

**COMPS FOR SOUTHEASTERN, MA  
2<sup>ND</sup> QUARTER 2010  
PREPARED BY  
MICHAEL GIANCOLA**

**Industrial**

Date: 4/1/2010  
Type of Property: Manufacturing Building  
Address: 200 Riverside Avenue, New Bedford, MA  
Buyer: Boston Common Invest LLC  
Seller: Belleville Realty Corporation  
Lot Size: 6 Acres  
Building Size: 214,698 SF  
Price: \$1,100,000 **\$5.12 SF**  
Notes:

Date: 4/30/2010  
Type of Property: Commercial Warehouse  
Address: 14 Joaquim Road, Hyannis, MA  
Buyer: GPC Realty LLC  
Seller: Willow Street NT & John Rosario  
Lot Size: 21,344 SF  
Building Size: 3,000 SF  
Price: \$425,000 **\$141.66 SF**  
Notes:

Date: 4/13/2010  
Type of Property: Commercial Warehouse  
Address: 410 Third Street, Fall River, MA  
Buyer: Fall River Housing Property LLC  
Seller: Kalco Realty Company LLC  
Lot Size: 20,909 SF  
Building Size: 8,497 SF  
Price: \$435,000 **\$51.19 SF**  
Notes:

Date: 4/16/2010  
Type of Property: Industrial Building  
Address: 708-710 Elm Street, Dartmouth, MA  
Buyer: Richard Medeiros  
Seller: William T. King Lumber Company  
Lot Size: 36,193 SF  
Building Size: 1,411 SF  
Price: \$200,000 **\$141.74 SF**  
Notes: Also Contains a 345 SF Garage

Date: 4/16/2010  
Type of Property: Industrial Office  
Address: 141 Longwater Drive, Norwell, MA  
Buyer: Foxrock Campus LLC & Jason Ward  
Seller: Aramark Uniform & Career  
Lot Size: 25.4 Acres  
Building Size: 276,753 SF  
Price: \$12,446,000 **\$44.97 SF**  
Notes:

Date: 5/12/2010  
Type of Property: Industrial Warehouse  
Address: 106 Hedges Pond Road, Plymouth, MA  
Buyer: 110 Hedges Pond LLC  
Seller: Crossing RT & Patrick Mulligan  
Lot Size: 20,473 SF  
Building Size: 4,000 SF  
Price: \$225,000 **\$56.25 SF**  
Notes: Bought at Foreclosure

Date: 5/14/2010  
Type of Property: Industrial Warehouse  
Address: 30 Industrial Park Road, Plymouth, MA  
Buyer: Stpit 30 IPR Trust & Henry Stout  
Seller: Shiretown Rainbow LLC  
Lot Size: 3.6 Acres  
Building Size: 19,600 SF  
Price: \$625,000 **\$31.88 SF**  
Notes:

Date: 5/17/2010  
Type of Property: Industrial Office  
Address: 60 Main Street, Brockton, MA  
Buyer: Northborough Capital Partners  
Seller: Benb LLC  
Lot Size: 29,621 SF  
Building Size: 48,808 SF  
Price: \$1,000,000 **\$20.48 SF**  
Notes:

Date: 5/12/2010  
Type of Property: Manufacturing Building  
Address: 251 Forge Road, Westport, MA  
Buyer: Westport Mills Inc  
Seller: Forge Road RT & Jean Olinger  
Lot Size: 5.5 Acres  
Building Size: 65,716 SF  
Price: \$725,000 **\$11.03 SF**  
Notes: Mill Building

Date: 5/5/2010  
Type of Property: Industrial Building  
Address: 10 Edgerton Drive, Falmouth, MA  
Buyer: Sanizak LLC  
Seller: Steven Kusleika  
Lot Size: 1.04 Acres  
Building Size: 5,613 SF  
Price: \$475,000 **\$84.62 SF**  
Notes:

Date: 5/28/2010  
Type of Property: Manufacturing Building  
Address: 745 Washington Street, Pembroke, MA  
Buyer: 745 Washington Street LLC & James Porter  
Seller: Diozzi FT & Kim Diozzi  
Lot Size: 40,000 SF  
Building Size: 8,241 SF  
Price: \$349,000 **\$42.35 SF**  
Notes:

Date: 6/16/2010  
Type of Property: Commercial Warehouse  
Address: 880 Attucks Lane, Hyannis, MA  
Buyer: RAM Construction LLC  
Seller: Pope Devine Associates & William Devine  
Lot Size: 1.85 Acres  
Building Size: 20,016 AF  
Price: \$1,700,000 **\$84.93 SF**  
Notes:

Date: 6/25/2010  
Type of Property: Manufacturing Building  
Address: 1082 Davol Street, Fall River, MA  
Buyer: Mechanics Mill 1 LLC  
Seller: 1082 Davol Street LLC & RBS Citizens  
Lot Size: 5.55 Acres  
Building Size: 219,699 SF  
Price: \$1,500,000 **\$6.82 SF**  
Notes: Sold at Auction

Date: 6/24/2010  
Type of Property: Industrial Warehouse  
Address: 425 Paramount Drive, Raynham, MA  
Buyer: XuewenMa  
Seller: Steiff North America Inc.  
Lot Size: 5 Acres  
Building Size: 29,237 SF  
Price: \$1,950,000 **\$66.69 SF**  
Notes: Sale Lease Back

## **General**

Date: 4/1/2010  
Type of Property: Auto Sales  
Address: 1554 Main Street, Brockton, MA  
Buyer: Nitram RT LLC  
Seller: Todd Copeland  
Lot Size: 27,443 SF  
Building Size: 9,700 SF  
Price: \$587,500 **\$60.56 SF**  
Notes:

Date: 4/1/2010  
Type of Property: Church Property  
Address: 23 Wareham Street, Middleboro, MA  
Buyer: NT DP RT & Nicola Sipietro  
Seller: Lifehouse Church & Jericho Christian Fellows  
Lot Size: 3,267 SF  
Building Size: 1,848 SF  
Price: \$285,000 **\$154.22 SF**  
Notes:

Date: 4/2/2010  
Type of Property: Auto Repair  
Address: 20 North Bedford Street, East Bridgewater, MA  
Buyer: Daniel A. Graham  
Seller: Robert D. Graham  
Lot Size: 25,120 SF  
Building Size: 5,740 SF  
Price: \$750,000 **\$130.66 SF**  
Notes:

Date: 4/9/2010  
Type of Property: Office Building  
Address: 306 Wilbur Avenue, Swansea, MA  
Buyer: Helder & Elisa Lemos  
Seller: 1851 Corporation  
Lot Size: 6,970 SF  
Building Size: 3,225 SF  
Price: \$250,000 **\$77.52 SF**  
Notes:

Date: 4/29/2010  
Type of Property: Restaurant/Bar  
Address: 959 Bearnse's Way, Hyannis, MA  
Buyer: Shankzters Inc  
Seller: Elsie & Paul Reardon  
Lot Size: 16,117 SF  
Building Size: 2,838 SF  
Price: \$250,000 **\$88.09 SF**  
Notes:

Date: 4/21/2010  
Type of Property: Retail Department Store  
Address: 845 Route 28, Yarmouth, MA  
Buyer: Janfra Realty LLC  
Seller: DDH LLC  
Lot Size: 2.06 Acres  
Building Size: 21,282 SF  
Price: \$1,440,000 **\$67.66 SF**  
Notes:

Date: 4/16/2010  
Type of Property: Retail-Service  
Address: 699 Bedford Street, Fall River, MA  
Buyer: Sara & Antonio Rodrigues  
Seller: Francisco Cabral, Antonio Cabral & Laudalina Cabral  
Lot Size: 6,098 SF  
Building Size: 2,851 SF  
Price: \$95,000 **\$33.32 SF**  
Notes:

Date: 4/22/2010  
Type of Property: Restaurant/Bar  
Address: 769 Route 28, Yarmouth, MA  
Buyer: Yarmouth Lodge 2270 Loyal Order  
Seller: Great Foods RT & Evangelia Zambellis  
Lot Size: 1.62 Acres  
Building Size: 10,167 SF  
Price: \$1,100,000 **\$108.19 SF**  
Notes:

Date: 4/23/2010  
Type of Property: Department Store  
Address: 997 North Montello Street, Brockton, MA  
Buyer: Phoenix Br Realty LLC  
Seller: Keefe Montello Street LLC  
Lot Size: 25,700 SF  
Building Size: 8,546 SF  
Price: \$1,727,500 **\$202.14 SF**  
Notes:

Date: 5/11/2010  
Type of Property: Retail Condo  
Address: 1207 Washington Street, Unit 1207, Hanover, MA  
Buyer: Target Corporation  
Seller: Hanover Washington Corporation  
Lot Size: 12.59 Acres  
Building Size: 132,800 SF  
Price: \$8,500,000 **\$64 SF**  
Notes:

Date: 5/13/2010  
Type of Property: Retail Service  
Address: 66 Court Street, Plymouth, MA  
Buyer: Greenpoint Mortgage Funding  
Seller: John Vanderwater  
Lot Size: 3,920 SF  
Building Size: 4,096 SF  
Price: \$259,200 **\$63.28 SF**  
Notes:

Date: 5/12/2010  
Type of Property: Office Building  
Address: 110 Hedges Pond Road, Plymouth, MA  
Buyer: 110 Hedges Pond LLC  
Seller: Crossing RT & Patrick Mulligan  
Lot Size: 20,473 SF  
Building Size: 3,840 SF  
Price: \$325,000 **\$84.63 SF**  
Notes: Bought at Foreclosure

Date: 5/5/2010  
Type of Property: Retail Service  
Address: 194 Cove Street, New Bedford, MA  
Buyer: KPNG LLC  
Seller: Fast Cash Corporation  
Lot Size: 2,618 SF  
Building Size: 1,206 SF  
Price: \$250,000 **\$207.29 SF**  
Notes:

Date: 5/19/2010  
Type of Property: Shopping Center/Mall  
Address: 200 Westgate Drive, Brockton, MA  
Buyer: New Westgate Mall LLC & Ned Manager LLC  
Seller: Bank of America NA  
Lot Size: 49 Acres  
Building Size: 600,000 SF  
Price: \$31,750,000 **\$52.91 SF**  
Notes:

Date: 5/19/2010  
Type of Property: Retail Service  
Address: 246 Tremont Street, Taunton, MA  
Buyer: Dinesh Patel  
Seller: Oakland Peixoto RT & Joseph Peixoto  
Lot Size: 16,117 SF  
Building Size: 1,540 SF  
Price: \$300,000 **\$194.80 SF**  
Notes:

Date: 5/12/2010  
Type of Property: Shopping Center/Mall  
Address: 14 Plaza Way, Fairhaven, MA  
Buyer: Fairview Boom LLC  
Seller: NP Fairhaven LLC  
Lot Size: 13.74 Acres  
Building Size: 47,192 SF  
Price: \$3,300,000 **\$69.92 SF**  
Notes: Staples Plaza

Date: 5/13/2010  
Type of Property: Shopping Center  
Address: 3057 Acushnet Avenue, New Bedford, MA  
Buyer: Saint Anne's CU of Fall River  
Seller: Economy Liquors  
Lot Size: 5.4 Acres  
Building Size: 30,184 SF  
Price: \$1,300,000 **\$43.06 SF**  
Notes:

Date: 5/24/2010  
Type of Property: Auto Repair  
Address: 1077 Washington Street, Attleboro, MA  
Buyer: SAS Realty Inc.  
Seller: 1077 Washington Street LLC  
Lot Size: 20,166 SF  
Building Size: 3,034 SF  
Price: \$630,000 **\$207.64 SF**  
Notes:

Date: 5/20/2010  
Type of Property: Restaurant/Bar  
Address: 1315 Main Street, Acushnet, MA  
Buyer: 1315 Main Street RT & John Leblanc  
Seller: Richard Elgar & Theresa O'Connor  
Lot Size: 32,500 SF  
Building Size: 3,774 SF  
Price: \$227,000 **\$60.14 SF**  
Notes:

Date: 5/19/2010  
Type of Property: Retail Service  
Address: 60 Nauset Street, New Bedford, MA  
Buyer: Nelia Cardoso  
Seller: 60 Nauset Street LLC  
Lot Size: 13,299 SF  
Building Size: 1,820 SF  
Price: \$177,500 **\$97.52 SF**  
Notes:

Date: 4/30/2010  
Type of Property: Auto Supply  
Address: 2169 Ocean Street, Marshfield, MA  
Buyer: 2169 Ocean Street LLC & George Brockman  
Seller: W Horton Marshfield LLC & Amandan Management LLC  
Lot Size: 1.86 Acres  
Building Size: 7,900 SF  
Price: \$900,000 **\$113.92 SF**  
Notes:

Date: 5/4/2010  
Type of Property: Retail Service  
Address: 500 Colony Place Road, Plymouth, MA  
Buyer: Walmart Realty Company  
Seller: Sams RE Business Trust  
Lot Size: 15.7 Acres  
Building Size: 138,767 SF  
Price: \$4,565,000 **\$32.89 SF**  
Notes:

Date: 5/3/2010  
Type of Property: Charity Property  
Address: 75 High Street, Wareham, MA  
Buyer: Timothy Ciaffoni for 75 High Street RT  
Seller: Southcoast Hospitals Group & Tobey Hospital  
Lot Size: 20,608 SF  
Building Size: 2,550 SF  
Price: \$85,000 **\$33.33 SF**  
Notes:

Date: 5/4/2010  
Type of Property: Office Building  
Address: 2 Tyler Avenue, Wareham, MA  
Buyer: John Conway for JPC-Wareham RT  
Seller: Shannon Maloney  
Lot Size: 10,000 SF  
Building Size: 1,496 SF  
Price: \$127,000 **\$84.89 SF**  
Notes:

Date: 4/30/2010  
Type of Property: Auto Repair  
Address: 333 South Avenue, Whitman, MA  
Buyer: JLCSH LLC & Joan Greene  
Seller: Georgianna & Tracey D'allessandro  
Lot Size: 11,825 SF  
Building Size: 1,260 SF  
Price: \$160,000 **\$126.98 SF**  
Notes:

Date: 4/29/2010  
Type of Property: Restaurant/Bar  
Address: 3 Water Street, Dartmouth, MA  
Buyer: Wampum LLC  
Seller: Herbert Webb 4<sup>th</sup> & John Furlong  
Lot Size: 5,210 SF  
Building Size: 1,507 SF  
Price: \$500,000 **\$331.78 SF**  
Notes:

Date: 4/30/2010  
Type of Property: Auto Sales  
Address: 928 Church Street, New Bedford, MA  
Buyer: Arthur Glassman  
Seller: South Church Street Realty LLC  
Lot Size: 12,818 SF  
Building Size: 6,760 SF  
Price: \$350,000 **\$51.77 SF**  
Notes:

Date: 4/29/2010  
Type of Property: Auto Other  
Address: 689 Kempton Street, New Bedford, MA  
Buyer: 689 Kempton Street LLC  
Seller: Natalio Gomes & Claire Deloid  
Lot Size: 31,218 SF  
Building Size: 15,588 SF  
Price: \$325,000 **\$20.84 SF**  
Notes:

Date: 5/28/2010  
Type of Property: Shopping Center/Mall  
Address: 1 Factory Outlet Road, Bourne, MA  
Buyer: Compass Bourne LLC  
Seller: High Rock Factory Outlet & Cape Cod Windmill LLC  
Lot Size: 10.58 Acres  
Building Size: 173,788 SF  
Price: \$20,900,000 **\$120.26 SF**  
Notes:

Date: 5/28/2010  
Type of Property: Retail Service  
Address: 839 State Road, Dartmouth, MA  
Buyer: Josephine Boulos  
Seller: Kevin Fernandes  
Lot Size: 9,424 SF  
Building Size: 2,160 SF  
Price: \$180,000 **\$83.33 SF**  
Notes:

Date: 5/28/2010  
Type of Property: Office Building  
Address: 1168 County Street, Somerset, MA  
Buyer: Kelin Realty Associates LLC  
Seller: Lockhart Realty Corporation  
Lot Size: 12,197 SF  
Building Size: 3,912 SF  
Price: \$350,000 **\$89.46 SF**  
Notes:

Date: 5/26/2010  
Type of Property: Restaurant/Bar  
Address: 472 Wilbur Avenue, Swansea, MA  
Buyer: Wilbur Avenue Realty LLC  
Seller: Nicolaos Kotsiris  
Lot Size: 3,485 SF  
Building Size: 1,200 SF  
Price: \$147,500 **\$122.91 SF**  
Notes:

Date: 5/28/2010  
Type of Property: Auto Repair  
Address: 931 Washington Street, Attleboro, MA  
Buyer: Nawal LLC  
Seller: James Bray  
Lot Size: 4,397 SF  
Building Size: 1,022 SF  
Price: \$167,500 **\$163.89 SF**  
Notes:

Date: 6/9/2010  
Type of Property: Mixed Use  
Address: 955 Iyannough Road, Hyannis, MA  
Buyer: 955 Iyannough Road LLC  
Seller: Timothy Luzietti  
Lot Size: 10,454 SF  
Building Size: 3,396 SF  
Price: \$460,000 **\$135.45 SF**  
Notes: Retail with 2 Apartments

Date: 6/4/2010  
Type of Property: Retail-Service  
Address: 101 Route 6A, Orleans, MA  
Buyer: 101 Route 6A LLC  
Seller: Lester & Nancy Jansen  
Lot Size: 7,405 SF  
Building Size: 4,100 SF  
Price: \$375,000 **\$91.46 SF**  
Notes:

Date: 6/11/2010  
Type of Property: Mixed Use  
Address: 676 Dartmouth Street, Dartmouth, MA  
Buyer: Spindle City Realty LLC  
Seller: Gifford Marine Company & Joseph Butler  
Lot Size: 6.19 Acres  
Building Size: 42,353 SF (2 Buildings)  
Price: \$1,600,000 **\$37.77 SF**  
Notes:

Date: 6/16/2010  
Type of Property: Retail-Service  
Address: 1852 Ocean Street, Marshfield, MA  
Buyer: 1852 Ocean Street LLC & Jewel Saeed  
Seller: Daw Inc.  
Lot Size: 1.36 Acres  
Building Size: 5,518 SF  
Price: \$1,400,000 **\$253.71 SF**  
Notes:

Date: 6/11/2010  
Type of Property: Auto Repair  
Address: 317R Court Street, Plymouth, MA  
Buyer: 317R Court Street LLC & Stephen Dinatale  
Seller: Brian Woods  
Lot Size: 12,632 SF  
Building Size: 4,996 SF  
Price: \$305,000 **\$61.04 SF**  
Notes:

Date: 6/23/2010  
Type of Property: Retail-Service  
Address: 60 Franklin Street, East Bridgewater, MA  
Buyer: Tritown Convenience RT & Thomas Boukouvalas  
Seller: Ridder Air Enterprises Inc.  
Lot Size: 4.2 Acres  
Building Size: 11,100 SF  
Price: \$1,750,000 **\$157.65 SF**  
Notes: Gas Station with Convenience Store & Fuel Service Building

Date: 6/22/2010  
Type of Property: Auto Repair  
Address: 89 County Road, Mattapoisett, MA  
Buyer: Gaspare Capizzo  
Seller: Donald Correia & USA Treasury  
Lot Size: 6,978 SF  
Building Size: 1,338 SF  
Price: \$41,000 **\$30.64 SF**  
Notes:

Date: 6/29/2010  
Type of Property: Restaurant/Bar  
Address: 14 Benham Road, Falmouth, MA  
Buyer: Agnes Noonan  
Seller: Paul & Kathleen Noonan  
Lot Size: 29,020 SF  
Building Size: 3,776 SF  
Price: \$405,000 **\$107.25 SF**  
Notes:

Date: 6/30/2010  
Type of Property: Gas Station  
Address: 41 Main Street, Kingston, MA  
Buyer: Cumberland Inc.  
Seller: Janey Wilson Moore & Jas 5 Prop LLC  
Lot Size: 1.52 Acres  
Building Size: 2,191 SF  
Price: \$1,350,000 **\$616.15 SF**  
Notes:

Date: 6/28/2010  
Type of Property: Bank Building  
Address: 2 Fairhaven Road, Mattapoisett, MA  
Buyer: First Citizens Federal Credit Union  
Seller: David & Gail Dunn  
Lot Size: 10,019 SF  
Building Size: 1,597 SF  
Price: \$425,000 **\$266.12 SF**  
Notes:

Date: 6/28/2010  
Type of Property: Retail  
Address: 66 Court Street, Plymouth, MA  
Buyer: 66 Court Street LLC  
Seller: Greenpoint Mortgage Funding  
Lot Size: 3,920 SF  
Building Size: 4,096 SF  
Price: \$220,000 **\$53.71 SF**  
Notes:

Date: 6/23/2010  
Type of Property: Retail  
Address: 238 Jefferson Street, Fall River, MA  
Buyer: Nancy Medeiros  
Seller: US Packaging Specialist Inc  
Lot Size: 3,485 SF  
Building Size: 1,385 SF  
Price: \$106,300 **\$76.75 SF**  
Notes:

Date: 6/30/2010  
Type of Property: Auto Sales  
Address: 1094 Route 44, Raynham, MA  
Buyer: Midenbob LLC  
Seller: New State Highway Realty  
Lot Size: 2.46 Acres  
Building Size: 15,579 SF  
Price: \$2,300,000 **\$147.63 SF**  
Notes:

## **Condos**

Date: 4/1/2010  
Type of Property: Office Condo  
Address: 100 Armstrong Road, Unit 103, Plymouth, MA  
Buyer: Armstrong 103 LLC  
Seller: Atlantic Middleborough Trust & Henry Stout  
Building Size: 17,562 SF  
Price: \$2,020,000 **\$115.02 SF**  
Notes:

Date: 4/1/2010  
Type of Property: Medical Condo  
Address: 1 Scobee Circle, Unit 3, Plymouth, MA  
Buyer: 1 Scobee Medical LLC  
Seller: Alpinus LLC & Philip Cronin  
Building Size: 6,291 SF  
Price: \$2,015,225 **\$320.33 SF**  
Notes:

Date: 4/1/2010  
Type of Property: Medical Condo  
Address: 1 Scobee Circle, Unit B2, Plymouth, MA  
Buyer: 1 Scobee Medical LLC  
Seller: Alpinus LLC & Philip Cronin  
Building Size: 1,724 SF  
Price: \$187,878 **\$108.97 SF**  
Notes:

Date: 4/8/2010  
Type of Property: Office Condo  
Address: 72 Sharp Street, Unit 8, Hingham, MA  
Buyer: Clag RT & Clifford Gluck  
Seller: WWT RT & Wendy Tompkins  
Building Size: 1,512 SF  
Price: \$160,000 **\$105.82 SF**  
Notes:

Date: 4/7/2010  
Type of Property: Office Condo  
Address: 466 Route 28, Unit 6, Harwich, MA  
Buyer: Jeffrey Moore  
Seller: G. Howard Hayes  
Building Size: 1,800 SF  
Price: \$65,000 **\$36.11 SF**  
Notes:

Date: 4/7/2010  
Type of Property: Office Condo  
Address: 466 Route 28, Unit 7, Harwich, MA  
Buyer: Jeffrey Moore  
Seller: G. Howard Hayes  
Building Size: 1,800 SF  
Price: \$65,000 **\$36.11 SF**  
Notes:

Date: 5/3/2010  
Type of Property: Industrial Condo  
Address: 344 John L Dietsch Blvd. Unit 19, North Attleboro, MA  
Buyer: David & Andrea Downey  
Seller: Thomas Poirner  
Building Size: 1,500 SF  
Price: \$160,000 **\$106.66 SF**  
Notes:

Date: 4/30/2010  
Type of Property: Warehouse Condo  
Address: 97 Commerce Park South, Unit 10, Chatham, MA  
Buyer: William & Julia Southwick  
Seller: GRS Commerce Park LLC  
Building Size: 758 SF  
Price: \$125,000 **\$164.90 SF**  
Notes:

Date: 4/16/2010  
Type of Property: Industrial Condo  
Address: 32 Baxter Road, Unit C, Hyannis, MA  
Buyer: Marco RT & Jeffrey Ehart  
Seller: Cindy Vanwagenen & David Malchman  
Building Size: 777 SF  
Price: \$75,000 **\$96.52 SF**  
Notes:

Date: 4/16/2010  
Type of Property: Office Condo  
Address: 161 Route 6A, Unit 3, Orleans, MA  
Buyer: Eliza & Michael Zawadzkas  
Seller: Joseph Delia  
Building Size: 557 SF  
Price: \$100,000 **\$179.53 SF**  
Notes:

Date: 4/21/2010  
Type of Property: Non-Residential Condo  
Address: 125 Weymouth Street, Unit 125, Rockland, MA  
Buyer: Robert & Valbona Cace  
Seller: Holly Weibrenner  
Building Size: 1,394 SF  
Price: \$182,500 **\$130.92 SF**  
Notes:

Date: 5/14/2010  
Type of Property: Office Condo  
Address: 1645 Falmouth Road, Unit E1, Centerville, MA  
Buyer: LE INT & Diana Liu  
Seller: Jeffrey & Carole Dwyer  
Building Size: 268 SF  
Price: \$180,000 **\$671.64 SF**  
Notes:

Date: 5/17/2010  
Type of Property: Industrial Condo  
Address: 6 Old Colony Lane, Unit 6, Marshfield, MA  
Buyer: Tim Dawson-Townsend & Anton Neilson  
Seller: Donald Gaynor  
Building Size: 1,066 SF  
Price: \$32,000 **\$30.01 SF**  
Notes:

Date: 5/19/2010  
Type of Property: Medical Condo  
Address: 1 Scobee Circle, Unit B1 & B3A, Plymouth, MA  
Buyer: One Scobee Medical LLC  
Seller: Alpinus LLC & Philip Cronin  
Building Size: Unit B1-2,758 SF & Unit B3A-456 SF  
Price: \$200,000 **\$62.22 SF**  
Notes:

Date: 5/6/2010  
Type of Property: Medical Condo  
Address: 1 Scobee Circle, Unit 1, Plymouth, MA  
Buyer: Enterprise Brothers LLC  
Seller: Alpinus LLC & Philip Cronin  
Building Size: 5,911 SF  
Price: \$1,800,000 **\$304.51 SF**  
Notes:

Date: 5/3/2010  
Type of Property: Office Condo  
Address: 210 Queen Anne Road, Unit 2, Harwich, MA  
Buyer: Scott Hardy  
Seller: Sandra Robinson  
Building Size: 837 SF  
Price: \$58,000 **\$69.29 SF**  
Notes:

Date: 5/28/2010  
Type of Property: Office Condo  
Address: 48 Camp Street, Unit 4, Hyannis, MA  
Buyer: Maria Manini  
Seller: Paul Saperstein Company & John Hogan  
Building Size: 942 SF  
Price: \$23,000 **\$24.41 SF**  
Notes:

Date: 6/4/2010  
Type of Property: Office Condo  
Address: 3 Main Street, Unit 20, Eastham, MA  
Buyer: William Hurley  
Seller: John & Janette Grant  
Building Size: 900 SF  
Price: \$74,000 **\$82.22 SF**  
Notes:

Date: 6/15/2010  
Type of Property: Office Condo  
Address: 759 Falmouth Road, Unit 8, Mashpee, MA  
Buyer: R & D Associates LLC  
Seller: Paul & Kelly West  
Building Size: 1,188 SF  
Price: \$160,000 **\$134.68 SF**  
Notes:

Date: 6/21/2010  
Type of Property: Office Condo  
Address: 82 Ingell Street, Unit 4, Taunton, MA  
Buyer: Adams Post Building Inc.  
Seller: Dorsey Realty LLC  
Building Size: 7,782 SF  
Price: \$600,000 **\$77.10 SF**  
Notes:

Date: 6/15/2010  
Type of Property: Office Condo  
Address: 275 Allen Street, Unit 2, New Bedford, MA  
Buyer: 261 Allen Street Realty LLC  
Seller: Arthur & Joyce Rosenblatt  
Building Size: 1,939 SF  
Price: \$267,500 **\$137.95 SF**  
Notes:

Date: 6/22/2010  
Type of Property: Industrial Condo  
Address: 1102 Hanover Street, Unit E, Hanover, MA  
Buyer: GEM RT & Andrew Marrese  
Seller: Sawaya RT & James Sawaya  
Building Size: 1,500 SF  
Price: \$165,000 **\$110 SF**  
Notes:

Date: 6/24/2010  
Type of Property: Industrial Condo  
Address: 22 Cambridge Street, Unit 6, Middleboro, MA  
Buyer: John Rea  
Seller: Ryan RT & Richard Goneau  
Building Size: 1,250 SF  
Price: \$52,500 **\$42 SF**  
Notes:

Date: 6/18/2010  
Type of Property: Retail Condo  
Address: 295 Court Street, Unit 2, Plymouth, MA  
Buyer: Plymouth Pub LLC  
Seller: M & E RT & Maureen Coakley  
Building Size: 1,257 SF  
Price: \$130,000 **\$103.42 SF**  
Notes:

Date: 6/23/2010  
Type of Property: Office Condo  
Address: 488 State Road, Unit 3, Plymouth, MA  
Buyer: Peter & Maureen Renaud  
Seller: 488 State Road RT & Paula Landry  
Building Size: 731 SF  
Price: \$78,000 **\$106.70 SF**  
Notes:

Date: 6/25/2010  
Type of Property: Retail Condo  
Address: 534 Main Street, Unit A, Chatham, MA  
Buyer: JSLW LLC  
Seller: Epicure LLC  
Building Size: 1,634 SF  
Price: \$1,200,000 **\$734.39 SF**  
Notes:

Date: 6/29/2010  
Type of Property: Retail Condo  
Address: 368 Route 130, Unit 1, Sandwich, MA  
Buyer: PSM RT & Sara Rutledge  
Seller: MJ LLC  
Building Size: 5,002 SF  
Price: \$610,000 **\$121.95 SF**  
Notes:

## **Land**

Date: 4/8/2010  
Type of Property: Land  
Address: Plympton Road & Carver Road, Plymouth, MA  
Buyer: High Rock Cranberry LLC  
Seller: Commerce Park LLC & Michael Vogel  
Lot Size: 57.2 Acres  
Price: \$5,500,000 **\$96,153.84 per Acre**

Date: 5/20/2010  
Type of Property: Industrial Land  
Address: 3 & 5 Resnik Road, Plymouth, MA  
Buyer: Stout Commerce Way & Henry Stout  
Seller: Plymouth Industrial Development Corporation  
Lot Size: 5.73 Acres (2.83 Acres & 2.9 Acres)  
Price: \$1,010,100 **\$176,282.72 per Acre**  
Notes:

Date: 5/27/2010  
Type of Property: Vacant Land  
Address: Pleasant Street, Lot D, Attleboro, MA  
Buyer: Acc Lot D LLC  
Seller: PREI Attleboro Associates LP  
Lot Size: 30.05 Acres  
Price: \$225,000 **\$7,487.52 per Acre**  
Notes:

Date: 5/27/2010  
Type of Property: Vacant Land  
Address: Pleasant Street, Lot E, Attleboro, MA  
Buyer: Acc Lot E LLC  
Seller: PREI Attleboro Associates LP  
Lot Size: 109.27 Acres  
Price: \$375,000 **\$3,431.86 per Acre**  
Notes:

Date: 5/28/2010  
Type of Property: Vacant Land  
Address: 47 Obery Street, Plymouth, MA  
Buyer: Alpinus Obery & Walter Zaverucha  
Seller: Rebecca & William Marani  
Lot Size: 1.09 Acres  
Price: \$750,000 **\$688,073.39 per Acre**  
Notes: For a Medical Condo

Date: 6/7/2010  
Type of Property: Commercial Land  
Address: O'Connell Way, Taunton, MA  
Buyer: L & U LLC  
Seller: CSC Properties LLC  
Lot Size: 14 Acres  
Price: \$250,000 **\$17,857.14 per Acre**  
Notes: Some of the Land may be Wet

Date: 6/1/2010  
Type of Property: Commercial Land  
Address: Cedar Street, Dighton, MA  
Buyer: Cedar Street LLC  
Seller: Constance & Steven Louis  
Lot Size: 18.2 Acres  
Price: \$250,000 **\$13,736.26 per Acre**  
Notes:

Date: 6/4/2010  
Type of Property: Industrial Land  
Address: 153 Commercial Street, Mashpee, MA  
Buyer: JCK Commercial Street LLC  
Seller: Mashpee Industrial Part Trust & Bruce Macgregor  
Lot Size: 2.01 Acres  
Price: \$330,000 **\$164,179.10 per Acre**  
Notes:

Date: 6/3/2010  
Type of Property: Commercial Land  
Address: 65 Old Colony Way, Orleans, MA  
Buyer: Sovereign Bank  
Seller: Vito & Christine Altamura  
Lot Size: 1.3 Acres  
Price: \$318,661 **\$245,123.84 per Acre**  
Notes:

Date: 5/28/2010  
Type of Property: Vacant Land  
Address: Monk's Hill Road Off, Kingston, MA  
Buyer: T. L. Edwards Inc.  
Seller: Mayflower Sand & Gravel Company  
Lot Size: 30 Acres  
Price: \$400,000 **\$13,333.33 per Acre**  
Notes:

Date: 5/28/2010  
Type of Property: Vacant Land  
Address: Monk's Hill Road Off, Lot 7, Kingston, MA  
Buyer: T. L. Edwards Inc.  
Seller: P. A. Landers Inc.  
Lot Size: 10.43 Acres  
Price: \$200,000 **\$19,175.45 per Acre**  
Notes:

Date: 6/15/2010  
Type of Property: Commercial Land  
Address: 12 Enterprise Road, Yarmouth, MA  
Buyer: Joe & Dom Land LLC  
Seller: Marc & Laurie Hutten  
Lot Size: 43,049 SF  
Price: \$420,000 **\$9.75 SF**  
Notes:

Date: 6/15/2010  
Type of Property: Vacant Land  
Address: Spring Bars Road, Lot 1, Falmouth, MA  
Buyer: Town of Falmouth  
Seller: Robert Pacheco  
Lot Size: 11.39 Acres  
Price: \$2,000,000 **\$175,592.62 per Acre**  
Notes:

Date: 6/15/2010  
Type of Property: Vacant Land  
Address: Spring Bars Road, Lot 2, Falmouth, MA  
Buyer: 300 Committee  
Seller: Robert Pacheco  
Lot Size: 9.59 Acres  
Price: \$1,000,000 **\$104,275.28 per Acre**  
Notes:

Date: 6/23/2010  
Type of Property: Commercial Land  
Address: 421 Lincoln Street, Hingham, MA  
Buyer: Hingham TD3A LLC & Skye Development Corporation  
Seller: Rocky Reach LLC & Walter Weber  
Lot Size: 1.51 Acres  
Price: \$900,000 **\$596,026.49 per Acre**  
Notes:

Date: 6/30/2010  
Type of Property: Industrial Land  
Address: 64 Industrial Drive, Mashpee, MA  
Buyer: Classic Auto RT & Robert Spenlinhauer  
Seller: Makedo RT & John Paulding  
Lot Size: 1.9 Acres  
Price: \$387,500 **\$203,947.36 per Acre**  
Notes:

Date: 6/25/2010  
Type of Property: Industrial Land  
Address: 20 Freezer Road, Sandwich, MA  
Buyer: Wind School LLC  
Seller: Flats Industrial Inc  
Lot Size: 1.19 Acres  
Price: \$500,000 **\$420,168.06 per Acre**  
Notes:

## **Apartment Buildings**

Date: 4/23/2010  
Type of Property: Multi Family  
Address: 56-58 Park Street, Rockland, MA  
Buyer: Paul & Christine Greene  
Seller: Daniel Durkan  
Lot Size: 6,098 SF  
Building Size: 3,755 SF  
Price: \$341,000 **\$85,250 per Unit**  
Notes: 4 Units

Date: 5/21/2010  
Type of Property: Multi Family  
Address: 8 Chilton Street, Plymouth, MA  
Buyer: Tridens LLC  
Seller: Julius Pasolini & Alton Morisi  
Lot Size: 13,504 SF  
Building Size: 3,040 SF  
Price: \$460,000 **\$115,000 per Unit**  
Notes: 4 Units

Date: 6/1/2010  
Type of Property: Multi Family  
Address: 104 South Main Street, Middleboro, MA  
Buyer: Charles & Jeanne Ware  
Seller: William Marzelli & Mazza Realty Group  
Lot Size: 1.23 Acres  
Building Size: 5,367 SF (2 Buildings)  
Price: \$560,000 **\$112,000 per Unit**  
Notes: 5 Units

Date: 5/28/2010  
Type of Property: Multi Family  
Address: 34 Summer Street, Plymouth, MA  
Buyer: Daniel & Stephen Therrien  
Seller: 34 Summer RT & David Crawley  
Lot Size: 6,970 SF  
Building Size: 3,629 SF  
Price: \$390,000 **\$97,500 per Unit**  
Notes: 4 Units

Date: 5/27/2010  
Type of Property: Multi Family  
Address: 52 Alden Street, Fall River, MA  
Buyer: RPC Properties LLC  
Seller: Rockland Trust Company  
Lot Size: 3,049 SF  
Building Size: 4,540 SF  
Price: \$190,000 **\$31,666 per Unit**  
Notes: 6 Units

## **Motels**

Date: 6/16/2010  
Type of Property: Motel  
Address: 447 Main Street, Hyannis, MA  
Buyer: Shiv Sai LLC  
Seller: Johnny Vo & Ba Nguyen  
Lot Size: 28,314 SF  
Building Size: 16,550 SF  
Price: \$2,248,650 **\$56,216.25 per Unit**  
Notes: 40 Units