

# COMPS FOR SOUTHEASTERN, MA 2<sup>ND</sup> QUARTER 2009

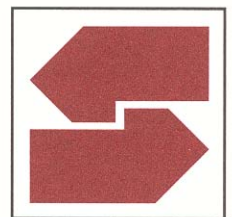
Prepared by  
**Michael Giancola**

## Industrial

Date: 4/9/09  
Type of Property: Manufacturing Building  
Address: 50 Phillips Road, New Bedford, MA  
Buyer: Konarka NB Holdings LLC  
Seller: Multilayer Coating Technologies  
Lot Size: 99.1 Acres  
Building Size: 428,950 SF  
Price: \$6,722,000 **\$15.67 SF**  
Notes: 2 Buildings (405,846 SF & 23,104 SF)

Date: 4/16/09  
Type of Property: Commercial Warehouse  
Address: 202 Queen Anne Road, Harwich, MA  
Buyer: 202 Queen Anne Road RT & Kelly Dittrich  
Seller: Sherwood RT & Michael Macaskill  
Lot Size: 21,344 SF  
Building Size: 3,600 SF  
Price: \$300,000 **\$83.33 SF**  
Notes:

Date: 4/22/09  
Type of Property: Industrial Warehouse  
Address: 15 United Drive, West Bridgewater, MA  
Buyer: NL Ventures 7 United LLC  
Seller: Women's Apparel Group LLC  
Lot Size: 4,700,124 SF  
Building Size: 581,911 SF  
Price: \$23,000,000 **\$39.52 SF**  
Notes: Sale/Lease Back



SOUTHEAST  
COMMERCIAL  
REAL ESTATE, INC

Date: 4/2/09  
Type of Property: Manufacturing Building  
Address: 10 Mulpac Drive, Brockton, MA  
Buyer: Sie Computing Solutions Inc  
Seller: Carlo Gavazzi Computing  
Lot Size: 6 Acres  
Building Size: 51,600 SF  
Price: \$2,000,000 **\$38.75 SF**  
Notes:

Date: 4/30/09  
Type of Property: Commercial Warehouse  
Address: 330 Route 28, Harwich, MA  
Buyer: Aleks & Antoneta Sotiri  
Seller: William Fiske  
Lot Size: 24,173 SF  
Building Size: 2,874 SF  
Price: \$325,000 **\$113.08 SF**  
Notes:

Date: 5/1/09  
Type of Property: Manufacturing Building  
Address: 33 Wright Street, New Bedford, MA  
Buyer: Jose Daniel Costa & Carlos Pereira  
Seller: Dolinsky FT & Marvin Dolinsky  
Lot Size: 23,865 SF  
Building Size: 6,260 SF  
Price: \$325,000 **\$51.91 SF**  
Notes:

Date: 5/15/09  
Type of Property: Industrial Warehouse  
Address: 299 Commerce Park North, Chatham, MA  
Buyer: Christian & Christine Norgeot  
Seller: W. Thomas Whiteley & William Brennan  
Lot Size: 46,173 SF  
Building Size: 2,560 SF  
Price: \$835,000 **\$326.17 SF**  
Notes:

Date: 4/24/09  
Type of Property: Industrial Warehouse  
Address: 105 research Road, Hingham, MA  
Buyer: Foxrock Research Realty LLC  
Seller: Research Road LLC  
Lot Size: 8.25 Acres  
Building Size: 54,000 SF  
Price: \$4,550,000 **\$84.25 SF**  
Notes: Partial Lease Back by Seller

Date: 6/18/09  
Type of Property: Commercial Warehouse  
Address: 3 Enterprise Road, Yarmouth, MA  
Buyer: Enterprise Auto Body LLC  
Seller: Dominic & Pricilla Migliacci  
Lot Size: 14,375 SF  
Building Size: 2,480 SF  
Price: \$348,500 **\$140.52 SF**  
Notes:

Date: 6/12/09  
Type of Property: Commercial Warehouse  
Address: 580 Myles Standish Blvd., Taunton, MA  
Buyer: Rex Ventures LLC  
Seller: 580 Myles Standish Blvd, Taunton, MA  
Lot Size: 3.47 Acres  
Building Size: 31,423 SF  
Price: \$2,295,000 **\$73.03 SF**  
Notes:

