

Comps for Southeastern, MA 4th Quarter 2008 Prepared by Michael Giancola

Industrial

Date: 10/1/08
Type of Property: Manufacturing Building
Address: 316 Tremont Street, Carver, MA
Buyer: 316 Tremont Street LLC & George Ajami
Seller: Tremont Street RT & Robert Betters
Lot Size: 128,415 SF
Building Size: 7,440 SF (exclusive of office bldg.)
Price: \$1,100,000 **\$147.84 SF**
Notes: Property contains an office building (776 SF)

Date: 10/2/08
Type of Property: Industrial Warehouse
Address: 305 Myles Standish Blvd., Taunton, MA
Buyer: JRPP Realty LLC
Seller: Sunreal Development Corporation Trust
Lot Size: 12 Acres
Building Size: 158,594 SF
Price: \$7,550,000 **\$47.60 SF**
Notes:

Date: 10/7/08
Type of Property: Manufacturing Building
Address: 580 Commerce Drive, Fall River, MA
Buyer: Millstone Medical Outsourcing
Seller: Maplemagic LLC
Lot Size: 6.54 Acres
Building Size: 22,593 SF
Price: \$2,500,000 **\$110.65 SF**
Notes:

Date: 10/10/08
Type of Property: Commercial Warehouse
Address: 447 Station Avenue, Yarmouth, MA
Buyer: 82 Old Townhouse Road RT & Debra Danforth
Seller: 447 Station Avenue NT & Francis Richard
Lot Size: 1.21 Acres
Building Size: 3,190 SF
Price: \$1,210,000 **\$379.31 SF**
Notes:

Date: 10/17/08
Type of Property: Commercial Warehouse
Address: 25 Marion Drive, Kingston, MA
Buyer: Vadcod Enterprises LLC & David Odell
Seller: Munro electric RT & Scott Munro
Lot Size: 54,450 SF
Building Size: 7,780 SF
Price: \$760,000 **\$97.68 SF**
Notes:

Date: 10/21/08
Type of Property: Manufacturing Building
Address: 421 Currant Road, Fall River, MA
Buyer: Fall River Realty Ltd
Seller: Meissner RT & Paul R. Lohnes
Lot Size: 10 Acres
Building Size: 67,350 SF
Price: \$3,500,000 **\$51.96 SF**
Notes:

Date: 10/17/08
Type of Property: Manufacturing Building
Address: 941 Grinnell Street, Fall River, MA
Buyer: Quaker Grinnell LLC
Seller: Quaker Fabric Corporation Fall River
Lot Size: 13.9 Acres
Building Size: 198,528 SF
Price: \$6,000,000 **\$30.22 SF**
Notes:

Date: 10/31/08
Type of Property: Manufacturing Building
Address: 395 Plymouth Street, Middleboro, MA
Buyer: D & D Twin Realty LLC
Seller: KAT RT & George Ballou
Lot Size: 2.12 Acres
Building Size: 21,415 SF
Price: \$975,000 **\$45.52 SF**
Notes:

Date: 11/7/08
Type of Property: Commercial Warehouse
Address: 359 Pleasant Street, West Bridgewater, MA
Buyer: North Shore Capital LLC & Thomas Masaschi
Seller: Augusta Realty Co Falmouth
Lot Size: 213,880 SF
Building Size: 27,530 SF
Price: \$1,100,000 **\$39.95 SF**
Notes:

Date: 12/3/08
Type of Property: Commercial Warehouse
Address: 265 Wareham Road, Marion, MA
Buyer: Sylvia Companies Inc
Seller: 265 Wareham Road NT & Frank Linhares
Lot Size: 2.03 Acres
Building Size: 6,000 SF
Price: \$600,000 **\$100 SF**
Notes:

Date: 12/5/08
Type of Property: Manufacturing Building
Address: 332 John L Dietsch Blvd., North Attleboro, MA
Buyer: Barbara & Edwad Urquhart
Seller: NJR Trust & Edward Urquhart
Lot Size: 3.32 Acres
Building Size: 48,650 SF
Price: \$974,035 **\$20.02 SF**
Notes:

Date: 12/16/08
Type of Property: Industrial Warehouse
Address: 777 West Street, Mansfield, MA
Buyer: Tyco Healthcare Group LP
Seller: Albany International Research Company
Lot Size: 8 Acres
Building Size: 91,298 SF
Price: \$6,300,000 **\$69 SF**
Notes:

Date: 11/18/08
Type of Property: Manufacturing Building
Address: 234 Oneil Blvd. Attleboro, MA
Buyer: FTF Realty Inc
Seller: Robbins Company
Lot Size: 39,485 SF
Building Size: 5,312 SF
Price: \$350,000 **\$65.88 SF**
Notes:

Date: 12/26/08
Type of Property: Manufacturing Building
Address: 221 Highland Street, East Bridgewater, MA
Buyer: Highland 221 RT & Richard Puricelli
Seller: Camara RT & Alexander Camara
Lot Size: 1.58 Acres
Building Size: 10,000 SF
Price: \$750,000 **\$75 SF**
Notes:

Date: 12/30/08
Type of Property: Commercial Warehouse
Address: 340 Hokum Rock Road, Dennis, MA
Buyer: 340 Hokum Rock Road LLC
Seller: Charles Chamberlain & Gerald McCarthy
Lot Size: 32,234 SF
Building Size: 11,400 SF
Price: \$525,000 **\$46.05 SF**
Notes:

Date: 12/31/08
Type of Property: Manufacturing Building
Address: 9 Collins Avenue, Plymouth, MA
Buyer: Collins Avenue Property Inc
Seller: Pixley Richards Holding Inc
Lot Size: 5.2 Acres
Building Size: 46,551 SF
Price: \$1,300,000 **\$27.92 SF**
Notes:

General Commercial

Date: 10/1/08
Type of Property: Research & Development Facility
Address: 136 Longwater Drive, Norwell, MA
Buyer: 136 Longwater LLC & Victor Aruda
Seller: Longwater RT & Charles Caron
Lot Size: 326,700 SF
Building Size: 35,456 SF
Price: \$4,800,000 **\$135.37 SF**
Notes:

Date: 10/1/08
Type of Property: Mixed-Use
Address: 400 Main Street, Chatham, MA
Buyer: 400 Main Street LLC
Seller: Chatham Village NT & Barbara Hogan
Lot Size: 36,154 SF
Building Size: 5,734 SF
Price: \$1,400,000 **\$244.15 SF**
Notes:

Date: 10/15/08
Type of Property: Supermarket
Address: 710 Route 28, Harwich, MA
Buyer: Building Down road LLC
Seller: SA Fennell RT HP & Susan Khoury
Lot Size: 1.92 Acres
Building Size: 33,302 SF
Price: \$2,250,000 **\$67.56 SF**
Notes:

Date: 10/14/08
Type of Property: Mixed Use
Address: 21 Route 6A, Sandwich, MA
Buyer: Jason & Kerry Barrett
Seller: Twin Acres RT & Charles Barrett
Lot Size: 84,071 SF
Building Size: 2,532 SF
Price: \$500,000 **\$197.47 SF**
Notes:

Date: 10/10/08
Type of Property: Office Building
Address: 1532 State Highway, Wellfleet, MA
Buyer: Daniella Schutzengel
Seller: Guenther C Back & Irene Back
Lot Size: 67,954 SF
Building Size: 938 SF
Price: \$395,000 **\$421.10 SF**
Notes:

Date: 10/24/08
Type of Property: Retail Service
Address: 444 Main Street, Dennis, MA
Buyer: 444 Main Street RT & Arthur J. Luke
Seller: Shaul & Meir Levy Partnership & Meir Levy
Lot Size: 211,266 SF
Building Size: 8,282 SF
Price: \$719,000 **\$86.81 SF**
Notes:

Date: 10/23/08
Type of Property: Auto Repair
Address: 20 Corporation Road, Yarmouth, MA
Buyer: RJB Boats LLC
Seller: Dorothy M. Larkin
Lot Size: 11,761 SF
Building Size: 3,200 SF
Price: \$340,000 **\$106.25 SF**
Notes:

Date: 10/27/08
Type of Property: Auto Repair
Address: 195 South Main Street, West Bridgewater, MA
Buyer: Moshe RT & Jacob Missaghi
Seller: Charbel I. Souaiden
Lot Size: 33,541 SF
Building Size: 1,305 SF
Price: \$370,000 **\$283.52 SF**
Notes:

Date: 10/30/08
Type of Property: Office Building
Address: 72 Pine Street, Hyannis, MA
Buyer: 72 Pine Street RT & Michael Donovan
Seller: Wing Farms RT & Kevin Ohaire
Lot Size: 10,019 SF
Building Size: 1,452 SF
Price: \$370,000 **\$254.82 SF**
Notes:

Date: 10/27/08
Type of Property: Office Building
Address: 61 Merrills Wharf, New Bedford, MA
Buyer: ZC Trust & John Cabana
Seller: Bourne Counting House LLC
Lot Size: .22 Acres
Building Size: 20,123 SF
Price: \$3,600,000 **\$178.89 SF**
Notes:

Date: 11/13/08
Type of Property: Retail-Department
Address: 682 Depot Street, Easton, MA
Buyer: 682 Depot Street LLC
Seller: S. Minsky RT & Sidney Minsky
Lot Size: 31,798 SF
Building Size: 2,989 SF
Price: \$575,000 **\$192.37 SF**
Notes:

Date: 11/28/08
Type of Property: Office Building
Address: 20 Congress Street, Marshfield, MA
Buyer: TKD LLC & David Porter
Seller: P. Revere Realty Corporation
Lot Size: 31,326 SF
Building Size: 4,892 SF
Price: \$825,000 **\$168.64 SF**
Notes:

Date: 12/4/08
Type of Property: County Property
Address: 7 Russell Street, Plymouth, MA
Buyer: Kevin Craffey
Seller: County of Plymouth
Lot Size: 23,522 SF
Building Size: 24,566 SF
Price: \$807,777 **\$32.88 SF**
Notes:

Date: 12/8/08
Type of Property: Retail
Address: 311 Cotuit Road, Sandwich, MA
Buyer: Aubuchon Realty Co., Inc.
Seller: Sosand Inc.
Lot Size: 2.87 Acres
Building Size: 10,148 SF
Price: \$1,346,240 **\$132.66 SF**
Notes:

Date: 11/20/08
Type of Property: Gas/Service Station
Address: 1 Fish Island, New Bedford, MA
Buyer: Nordic Realty LLC
Seller: MAT Marine Inc
Lot Size: 17,446 SF
Building Size: 1,038 SF
Price: \$905,000 **\$871.86 SF**
Notes:

Date: 12/12/08
Type of Property: Mixed Use
Address: 239 Iyannough Road, Hyannis, MA
Buyer: Hibbard Land Trust LLC
Seller: Keveney NT & Mark Ellis
Lot Size: 28,750 SF
Price: \$1,250,000
Notes: 5 Buildings; 2 Stores, 2 Restaurants, 1 Residential Cottage

Date: 12/15/08
Type of Property: Gas/Service Station
Address: 446 Station Avenue, Yarmouth, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: 26,136 SF
Building Size: 2,513 SF
Price: \$817,639 **\$325.36 SF**
Notes:

Date: 12/11/08
Type of Property: Auto Supply
Address: 590 Turnpike Street, Easton, MA
Buyer: Robert R. Lundin
Seller: Rockland Trust Company
Lot Size: 1.6 Acres
Building Size: 1,830 SF
Price: \$200,000 **\$109.28 SF**
Notes:

Date: 12/17/08
Type of Property: Gas/Service Station
Address: 99 West Grove Street, Middleboro, MA
Buyer: Joseph Khouri
Seller: W Grove Enterprises Inc.
Lot Size: .46 SF
Building Size: 2,254 SF
Price: \$575,000 **\$255.10 SF**
Notes:

Date: 12/1/08
Type of Property: Office Building
Address: 3225 Main Street, Barnstable, MA
Buyer: P & J Exchange LLC
Seller: Vandell FT & J E Vandell
Lot Size: 6,970 SF
Building Size: 9,384 SF
Price: \$1,685,000 **\$179.56 SF**
Notes:

Date: 11/25/08
Type of Property: Car Wash
Address: 516 Bearses Way, Hyannis, MA
Buyer: 516 Bearses Way LLC
Seller: Edgar Levesque
Lot Size: .77 Acres
Building Size: 4,749 SF
Price: \$1,150,000 **\$242.15 SF**
Notes:

Date: 11/19/08
Type of Property: Auto Sales
Address: 343 Dillingham Avenue, Falmouth, MA
Buyer: 1 Lewiston Street LLC
Seller: Lighthouse Ford Inc
Lot Size: 1.73 Acres
Building Size: 10,080 SF
Price: \$1,150,000 **\$114.08 SF**
Notes:

Date: 11/24/08
Type of Property: Bank Building
Address: 5 Shellback Way, Mashpee, MA
Buyer: Rockland Trust Company
Seller: Cushman Brownie & Faith Baptiste
Lot Size: 1.23 Acres
Building Size: 3,431 SF
Price: \$900,000 **\$262.31 SF**
Notes:

Date: 12/26/08
Type of Property: Child Care Facility
Address: 395 West Street, West Bridgewater, MA
Buyer: Manfred Albrecht & Erica Kilcoyne
Seller: Marcotte RT & Helena Matcotte
Lot Size: 30,056 SF
Building Size: 2,970 SF
Price: \$285,000 **\$95.95 SF**
Notes:

Date: 12/24/08
Type of Property: Office Building
Address: 90 Orne Street, North Attleboro, MA
Buyer: DRO Associates LLC
Seller: Katharine Duggan & Stephen Midgley
Lot Size: 13,010 SF
Building Size: 6,533 SF
Price: \$715,000 **\$109.44 SF**
Notes:

Date: 12/22/08
Type of Property: Retail
Address: 95 Highland Avenue, Seekonk, MA
Buyer: Shetty Seekonk LLC
Seller: DDR Southeast Seekonk LLC
Lot Size: 14.71 Acres
Building Size: 117,041 SF
Price: \$13,200,000 **\$112.78 SF**
Notes:

Date: 12/19/08
Type of Property: Office Building
Address: 829 South Main Street, Fall River, MA
Buyer: Saint Annes CU of Fall River
Seller: 829 So Main Street Association & Azhar Mustafa
Lot Size: 25,280 SF
Building Size: 14,852 SF
Price: \$3,200,000 **\$215.46 SF**
Notes:

Date: 12/30/08
Type of property: Retail
Address: 528 Bearses Way, Hyannis, MA
Buyer: 528 Bearses Way LLC
Seller: Harvey Kesten Ret & Doris Kesten
Lot Size: 15,246 SF
Building Size: 3,310 SF
Price: \$340,000 **\$102.72 SF**
Notes:

Date: 12/30/08
Type of Property: Gas Station
Address: 1353 Route 28, Yarmouth, MA
Buyer: Christy's of Cape Cod
Seller: H & B Petroleum
Lot Size: 30,492 SF
Building Size: 2,131 SF
Price: \$1,325,000 **\$621.77 SF**
Notes:

Date: 12/19/08
Type of Property: Restaurant/Bar
Address: 4 Bridge Approach Street, Bourne, MA
Buyer: Judith & Robert Tubbs
Seller: Schneider FT LLC
Lot Size: 16,553 SF
Building Size: 3,148 SF
Price: \$446,096 **\$141.70 SF**
Notes:

Date: 12/23/08
Type of Property: Office Building
Address: 108 State Road, Bourne, MA
Buyer: Russell RT & Beth Russell
Seller: P Revere Realty Corp
Lot Size: 20,473 SF
Building Size: 4,800 SF
Price: \$720,000 **\$150 SF**
Notes:

Date: 12/31/08
Type of Property: Retail
Address: 460 Pleasant Street, Bridgewater, MA
Buyer: Fast Land Investments & Shiv Lillaney
Seller: V & R RT & Vanni Rattan
Lot Size: 33,083 SF
Building Size: 3,982 SF
Price: \$545,000 **\$136.86 SF**
Notes:

Date: 12/18/08
Type of Property: Gas/Service Station
Address: 2 West Grove Street, Middleboro, MA
Buyer: Colbea Enterprises LLC
Seller: David Burrow & Motiva Enterprises LLC
Lot Size: 22,898 SF
Building Size: 2,242 SF
Price: \$544,824 **\$243 SF**
Notes:

Date: 12/18/08
Type of Property: Gas/Service Station
Address: 2126 Ocean Street, Marshfield, MA
Buyer: Colbea Enterprises LLC
Seller: David Burrow & Motiva Enterprises
Lot Size: 24,394 SF
Building Size: 2,848 SF
Price: \$885,917 **\$311.06 SF**
Notes:

Date: 12/18/08
Type of Property: Gas/Service Station
Address: 226 Church Street, Pembroke, MA
Buyer: Colbea Enterprises LLC
Seller: David Burrow & Motiva Enterprises LLC
Lot Size: 1.8 Acres
Building Size: 2,284 SF
Price: \$544,824 **\$238.54 SF**
Notes:

Date: 12/18/08
Type of Property: Retail
Address: 1700 Acushnet Avenue, New Bedford, MA
Buyer: Dimingos Pimentel & Joao Sousa
Seller: 1694-1700 Acushnet Ave RI & Maria Miranda
Lot Size: 4,189 SF
Building Size: 4,355 SF
Price: \$300,000 **\$68.88 SF**
Notes:

Date: 12/17/08
Type of Property: Retail
Address: 2112 Acushnet Avenue, New Bedford, MA
Buyer: 2112 AA LLC
Seller: New Dollar Inc
Lot Size: .50 Acres
Building Size: 14,226 SF
Price: \$850,000 **\$59.75 SF**
Notes:

Date: 12/15/08
Type of Property: Restaurant/Bar
Address: 114-120 Front Street, New Bedford, MA
Buyer: Coalition for Buzzard Inc & 114 Front St LLC
Seller: 114 Front St LLC
Lot Size: 3,112 SF
Building Size: 12,400 SF
Price: \$865,000 **\$69.75 SF**
Notes:

Date: 12/18/08
Type of Property: Gas/Service Station
Address: 290 President Avenue, Fall River, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: .36 Acres
Building Size: 2,842 SF
Price: \$385,917 **\$135.79 SF**
Notes:

Date: 12/17/08
Type of Property: Restaurant/Bar
Address: 191 GAR Highway, Somerset, MA
Buyer: Pizza Hut Inc
Seller: AV Land & Building Enterprises
Lot Size: .77 Acres
Building Size: 3,183 SF
Price: \$700,000 **\$219.91 SF**
Notes:

Date: 12/18/08
Type of Property: Gas/Service Station
Address: 1833 Wilbur Avenue, Somerset, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: .32 Acres
Building Size: 800 SF
Price: \$295,113 SF **\$368.89 SF**
Notes:

Date: 12/18/08
Type of Property: Gas Station
Address: 227 South Avenue, Attleboro, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: 56,628 SF
Building Size: 2,656 SF
Price: \$998,844 **\$376.07 SF**
Notes:

Date: 12/18/08
Type of Property: Gas Station
Address: 461 East Washington Street, North Attleboro, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: 25,600 SF
Building Size: 2,174 SF
Price: \$908,040 **\$417.68 SF**
Notes:

Date: 12/18/08
Type of Property: Gas Station
Address: 890 South Washington Street, North Attleboro, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: 27,105 SF
Building Size: 2,579 SF
Price: \$1,135,050 **\$440.11 SF**
Notes:

Date: 12/18/08
Type of Property: Gas Station
Address: 430 Taunton Avenue, Seekonk, MA
Buyer: Colbea Enterprises LLC
Seller: Motiva Enterprises LLC
Lot Size: 13,504 SF
Building Size: 1,603 SF
Price: \$408,618 **\$254.90 SF**
Notes:

Date: 12/17/08
Type of Property: Industrial Office Building
Address: 537 State Road, Dartmouth, MA
Buyer: Antonio & Susan Viveiros
Seller: Heide & Juergen Hallemeier
Lot Size: 24,000 SF
Building Size: 1,884 SF
Price: \$300,000 **\$159.23 SF**
Notes:

Date: 12/31/08
Type of Property: Retail
Address: 231 Onset Avenue, Wareham, MA
Buyer: BN RT & Natwarbhai Patel
Seller: Onset Village Market RT & Beverly Souza
Lot Size: 8,715 SF
Building Size: 5,695 SF
Price: \$800,000 **\$140.47 SF**
Notes:

Condos

Date: 10/3/08
Type of Property: Industrial Condo
Address: 72 Thornton Drive, Barnstable, MA
Buyer: CTL 3 RT & Jeffrey Luff
Seller: Richard T Miller
Building Size: 760 SF
Price: \$100,000 **\$131.57 SF**
Notes:

Date: 10/10/08
Type of Property: Office Condo
Address: 104 Tremont Street, Unit 3, Duxbury, MA
Buyer: Powder Point RT & Angela D Chase
Seller: Bud Light LLC & Peter Weimeyer
Building Size: 1,668 SF
Price: \$550,000 **\$329.73 SF**
Notes:

Date: 10/21/08
Type of Property: Medical Condo
Address: 110 Long Pond Road, Unit 16, Plymouth, MA
Buyer: LPPT RT & Andrew J Burke
Seller: Reyem RT & Rhonda Meyer
Building Size: 2,568 SF
Price: \$500,000 **\$194.70 SF**
Notes:

Date: 10/27/08
Type of Property: Office Condo
Address: 270 Communication Way, Unit A1, Hyannis, MA
Buyer: Brenda Lee
Seller: Anthony Folino Jr
Building Size: 1,300 SF
Price: \$177,000 **\$136.15 SF**
Notes:

Date: 10/28/08
Type of Property: Office Condo
Address: 4 Barlows Landing Road, Unit 12, Bourne, MA
Buyer: C Pine Associates Inc
Seller: E & E RT & Eugene Collard
Building Size: 1,152 SF
Price: \$116,000 **\$100.69 SF**
Notes:

Date: 11/5/08
Type of Property: Medical Condo
Address: 88 Sandwich Street, Unit 1, Plymouth, MA
Buyer: J Atwood Law Offices & Melissa Atwood
Seller: RJ Childrens Trust & Ronald Ferioli
Building Size: 1,737 SF
Price: \$325,000 **\$187.10 SF**
Notes:

Date: 10/31/08
Type of Property: Office Condo
Address: 2277 State Road, Unit E, Plymouth, MA
Buyer: Keith Car Co, Inc.
Seller: 2277 State Road E RT & Patrick Mulligan
Building Size: 800 SF
Price: \$345,000 **\$431.25 SF**
Notes:

Date: 10/31/08
Type of Property: Industrial Condo
Address: 381 Old Falmouth Rd, Unit F, Marstons Mills, MA
Buyer: John Cotton JR
Seller: Carl Riedell
Building Size: 1,923 SF
Price: \$225,000 **\$117 SF**
Notes:

Date: 11/14/08
Type of Property: Office Condo
Address: 210 Queen Anne Road, Unit 1, Harwich, MA
Buyer: Scott Hardy
Seller: John Weagle
Building Size: 808 SF
Price: \$66,000 **\$81.68 SF**
Notes:

Date: 11/10/08
Type of Property: Office Condo
Address: 182 Commercial Street, Unit 1, Provincetown, MA
Buyer: Alvina NT & David Marshall Datz
Seller: John Hudson RT & Steven J Mullen
Building Size: 300 SF
Price: \$300,000 **\$1,000 SF**
Notes:

Date: 12/5/08
Type of Property: Office Condo
Address: 68 Nicoletta's Way, Unit J, Mashpee, MA
Buyer: Lancelot RT & Lance Lambros
Seller: 68 Nicoletta's Way Con & Nicoletta Giatrelis
Building Size: 1,563 SF
Price: \$210,000 **\$134.57 SF**
Notes:

Date: 11/26/08
Type of Property: Office Condo
Address: 135 Webster Street, Unit 2, Hanover, MA
Buyer: PKSM Realty LLC
Seller: MPK RT & Gerald Pouliot
Building Size: 1,442 SF
Price: \$256,197 **\$177.66 SF**
Notes:

Date: 11/26/08
Type of Property: Office Condo
Address: 135 Webster Street, Unit 3, Hanover, MA
Buyer: PKSM Realty LLC
Seller: MPK RT & Gerald Pouliot
Building Size: 2,514 SF
Price: \$446,038 **\$177.42 SF**
Notes:

Date: 11/26/08
Type of Property: Industrial Condo
Address: 72 Sharp Street, Unit 9, Hingham, MA
Buyer: MMPG Realty & Michael Geden
Seller: Peremption RT & Michael Mason
Building Size: 1,690 SF
Price: \$225,000 **\$133.13 SF**
Notes:

Date: 12/30/08
Type of Property: Office Condo
Address: 99 Longwater Circle, Norwell, MA
Buyer: Robert J Lynch & George W Malloy
Seller: PBE Companies LLC
Building Size: 1,958 SF
Price: \$325,000 **\$165.98 SF**
Notes:

Date: 12/31/08
Type of Property: Office Condo
Address: 380 Washington Street, Unit 3-2, Norwell, MA
Buyer: TK 3 RT & Donald Kethro
Seller: Elite RT & John White
Building Size: 2,100 SF
Price: \$399,900 **\$190.42 SF**
Notes:

Apartments

Date: 10/14/08
Type of Property: Apartment Building
Address: 1-3 Cicero Drive, Lakeville, MA
Buyer: Lakeville Blueberry LLC & Karl Bouldoukian
Seller: Ranjay Corporation
Lot Size: 67,082 SF
Building Size: 10,048 SF
Price: \$3,885,000 **\$485,625 per Unit**
Notes: 8 Units

Date: 12/31/08
Type of Property: Apartments
Address: 160 Fairmount Street, New Bedford, MA
Buyer: Buttonwood Park LLC
Seller: Buttonwood Park LLC
Lot Size: 6.08 Acres
Building Size: 68,072 SF (72 Units)
Price: \$8,000,000 **\$111,111 per Unit**
Notes:

Land

Date: 11/6/08
Type of Property: Commercial Land
Address: 557 Bedford Street, Bridgewater, MA
Buyer: Bridgewater Groves LLC
Seller: FDP RT & David Post
Lot Size: 3.2 Acres
Price: \$1,065,000 **\$332,812.50 per Acre**
Notes:

Date: 12/16/08
Type of Property: Industrial Land
Address: 540 West Street, Mansfield, MA
Buyer: Medline Ind. Inc.
Seller: AMB Institutional Alliance
Lot Size: 20.20 Acres
Price: \$5,250,000 **\$259,900 per Acre**
Notes:

Date: 12/12/08
Type of Property: Industrial Land
Address: Aldrin Road, Plymouth, MA
Buyer: Plymouth Land LLC
Seller: Plymouth Athletic Club LLC
Lot Size: 5.8 Acres (3 Parcels)
Price: \$300,000 **\$51,724.13 per Acre**
Notes:

Date: 11/18/08
Type of Property: Commercial Land
Address: 20 Jonathan Bourne Drive, Bourne, MA
Buyer: CRE Realty Inc
Seller: L Clarke RT & Logan Clarke
Lot Size: 1.91 Acres
Price: \$300,000 **\$157,068.06 per Acre**
Notes:

Date: 12/23/08
Type of Property: Industrial Land
Address: 1600 Braley Road, New Bedford, MA
Buyer: Pillar LLC
Seller: Michael Ashley
Lot Size: 27.5 Acres
Price: \$176,000 **\$6,400 per Acre**
Notes: