

Comps for Southeastern, MA

4th Quarter 2010

Prepared by

Michael Giancola

Industrial

Date: 10/7/2010
Type of property: Industrial Building
Address: 27 Healey Street, New Bedford, MA
Buyer: International Parallel Machine
Seller: New Bedford Redevelopment
Lot Size: 3.27 Acres
Building Size: 436,061 SF
Price: \$500,000 **\$1.14 SF**
Notes:

Date: 10/29/2010
Type of Property: Industrial Building
Address: 166 Old Queen Anne Road, Harwich, MA
Buyer: Dennisport Village RT & Daniel Keefe
Seller: Ralph Qllis & Janice Ellis
Lot Size: 31,363 SF
Building Size: 9,600 SF
Price: \$473,000 **\$49.27 SF**
Notes: Multi-tenant Building suffered from deferred Maintenance

Date: 11/9/2010
Type of Property: Commercial Warehouse
Address: 15 Scotland Blvd., Bridgewater, MA
Buyer: J & J Scotland Blvd. LLC & J & J Boulevard LLC
Seller: Raymond Ferrone & Vernon Properties LLC
Lot Size: 3.13 Acres
Building Size: 18,120 SF
Price: \$1,325,000 **\$73.12 SF**
Notes:

Date: 11/1/2010
Type of Property: Commercial Warehouse
Address: 84 Independence Drive, Taunton, MA
Buyer: Zeza LLC
Seller: 84 Independence Drive LLC
Lot Size: 4.19 Acres
Building Size: 23,760 SF
Price: \$1,450,000 **\$61.02 SF**
Notes:

Date: 10/15/2010
Type of Property: Manufacturing Building
Address: 11 Walnut Street, West Bridgewater, MA
Buyer: Michael & Wendy Norman
Seller: Victoria Cole & Arno Norman
Lot Size: 1.7 Acres
Building Size: 2,540 SF
Price: \$225,000 **\$88.58 SF**
Notes:

Date: 10/20/2010
Type of Property: Manufacturing Building
Address: 783 Old Plymouth Street, Halifax, MA
Buyer: P Revere Realty Corporation
Seller: Butler Dougherty FT & Janet Butler
Lot Size: 1.02 Acres
Building Size: 3,027 SF
Price: \$175,000 **\$57.81 SF**
Notes:

Date: 12/3/2010
Type of Property: Manufacturing Building
Address: 74 Ames Street, Brockton, MA
Buyer: 74 Ames Street LLC & Cherie Mcgaughey
Seller: Kenneth Dedominici
Lot Size: 12,197 SF
Building Size: 13,497 SF
Price: \$125,000 **\$9.26 SF**
Notes:

Date: 12/1/2010
Type of Property: Industrial Warehouse
Address: 129 Camelot Drive, Plymouth, MA
Buyer: Robert Troupe
Seller: Robert Macdougall
Lot Size: 1.07 Acres
Building Size: 6,912 SF
Price: \$700,000 **\$101.27 SF**
Notes:

Date: 12/2/2010
Type of Property: Industrial Warehouse
Address: 1101 R Main Street, Hanson, MA
Buyer: Joseph Marangiello
Seller: Babson Realty Corporation
Lot Size: 5.2 Acres
Building Size: 18,165 SF & 69,999 SF
Price: \$550,000 **\$6.2 SF**
Notes: 2 Buildings (both suffered from deferred maintenance)

Date: 12/9/2010
Type of Property: Manufacturing Building
Address: 1 Vaillancourt Drive, North Attleboro, MA
Buyer: 1 Vaillancourt Realty LLC
Seller: Barken Realty LLC
Lot Size: 2.12 Acres
Building Size: 15,384 SF
Price: \$950,000 **\$61.75 SF**
Notes:

Date: 12/2/2010
Type of Property: Commercial Warehouse
Address: 290 Turnpike Street, Easton, MA
Buyer: Vasillos Papadoupoulos
Seller: FNBL Realty Company LLC
Lot Size: 1.2 Acres
Building Size: 3,200 SF
Price: \$270,000 **\$84.37 SF**
Notes:

Date: 12/28/2010
Type of Property: Manufacturing Building
Address: 30 Commerce Road, Rockland, MA
Buyer: 3M Company
Seller: Lewis Cohen for Prudent Venture
Lot Size: 4.5 Acres
Building Size: 34,527 SF
Price: \$8,000,000 **\$231.70 SF**
Notes:

Date: 12/29/2010
Type of Property: Manufacturing Building
Address: 58 Washington Street, East Bridgewater, MA
Buyer: 58 Washington Street LLC & Charles Macy
Seller: 58 Washington Street RT & Harry Sprague
Lot Size: 2.25 Acres
Building Size: 30,310 SF (3 Buildings)
Price: \$500,000 **\$16.49 SF**
Notes:

Date: 12/21/2010
Type of Property: Commercial Warehouse
Address: 455 John Hancock Road, Taunton, MA
Buyer: Art Mortgage Borrower Property Company
Seller: Versacold Logistics LLC
Lot Size: 14.31 Acres
Building Size: 160,556 SF
Price: \$14,680,000 **\$91.43 SF**
Notes:

Date: 12/28/2010
Type of Property: Commercial Warehouse
Address: 605 Myles Standish Blvd., Taunton, MA
Buyer: 605 Myles Standish LLC
Seller: Walpole Cooperative Bank
Lot Size: 9 Acres
Building Size: 75,743 SF
Price: \$2,475,000 **\$32.67 SF**
Notes:

Date: 12/31/2010
Type of Property: Industrial Warehouse
Address: 140 Manley Street, Brockton, MA
Buyer: Manley Street Realty LLC & David Hamburger
Seller: Gregory Wiley & Joseph Verrochi RT
Lot Size: 2.3 Acres
Building Size: 16,560 SF
Price: \$1,105,000 **\$66.72 SF**
Notes:

Date: 12/31/2010
Type of Property: Commercial Warehouse
Address: 235 Nashua Street, Fall River, MA
Buyer: George Sardianides
Seller: Miranda Realty Inc.
Lot Size: 6,098 SF
Building Size: 2,908 SF
Price: \$119,000 **\$40.92 SF**
Notes:

General

Date: 10/4/2010
Type of Property: Office
Address: 3256 Main Street, Barnstable, MA
Buyer: Robert Kinlin & Paul Grover
Seller: Albert & Judith Minucci
Lot Size: 5,663 SF
Building Size: 1,005 SF
Price: \$450,000 **\$447.76 SF**
Notes:

Date: 10/1/2010
Type of Property: Parking Lot
Address: 912 Main Street, Dennis, MA
Buyer: Stewart & Sheryl Reiffer
Seller: Timothy & Kate Rogers
Lot Size: 1.2 Acres
Price: \$717,000 **\$597,500 per Acre**
Notes:

Date: 10/6/2010
Type of Property: Parking Lot
Address: 60 County Street, Attleboro, MA
Buyer: Cumberland Farms Inc.
Seller: Wall Street Prop LLC
Lot Size: 17,280 SF
Price: \$475,000 **\$27.48 SF**
Notes:

Date: 10/13/2010
Type of Property: Retail Service
Address: 232 Pine Lane Ext., Osterville, MA
Buyer: Holbrook Davis
Seller: Nathanel Davis & Thomas Whitney
Lot Size: 6,970 SF
Building Size: 1,304 SF
Price: \$150,000 **\$115.03 SF**
Notes:

Date: 10/13/2010
Type of Property: Commercial Greenhouse
Address: 722 Bedford Street, Bridgewater, MA
Buyer: 722 Bedford Street LLC & Mark Oliari
Seller: Dana & Richard Pickett
Lot Size: 12 Acres
Building Size: 400 SF
Price: \$1,550,000 **\$3,875 SF**
Notes:

Date: 11/2/2010
Type of Property: Retail Service
Address: 6 North Main Street, Falmouth, MA
Buyer: Hatem Enterprises
Seller: 6 North Main Street RT & Delia Lawrence
Lot Size: 5,840 SF
Building Size: 1,734 SF
Price: \$200,000 **\$115.34 SF**
Notes:

Date: 10/28/2010
Type of Property: Office Building
Address: 611 West Falmouth Highway, Falmouth, MA
Buyer: William Traylor & Joseph Wisniewski
Lot Size: 25,264 SF
Building Size: 2,061 SF
Price: \$450,000 **\$218.34 SF**
Notes:

Date: 11/3/2010
Type of Property: Office Building
Address: 803 Main Road, Westport, MA
Buyer: Knock & Maize LLC
Seller: Carol Guay & John Jennings
Lot Size: 19,994 SF
Building Size: 1,668 SF
Price: \$1,000,000 **\$599.52 SF**
Notes:

Date: 11/9/2010
Type of Property: Charity Property
Address: 235 North Pearl Street, Brockton, MA
Buyer: Steward Good Samaritan Medical
Seller: Caritas Good Samaritan Medical
Lot Size: 41.79 Acres
Building Size: 52,454 SF
Price: \$11,437,947 **\$218.05 SF**
Notes: Cardinal Cushing General Hospital

Date: 10/13/2010
Type of Property: Retail Service
Address: 232 Pine Lane Extension, Osterville, MA
Buyer: Holbrook R. Davis
Seller: Nathaniel Davis & Thomas Whitney
Lot Size: 6,970 SF
Building Size: 1,304 SF
Price: \$150,000 **\$115.03 SF**
Notes:

Date: 10/7/2010
Type of Property: Retail Service
Address: 2603 GAR Highway, Swansea, MA
Buyer: Sergei & Nelya Miroshnichenko
Seller: Spindle City Realty LLC
Lot Size: 10,019 SF
Building Size: 2,800 SF
Price: \$130,000 **\$46.42 SF**
Notes:

Date: 10/6/2010
Type of Property: Parking Lot
Address: 60 County Street, Attleboro, MA
Buyer: Cumberland Farms Inc.
Seller: Wall Street Properties LLC
Lot Size: 17,280 SF
Price: \$475,000 **\$27.48 SF**
Notes:

Date: 11/5/2010
Type of Property: Retail Service
Address: 38 Bethel Street, New Bedford, MA
Buyer: Bethel Street LLC
Seller: Thornton & Sandra Klaren
Lot Size: 6,860 SF
Building Size: 11,362 SF
Price: \$830,000 **\$73.05 SF**
Notes:

Date: 11/1/2010
Type of Property: Auto Sales
Address: 567 Winthrop Street, Rehoboth, MA
Buyer: Wastetech Disposal Inc.
Seller: Edward & Virginia Perry
Lot Size: 41,382 SF
Building Size: 520 SF
Price: \$160,000 **\$307.69 SF**
Notes:

Date: 10/26/2010
Type of Property: Auto Repair
Address: 113 Sandwich Street, Plymouth, MA
Buyer: Ruez LLC
Seller: 113 Sandwich Street LLC & Janet Moore
Lot Size: 10,454 SF
Building Size: 1,800 SF
Price: \$215,000 **\$119.44 SF**
Notes:

Date: 10/26/2010
Type of Property: Office Building
Address: 353 West Grove Street, Middleboro, MA
Buyer: John Vercollone for 353 West Grove Street RT
Seller: Sharen Cacciatore
Lot Size: 17,018 SF
Building Size: 768 SF
Price: \$190,000 **\$247.39 SF**
Notes:

Date: 10/22/2010
Type of Property: Mixed Use
Address: 405 West Main Street, Hyannis, MA
Buyer: Robert Goodwin for Murky Water RT
Seller: Classic Car Services & Bayview Loan Servicing LLC
Lot Size: 11,326 SF
Building Size: 5,640 SF
Price: \$277,200 **\$49.14 SF**
Notes: Two Buildings

Date: 10/22/2010
Type of Property: Retail Service
Address: 31 Main Street, Orleans, MA
Buyer: Paul Childs & Kimberly Catalano
Seller: Alan & Lenore Chace
Lot Size: 7,841 SF
Building Size: 1,272 SF
Price: \$350,000 **\$275.15 SF**
Notes:

Date: 10/15/2010
Type of Property: Retail Service
Address: 56 Main Street, Kingston, MA
Buyer: Red Cedar RT & Eric Enemark
Seller: Luanne Tran
Lot Size: 1.14 Acres
Building Size: 1,332 SF
Price: \$346,500 **\$260.13 SF**
Notes:

Date: 10/15/2010
Type of Property: Parking Garage
Address: 15 South Main Street, Middleboro, MA
Buyer: Richard Benard
Seller: BJ RT & Elizabeth Murphy
Lot Size: 1,742 SF
Building Size: 720 SF
Price: \$50,000 **\$69.44 SF**
Notes:

Date: 10/20/2010
Type of Property: Retail Building – Automotive
Address: 3091 Cranberry Highway, Wareham, MA
Buyer: David & Susan Spillane
Seller: David & Charlyn Veracka
Lot Size: 12,500 SF
Building Size: 2,400 SF
Price: \$260,000 **\$108.33 SF**
Notes:

Date: 10/15/2010
Type of Property: Gas Station
Address: 9 Short Street, Hingham, MA
Buyer: Petro Realty Corporation
Seller: Energy Retailers Inc.
Lot Size: 7,405 SF
Building Size: 1,134 SF
Price: \$150,000 **\$132.27 SF**
Notes:

Date: 10/29/2010
Type of Property: Office Building
Address: 1058 Fall River Avenue, Seekonk, MA
Buyer: 1058 Fall River Avenue LLC
Seller: Harry Leiser
Lot Size: 7,841 SF
Building Size: 1,662 SF
Price: \$350,000 **\$210.58 SF**
Notes:

Date: 10/29/2010
Type of Property: Auto Repair
Address: 289 Main Street, Acushnet, MA
Buyer: DRM RT & David Menard
Seller: Acushnet 289 Main Street Trust & Alan Hale
Lot Size: 20,747 SF
Building Size: 840 SF
Price: \$60,000 **\$71.42 SF**
Notes:

Date: 10/29/2010
Type of Property: Retail Service
Address: 692 State Road, Dartmouth, MA
Buyer: Emanuel & Ann Marie Correira
Seller: Sheilarey Swallow
Lot Size: 20,000 SF
Building Size: 1,800 SF
Price: \$200,000 **\$111.11 SF**
Notes:

Date: 11/1/2010
Type of Property: Restaurant/Bar
Address: 93 Careswell Street, Marshfield, MA
Buyer: 93 Careswell Street RT & Arthur Depaul
Seller: Almeder Enterprises Inc.
Lot Size: 1.16 Acres
Building Size: 4,210 SF
Price: \$330,000 **\$78.38 SF**
Notes:

Date: 10/29/2010
Type of Property: Auto Repair/Retail Building
Address: 3127 Cranberry Highway, Wareham, MA
Buyer: Anderson Ferreira LLC & Thomas Anderson
Seller: Mayflower Cooperative Bank
Lot Size: 1.2 Acres
Building Size: 4,000 SF
Price: \$335,000 **\$83.75 SF**
Notes: Bank Owned

Date: 10/25/2010
Type of Property: Bank Building
Address: 54 County Street, Somerset, MA
Buyer: Fall River Five Cents Savings Bank
Seller: Sovereign Bank
Lot Size: 37,462 SF
Building Size: 5,595 SF
Price: \$850,000 **\$151.92 SF**
Notes:

Date: 10/13/2010
Type of Property: Restaurant/Bar
Address: 1486 Main Street, Hanson, MA
Buyer: 16 Harrison Avenue Corporation
Seller: Ciokee RT & Robert Cioffi
Lot Size: 2.3 Acres
Building Size: 8,900 SF
Price: \$741,901 **\$83.35 SF**
Notes:

Date: 10/19/2010
Type of Property: Shopping Center/Mall
Address: 673 Main Street, Dennis, MA
Buyer: Dennisport Village LLC
Seller: Dennisport Village RT & Daniel Keefe
Lot Size: 1.06 Acres
Building Size: 18,578 SF
Price: \$650,000 **\$34.98 SF**
Notes:

Date: 10/14/2010
Type of Property: Gas Mart
Address: 435 Route 28, Harwich, MA
Buyer: Petro Realty Corporation
Seller: Energy Retailers Inc.
Lot Size: 16,117 SF
Building Size: 1,710 SF
Price: \$200,000 **\$116.95 SF**
Notes: Tedeschi Market

Date: 10/14/2010
Type of Property: Service Station
Address: 433 Station Avenue, Yarmouth, MA
Buyer: Petro Realty Corporation
Seller: Energy Retailers Corporation
Lot Size: 16,988 SF
Building Size: 1,648 SF
Price: \$150,000 **\$91.01 SF**
Notes:

Date: 10/15/2010
Type of Property: Gas Station
Address: 800 Pleasant Street, Fall River, MA
Buyer: Robert Kfoury
Seller: Stafford Fuel Company, Inc.
Lot Size: 14,810 SF
Building Size: 750 SF
Price: \$100,000 **\$133.33 SF**
Notes:

Date: 10/13/2010
Type of Property: Office Building
Address: Market Street, & GAR Highway, Swansea, MA
Buyer: CVS 75866 MA LLC
Seller: Linda Clarke Bento
Lot Size: 1.7 Acres
Building Size: 5,040 SF
Price: \$2,700,000 **\$535.71 SF**
Notes:

Date: 10/15/2010
Type of Property: Mixed Use
Address: 356 Turnpike Street, Easton, MA
Buyer: Principal Property LLC
Seller: Gaultier Realty LLC & Barbara Gaultier
Lot Size: 1.58 Acres
Building Size: 900 SF
Price: \$565,000 **\$627.77 SF**
Notes:

Date: 11/16/2010
Type of Property: Retail Service
Address: 764-766 County Street, New Bedford, MA
Buyer: Christian Ration Redeemer
Seller: Jose Sequeira & Antonio Maocha
Lot Size: 11,569 SF
Building Size: 1,620 SF
Price: \$65,000 **\$40.12 SF**
Notes:

Date: 11/15/2010
Type of Property: Gas Station
Address: 634 American Legion Highway, Westport, MA
Buyer: Gulf Holding Westport LLC
Seller: CKS Wea RT & C. K. Smith & Company
Lot Size: 1.1 Acres
Building Size: 144 SF
Price: \$375,000 **\$2,604.16 SF**
Notes:

Date: 11/10/2010
Type of Property: Retail Gas Storage
Address: 30 Winthrop Avenue, Mansfield, MA
Buyer: Kenneth & Jerome Golden
Seller: William Madan
Lot Size: 3.64 Acres
Building Size: 1,300 SF
Price: \$560,000 **\$430.76 SF**
Notes:

Date: 11/9/2010
Type of Property: Medical Office Building
Address: 106 Main Street, Wareham, MA
Buyer: Axis Tobey Medical LLC
Seller: Riverside RT & David Bova
Lot Size: 29,030 SF
Building Size: 7,905 SF
Price: \$1,000,000 **\$126.50 SF**
Notes:

Date: 11/17/2010
Type of Property: Retail Service
Address: 1731 Main Street, Chatham, MA
Buyer: Robert & Marcia Benson
Seller: Sovereign Bank
Lot Size: 20,473 SF
Building Size: 1,351 SF
Price: \$329,100 **\$243.59 SF**
Notes:

Date: 11/8/2010
Type of Property: Retail Service
Address: 381 South Main Street, Attleboro, MA
Buyer: Candleberry Chapel Inc.
Seller: Kenneth Boyle
Lot Size: 43,087 SF
Building Size: 921 SF
Price: \$230,000 **\$249.72 SF**
Notes:

Date: 11/8/2010
Type of Property: Retail Service
Address: 73 Columbia Street, Fall River, MA
Buyer: Daniel Quintal
Seller: LR LLC
Lot Size: 7,405 SF
Building Size: 9,542 SF
Price: \$135,865 **\$14.23 SF**
Notes:

Date: 11/9/2010
Type of Property: Charity Property
Address: 306 Osborn Street, Fall River, MA
Buyer: Steward St. Anne's Corporation
Seller: St. Anne's Health Inc.
Lot Size: 5,227 SF
Building Size: 4,808 SF
Price: \$548,497 **\$114.08 SF**
Notes:

Date: 11/9/2010
Type of Property: Educational Property
Address: 240 Forest Street, Fall River, MA
Buyer: Steward Fall River Management
Seller: 240 Forest Street LLC
Lot Size: 2.1 Acres
Building Size: 78,636 SF
Price: \$548,497 **\$6.97 SF**
Notes: School

Date: 11/9/2010
Type of Property: Multi
Address: 795 Middle Street, Fall River, MA, 314 Osborn Street, Fall River, MA, Forest Street, Fall River, MA, 23-25 Melville Street, Fall River, MA, 1-15 Melville Street, Fall River, MA, 51-63 Melville Street, Fall River, MA, 61 & 85 Park Street, Fall River, MA, 901 South Street, Fall River, MA
Buyer: Steward St. Anne's Corporation
Seller: St Anne's Hospital Corporation
Lot Size: 8.1 Acres
Building Size: 303,295 SF
Price: \$1,815,208
Notes: Multi Properties Including an Office Building, Hospital, Church & Land.

Date: 10/28/2010
Type of Property: Auto Repair
Address: 1940 County Street, Dighton, MA
Buyer: Erik Camara
Seller: Antone Roderick
Lot Size: 7.5 Acres
Building Size: 7,640 SF
Price: \$750,000 **\$98.16 SF**
Notes:

Date: 10/12/2010
Type of Property: Restaurant/Bar
Address: 46 Route 6A, Sandwich, MA
Buyer: Great Food RT & Evangelia Zambellis
Seller: Sandwich Property Lan LLC
Lot Size: 2.23 Acres
Building Size: 4,010 SF
Price: \$1,100,000 **\$274.31 SF**
Notes:

Date: 12/8/2010
Type of Property: Office Building
Address: 104 Liberty Street, Hanson, MA
Buyer: Colin Ward & Ward Endowment & Partners
Seller: Hanson Mob LLC & Wamp LLC
Lot Size: 2.2 Acres
Building Size: 9,200 SF
Price: \$1,425,000 **\$154.89 SF**
Notes:

Date: 12/3/2010
Type of Property: Auto Supply
Address: 5 Manomet Point Road, Plymouth, MA
Buyer: Stephen Mcdonough & Mcdonough Manomet LLC
Seller: Eric West
Lot Size: 13,939 SF
Building Size: 2,938 SF
Price: \$303,750 **\$103.38 SF**
Notes:

Date: 12/9/2010
Type of Property: Restaurant/Bar
Address: 330 Main Street, Wareham, MA
Buyer: 330 Main Wareham LLC
Seller: P. Revere Realty Corporation
Lot Size: 33,615 SF
Building Size: 3,437 SF
Price: \$345,000 **\$100.37 SF**
Notes:

Date: 11/23/2010
Type of Property: Auto Other
Address: 785 Washington Street, Easton, MA
Buyer: 785 Washington Street LLC
Seller: Robert Hamilton
Lot Size: 1.7 Acres
Building Size: 9,150 SF
Price: \$450,000 **\$49.18 SF**
Notes:

Date: 11/23/2010
Type of Property: Retail Service
Address: 86 West Main Street, Norton, MA
Buyer: 86 West Main Street LLC
Seller: Stephen Cox
Lot Size: 14,418 SF
Building Size: 1,920 SF
Price: \$290,000 **\$151.04 SF**
Notes:

Date: 12/1/2010
Type of Property: Retail Service
Address: 62 State Road, Dartmouth, MA
Buyer: Hodgepodge Realty LLC
Seller: Leon Narbonne
Lot Size: 17,056 SF
Building Size: 3,208 SF
Price: \$325,000 **\$101.30 SF**
Notes:

Date: 11/22/2010
Type of Property: Truck Terminal
Address: 63-65 Conway Street, New Bedford, MA
Buyer: Conley Realty LLC
Seller: Cape Street Realty LLC
Lot Size: 1.77 Acres
Building Size: 10,916 SF
Price: \$2,135,000 **\$195.58 SF**
Notes:

Date: 12/6/2010
Type of Property: Restaurant/Bar
Address: 715 Route 6A, Yarmouth, MA
Buyer: Angelos Constantine
Seller: P & G RT & Peter James
Lot Size: 35,284 SF
Building Size: 2,618 SF
Price: \$490,000 **\$187.16 SF**
Notes:

Date: 12/2/2010
Type of Property: Marina
Address: 69 Red Brook Harbor Road, Bourne, MA
Buyer: Bruce & Patricia Parker
Seller: Jane Doyle & Jean Parker
Lot Size: 28,750 SF
Building Size: 8,918 SF
Price: \$400,000 **\$44.85 SF**
Notes:

Date: 12/2/2010
Type of Property: Office Building
Address: 98 East Grove Street, Middleboro, MA
Buyer: Craig Medeiros
Seller: Robert Mather
Lot Size: 10,454 SF
Building Size: 3,888 SF
Price: \$250,000 **\$64.30 SF**
Notes:

Date: 12/10/2010
Type of Property: Retail Service
Address: 44 Main Street, Plymouth, MA
Buyer: Peter B. Smith
Seller: Glascourt Properties LLC & Michael Longo
Lot Size: 13,068 SF
Building size: 13,032 SF
Price: \$595,350 **\$45.68 SF**
Notes:

Date: 12/06/2010
Type of Property: Auto Sales
Address: 1455 Route 44, Raynham, MA
Buyer: 1455 Route 44 LLC
Seller: 1455 New State Highway LLC
Lot Size: 6.12 Acres
Building Size: 18,395 SF
Price: \$4,000,000 **\$217.45 SF**
Notes:

Date: 12/3/2010
Type of Property: Retail Department Store
Address: 492 Winthrop Street, Rehoboth, MA
Buyer: 492 Winthrop Street LLC
Seller: Bristol County Savings Bank
Lot Size: 1.2 acres
Building Size: 17,712 SF
Price: \$725,000 **\$40.93 SF**
Notes:

Date: 12/9/2010
Type of Property: Retail Service
Address: 471 Union Street, New Bedford, Ma
Buyer: 471 Union Street LLC
Seller: Bridgewater Savings Bank
Lot Size: 7,439 SF
Building Size: 3,234 SF
Price: \$75,000 **\$23.19 SF**
Notes:

Date: 12/13/2010
Type of Property: Retail Equipment
Address: 19 Lots Hollow Road, Orleans, MA
Buyer: Doncroft LLC
Seller: Lots Hollow LLC
Lot Size: 1.13 Acres
Building Size: 4,000 SF
Price: \$410,000 **\$102.50 SF**
Notes:

Date: 12/21/2010
Type of Property: Gym
Address: 26 Bay Ridge Lane, Orleans, MA
Buyer: Reardon Realty MA Inc.
Seller: J & J Reardon Inc.
Lot Size: 2.25 Acres
Building Size: 5,559 SF
Price: \$910,000 **\$163.69 SF**
Notes: May not be Arms Length Sale

Date: 12/15/2010
Type of Property: Retail Service
Address: 789 State Road, Dartmouth, MA
Buyer: Palm Coast Management Company LLC
Seller: Nelson Real Estate Management
Lot Size: 3.46 Acres
Building Size: 3,200 SF
Price: \$307,000 **\$95.93 SF**
Notes:

Date: 12/23/2010
Type of Property: Office Building
Address: 126 Belmont Street, Brockton, MA
Buyer: Grand Landing Hiram Abif Inc.
Seller: 126 Belmont Street RT & Madeline Clark
Lot Size: 11,761 SF
Building Size: 4,525 SF
Price: \$325,000 **\$71.82 SF**
Notes:

Date: 12/20/2010
Type of Property: Day Care Facility
Address: 760 Nantasket Avenue, Hull, MA
Buyer: MERS Inc. & Rachel Kelly
Seller: Margaret & Charles Caputo
Lot Size: 5,000 SF
Building Size: 1,064 SF
Price: \$200,000 **\$187.96 SF**
Notes:

Date: 12/17/2010
Type of Property: Retail Service
Address: 686-688 Main Street, Norwell, MA
Buyer: William Shields
Seller: Paul & Priscilla Jevne
Lot Size: 6,520 SF
Building Size: 979 SF
Price: \$350,000 **\$357.50 SF**
Notes:

Date: 12/22/2010
Type of Property: Nursing Home
Address: 115 North Avenue, Rockland, MA
Buyer: Southshore Landlord LLC & Lawrence Sartilli
Seller: Rockland Health Group LLC & Patrick Sheehan
Lot Size: 5.3 Acres
Building Size: 32,782 SF
Price: \$2,167,000 **\$66.10 SF**
Notes:

Date: 12/22/2010
Type of Property: Retail Service
Address: 206 Front Street, Scituate, MA
Buyer: KLM RT & Michael Bulman
Seller: Noble Corporation
Lot Size: 6,600 SF
Building Size: 630 SF
Price: \$400,000 **\$634.92 SF**
Notes:

Date: 12/22/2010
Type of Property: Mixed Use-Residential & Commercial
Address: 2234 Cranberry Highway, Wareham, MA
Buyer: Peter & Maryanne Cantanese
Seller: Steven Borghi
Lot Size: 40,702 SF
Building Size: 2,185 SF (2 Separate Buildings)
Price: \$400,000 **\$183.06 SF**
Notes: Residential Property contains 1,040 SF & Commercial Property
Contains 1,145 SF

Date: 12/22/2010
Type of Property: Store/Shop
Address: 255 Cape Road, Taunton, MA
Buyer: Marmar Real Estate Group LLC
Seller: Fariborz Motamedi for F & J Realty Trust
Lot Size: 4.87 Acres
Building Size: 2,000 SF
Price: \$325,000 **\$162.50 SF**
Notes:

Date: 12/20/2010
Type of Property: Auto Repair
Address: 3 Fern Street, Taunton, MA
Buyer: 3 Fern Street LLC
Seller: Kenneth Yelle
Lot Size: 4,792 SF
Building Size: 2,082 SF
Price: \$50,000 **\$24.01 SF**
Notes:

Date: 12/23/2010
Type of Property: Restaurant
Address: 278 Winthrop Street, Taunton, MA
Buyer: Flagstar Bank FSB
Seller: Friendly Ice Cream Corporation
Lot Size: .47 Acres
Building Size: 2,393 SF
Price: \$290,000 **\$121.18 SF**
Notes:

Date: 12/21/2010
Type of Property: Auto Sales
Address: 26 State Road, Dartmouth, MA
Buyer: Empire Management Corporation
Seller: 26 State Road LLC
Lot Size: 29,022 SF
Building Size: 10,262 SF
Price: \$1,130,000 **\$110.11 SF**
Notes:

Date: 12/21/2010
Type of Property: Auto Sales
Address: 42 State Road, Dartmouth, MA
Buyer: Empire Management Corporation
Seller: Deborah Woodhouse & Harry Pearson
Lot Size: 1.11 Acres
Building Size: 3,360 SF
Price: \$935,000 **\$278.27 SF**
Notes:

Date: 12/13/2010
Type of Property: Gas Station & Vacant Land
Address: 22 Orr Street & 584 Washington Street, Attleboro, MA
Buyer: NGM Property Realty Trust
Seller: TD Bank NA
Lot Size: .55 Acres
Building Size: 720 SF
Price: \$750,000 **\$1,041.66 SF**
Notes: Vacant lot sat 22 Orr Street was former Restaurant.

Date: 12/22/2010
Type of Property: Nursing Home
Address: 184 Lincoln Street, Easton, MA
Buyer: Southeast Landlord LLC
Seller: Easton Health Group LLC
Lot Size: 12.08 Acres
Building Size: 57,257 SF
Price: \$6,440,000 **\$112.47 SF**
Notes:

Date: 12/23/2010
Type of Property: Office Building
Address: 405 Jones Road, Falmouth, MA
Buyer: 405 LLC
Seller: 405 Jones Road LLC
Lot Size: 7,500 SF
Building Size: 2,278 SF
Price: \$320,000 **\$140.47 SF**
Notes:

Date: 12/29/2010
Type of Property: Retail Service
Address: 87 Water Street, Falmouth, MA
Buyer: Eel Pond Realty LLC
Seller: 87 Water Street LLC
Lot Size: 3,120 SF
Building Size: 3,744 SF
Price: \$1,100,000 **\$293.80 SF**
Notes:

Date: 12/29/2010
Type of Property: Parking Lot
Address: 1680 Acushnet Avenue, New Bedford, MA
Buyer: Acushnet Avenue RT & Gloria Teixeira
Seller: Gypsum Board Committee LLC
Lot Size: 5,212 SF
Price: \$713,904 **\$136.97 SF**
Notes:

Date: 12/31/2010
Type of Property: Office Building
Address: 750 State Road, Dartmouth, MA
Buyer: Katherine Lefkowitz & Gerald Pietsch
Seller: Lawrence Shinnamon & Gerald Pietsch
Lot Size: 30,076 SF
Building Size: 2,400 SF
Price: \$250,000 **\$104.16 SF**
Notes:

Date: 12/30/2010
Type of Property: Retail Service
Address: 167 Swansea Mall Drive, Swansea, MA
Buyer: US BK
Seller: Mullen Family LP & Robert Mullen
Lot Size: 25,265 SF
Building Size: 4,462 SF
Price: \$475,000 **\$106.45 SF**
Notes:

Date: 12/22/2010
Type of Property: Nursing Home
Address: 2540 Cranberry Highway, Wareham, MA, & 571, 577 & 605 Main Street, Wareham, MA
Buyer: Tremont Landlord LLC
Seller: Patrick Sheehan & Wareham Health Group LLC
Lot Size: 3.5 Acres
Price: \$3,805,000
Notes: Multi-Building Property (Nursing Home - 35,438 SF, 2 Family Building - 2,285 SF, Office Building - 2,373 SF)

Date: 12/29/2010
Type of Property: Office & Manufacturing Buildings
Address: 5, 15 & 100 Hampshire Street, Mansfield, MA
Buyer: SNH Medical Office Properties Trust
Seller: Hub Properties Trust
Lot Size: 21.16 Acres
Building Size: 310,106 SF
Price: \$31,125,880 **\$100.37 SF**
Notes: Multi-Building Property (2 Office Buildings containing 81,000 SF & 104,266 SF & a Manufacturing Building containing 124,840 SF)

Date: 10/28/2010
Type of Property: Retail Building
Address: Sawyer Street, New Bedford, MA
Buyer: Demoulas Supermarket Inc.
Seller: FM Redevelopment LLC & Sawyerview LLC
Lot Size: 8.12 Acres
Building Size: 97,000 SF
Price: \$11,500,000 **\$118.55 SF**
Notes: New Supermarket Building

Apartments

Date: 10/1/2010
Type of Property: Apartment Building
Address: 25 Haffards Street, Fall River, MA
Buyer: FR Prop LLC
Seller: Maria Pereira
Lot Size: 12,619 SF
Building Size: 10,296 SF
Price: \$626,500 **\$52,208.33 per Unit**
Notes: 12 Units

Date: 10/1/2010
Type of Property: Apartment Building
Address: 37 Haffards Street, Fall River, MA
Buyer: FR Prop LLC
Seller: Maria Pereira
Lot Size: 12,197 SF
Building Size: 3,696 SF
Price: \$304,000 **\$50,666.66 per Unit**
Notes: 6 Units

Date: 10/29/2010
Type of Property: Apartment Building
Address: 71 Commercial Street, Provincetown, MA
Buyer: Eleanor Pannesi
Seller: John Dreyer
Lot Size: 3,211 SF
Building Size: 3,558 SF
Price: \$2,610,000 **\$652,500 per Unit**
Notes: 4 Units

Date: 10/29/2010
Type of Property: Apartment Building
Address: 456 Mattakeesett Street, Pembroke, MA
Buyer: Michael & Joyce O'Donnell
Seller: Michael & Lisa Karol
Lot Size: 33,600 SF
Building Size: 3,634 SF
Price: \$423,500 **\$105,875 per Unit**
Notes: 4 Units

Date: 11/9/2010
Type of Property: Apartment Buildings
Address: 353 & 341 Ridge Street, Fall River, MA, 877 & 883 Middle Street, Fall River, MA, 192 Forest Street, Fall River, MA
Buyer: Steward Fall River Management
Seller: 240 Forest Street LLC
Lot Size: .31 Acres
Building Size: 12,051 SF
Price: \$2,742,484 **\$210,960.30 per Unit**
Notes: 13 Units - 5 Buildings 4 (3) Unit Buildings & (1) Single Family

Date: 11/24/2010
Type of Property: Apartment Building
Address: 280-282 Acushnet Avenue, New Bedford, MA
Buyer: Harborview Towers LLP
Seller: Harborview Towers Associates
Lot Size: 1.24 Acres
Building Size: 66,480 SF
Price: \$7,500,000 **\$104,166.66 per Unit**
Notes: 72 Units

Date: 12/8/2010
Type of Property: Apartment Building
Address: 15 Pleasant Street, Mansfield, MA
Buyer: 15-18 Pleasant Street LLC
Seller: Intoccia Realty Trust & Michael Intoccia
Lot Size: 8,000 SF
Building Size: 4,705 SF
Price: \$950,000 **\$158,333.33 per Unit**
Notes: 6 Units

Date: 12/9/2010
Type of Property: Apartment Building
Address: 1100 Alewife Circle, South Yarmouth, MA
Buyer: SP Associates LLC
Seller: Swan Pond Development Company & Sidney Fagelman
Lot Size: 26.6 Acres
Building Size: 150 Units
Price: \$12,600,000 **\$84,000 per Unit**
Notes:

Date: 12/17/2010
Type of Property: Apartment Building
Address: 364 East Falmouth Highway, Falmouth, MA
Buyer: PRI Gosnold Grove LLC
Seller: GPT Gosnold Grove LLC
Lot Size: 2.73 Acres
Building Size: 32,391 SF
Price: \$1,622,681 **\$49,172.15 per Unit**
Notes: 33 Units

Date: 12/23/2010
Type of Property: Apartment Building
Address: 57 Winthrop Street, Taunton, MA
Buyer: Win57 Realty LLC
Seller: Victor Demedeiros
Lot Size: 29,185 SF
Building Size: 7,084 SF
Price: \$535,000 **\$44,583.33 per Unit**
Notes: 12 Units

Date: 12/17/2010
Type of Property: Apartment Building
Address: 585 Chestnut Street, Abington, MA
Buyer: PRI Chestnut Glen LLX & PRI Chestnut Glen Manager
Seller: Matt Wakenight & GPT Chestnut Glen LLC
Lot Size: 11.52 Acres
Building Size: 59,891 SF
Price: \$13,723,353 **\$211,128.50 per Unit**
Notes:

Condos

Date: 10/6/2010
Type of Property: Office Condo
Address: 1076 Washington Street, Unit 1076, Hanover, MA
Buyer: WBA RE LLC
Seller: Century Bank
Building Size: 4,184 SF
Price: \$375,000 **\$89.62 SF**
Notes:

Date: 10/28/2010
Type of Property: Office Condo
Address: 40 North Street, Unit 6, Barnstable, MA
Buyer: 46 North Street Suite 6 LLC
Seller: 46 North Street LLC
Building Size: 4,638 SF
Price: \$1,040,785 **\$224.40 SF**
Notes:

Date: 11/2/2010
Type of Property: Office Condo
Address: 258 Main Street, Unit C-4, Bourne, MA
Buyer: Thrasher prop LLC
Seller: Jay Farrell
Building Size: 1,600 SF
Price: \$87,500 **\$54.68 SF**
Notes:

Date: 11/8/2010
Type of Property: Office Condo
Address: 23 White's Path, Unit A9, Yarmouth, MA
Buyer: Oscar Taylors LLC
Seller: Mojo RT & Pamela Rodrigues
Building Size: 1,400 SF
Price: \$250,000 **\$178.57 SF**
Notes:

Date: 10/25/2010
Type of Property: Office Condo
Address: 46 North Street, Unit 1, Hyannis, MA
Buyer: Geralyn Leone LLC
Seller: 46 North Street LLC
Building Size: 4,673 SF
Price: \$1,004,695 **\$215 SF**
Notes:

Date: 10/27/2010
Type of Property: Office Condo
Address: 1046 Main Street, Unit 10, Osterville, MA
Buyer: 1046 Main Street Unit 10 RT & Arthur Depaul
Seller: Bayview Loan Servicing LLC
Building Size: 1,154 SF
Price: \$68,000 **\$58.92 SF**
Notes: Bank Owned

Date: 10/14/2010
Type of Property: Medical Condo
Address: 516 Hawthorn Street, Unit 3, Dartmouth, MA
Buyer: Luis & Theresa Borges
Seller: Units 3 & 3A NT & Diane Clausen
Building Size: 1,175 SF
Price: \$165,000 **\$140.42 SF**
Notes:

Date: 10/18/2010
Type of Property: Industrial Condo
Address: 100 Weymouth Street, Unit E, Rockland, MA
Buyer: Daisy RT & John Anderson
Seller: Pear Trust Realty LLC & Andrew Wheeler
Building Size: 5,776 SF
Price: \$390,000 **\$67.52 SF**
Notes:

Date: 11/1/2010
Type of Property: Office Condo
Address: 17 Accord Park Drive, Unit 103, Norwell, MA
Buyer: Evergreen Land Corporation
Seller: Peter & Deborah Carlson
Building Size: 1,597 SF
Price: \$199,625 **\$125 SF**
Notes:

Date: 10/14/2010
Type of Property: Industrial Condo
Address: 92 Rosary Lane, Unit D, Hyannis, MA
Buyer: Charles Primpas
Seller: Ripa RT & Robert Wallace
Building Size: 954 SF
Price: \$70,000 **\$73.37 SF**
Notes:

Date: 10/18/2010
Type of Property: Retail Condo
Address: 433 Lower County Road, Unit 21, Dennis, MA
Buyer: Mickael & Alla Benita
Seller: David Wahtera & Yvonne Finnerty
Building Size: 243 SF
Price: \$90,000 **\$370.37 SF**
Notes:

Date: 10/18/2010
Type of Property: Industrial Condo
Address: 164 Mid Tech Drive, Unit 4, Yarmouth, MA
Buyer: Richard Halvarson
Seller: Patricia Kuehn
Building Size: 1,107 SF
Price: \$125,000 **\$112.91 SF**
Notes:

Date: 11/19/2010
Type of Property: Retail Condo
Address: 2 Court Street, Unit 2, Plymouth, MA
Buyer: Qi Chen Trustee for Michael Pang
Seller: Community Bank
Building Size: 2,264 SF
Price: \$110,000 **\$48.58 SF**
Notes:

Date: 11/18/2010
Type of Property: Office Condo
Address: 342 Gifford Street, Unit 2, Falmouth, MA
Buyer: TC Endo Realty LLC
Seller: Stajust LLC
Building Size: 1,712 SF
Price: \$146,500 **\$85.57 SF**
Notes:

Date: 12/8/2010
Type of Property: Medical Condo
Address: 5 Bay State Court, Unit 5, Brewster, MA
Buyer: Albert's Physical Therapy LLC
Seller: 5 Bay State Court NT & Raymond Magauran
Building Size: 933 SF
Price: \$138,500 **\$148.44 SF**
Notes:

Date: 12/14/2010
Type of Property: Commercial Condo
Address: 85 Route 6A, Unit 2, Orleans, MA
Buyer: Red Oak Real Estate Holdings LLC
Seller: Carla Forlivesi
Building Size: 906 SF
Price: \$205,000 **\$226.26 SF**
Notes:

Date: 12/23/2010
Type of Property: Office Condo
Address: 488 State Road, Unit 5, Plymouth, MA
Buyer: Czervik RT & Sherry palmer
Seller: Intercast USA Inc.
Building Size: 1,126 SF
Price: \$20,000 **\$17.76 SF**
Notes:

Date: 12/23/2010
Type of Property: Office Condo
Address: 258 Main Street, Unit 1, Bourne, MA
Buyer: Cape Claude LLC
Seller: Claude Boudwin
Building Size: 740 SF
Price: \$100,000 **\$135.13 SF**
Notes:

Date: 12/27/2010
Type of Property: Residential Condominium Building
Address: 161 Route 28, Harwich, MA
Buyer: 161 Route 28 LLC
Seller: John Shocket for MMC Gateway Realty
Lot Size: 26,136 SF
Building Size: 12,312 SF (13 Townhomes & 4 Garden Style Condos)
Price: \$1,400,000 **\$82,352.94 per Unit**
Notes:

Date: 12/31/2010
Type of Property: Medical Condo
Address: 45 Resnik Road, Unit 120, Plymouth, MA
Buyer: Jordan Hospital Inc.
Seller: CMRT Inc.
Building Size: 571 SF
Price: \$354,041 **\$620.03 SF**
Notes:

Date: 12/29/2010
Type of Property: Office Condo
Address: 90 Front Street, Unit 1, New Bedford, MA
Buyer: Frog LLC
Seller: Peter Dewalt
Building Size: 1,846 SF
Price: \$1,200,000 **\$650.05 SF**
Notes:

Land

Date: 10/7/2010
Type of Property: Commercial Land
Address: 421 Lincoln Street, Hingham, MA
Buyer: Kayjen LLC
Seller: Hingham TD 3A LLC & Skye Development Corporation
Lot Size: 1.51 Acres
Price: \$280,000 **\$185,430.46 per Acre**
Notes:

Date: 10/7/2010
Type of Property: Vacant Land
Address: Off Samuel Bernet Blvd., Dartmouth, MA & New Bedford, MA
Buyer: Consolidated Edison Development
Seller: Greater NWBF Industrial
Lot Size: 19.82 Acres
Price: \$750,000 **\$37,840.56 per Acre**
Notes: 2 Parcels

Date: 11/8/2010
Type of Property: Industrial Land
Address: Technology Park Drive, Falmouth, MA
Buyer: Woods Hole Martha's Vineyard Steamship Authority
Seller: 4 Stones LLC
Lot Size: 6.91 Acres
Price: \$1,589,100 **\$229,971.05 per Acre**
Notes:

Date: 10/8/2010
Type of Property: Vacant Land
Address: Lot A, Off Plain Street, Marshfield, MA
Buyer: Mill Pond RT & Bradford Cushing
Seller: Timothy Connor
Lot Size: 33,541 SF
Price: \$200,000 **\$5.96 SF**
Notes:

Date: 10/27/2010
Type of Property: Industrial Land
Address: Edgerton Drive, Falmouth, MA
Buyer: Lot 7 Edgerton Drive LLC
Seller: CS RT & Robert Cunha
Lot Size: 1.52 Acres
Price: \$255,000 **\$167,763.15 per Acre**
Notes:

Date: 10/28/2010
Type of Property: Industrial Land
Address: Santoro Drive, North Attleboro, MA
Buyer: JC Properties LLC
Seller: Spindle City Realty LLC
Lot Size: 20.6 Acres
Price: \$500,000 **\$24,271.84 per Acre**
Notes:

Date: 10/28/2010
Type of Property: Vacant Land
Address: Sawyer Street, New Bedford, MA
Buyer: Pierpont Group LLC
Seller: FM Redevelopment LLC & Coggeshall Street LLC
Lot Size: 2.2 Acres
Price: \$1,000,000 **\$454,545.45 per Acre**
Notes: 2 Parcels/ Out Parcels

Date: 11/17/2010
Type of Property: Industrial Land
Address: Thomas B. Landers Road, Falmouth, MA
Buyer: Peterson Company LLC
Seller: DTB Inc.
Lot Size: 2 Acres
Price: \$150,000 **\$75,000 per Acre**
Notes: Not Arms Length

Date: 11/9/2010
Type of Property: Charity Property
Address: Forest Street, Fall River, MA
Buyer: Steward Annes Corporation
Seller: Saint Annes Hospital Corporation
Lot Size: 33,541 SF
Price: \$1,815,208 **\$54.11 SF**
Notes:

Date: 12/1/2010
Type of Property: Vacant Land
Address: Coffin Road, Lot 1, New Bedford, MA
Buyer: Beira Properties LLC
Seller: Coffin Avenue RT & John Thompson
Lot Size: 1.19 Acres
Price: \$211,000 **\$177,310.92 per Acre**
Notes:

Date: 11/26/2010
Type of Property: Commercial Land
Address: 71 Jobs Fishing Road, Mashpee, MA
Buyer: First Citizens Federal Credit Union
Seller: Arnold Chace & Mashpee Commons
Lot Size: 40,010 SF
Price: \$850,000 **\$21.24 SF**
Notes: Bank Branch Site

Date: 12/21/2010
Type of Property: Commercial Land
Address: 72 Main Street, Carver, MA
Buyer: Mutual Federal Savings Bank of Plymouth County
Seller: CCPG Realty Corporation
Lot Size: 3 Acres
Price: \$180,000 **\$60,000 per Acre**
Notes: Bank Branch Site