

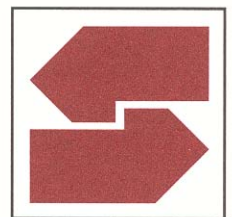
Comps for Southeastern, MA 1st Quarter 2009 Prepared by Michael Giancola

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	\$9.80 SF
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	\$74,519.23 per Acre
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	\$552,173 per Acre
Notes:		
Date:	3/6/09	
Type of Property:	Commercial Land	
Address:	3760 Falmouth Road, Marstons Mills, MA	
Buyer:	Robert F. Hayden 4 th	
Seller:	Robert G. Kesten	
Lot Size:	1 Acre	
Price:	\$550,000	\$550,000 per Acre

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:

