  
Building Size: 1,132 SF  
Price: \$101,000 **\$89.22 SF**  
Notes:

Date: 7/31/09  
Type of Property: Commercial Condo  
Address: 123 Queen Anne Road, Unit 3, Harwich, MA  
Buyer: Brendan Donovan  
Seller: Thomas & Janet Reinhart  
Building Size: 2,400 SF  
Price: \$239,000 **\$99.58 SF**  
Notes:

Date: 8/28/09  
Type of Property: Industrial Condo  
Address: 103 Industrial Drive, Unit D, Mashpee, MA  
Buyer: KMC RT & Keith Mckeone  
Seller: LRME LLC  
Building Size: 1,250 SF  
Price: \$170,000 **\$136 SF**  
Notes:

Date: 8/26/09  
Type of Property: Industrial Condo  
Address: 16 Kendrick Road, Unit 5, Wareham, MA  
Buyer: Warm Winds Inc  
Seller: Project Resources NT & Carlos Dipersio  
Building Size: 2,100 SF  
Price: \$174,000 **\$82.85 SF**  
Notes:

Date: 8/21/09  
Type of Property: Office Condo  
Address: 175 Derby Street, Unit 2, Hingham, MA  
Buyer: 2 Derby Street LLC & John N Burke  
Seller: 175-2 Derby Street RT & Robert Conrad  
Building Size: 1,740 SF  
Price: \$328,000 **\$188.50 SF**  
Notes:

Date: 8/20/09  
Type of Property: Industrial Condominium  
Address: 14 Roberts Road, Unit 5, Plymouth, MA  
Buyer: Hobin RT & Lori Hobin-Santos  
Seller: Richard & Jeri Ellis  
Building Size: 2,043 SF  
Price: \$150,000 **73.42 SF**  
Notes:

Date: 9/30/09  
Type of Property: Industrial Condo  
Address: 804 Webster Street, Unit 3, Marshfield, MA  
Buyer: 804 Webster Street Unit 3 RT  
Seller: 804 Webster Street Unit 3 RT & Thomas Coughlin  
Building Size: 1,672 SF  
Price: \$130,000 **\$77.75 SF**  
Notes: Inter-Family Sale

## **Land**

Date: 8/5/09  
Type of Property: Industrial Land  
Address: 5 Crane Circle, Bourne, MA  
Buyer: Locke RT & Majorie Noonan Tr  
Seller: NEC Realty Corp & Community Bank  
Lot Size: 1.1 Acres  
Price: \$365,000 **\$331,818 per Acre**  
Notes: Sold at Auction

Date: 7/31/09  
Type of Property: Industrial Land  
Address: 100 Hedges Pond Road, Plymouth, MA  
Buyer: W. Matthew Sheridan  
Seller: Bridgewater Savings Bank  
Lot Size: 1.08 Acres  
Price: \$95,000 **\$87,963 per Acre**

Notes:

Date: 8/28/09  
Type of Property: Commercial Land  
Address: Long Pond Road, Brewster, MA  
Buyer: Gina Ferretti Sylvia  
Seller: Annerose Ferretti  
Lot Size: 24,017 SF  
Price: \$300,000 **\$12.49 SF**  
Notes:

Date: 8/10/09  
Type of Property: Commercial Land  
Address: GAR Highway, Swansea, MA  
Buyer: Brian & Barry LLC  
Seller: Lopes Realty LLC  
Lot Size: 21,780 SF  
Price: \$191,000 **\$8.77 SF**  
Notes:

Date: 8/17/09  
Type of Property: Commercial Land  
Address: Boston Hill Road, Fairhaven, MA  
Buyer: Southcoast Hospitals Group  
Seller: Twin Oaks RT & Robert Sylvia  
Lot Size: 31.57 Acres  
Price: \$1,700,000 **\$53,848 per Acre**  
Notes: Corner of Mill Road

Date: 8/14/09  
Type of Property: Industrial Land  
Address: 8 Victory Drive, Sandwich, MA  
Buyer: Housing Assistance Corporation  
Seller: Philip Doherty  
Lot Size: 2.46 Acres  
Price: \$75,000 **\$30,487 per Acre**  
Notes:

## **Motels**

Date: 8/14/09  
Type of Property: Motel  
Address: 1261 Route 28, Yarmouth, MA  
Buyer: 1261 Bass River Realty LLC  
Seller: Henry & Annette Schultz

|                |           |                    |
|----------------|-----------|--------------------|
| Lot Size:      | 1.2 Acres |                    |
| Building Size: | 3,986 SF  |                    |
| Price:         | \$455,000 | <b>\$114.15 SF</b> |
| Notes:         | 10 Units  |                    |