Date: 6/24/09  
Type of Property: Manufacturing Building  
Address: 70 Pleasant Street, West Bridgewater, MA  
Buyer: Chasebay RE Holdings LLC & Andrew Chase  
Seller: Chase Corp  
Lot Size: 3.3 Acres  
Building Size: 32,238 SF  
Price: \$1,370,000 **\$42.49 SF**  
Notes: Inter-Family Transfer

Date: 6/24/09  
Type of Property: Industrial Warehouse  
Address: 550 Forbes Blvd., Mansfield, MA  
Buyer: New Carco Acquisition LLC  
Seller: Chrysler Motors LLC  
Lot Size: 19.77 Acres  
Building Size: 230,394 SF  
Price: \$14,200,000 **\$61.63 SF**  
Notes:

Date: 6/26/09  
Type of Property: Industrial Mill Building  
Address: 79 Brook Street, New Bedford, MA  
Buyer: 79 Brook Street LLC  
Seller: RVB RT & Ryan Bertalotto  
Lot Size: 39,452 SF  
Building Size: 83,884 SF  
Price: \$625,000 **\$7.45 SF**  
Notes: Mill Building

Date: 5/27/09  
Type of Property: Industrial Warehouse  
Address: 136 Eastman Street, Easton, MA  
Buyer: Shawmut Equipment Realty LLC  
Seller: HCC Realty LLC  
Lot Size: 3.89 Acres  
Building Size: 13,120 SF  
Price: \$1,050,000 **\$80.03 SF**  
Notes:

Date: 6/11/09  
Type of Property: Industrial Warehouse  
Address: 525 Pleasant Street, Attleboro, MA  
Buyer: ACC Buildings 12 & 5 LLC  
Seller: PREI Attleboro Associates 1 LP  
Lot Size: 4.28 Acres  
Building Size: 2,075 SF  
Price: \$701,263 **\$337.95 SF**  
Notes:

## General

Date: 4/3/09  
Type of Property: Charity Property  
Address: 286 South Street, Hyannis, MA  
Buyer: Joan & David Hill  
Seller: American National Red Cross  
Lot Size: 10,890 SF  
Building Size: 3,540 SF  
Price: \$542,500 **\$153.24 SF**  
Notes:

Date: 4/1/09  
Type of Property: Gas Station  
Address: 130 William S Canning Blvd., Fall River, MA  
Buyer: Colbea Enterprises LLC  
Seller: Motiva Enterprises LLC  
Lot Size: 24,829 SF  
Building Size: 1,490 SF  
Price: \$454,020 **\$304.71 SF**  
Notes:

Date: 4/14/09  
Type of Property: Restaurant  
Address: 327 Gifford Street, Falmouth, MA  
Buyer: LBM Financial LLC  
Seller: LLC RT & Louis Cheschi  
Lot Size: 10,480 SF  
Building Size: 3,333 SF  
Price: \$906,000 **\$271.82 SF**  
Notes:

Date: 4/2/09  
Type of Property: Auto Repair  
Address: 190 Chestnut Street, New Bedford, MA  
Buyer: Cape Street Realty LLC  
Seller: Macarthur Drive LLC  
Lot Size: 4,506 SF  
Building Size: 4,500 SF  
Price: \$130,000 **\$28.88 SF**  
Notes:

Date: 4/9/09  
Type of Property: Mixed Use  
Address: 239 Onset Avenue, Wareham, MA  
Buyer: 239 Onset Ave RT & Timothy Ciaffoni  
Seller: Sarina Monast  
Lot Size: 4,790 SF  
Building Size: 5,704 SF  
Price: \$375,000 **\$65.74 SF**  
Notes:

Date: 4/23/09  
Type of Property: Office Building  
Address: 1102 Plymouth Avenue, Fall River, MA  
Buyer: Armand & Joyce Simard  
Seller: Merus RET & Karen Barney  
Lot Size: 4,356 SF  
Building Size: 1,090 SF  
Price: \$162,000 **\$148.62 SF**  
Notes:

Date: 4/16/09  
Type of Property: Restaurant  
Address: 387 State Road, Dartmouth, MA  
Buyer: 3 RS Foundation Inc  
Seller: Kathy Dehner  
Lot Size: 12,847 SF  
Building Size: 2,118 SF  
Price: \$325,000 **\$153.44 SF**  
Notes:

