

**COMPS for SOUTHEASTERN, MA
3RD QUARTER 2009
Prepared by
Michael Giancola**

Industrial

Date: 7/10/09
Type of Property: Industrial Warehouse
Address: 60 6th Street, Fall River, MA
Buyer: 295 Bedford Street LLC
Seller: Christopher Carvalho
Lot Size: 9,148 SF
Building Size: 8,927 SF
Price: \$312,500 **\$35 SF**
Notes:

Date: 7/16/09
Type of Property: Manufacturing Building
Address: 149 King Street, Hanover, MA
Buyer: 149 King Street LLC & Robert Brams
Seller: King Street RT & Robert Connell
Lot Size: 4 Acres
Building Size: 18,953 SF
Price: \$1,225,000 **\$64.63 SF**
Notes:

Date: 8/10/09
Type of Property: Industrial Warehouse
Address: 138 Commerce Park South, Chatham, MA
Buyer: Jon S Bassett & Nancy Pitnof
Seller: 3DM Property LLC
Lot Size: 30,056 SF
Building Size: 8,000 SF
Price: \$550,000 **\$68.75 SF**
Notes:

Date: 7/28/09
Type of Property: Commercial Warehouse
Address: 822 American Legion Highway, Westport, MA
Buyer: Giumetti FT Holdings LLC
Seller: Select Property Investments
Lot Size: 3.4 Acres
Building Size: 8,520 SF
Price: \$1,285,000 **\$150.82 SF**
Notes:

Date: 8/21/09
Type of Property: Commercial Warehouse
Address: 33-A Village Common Drive, Falmouth, MA
Buyer: Storage Pros Falmouth
Seller: Sovran Acquisition LP & Sovran Holdings Inc
Lot Size: 4.19 Acres
Building Size: 40,400 SF
Price: \$4,600,000 **\$113.86 SF**
Notes:

Date: 9/1/09
Type of Property: Manufacturing Building
Address: 50 Perry Avenue, Attleboro, MA
Buyer: Perry Avenue Associates LLC
Seller: Prei Attleboro Associates LP & Prei Attleboro Inc
Lot Size: 4.43 Acres
Building Size: 74,958 SF
Price: \$750,000 **\$10 SF**
Notes:

Date: 8/31/09
Type of Property: Manufacturing Building
Address: 452 John Dietsch Blvd., North Attleboro, MA
Buyer: Theragenetics Corporation
Seller: Tyco Electronics Corporation
Lot Size: 6.25 Acres
Building Size: 51,920 SF
Price: \$1,800,000 **\$34.66 SF**
Notes: Contains 2 parcels of Land

Date: 8/17/09
Type of Property: Commercial Warehouse
Address: 15 Berkshire Road, Mansfield, MA
Buyer: 15 Berkshire Road LLC
Seller: Makanios Holdings LLC
Lot Size: 2.38 Acres
Building Size: 28,220 SF
Price: \$2,448,000 **\$86.74 SF**
Notes:

Date: 8/11/09
Type of Property: Manufacturing Building
Address: 51 Robinson Avenue, North Attleboro, MA
Buyer: Corin 98 LLC
Seller: Narod RET & David Doran
Lot Size: 2.2 Acres
Building Size: 2,897 SF
Price: \$640,000 **\$220.91 SF**
Notes:

Date: 8/21/09
Type of Property: Commercial Warehouse
Address: 16 Lambeth Park Drive, Fairhaven, MA
Buyer: Storage Pros Fairhaven
Seller: Sovran Acquisition LP
Lot Size: 4 Acres
Building Size: 10,620 SF
Price: \$2,170,000 **\$204.33 SF**
Notes: Self Storage

Date: 8/21/09
Type of Property: Industrial Warehouse
Address: 35 Turnpike Street, West Bridgewater, MA
Buyer: Distribution Center LLC
Seller: Liberty Turnpike LLC & Austin Cable
Lot Size: 2.76 Acres
Building Size: 42,310 SF
Price: \$925,000 **\$21.86 SF**
Notes:

Date: 9/17/09
Type of Property: Commercial Warehouse
Address: 905 South Main Street, Mansfield, MA
Buyer: William Richard
Seller: Richard Brothers Legacy & James Vaughan
Lot Size: 5.09 Acres
Building Size: 14,620 SF
Price: \$675,000 **\$46.17 SF**
Notes: Inter-Family Transfer

Date: 9/28/09
Type of Property: Manufacturing Building
Address: 617 Airport Road, Fall River, MA
Buyer: Micro Magnetics Inc
Seller: Leo & Gerald Hubbard
Lot Size: 3 Acres
Building Size: 17,440 SF
Price: \$962,500 **\$55.19 SF**
Notes:

Date: 9/28/09
Type of Property: Industrial Building
Address: 59 Armstrong Road, Plymouth, MA
Buyer: Joseph Sullivan of CDF Corporation
Seller: Partylite Worldwide Inc
Lot Size: 4.82 Acres
Building Size: 109,000 SF
Price: \$4,200,000 **\$38.53 SF**
Notes:

Apartment Buildings

Date: 7/2/09
Type of Property: Apartment Building
Address: 4980 North Main Street, Fall River, MA
Buyer: South Coast Landings LLC
Seller: Aimco Castle Court Apartments
Lot Size: 17.1 Acres
Building Size: 30,020 SF
Price: \$17,500,000 **\$72,916 per Unit**
Notes: 240 Units

Date: 7/8/09
Type of Property: Apartment Building
Address: 31 Townsend Street, Abington, MA

Buyer: Zebs RT & Stephen Zeboski
Seller: J & S Macleod RT & Keith Macleod
Lot Size: 24,375 SF
Building Size: 4,311 SF
Price: \$600,000 **\$150,000 per Unit**
Notes: 4 Units

Date: 7/2/09
Type of Property: Apartment Building
Address: 800-802 Pleasant Street, New Bedford, MA
Buyer: Trinity Regency LP & Trinity Regency Inc
Seller: Regency Tower Realty
Lot Size: 1.97 Acres
Building Size: 146,081 SF
Price: \$1,900,000 **\$15,447 per Unit**
Notes: 123 Units

Date: 7/17/09
Type of Property: Apartment Building
Address: 342 Broadway, North Attleboro, MA
Buyer: Meg Capital & Investment LLC
Seller: Broadway 1990 T LLC
Lot Size: 7,589 SF
Building Size: 6,764 SF
Price: \$625,000 **\$69,444 per Unit**
Notes: 9 Units

Date: 7/17/09
Type of Property: Apartment Building
Address: 1330 Ocean Street, Marshfield, MA
Buyer: Jean-Yves Roy, Trustee for Harborside RT
Seller: Stephen Mattie, Trustee for Mattie Brothers RT
Lot Size: 40,000 SF
Building Size: 6,240 SF
Price: \$1,480,000 **\$148,000 per Unit**
Notes: 10 Units

Date: 8/19/09
Type of Property: Apartment Building
Address: 299 & 301 Quequechan Street & 55 & 75 Reuben Street, Fall River, MA
Buyer: Colville properties LLC
Seller: Quequechan Street LLC
Lot Size: 15,659 SF (4 Parcels)
Building Size: 18,190 SF
Price: \$618,000 **\$29,428 per Unit**
Notes: 21 Units

Date: 8/14/09
Type of Property: Apartment Building
Address: 119 Knight Avenue, Attleboro, MA
Buyer: Lousou LLC
Seller: John Sweeney
Lot Size: 19,008 SF
Building Size: 6,944 SF
Price: \$555,000 **\$69,375 per Unit**
Notes: 8 Units