Date: 4/17/09  
Type of Property: Retail  
Address: 392 Pleasant Street, East Bridgewater, MA  
Buyer: Carl Crocetti & Michael Dandrea  
Seller: Chrisoula Nohos  
Lot Size: 85,378 SF  
Building Size: 20,000 SF  
Price: \$500,000 **\$25 SF**  
Notes:

Date: 4/27/09  
Type of Property: Retail  
Address: 2148 Ocean Street, Marshfield, MA  
Buyer: Town of Marshfield  
Seller: JPD NT & Joseph Davis  
Lot Size: 7,675 SF  
Building Size: 2,192 SF  
Price: \$500,000 **\$228.10 SF**  
Notes:

Date: 4/22/09  
Type of Property: Gas Station  
Address: 157 South Main Street, Middleboro, MA  
Buyer: Trickett RT & Haralmpos Sidiropoulos  
Seller: Sun Company Inc R & M  
Lot Size: 13,068 SF  
Building Size: 1,272 SF  
Price: \$1,000,000 **\$786.16 SF**  
Notes:

Date: 4/21/09  
Type of Property: Mixed Use  
Address: 8 Main Street, Pembroke, MA  
Buyer: Main Street RT & Jody Luongo  
Seller: William Kidd  
Lot Size: 14,980 SF  
Building Size: 6,868 SF  
Price: \$500,000 **\$72.80 SF**  
Notes:

Date: 4/30/09  
Type of Property: Retail Department Store  
Address: 3112 Cranberry Highway, Wareham, MA  
Buyer: Procure Realty LLC  
Seller: 3112 Cranberry Highway RT & Marie Ditalia  
Lot Size: 30,084 SF  
Building Size: 7,036 SF  
Price: \$680,000 **\$96.64 SF**  
Notes: Small Retail Strip Center

Date: 4/6/09  
Type of Property: Retail Department Store  
Address: 55 Park Street, Attleboro, MA  
Buyer: MC Property Investors Group LLC  
Seller: Jacquelyn Stanley & Jacquelyn Heroux  
Lot Size: 13,332 SF  
Building Size: 10,045 SF  
Price: \$350,000 **\$34.84 SF**  
Notes:

Date: 5/1/09  
Type of Property: Retail Use  
Address: 1453 Pleasant Street, Bridgewater, MA  
Buyer: 1453 Pleasant Street LLC & Pleasant Street Brid LLC  
Seller: Property Investors LLC & Peter Bassett  
Lot Size: 27.77 Acres  
Building Size: 104,207 SF  
Price: \$11,550,000 **\$110.83 SF**  
Notes:

Date: 5/1/09  
Type of Property: Mixed Use  
Address: 636 Main Street, Chatham, MA  
Buyer: Family Tides LLC  
Seller: Toby F. Merk  
Lot Size: 12,614 SF  
Building Size: 5,568 SF  
Price: \$1,425,000 **\$255.92 SF**  
Notes:



Date: 5/12/09  
Type of Property: Retail  
Address: 1014 Pearl Street, Brockton, MA  
Buyer: Jengeo LLC  
Seller: Best Friends Pet Care Inc.  
Lot Size: 1.49 Acres  
Building Size: 10,640 SF  
Price: \$600,000 **\$56.39 SF**  
Notes:

Date: 5/13/09  
Type of Property: Mixed Use-Restaurant  
Address: 43 Route 6A, Yarmouth, MA  
Buyer: Willow RT & Ford O'Connor  
Seller: 43 Hallet Street RT & Mariettal Hickey  
Lot Size: 30,492 SF  
Building Size: 3,069 SF  
Price: \$985,000 **\$320.95 SF**  
Notes: Included a Residential House

Date: 5/12/09  
Type of Property: Retail-Service  
Address: 2117 Acushnet Avenue, New Bedford, MA  
Buyer: Anibal & Aurora Vaz  
Seller: Acushnet Rubber Company Inc  
Lot Size: 2,845 SF  
Building Size: 2,390 SF  
Price: \$142,500 **\$59.62 SF**  
Notes:

Date: 5/21/09  
Type of Property: Retail-Service  
Address: 269 Ocean Street, Marshfield, MA  
Buyer: S & D Properties & David Drosopoulos  
Seller: Deran RT & Larry Keane  
Lot Size: 6,013 SF  
Building Size: 2,200 SF  
Price: \$170,000 **\$77.27 SF**  
Notes:

Date: 5/21/09  
Type of Property: Auto Sales  
Address: 75 Pond Street, Norwell, MA  
Buyer: Main Street Village LLC  
Seller: Boka RT & Richard Bokavich  
Lot Size: 60,113 SF  
Building Size: 12,800 SF  
Price: \$2,700,000 **\$210.93 SF**  
Notes:

Date: 4/15/09  
Type of Property: Auto Repair  
Address: 10 School Street, Seekonk, MA  
Buyer: JPMMA LLC  
Seller: J & J Woonsocket RT & Joseph Apicella  
Lot Size: 33,106 SF  
Building Size: 6,780 SF  
Price: \$960,000 **\$141.59 SF**  
Notes:

Date: 5/22/09  
Type of Property: Office Building  
Address: 2201 Cranberry Highway, Wareham, MA  
Buyer: Saltbox Properties LLC & David Dunn  
Seller: Plymouth County Teachers FCU  
Lot Size: 11,400 SF  
Building Size: 1,924 SF  
Price: \$300,000 **\$155.92 SF**  
Notes:

Date: 6/1/09  
Type of Property: Retail Service  
Address: 2 Union Wharf, Fairhaven, MA  
Buyer: Union Wharf Realty LLC  
Seller: North Realty LLC  
Lot Size: 900 SF  
Building Size: 288 SF  
Price: \$80,000 **\$277.77 SF**  
Notes:

Date: 6/8/09  
Type of Property: Auto Sales  
Address: 2000 Main Street, Brockton, MA  
Buyer: LFGA Realty Trust & Anthony Vigorito  
Seller: William P Clark  
Lot Size: 4.22 Acres  
Building Size: 25,585 SF  
Price: \$1,765,000 **\$68.98 SF**  
Notes:

Date: 6/5/09  
Type of Property: Retail Service  
Address: 29-31 Main Street, Plymouth, MA  
Buyer: Port Verde LLC & Paul A Fernandes  
Seller: Lamartine RT & Sharren Marquis  
Lot Size: 2,614 SF  
Building Size: 2,791 SF  
Price: \$400,000 **\$143.31 SF**  
Notes:

Date: 6/16/09  
Type of Property: Retail Service  
Address: 626 West Main Street, Hyannis, MA  
Buyer: 626 West Main Street RT & John F Cardarelli  
Seller: Angelo Rando & Charles Rando  
Lot Size: 10,019 SF  
Building Size: 1,410 SF  
Price: \$825,000 **\$585.10 SF**  
Notes:

Date: 6/16/09  
Type of Property: Mixed Use  
Address: 644 West Main Street, Hyannis, MA  
Buyer: 644 West Main Street RT & John F Cardarelli  
Seller: Angelo Rando & Charles Rando  
Lot Size: 37,897 SF  
Building Size: 3,778 SF  
Price: \$825,000 **\$218.36 SF**  
Notes: Property contains 1,036 SF residential cottage(not reflected SF)

Date: 6/23/09  
Type of Property: Auto Supply  
Address: 362 Warren Avenue, Brockton, MA  
Buyer: Soung J Park  
Seller: Warren Avenue RT & Robert Sims  
Lot Size: 28,314 SF  
Building Size: 49,792 SF  
Price: \$440,000 **\$8.83 SF**  
Notes:

Date: 6/19/09  
Type of Property: Gas/Service Station  
Address: 439 Wareham Road, Marion, MA  
Buyer: Marion Lands Trust LLC  
Seller: Howard Malloves & Elizabeth Youngson  
Lot Size: 2 Acres  
Building Size: 1,030 SF  
Price: \$190,000 **\$184.46 SF**  
Notes:

Date: 6/19/09  
Type of Property: Retail-Department Store  
Address: 333 Columbia Road, Hanover, MA  
Buyer: 333 Columbia Road LLC & Christopher Pongratz  
Seller: Hanover Shop RT & Robert Wallace  
Lot Size: 1.5 Acres  
Building Size: 11,008 SF  
Price: \$1,635,000 **\$148.52 SF**  
Notes:

Date: 6/12/09  
Type of Property: Auto Sales  
Address: 211 Broadway, Raynham, MA  
Buyer: Cambridge Street Realty LLC  
Seller: KWE Realty LLC  
Lot Size: 26,511 SF  
Building Size: 2,220 SF  
Price: \$405,000 **\$182.43 SF**  
Notes:

Date: 6/18/09  
Type of Property: Retail-Service  
Address: 145 Route 130, Sandwich, MA  
Buyer: Pasquale Russo 4<sup>th</sup>  
Seller: Russo Family Trust & Pasquale Russo Jr  
Lot Size: 17.1 Acres  
Building Size: 1,380 SF  
Price: \$660,000 **\$478.26 SF**  
Notes:

Date: 6/15/09  
Type of Property: Restaurant  
Address: 600 Route 28, Harwich, MA  
Buyer: 3137 LLC  
Seller: Arthur Duquette  
Lot Size: 26,572 SF  
Building Size: 4,543 SF  
Price: \$625,000 **\$137.57 SF**  
Notes:

Date: 6/15/09  
Type of Property: Restaurant/Retail Strip  
Address: 289 Cotuit Road, Sandwich, MA  
Buyer: 289 Cotuit Road Sandwich LLC  
Seller: Evan Golfomitsos  
Lot Size: 2.3 Acres  
Building Size: 7,980 SF  
Price: \$1,200,000 **\$150.37 SF**  
Notes: Blockbuster was a Tenant at Time of Purchase

Date: 6/29/09  
Type of Property: Restaurant  
Address: 1330-1338 Rt. 28 & 19 North Main Street, Yarmouth, MA  
Buyer: Yarmouth Riverway LLC  
Seller: C S Warner FT & Ann Carboneau  
Lot Size: 1.24 Acres  
Building Size: 9,269 SF (2 Buildings)  
Price: \$1,204,750 **\$129.97 SF**  
Notes:

Date: 5/28/09  
Type of Property: Retail-Department Store  
Address: 115 Washington Street, Attleboro, MA  
Buyer: Federated Construction LLC  
Seller: PLV Attleboro Realty LLC  
Lot Size: 3.1 Acres  
Building Size: 15,950 SF  
Price: \$1,460,000 **\$91.53 SF**  
Notes:

Date: 5/29/09  
Type of Property: Restaurant  
Address: 63 Route 6A, Orleans, MA  
Buyer: Orleans Oyster RT & Andrew K Murphy  
Seller: Gulf Coast LLC  
Lot Size: 27,878 SF  
Building Size: 4,560 SF  
Price: \$755,000 **\$165.57 SF**  
Notes:

Date: 6/12/09  
Type of Property: Office Building  
Address: 25 Rockwood Drive, Marshfield, MA  
Buyer: John Shields  
Seller: English FT & Brian English  
Lot Size: 1 Acre  
Building Size: 7,000 SF  
Price: \$710,000 **\$101.42 SF**  
Notes:

Date: 6/10/09  
Type of property: Office Building  
Address: 154 Copeland Drive, Mansfield, MA  
Buyer: BK Capital Partners LLC  
Seller: 154 Copeland Drive RT & Mark Souza  
Lot Size: 9,075 SF  
Building Size: 2,590 SF  
Price: \$300,000 **\$115.83 SF**  
Notes:

## CONDOS

Date: 4//1/09  
Type of Property: Warehouse Condo  
Address: 15 Roberts Road, Units 9 & 9A, Plymouth, MA  
Buyer: Eric Burke & Steven Holsberg  
Seller: Wendy Dwyer  
Building Size: 1,134 SF & 271 SF  
Price: \$120,000 **\$85.40 SF**  
Notes:

Date: 4/9/09  
Type of Property: Office Condo  
Address: 3 Main Street, U it 5, Eastham, MA  
Buyer: Henry & Maria Curtis  
Seller: Richard & Michelle Frechette  
Building Size: 600 SF  
Price: \$66,000 **\$110 SF**  
Notes:

Date: 4/14/09  
Type of Property: Retail Condo  
Address: 1291 Main Street, Unit 3, Chatham, MA  
Buyer: Mickris RT & David Carnes  
Seller: Cranberry Partners LLC  
Building Size: 1,763 SF  
Price: \$350,000 **\$198.52 SF**  
Notes:

Date: 4/16/09  
Type of Property: Office Condo  
Address: 357 Commercial Street, Unit 11, Provincetown, MA  
Buyer: D Land Investment LLC  
Seller: Lee & Donna Bartell  
Building Size: 555 SF  
Price: \$265,000 **\$477.47 SF**  
Notes:

Date: 4/28/09  
Type of Property: Retail Condo  
Address: 95 Church Street, Unit 4A, Pembroke, MA  
Buyer: Finalcoat LLC & Matthew Giovanello  
Seller: Helen Dicrescentis  
Building Size: 989 SF  
Price: \$170,000 **\$171.89 SF**  
Notes:

Date: 4/15/09  
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: 4/15/09  
Type of Property: Commercial Condo  
Address: 540 Main Street, Unit 15, Hyannis, MA  
Buyer: WDB Properties LLC  
Seller: 540 Main LLC  
Building Size: 1,698 SF  
Price: \$357,000 **\$210.24 SF**  
Notes:

Date: 5/15/09  
Type of Property: Office Condo  
Address: 1070 Route 134, Unit 5, Dennis, MA  
Buyer: Howard Kelly & Rodney Sherman  
Seller: Lohr RT Inc  
Building Size: 751 SF  
Price: \$75,000 **\$99.86 SF**  
Notes:

Date: 6/18/09  
Type of Property: Industrial Condo  
Address: 5, 9, & 11 Atlantic Avenue, Dennis, MA  
Buyer: Gervanio Oliveira  
Seller: S & B NT & George Baldwin  
Building Size: 916 SF, 859 SF, 1,046 SF & 1,381 SF (Total 4,202 SF)  
Price: \$250,000 **\$59.49 SF**  
Notes: 4 units



Date: 6/26/09  
Type of Property: Office Condo  
Address: 205 Worcester Court, Unit A4, Falmouth, MA  
Buyer: 4M Heritage Place LLC  
Seller: RBS Citizens NA  
Building Size: 3,100 SF  
Price: \$185,000 **\$59.67 SF**  
Notes:

Date: 6/16/09  
Type of Property: Industrial Condo  
Address: 1112 Main Street, Unit 17, Osterville, MA  
Buyer: Craig J Riley  
Seller: LCB RET Trust & Steven Bishopric  
Building Size: 1,110 SF  
Price: \$195,000 **\$175.67 SF**  
Notes:

Date: 6/17/09  
Type of Property: Office Condo  
Address: 210 Queen Anne Road, Unit 18, Harwich, MA  
Buyer: Joseph Rego Jr & Joseph Rego 3<sup>rd</sup>  
Seller: Sandra Robinson  
Building Size: 815 SF  
Price: \$56,500 **\$69.32 SF**  
Notes:

Date: 6/11/09  
Type of Property: Office/Retail Condo  
Address: 57 Route 6A, Units 1 & 6, Orleans, MA  
Buyer: Edward & Gail Leonard  
Seller: Joseph Accrocco  
Building Size: (Unit 1-830 SF, Unit 6-901) Total SF - 1,731 SF  
Price: \$150,000 **\$86.65 SF**  
Notes:

Date: 5/27/09  
Type of Property: Office Condo  
Address: 84 Faunce Corner Mall Road, Unit 330, Dartmouth, MA  
Buyer: FC RE LLC  
Seller: V & N Realty Associates & Maureen Sylvia-Armstrong  
Building Size: 1,080 SF  
Price: \$400,000 **\$370.37 SF**  
Notes:

Date: 6/1/09  
Type of Property: Office Condo  
Address: 33 Railroad Avenue, Unit 1, Duxbury, MA  
Buyer: Newport Equity Partner LLC  
Seller: F Morgan Lamarche & Millbrook Square LLC  
Building Size: 2,177 SF  
Price: \$455,000 **\$209 SF**  
Notes:

Date: 6/1/09  
Type of Property: Office Condo  
Address: 101 Longwater Circle, Unit 103, Norwell, MA  
Buyer: Walpole Cooperative Bank  
Seller: Assinippi LLC  
Building Size: 2,029 SF  
Price: \$225,000 **\$110.89 SF**  
Notes: Foreclosure Transfer

## **Apartments**

Date: 5/28/09  
Type of Property: Apartment Building  
Address: 232 Ocean Street, Marshfield, MA  
Buyer: Ray & Donna Lynch  
Seller: Weymouth Bank  
Lot Size: 4,159 SF  
Building Size: 3,628 SF  
Price: \$440,000 **\$73,333.33 per Unit**  
Notes: 6 Units