Date: 8/28/09
Type of Property: Multi-Family Building
Address: 60 School Street, Dennis, MA
Buyer: C Jeffrey Kinder & Loring Kinder Strudwick
Seller: Arvid Kinder
Lot Size: 16,553 SF
Building Size: 3,784 SF
Price: \$300,000 **\$100,000 per Unit**
Notes: 3 Units

Date: 9/14/09
Type of Property: Apartment Building
Address: 237 Collette Street, New Bedford, MA
Buyer: Eastwind Resource LLC
Seller: Luis Arrendondo
Lot Size: 11,771 SF
Building Size: 5,815 SF
Price: \$305,000 **\$30,500 per Unit**
Notes: 10 Units

Date: 9/30/09
Type of Property: Apartment Building
Address: 15 Agawam Street, Taunton, MA
Buyer: Elliott RT & Scott Elliott
Seller: Diana Furmanik & Michael Strojny
Lot Size: 7,405 SF
Building Size: 2,600 SF
Price: \$180,000 **\$45,000 per Unit**
Notes: 4 Units

Date: 9/30/09
Type of Property: Apartment Building
Address: 21 East Britannia Street, Taunton, MA
Buyer: David Lamoureux
Seller: Michael Strojny & Diana Furmanik
Lot Size: 15,682 SF
Building Size: 2,703 SF
Price: \$192,000 **\$48,000 per Unit**
Notes: 4 Units

General

Date: 7/1/09
Type of Property: Retail Service
Address: 1322 Main Street, Osterville, MA
Buyer: Lightship LLC
Seller: Eben LLC
Lot Size: 5.7 Acres
Building Size: 2,040 SF
Price: \$700,000 **\$343.13 SF**
Notes:

Date: 7/8/09
Type of Property: Supermarket
Address: 160 Pleasant Street, Brockton, MA
Buyer: High Rock 160 Pleasant LLC
Seller: M & G Equites & Michael Karfunkel
Lot Size: 4.29 Acres
Building Size: 30,030 SF
Price: \$1,725,000 **\$57.44 SF**
Notes:

Date: 7/7/09
Type of Property: Gas Station
Address: 367 Ashley Blvd., New Bedford, MA
Buyer: Aaliyah LLC

Seller: Drake Petroleum Company Inc
Lot Size: 12,937 SF
Building Size: 1,920 SF
Price: \$768,000 **\$400 SF**
Notes:

Date: 7/15/09
Type of Property: Auto/Other
Address: 447 Washington Street, Pembroke, MA
Buyer: Barbara Lundin RET & Barbara Lundin
Seller: 447 Washington Street LLC & Eben Mcneil
Lot Size: 4.2 Acres
Building Size: 3,600 SF
Price: \$525,000 **\$145.83 SF**
Notes:

Date: 7/10/09
Type of Property: Gas Station
Address: 4738 Falmouth Road, Cotuit, MA
Buyer: Aaliyah LLC
Seller: Drake Petroleum Co Inc
Lot Size: 28,314 SF
Building Size: 500 SF
Price: \$432,850 **\$865.70 SF**
Notes:

Date: 7/10/09
Type of Property: Gas Station
Address: 261 Main Street, Bourne, MA
Buyer: Aaliyah LLC
Seller: Drake Petroleum Co Inc
Lot Size: 14,810 SF
Building Size: 1,900 SF
Price: \$760,750 **\$400.39 SF**
Notes:

Date: 7/14/09
Type of Property: Auto Repair
Address: 400 Industrial Drive, Halifax, MA
Buyer: DMC Racing LLC & Dennis Macpherson
Seller: DLS LLC & Donald Sampson
Lot Size: 1.98 Acres
Building Size: 12,000 SF
Price: \$700,000 **\$58.33 SF**
Notes:

Date: 7/15/09
Type of Property: Retail Service
Address: 7 Marion Road, Rochester, MA
Buyer: DRS Development LLC
Seller: Howard Dempsey
Lot Size: 1.78 Acres
Building Size: 5,398 SF
Price: \$455,000 **\$84.29 SF**
Notes:

Date: 7/1/09
Type of Property: Office Building
Address: 323-325 Bedford Street, Whitman, MA
Buyer: Kwok Investments LLC
Seller: Whitman Commercial Realty & Jeffrey Coffman
Lot Size: 28,337 SF
Building Size: 2,262 SF
Price: \$1,220,000 **\$539.34 SF**
Notes:

Date: 8/10/09
Type of Property: Office Building
Address: 566 Hawthorn Street, Dartmouth, MA
Buyer: Mark Carney & Mark H Carney
Seller: Felcharz Inc
Lot Size: 21,780 SF
Building Size: 1,120 SF
Price: \$158,000 **\$141.07 SF**
Notes:

Date: 8/10/09
Type of Property: Office Building
Address: 46 North Street, Hyannis, MA
Buyer: 46 North Street LLC
Seller: Rubed LLC
Lot Size: 2.38 Acres
Building Size: 26,118 SF
Price: \$1,250,000 **\$47.86 SF**
Notes:

Date: 7/29/09
Type of Property: Auto Sales
Address: 90 High School Road Extension, Hyannis, MA
Buyer: Wayne Kurker, Trustee for HSR RT
Seller: J G RT & William Gile
Lot Size: 3.32 Acres
Building Size: 50,712 SF
Price: \$2,500,000 **\$49.29 SF**
Notes:

Date: 7/28/09
Type of Property: Office Building
Address: 104 Liberty Street, Hanson, MA
Buyer: Hanson Mob LLC & William Cormack
Seller: Pamela Myette, Trustee for North Light Realty
Lot Size: 2.2 Acres
Building Size: 5,004 SF
Price: \$910,000 **\$181.85 SF**
Notes:

Date: 7/13/09
Type of Property: Auto Sales
Address: 225 State Road, Dartmouth, MA
Buyer: Empire Management Company
Seller: North Dartmouth Inc
Lot Size: 4.25 Acres
Building Size: 15,238 SF
Price: \$2,800,000 **\$183.75 SF**
Notes:

Date: 7/23/09
Type of Property: Office Building
Address: 362 North Bedford Street, East Bridgewater, MA
Buyer: 362 North Bedford Street LLC
Seller: Megryco Inc
Lot Size: 38,898 SF
Building Size: 9,840 SF
Price: \$675,000 **\$68.59 SF**
Notes:

Date: 8/5/09
Type of Property: Auto Repair
Address: 464 Main Street, Falmouth, MA
Buyer: Paul Siegmund
Seller: Nopeco RT & Norman Perry
Lot Size: 30,400 SF
Building Size: 1,686 SF
Price: \$535,000 **\$317.32 SF**
Notes:

Date: 8/6/09
Type of Property: Restaurant/Bar
Address: 24 Union Street, New Bedford, MA
Buyer: 24 Union Street LLC
Seller: Rodman Realty Corporation
Lot Size: 2,171 SF
Building Size: 4,368 SF
Price: \$700,000 **\$160.25 SF**
Notes:

Date: 8/3/09
Type of Property: Office Building
Address: 1115 West Chestnut Street, Brockton, MA
Buyer: West Chestnut Street LLC & Peter Scanlon
Seller: Baybax Partners LLC & Jeffrey Ciffoillo
Lot Size: 2.4 Acres
Building Size: 41,850 SF
Price: \$3,650,000 **\$87.21 SF**
Notes:

Date: 8/3/09
Type of Property: Auto Repair
Address: 68 Old Bedford Road, East Bridgewater, MA
Buyer: Nicola Property LLC
Seller: LCS RT & Arman Ortenzi
Lot Size: 2.4 Acres
Building Size: 3,696 SF
Price: \$600,000 **\$162.33 SF**
Notes:

Date: 8/31/09
Type of Property: Office Building
Address: 75 Main Street, Lakeville, MA
Buyer: Anac Group LLC & Earl Carlow Jr
Seller: MKM RT & D Gregory Russell
Lot size: 34,400 SF
Building Size: 2,809 SF
Price: \$275,000 **\$97.89 SF**
Notes:

Date: 8/28/09
Type of Property: Mixed Use
Address: 374 Front Street, Marion, MA
Buyer: RL Investments LLC
Seller: Christopher Dawson
Lot Size: 6,120 SF
Building Size: 2,301 SF
Price: \$115,000 **\$49.97 SF**
Notes:

Date: 8/28/09
Type of Property: Retail
Address: 41 Central Street, East Bridgewater, MA
Buyer: William Piazza & Caron Polillio
Seller: Auction RT & Chris Phillips
Lot Size: 3,615 SF
Building Size: 2,950 SF
Price: \$140,000 **\$47.45 SF**
Notes:

Date: 8/28/09
Type of Property: Gas/Service Station
Address: 760 Centre Street, Middleboro, MA
Buyer: Tony Heneine
Seller: Belben's Auto Repair
Lot Size: 16,988 Sf
Building Size: 2,304 SF
Price: \$290,000 **\$125.86 SF**
Notes:

Date: 8/26/09
Type of Property: Retail-Department Store
Address: 32 South Main Street, Attleboro, MA
Buyer: JJOB LLC
Seller: Dean Properties Inc
Lot Size: 12,417 SF
Building Size: 17,563 SF
Price: \$490,000 **\$27.89 SF**
Notes:

Date: 8/28/09
Type of Property: Gas/Service Station
Address: 280 Broadway, Taunton, MA
Buyer: G & C Investments Inc
Seller: Gaile Phaneuf & Vivian Lefort
Lot Size: 17,424 SF
Building Size: 2,036 SF
Price: \$230,000 **\$112.96 SF**
Notes:

Date: 9/4/09
Type of Property: General Commercial
Address: 55 Obery Street, Plymouth, MA
Buyer: Obery Street LLC & Bernard Durante
Seller: James Anderson
Lot Size: 14,375 SF
Building Size: 2,160 SF
Price: \$599,000 **\$277.31 SF**
Notes: Residential House to be used as Sleep Lab

Date: 9/4/09
Type of Property: Retail
Address: 391 Wilbur Avenue, Swansea, MA
Buyer: Ocean Grove LLC
Seller: Faith & Frederick Humes
Lot Size: 5,227 SF
Building Size: 1,746 SF
Price: \$300,000 **\$171.82 SF**
Notes:

Date: 8/14/09
Type of Property: Auto Supply
Address: 372 Yarmouth Road, Hyannis, MA
Buyer: 372 Yarmouth Road RT & Richard Dubin
Seller: APD LLC
Lot Size: 14,375 SF
Building Size: 5,000 SF
Price: \$524,138 **\$104.82 SF**
Notes:

Date: 8/18/09
Type of Property: Restaurant/Bar
Address: 114-120 Front Street, New Bedford, MA
Buyer: Buzzards Bay Center Inc
Seller: Coalition for Buzzards Bay
Lot Size: 3,112 SF
Building Size: 12,400 SF
Price: \$865,000 **\$69.75 SF**
Notes:

Date: 8/18/09
Type of Property: Marina
Address: 26 Summer Street, Hingham, MA
Buyer: B & K Enterprises LLC
Seller: Thomas Hastings & Hingham boat Yard
Lot Size: 23,522 SF
Building Size: 735 SF
Price: \$1,400,000 **\$1,904.76 SF**
Notes:

Date: 8/25/09
Type of Property: Restaurant/Bar
Address: 24 Schoosett Street, Pembroke, MA
Buyer: Scopelos Inc
Seller: D & P Realty Corporation
Lot Size: 16,288 SF
Building Size: 2,640 SF
Price: \$932,000 **\$353.03 SF**
Notes:

Date: 8/28/09
Type of Property: Restaurant
Address: 11 Main Street, Harwich, MA
Buyer: Richton Investments LLP
Seller: Govinda Holdings LLC
Lot Size: 1.3 Acres
Building Size: 2,529 SF
Price: \$850,000 **\$336.10 SF**
Notes:

Date: 9/14/09
Type of Property: Restaurant/Inn
Address: 86 Sisson Road, Harwich, MA
Buyer: USA SBA
Seller: Two Brick LLC & Sovereign Bank
Lot Size: 6.5 Acres
Building Size: 8,500 SF
Price: \$570,000 **\$67.05 SF**
Notes: Sold at Foreclosure

Date: 9/15/09
Type of Property: Gas/Service Station
Address: 502 Main Street, Falmouth, MA
Buyer: 502 Main street RT & Marjorie Noonan
Seller: Community Bank
Lot Size: 14,708 SF
Building Size: 1,189 SF
Price: \$543,750 **\$457.31 SF**
Notes:

Date: 9/11/09
Type of Property: Indoor Recreation
Address: 1 Porter Street, Taunton, MA
Buyer: 1 Porter Street RT LLC
Seller: CBS Billiard Club Inc
Lot Size: 30,056 SF
Building Size: 5,071 SF
Price: \$375,000 **\$73.95 SF**
Notes:

Date: 9/11/09
Type of Property: Mixed Use
Address: 38-40 Cove Street, New Bedford, MA
Buyer: 38 Cove Street RT & Richard Perzentz
Seller: Maria Santos
Lot Size: 3,334 SF
Building Size: 4,272 SF
Price: \$277,000 **\$64.84 SF**
Notes:

Date: 8/14/09
Type of Property: Gas/Service Station
Address: 1808 Washington Street, Hanover, MA
Buyer: Hanover Five Star LLC & Ghassan Tannous
Seller: Colbea Enterprises LLC
Lot Size: 22,216 SF
Building Size: 2,016 SF
Price: \$825,000 **\$409.22 SF**
Notes:

Date: 8/27/09
Type of Property: Retail-Department Store
Address: 999 Main Street, Hanson, MA
Buyer: Marston RT & Kenneth Marston
Seller: Babson FT Association
Lot Size: 1.9 Acres
Building Size: 5,562 SF
Price: \$420,000 **\$75.51 SF**
Notes:

Date: 8/27/09
Type of Property: Commercial Use
Address: 245 Thurber Avenue, Attleboro, MA
Buyer: Masood Shammas
Seller: Leblanc Acquisition & Development
Lot Size: 27,405 SF
Building Size: 1,047 SF
Price: \$393,000 **\$375.35 SF**
Notes:

Date: 9/23/09
Type of Property: Gas Station
Address: 33 Bedford Street, Lakeville, MA
Buyer: Bedford Holdings LLC & Five Star Property Mgmt
Seller: Lakevillage RT & Alexander Argiros
Lot Size: 42,114 SF
Building Size: 2,394 SF
Price: \$1,950,000 **\$814.53 SF**
Notes:

Date: 9/25/09
Type of Property: Auto Sales
Address: 3054 Cranberry Highway, Wareham, MA
Buyer: Pimental Realty LLC
Seller: Nuovo FT LP
Lot Size: 24,400 SF
Building Size: 1,104 SF
Price: \$200,000 **\$181.16 SF**
Notes:

Date: 9/25/09
Type of Property: Retail-Department Store
Address: 23 County Road, Mattapoisett, MA
Buyer: Tenir LLC
Seller: KT Associates LLC & Peter Tedeschi
Lot Size: 12,197 SF
Building Size: 3,600 SF
Price: \$435,000 **\$120.83 SF**
Notes:

Date: 9/25/09
Type of Property: Office Building-Medical
Address: 95 Washington Street, Taunton, MA
Buyer: Baaz LLC
Seller: Taunton Washington NT & Richard Vaughn
Lot Size: 12,197 SF
Building Size: 6,149 SF
Price: \$410,000 **\$66.67 SF**
Notes:

Date: 9/25/09
Type of Property: Auto Sales
Address: 895 Mount Pleasant Street, New Bedford, MA
Buyer: 895 Mt Pleasant Street LLC
Seller: Deborah Stavros & Deborah Koymarianos
Lot Size: 8,708 SF
Building Size: 1,100 SF
Price: \$185,000 **\$168.18 SF**
Notes:

Date: 9/25/09
Type of Property: Retail
Address: 840-842 Purchase Street, New Bedford, MA
Buyer: Greater New Bedford Community
Seller: Joseph Anthony Condo Trust & Joseph Pires
Lot Size: 10,617 SF
Building Size: 4,854 SF
Price: \$684,000 **\$140.91 SF**
Notes:

Date: 9/24/09
Type of Property: Charity Property
Address: 88 Railroad Avenue, Barnstable, MA
Buyer: Latham Centers Inc
Seller: Hospice Foundation of Cape Cod
Lot Size: 20,038 SF
Building Size: 3,426 SF
Price: \$420,000 **\$122.59 SF**
Notes:

Date: 9/28/09
Type of Property: Retail
Address: 38 Thad Ellis Road, Brewster, MA
Buyer: Kenneth & Joan Benson
Seller: Joan Orr
Lot Size: 8,600 SF
Building Size: 1,067 SF
Price: \$242,000 **\$226.80 SF**
Notes:

Date: 9/29/09
Type of Property: Retail
Address: 830-836 Ashley Blvd., New Bedford, MA
Buyer: Dough Pro Enterprise LLC
Seller: G. Albert & Claire Roy
Lot Size: 15,705 SF
Building Size: 5,280 SF
Price: \$525,000 **\$99.43 SF**
Notes:

Condos

Date: 7/16/09
Type of Property: Office Condo
Address: 57 Obery Street, Unit 4, Plymouth, MA
Buyer: Heather & Joshua Cozby
Seller: Mayflower Cooperative Bank
Building Size: 1,803 SF
Price: \$380,100 **\$210.81 SF**
Notes:

Date: 7/10/09
Type of Property: Industrial Condo
Address: 75 1st Street, Unit 3, Bridgewater, MA
Buyer: John M Mills
Seller: Armand T Mills
Building Size: 1,750 SF
Price: \$60,000 **\$34.28 SF**
Notes:

Date: 7/15/09
Type of Property: Industrial Condo
Address: 1102 Hanover Street, Unit H, Hanover, MA
Buyer: Christopher G Barry Tr for Chaindrive NT
Seller: Terri Ann & Richard Frehill
Building Size: 1,462 SF
Price: \$155,000 **\$106.02 SF**
Notes:

Date: 7/24/09
Type of Property: Industrial Condo
Address: 4 Crane Circle, Unit 3, Bourne, MA
Buyer: J Nicholas Newman & Kathleen Newman
Seller: MRH Properties LLC
Building Size: 1,375 SF
Price: \$160,000 **\$116.36 SF**
Notes:

Date: 8/5/09
Type of Property: Office Condo
Address: 53 Main Street, Unit 53A, Bourne, MA
Buyer: Diamond Mind Realty LLC
Seller: Northeast Structures LLC
Building Size: 1,132 SF
Price: \$101,000 **\$89.22 SF**
Notes:

Date: 7/31/09
Type of Property: Commercial Condo
Address: 123 Queen Anne Road, Unit 3, Harwich, MA
Buyer: Brendan Donovan
Seller: Thomas & Janet Reinhart
Building Size: 2,400 SF
Price: \$239,000 **\$99.58 SF**
Notes:

Date: 8/28/09
Type of Property: Industrial Condo
Address: 103 Industrial Drive, Unit D, Mashpee, MA
Buyer: KMC RT & Keith Mckeone
Seller: LRME LLC
Building Size: 1,250 SF
Price: \$170,000 **\$136 SF**
Notes:

Date: 8/26/09
Type of Property: Industrial Condo
Address: 16 Kendrick Road, Unit 5, Wareham, MA
Buyer: Warm Winds Inc
Seller: Project Resources NT & Carlos Dipersio
Building Size: 2,100 SF
Price: \$174,000 **\$82.85 SF**
Notes:

Date: 8/21/09
Type of Property: Office Condo
Address: 175 Derby Street, Unit 2, Hingham, MA
Buyer: 2 Derby Street LLC & John N Burke
Seller: 175-2 Derby Street RT & Robert Conrad
Building Size: 1,740 SF
Price: \$328,000 **\$188.50 SF**
Notes:

Date: 8/20/09
Type of Property: Industrial Condominium
Address: 14 Roberts Road, Unit 5, Plymouth, MA
Buyer: Hobin RT & Lori Hobin-Santos
Seller: Richard & Jeri Ellis
Building Size: 2,043 SF
Price: \$150,000 **73.42 SF**
Notes:

Date: 9/30/09
Type of Property: Industrial Condo
Address: 804 Webster Street, Unit 3, Marshfield, MA
Buyer: 804 Webster Street Unit 3 RT
Seller: 804 Webster Street Unit 3 RT & Thomas Coughlin
Building Size: 1,672 SF
Price: \$130,000 **\$77.75 SF**
Notes: Inter-Family Sale

Land

Date: 8/5/09
Type of Property: Industrial Land
Address: 5 Crane Circle, Bourne, MA
Buyer: Locke RT & Majorie Noonan Tr
Seller: NEC Realty Corp & Community Bank
Lot Size: 1.1 Acres
Price: \$365,000 **\$331,818 per Acre**
Notes: Sold at Auction

Date: 7/31/09
Type of Property: Industrial Land
Address: 100 Hedges Pond Road, Plymouth, MA
Buyer: W. Matthew Sheridan
Seller: Bridgewater Savings Bank
Lot Size: 1.08 Acres
Price: \$95,000 **\$87,963 per Acre**

Notes:

Date: 8/28/09
Type of Property: Commercial Land
Address: Long Pond Road, Brewster, MA
Buyer: Gina Ferretti Sylvia
Seller: Annerose Ferretti
Lot Size: 24,017 SF
Price: \$300,000 **\$12.49 SF**
Notes:

Date: 8/10/09
Type of Property: Commercial Land
Address: GAR Highway, Swansea, MA
Buyer: Brian & Barry LLC
Seller: Lopes Realty LLC
Lot Size: 21,780 SF
Price: \$191,000 **\$8.77 SF**
Notes:

Date: 8/17/09
Type of Property: Commercial Land
Address: Boston Hill Road, Fairhaven, MA
Buyer: Southcoast Hospitals Group
Seller: Twin Oaks RT & Robert Sylvia
Lot Size: 31.57 Acres
Price: \$1,700,000 **\$53,848 per Acre**
Notes: Corner of Mill Road

Date: 8/14/09
Type of Property: Industrial Land
Address: 8 Victory Drive, Sandwich, MA
Buyer: Housing Assistance Corporation
Seller: Philip Doherty
Lot Size: 2.46 Acres
Price: \$75,000 **\$30,487 per Acre**
Notes:

Motels

Date: 8/14/09
Type of Property: Motel
Address: 1261 Route 28, Yarmouth, MA
Buyer: 1261 Bass River Realty LLC
Seller: Henry & Annette Schultz

Lot Size:	1.2 Acres	
Building Size:	3,986 SF	
Price:	\$455,000	\$114.15 SF
Notes:	10 Units	