Date: 5/27/09  
Type of Property: Apartment Building  
Address: 46 King Street, Falmouth, MA  
Buyer: Leni & Diane Palazes  
Seller: J & C Properties Ltd  
Lot Size: 11,150 SF  
Building Size: 2,640 SF  
Price: \$453,550 **\$113,387 per Unit**  
Notes: 4 Units

Date: 6/5/09  
Type of Property: Apartment Building  
Address: 991 Main Street, Wareham, MA  
Buyer: 991 Main Street RT & Jon Demartinis  
Seller: Grace Kish  
Lot Size: .47 Acres  
Building Size: 2,995 SF  
Price: \$155,000 **\$38,750 per Unit**  
Notes: 4 Units

Date: 6/25/09  
Type of Property: Apartment Building  
Address: 10 Forest Avenue Court, Plymouth, MA  
Buyer: John W Canducci  
Seller: Deutsche Bank National Trust  
Lot Size: 9,583 SF  
Building Size: 2,415 SF  
Price: \$220,000 **\$55,000 per Unit**  
Notes: 4 Units

Date: 6/22/09  
Type of Property: Apartment Building  
Address: 3 Commonwealth Avenue & 868 North Main Street,  
Attleboro, MA  
Buyer: Village Residential LLC  
Seller: EQR Quail Run Vistas Inc  
Lot Size: 1.8 Acres & 5.5 Acres  
Building Size: 23,974 SF  
Price: \$9,000,000 **\$100,000 per Unit**  
Notes:

## **Motels**

Date: 4/9/09  
Type of Property: Motel  
Address: 2739 Cranberry Highway, Wareham, MA  
Buyer: Red's Properties Inc  
Seller: Yankee Trader Trust & John Ryan Jr.  
Lot Size: 36,520 SF  
Building Size: 3,901 SF  
Price: \$300,000 **\$76.90 SF**  
Notes:

## Land

Date: 4/3/09  
Type of Property: Commercial Land  
Address: 236 Old Derby Street, Hingham, MA  
Buyer: Michael Grehan  
Seller: Pompeo NT & Matthew Pompeo  
Lot Size: 1.45 Acres  
Price: \$135,000 **\$93,103.44 per Acre**  
Notes:

Date: 4/17/09  
Type of Property: Land  
Address: 597-599 State Road, Westport, MA  
Buyer: Mass CVS Pharmacy LLC  
Seller: Thomas & Timothy Bprden  
Lot Size: 8,581 SF  
Price: \$600,000 **\$69.92 SF**  
Notes:

Date: 4/17/09  
Type of Property: Land  
Address: 601-603 State Road, Westport, MA  
Buyer: Mass CVS Pharmacy LLC & Armand Simard  
Seller: Armand & Joyce Simard  
Lot Size: 16,500 SF  
Price: \$630,000 **\$38.18 SF**  
Notes:

Date: 4/17/09  
Type of Property: Land  
Address: 605 State Road, Westport, MA  
Buyer: Mass CVS Pharmacy LLC  
Seller: Paul & Beatrice Vasconcellos  
Lot Size: 17,043 SF  
Price: \$510,000 **\$29.92 SF**  
Notes:

Date: 5/27/09  
Type of Property: Land  
Address: 148 Samoset Street, Plymouth, MA  
Buyer: M & S LP  
Seller: 44 RT & Ronald Ferioli  
Lot Size: 39,640 SF  
Price: \$960,000 **\$24.21 SF**  
Notes:

Date: 6/22/09  
Type of Property: Land  
Address: 463-A Oak Street, Barnstable, MA  
Buyer: Industrial Tower & Wire LLC  
Seller: Verizon New England Inc  
Lot Size: 42,253 SF  
Price: \$760,760  
Notes: Telephone Relay Tower

Date: 6/12/09  
Type of Property: Land  
Address: 25 Perry Avenue, Bourne, MA  
Buyer: Falmouth Housing Corporation  
Seller: Cape Cod Canal RT & Daniel Carvalho Jr  
Lot Size: 3.5 Acres  
Price: \$750,000 **\$214,285 per Acre**  
Notes:

