

Comps for Southeastern, MA

3rd Quarter 2011

Prepared By

Michael Giancola

Industrial

Date: 7/1/2011
Type of Property: Industrial Building
Address: 783 Old Plymouth Street, Halifax, MA
Buyer: Scott Grieco
Seller: Revere Realty Corporation
Lot Size: 1.02 Acres
Building Size: 3,036 SF
Price: \$150,000 **\$49.40 SF**
Notes:

Date: 7/29/2011
Type of Property: Commercial Warehouse
Address: 95 Airport Road, Hyannis, MA
Buyer: Brian Wall
Seller: Independence Park Inc.
Lot Size: 27,878 SF
Building Size: 5,100 SF
Price: \$525,000 **\$102.94 SF**
Notes:

Date: 7/29/2011
Type of Property: Industrial Building
Address: 270 Samuel Barnet Blvd., Dartmouth, MA
Buyer: Ace Acquisition LLC
Seller: Ahead Inc.
Lot Size: 10.22 Acres
Building Size: 93,480 SF
Price: \$4,000,000 **\$42.78 SF**
Notes:

Date: 8/11/2011
Type of Property: Manufacturing Building
Address: 8 Lone Tree Road & 17 Shad Hole Road, Dennisport, MA
Buyer: Cape Cod Community TV
Seller: Montana Trading Company LLC
Lot Size: 2.65 Acres
Building Size: 29,515 SF
Price: \$1,200,000 **\$40.65 SF**
Notes:

Date: 8/8/2011
Type of Property: Commercial Warehouse
Address: 635 Manley Street, West Bridgewater, MA
Buyer: BT Bridgewater LLC
Seller: Mitchell Hunt
Lot Size: 14.4 Acres
Building Size: 3,750 SF
Price: \$1,100,000 **\$293.33 SF**
Notes:

Date: 8/8/2011
Type of Property: Industrial Warehouse
Address: 202 South Washington Street, Norton, MA
Buyer: Stag Norton LLC
Seller: Joseph Raffaele
Lot Size: 15.7 Acres
Building Size: 194,975 SF
Price: \$11,000,000 **\$56.41 SF**
Notes:

Date: 8/31/2011
Type of Property: Industrial Warehouse
Address: 350 Commerce Drive, Fall River, MA
Buyer: MSNKS Fall River Realty
Seller: AJW Realty of Fall River
Lot Size: 31.47 Acres
Building Size: 497,656 SF
Price: \$9,750,000 **\$19.59 SF**
Notes: TJ Maxx Warehouse

Date: 9/9/2011
Type of Property: Manufacturing Building
Address: 638 Quequechan Street, Fall River, MA
Buyer: Wal-Mart RE Business
Seller: Quequechan Development LLC
Lot Size: 9.66 Acres
Building Size: 107,065 SF
Price: \$16,875,000 **\$157.61**
Notes:

Date: 9/15/2011
Type of Property: Industrial Building
Address: 45 John Williams Street, Attleboro, MA
Buyer: Massasoit Tool Company
Seller: Chartier-Tate LLC
Lot Size: 24,000 SF
Building Size: 11,000 SF
Price: \$595,000 **\$54.09 SF**
Notes:

Date: 9/15/2011
Type of Property: Commercial Warehouse
Address: 50 Industrial Way, Seekonk, MA
Buyer: Benjamin & Denise Benevides
Seller: Bene 5 LLC
Lot Size: 40,262 SF
Building Size: 7,080 SF
Price: \$550,000 **\$77.68 SF**
Notes: May not be an Arm's Length Sale

Date: 9/29/2011
Type of Property: Commercial Warehouse
Address: 504 Yarmouth Road, Hyannis, MA
Buyer: A & C RT 2
Seller: RTS Group
Lot Size: 1.26 Acres
Building Size: 9,800 SF
Price: \$950,000 **\$96.93 SF**
Notes:

Date: 9/26/2011
Type of Property: Industrial Building
Address: 818 Jefferson Street, Fall River, MA
Buyer: 5 Diamonds LLC
Seller: Thomas Fleming
Lot Size: 4 Acres
Building Size: 42,366 SF
Price: \$1,500,000 **\$35.40 SF**
Notes:

Date: 9/30/2011
Type of Property: Commercial Warehouse
Address: 81 Rayber Road, Orleans, MA
Buyer: David Clark
Seller: Christopher Hatch
Lot Size: 21,780 SF
Building Size: 2,800 SF
Price: \$240,000 **\$85.71 SF**
Notes:

Date: 9/2/2011
Type of Property: Manufacturing Building
Address: 245 Bridge Street, Fairhaven, MA
Buyer: Bralden LLC
Seller: Dow Jones Local Media Group
Lot Size: 5.3 Acres
Building Size: 21,710 SF
Price: \$2,000,000 **\$92.12 SF**
Notes:

Date: 9/20/2011
Type of Property: Commercial Warehouse
Address: 57-59 Holly Street, New Bedford, MA
Buyer: Fernando Giraldo
Seller: David Sarmento
Lot Size: 14,000 SF
Building Size: 11,283 SF
Price: \$230,000 **\$20.38 SF**
Notes:

General

Date: 7/1/2011
Type of Property: Used Car Lot
Address: 500 Yarmouth Road, Hyannis, MA
Buyer: 499 Route 6A Inc
Seller: Dimitry Zinov
Lot Size: 15,246 SF
Building Size: 3,795 SF
Price: \$400,000 **\$105.40 SF**
Notes:

Date: 7/1/2011
Type of Property: Restaurant/Bar
Address: 1027 GAR Highway, Swansea, MA
Buyer: Wing Tai RE LLC
Seller: John Barbour
Lot Size: 20,038 SF
Building Size: 3,000 SF
Price: \$460,000 **\$153.33 SF**
Notes:

Date: 7/5/2011
Type of Property: Office Building
Address: 1545 Iyannough Road, Centerville, MA
Buyer: Side Lake Realty LLC
Seller: Lakeside Center LLC
Lot Size: 2.21 Acres
Building Size: 17,344 SF
Price: \$443,750 **\$25.58 SF**
Notes: 1/3 Interest in Property

Date: 7/5/2011
Type of Property: Automotive
Address: 419 Main Street, Falmouth, MA
Buyer: Russell Texeira
Seller: New Bedford Bargain Store
Lot Size: 13,620 SF
Building Size: 2,100 SF
Price: \$475,000 **\$226.19 SF**
Notes:

Date: 7/11/2011
Type of Property: Retail Service
Address: 3 West Main Street, Wellfleet, MA
Buyer: Whale Road Beach RT & Susan Collins
Seller: Gerald & Audrey Parent
Lot Size: 10,890 SF
Building Size: 2,394 SF
Price: \$350,000 **\$146.19 SF**

Date: 7/15/2011
Type of Property: Church
Address: 14 Cape Drive, Mashpee, MA
Buyer: New Hope Full Gospel Baptist
Seller: Our Savior Evangelical
Lot Size: 20,038 SF
Building Size: 2,210 SF
Price: \$355,000 **\$160.63 SF**
Notes:

Date: 7/13/2011
Type of Property: Office Building
Address: 230 Maple Avenue, Swansea, MA
Buyer: Cumberland Farms LLC
Seller: Maria Andrade
Lot Size: 11,734 SF
Building Size: 2,241 SF
Price: \$300,000 **\$133.86 SF**
Notes:

Date: 7/15/2011
Type of Property: Office Building
Address: 3193 Cranberry Highway, Wareham, MA
Buyer: Cranberry Realty Enterprises LLC
Seller: J. Thomas Marquis
Lot Size: 15,900 SF
Building Size: 2,594 SF
Price: \$235,000 **\$90.59 SF**
Notes:

Date: 7/22/2011
Type of Property: Office Building
Address: 11 Bedford St., Brockton, MA
Buyer: Wireless Acquisitions Group
Seller: JR Tower LLC
Lot Size: 43,124 SF
Building Size: 2,536 SF
Price: \$500,000 **\$197.16 SF**
Notes:

Date: 7/20/2011
Type of Property: Retail
Address: 136 Tremont Street, Duxbury, MA
Buyer: Vishnubhai Patel
Seller: Wylesbury LLC
Lot Size: 17,424 SF
Building Size: 3,236 SF
Price: \$500,000 **\$154.51 SF**
Notes:

Date: 7/20/2011
Type of Property: Airplane Hangar
Address: 260 Mary Dunn Road, Hyannis, MA
Buyer: Davenport BCCH LLC
Seller: Bank of Canton
Lot Size: .73 Acres
Building Size: 9,216 SF
Price: \$201,000 **\$21.80 SF**
Notes: Bought at Foreclosure

Date: 7/20/2011
Type of Property: Airplane Hangar
Address: 270 Mary Dunn Road, Hyannis, MA
Buyer: Davenport BCCH LLC
Seller: Bank of Canton
Lot Size: .73 Acres
Building Size: 9,408 SF
Price: \$205,000 **\$21.78 SF**
Notes:

Date: 7/21/2011
Type of Property: Service Station
Address: 773 Route 6A, Dennis, MA
Buyer: N & K Holdings LLC
Seller: Christys of Cape Cod LLC
Lot Size: 28,750 SF
Building Size: 1,980 SF
Price: \$1,102,500 **\$556.81 SF**
Notes:

Date: 7/1/2011
Type of Property: Auto Sales
Address: 499 Route 6A, Sandwich, MA
Buyer: Mihnanaz RT
Seller: 499 Route 6A Inc.
Lot Size: 3.2 Acres
Building Size: 2,160 SF
Price: \$835,000 **\$386.57 SF**
Notes:

Date: 8/5/2011
Type of Property: Office Building
Address: 824 Oak Street, Brockton, MA
Buyer: Steward Good Samaritan
Seller: Kechejian Family LP
Lot Size: 39,204 SF
Building Size: 20,050 SF
Price: \$1,500,000 **\$74.81 SF**
Notes: Medical Offices

Date: 8/11/2011
Type of Property: Commercial Greenhouse
Address: 2861 Falmouth Road, Osterville, MA
Buyer: Albert Vincente
Seller: Jeffrey Oppenheim
Lot Size: 1 Acre
Building Size: 652 SF
Price: \$190,000 **\$291.41 SF**
Notes:

Date: 8/4/2011
Type of Property: Retail Building
Address: 655 State Road, Westport, MA
Buyer: Route 6 Realty Corporation
Seller: RMJV Corporation
Lot Size: 1.98 Acres
Building Size: 16,440 SF
Price: \$260,000 **\$15.81 SF**
Notes:

Date: 8/5/2011
Type of Property: Office Building
Address: 1396 Route 28A, Bourne, MA
Buyer: Cape & Island Self Reliable
Seller: Chris Corriveau
Lot Size: 7,754 SF
Building Size: 1,872 SF
Price: \$265,000 **\$141.55 SF**
Notes:

Date: 8/9/2011
Type of Property: Retail Building
Address: 699 Teaticket Highway, Falmouth, MA
Buyer: VU Holdings Inc.
Seller: Carleen Shaughnessy
Lot Size: 12,196 SF
Building Size: 3,546 SF
Price: \$355,000 **\$100.11 SF**
Notes:

Date: 8/12/2011
Type of Property: Lumber yard
Address: 137 Hart Street, Taunton, MA
Buyer: Bruce Thomas
Seller: Joseph Mozzone
Lot Size: 2 Acres
Building Size: 13,768 SF
Price: \$800,000 **\$58.10 SF**
Notes:

Date: 8/11/2011
Type of Property: Trucking Terminal
Address: 1555 Bedford Street, Abington, MA
Buyer: Caleast National LLC
Seller: YRC Inc.
Lot Size: 10.27 Acres
Building Size: 29,540 SF
Price: \$3,050,000 **\$103.25 SF**
Notes:

Date: 8/12/2011
Type of Property: Mobile Home Park
Address: 214 Washington Street, Norwell, MA
Buyer: MHC Glen LLC
Seller: Hidden Valley SPE LLC
Lot Size: 13.7 Acres
Building Size: 36 Homesites
Price: \$2,261,000 **\$62,805 per Site**
Notes:

Date: 8/24/2011
Type of Property: Restaurant/Bar
Address: 25-27 South Park Avenue, Plymouth, MA
Buyer: Raymond Tan
Seller: A.M. Chin
Lot Size: 12,197 SF
Building Size: 17,779 SF
Price: \$1,550,000 **\$87.18 SF**
Notes:

Date: 8/22/2011
Type of Property: Mixed Use
Address: 1531 Main Street, Brewster, MA
Buyer: James & Corrine Trabulsie
Seller: Brian Warburton
Lot Size: 1.95 Acres
Building Size: 3,095 SF
Price: \$612,500 **\$197.89 SF**
Notes:

Date: 8/19/2011
Type of property: Retail
Address: 3214 & 3220 Main Street, Barnstable, MA
Buyer: Seaview Associates LLC
Seller: Joseph Ferraro
Lot Size: .76 Acres
Building Size: 11,637 SF
Price: \$1,500,000 **\$128.89 SF**
Notes: 2 Buildings

Date: 8/31/2011
Type of Property: Office Building
Address: 1311 Bedford Street, Fall River, MA
Buyer: Spindle City Realty LLC
Seller: David Bedard
Lot Size: 6,098 SF
Building Size: 2,247 SF
Price: \$228,000 **\$101.46 SF**
Notes:

Date: 8/29/2011
Type of Property: Retail Building
Address: 23 County Road, Mattapoisett, MA
Buyer: Aged Realty LLC
Seller: KT Associates LLC
Lot Size: 12,197 SF
Building Size: 3,600 SF
Price: \$330,000 **\$91.66 SF**
Notes:

Date: 9/1/2011
Type of Property: Auto Repair
Address: 832 Bearses Way, Hyannis, MA
Buyer: William Baron
Seller: Hubbard Family LLC
Lot Size: 10,019 SF
Building Size: 3,040 SF
Price: \$350,000 **\$115.13 SF**
Notes: Ziggy's

Date: 8/30/2011
Type of Property: Mixed Use
Address: 1563 Main Street, Chatham, MA
Buyer: Chatham Boys LLC
Seller: GRS Investments LLC
Lot Size: 18,730 SF
Building Size: 4,182 SF
Price: \$800,000 **\$191.29 SF**
Notes:

Date: 8/1/2011
Type of Property: Restaurant/Bar
Address: 148 Route 6A, Sandwich, MA
Buyer: Oceana RT LLC
Seller: West Roxbury Bowling Center
Lot Size: 14,375 SF
Building Size: 950 SF
Price: \$200,000 **\$210.52 SF**
Notes:

Date: 9/7/2011
Type of Property: Retail Department Store
Address: 1461 South Washington Street, North Attleboro, MA
Buyer: National Retail Properties LP
Seller: BB LP
Lot Size: 7.87 Acres
Building Size: 44,290 SF
Price: \$7,622,361 **\$172.10 SF**
Notes:

Date: 9/16/2011
Type of Property: Retail Service
Address: 1238 Bedford Street, Abington, MA
Buyer: David Chu
Seller: S. Richard J. Buccheri
Lot Size: 1.5 Acres
Building Size: 16,000 SF
Price: \$1,700,000 **\$106.25 SF**
Notes:

Date: 9/16/2011
Type of Property: Office Building
Address: 677 West Main Street, Hyannis, MA
Buyer: 677 West Main Street LLC
Seller: William J. Scott
Lot Size: 37,462 SF
Building Size: 2,960 SF
Price: \$443,000 **\$149.66 SF**
Notes:

Date: 9/12/2011
Type of Property: Office Building
Address: 70 Airport Road, 70 Independence Drive & 100 Independence Drive, Hyannis, MA
Buyer: 70 Airport Road LLC
Seller: Madison Realty Capital by 100 Independence Realty
Lot Size: 7.81 Acres
Building Size: 44,804 SF
Price: \$1,660,000 **\$37.05 SF**
Notes:

Date: 9/14/2011
Type of Property: Office Building
Address: 78 Scraggy Neck Road, Bourne, MA
Buyer: 78 Scraggy Neck Road LLC
Seller: Mary Crowley
Lot Size: 4,879 SF
Building Size: 2,111 SF
Price: \$180,000 **\$85.26 SF**
Notes:

Date: 9/13/2011
Type of Property: Shopping Center
Address: 184 West Main Street, Norton, MA
Buyer: Skye Enterprises LLC
Seller: KARIFF Inc.
Lot Size: 7.8 Acres
Building Size: 25,726 SF
Price: \$1,351,000 **\$52.51 SF**
Notes:

Date: 9/22/2011
Type of Property: Bank Building
Address: 1555 Route 6A, Dennis, MA
Buyer: Jean Chamberlain
Seller: Drake Behrakis
Lot Size: 41,818 SF
Building Size: 2,184 SF
Price: \$600,000 **\$274.72 SF**
Notes:

Date: 9/22/2011
Type of Property: Auto Sales
Address: 50 Merchant Street, Fall River, MA
Buyer: Merchant Marine Inc.
Seller: Robert Corey & Bruce Willette
Building Size: 4,565 SF
Price: \$240,000 **\$52.57 SF**
Notes:

Date: 9/23/2011
Type of Property: Retail
Address: 54 South Washington Street, North Attleboro, MA
Buyer: GT Express Inc.
Seller: Cumberland Farms Inc.
Lot Size: 16,931 SF
Building Size: 3,000 SF
Price: \$495,000 **\$165 SF**
Notes:

Date: 9/20/2011
Type of Property: Office Building
Address: 29 Main Street, Kingston, MA
Buyer: George Williams
Seller: Michael Mehrmann
Lot Size: 18,200 SF
Building Size: 2,016 SF
Price: \$360,000 **\$178.57 SF**
Notes: Foreclosure Deed

Date: 9/22/2011
Type of Property: Gas/Service Station
Address: 29 High Street, Middleboro, MA
Buyer: AI Prime Eneergy Consultants
Seller: Lou & Sons Ent LLC
Lot Size: 13,316 SF
Building Size: 1,808 SF
Price: \$425,000 **\$235.06 SF**
Notes:

Date: 9/22/2011
Type of Property: Restaurant/Bar
Address: 182 Onset Avenue, Wareham, MA
Buyer: Papanoniadis Props LLC
Seller: Joy Clarkson
Lot Size: 5,000 SF
Building Size: 1,244 Sf
Price: \$525,000 **\$422.02 SF**
Notes:

Date: 9/23/2011
Type of Property: Inn/Resort
Address: 11 South Blvd., Wareham, MA
Buyer: John & Kathryn Schafer
Seller: Kelley Mccullough
Lot Size: 20,631 SF
Building Size: 4,318 SF
Price: \$837,000 **\$193.83 SF**
Notes: 3 Buildings containing 8 Bedrooms

Date: 9/26/2011
Type of Property: Multi Houses
Address: 3139 Cranberry Highway, Wareham, MA
Buyer: J. Bruce Macgregor
Seller: Maria Ditalia
Lot Size: 30,620 SF
Building Size: 3,160 SF (Total)
Price: \$200,000 **\$63.29 SF**
Notes: (1) Two Family & (1) Single Family- Foreclosure Deed

Date: 9/30/2011
Type of Property: Office Building
Address: 260 Main Street, Bourne, MA
Buyer: 260 Main Street Bourne
Seller: Elizabeth Stone
Lot Size: 20,691 SF
Building Size: 2,232 SF
Price: \$325,000 **\$145.61 SF**
Notes:

Date: 9/26/2011
Type of Property: Retail & Fast Food
Address: 517 Route 28, Yarmouth, MA
Buyer: CEA Yarmouth LLC
Seller: Barbara Shanley
Lot Size: 2.86 Acres
Building Size: 30,435 (Total)
Price: \$1,640,000 **\$53.88 SF**
Notes: 2 Buildings

Date: 9/2/2011
Type of Property: Skating Club
Address: 9 Skating Lane, Falmouth, MA
Buyer: Woods Hole Marthas Vineyard Steamship Authority
Seller: Falmouth Youth Hockey League
Lot Size: 1.35 Acres
Building Size: 25,421 S
Price: \$3,189,100 **\$125.45 SF**
Notes: This Property was part of an Exchange – Do not have all the Details.

Date: 9/26/2011
Type of Property: Retail Service
Address: 405 Huttleston Avenue, Fairhaven, MA
Buyer: Donald Blanchette
Seller: Bradford Petty
Lot Size: 11,635 SF
Building Size: 5,104 SF
Price: \$250,000 **\$48.98 SF**
Notes:

Date: 9/23/2011
Type of Property: Retail Service
Address: 235 Main Street, Fairhaven, MA
Buyer: Tasnina Chowdhury
Seller: Four D Inc.
Lot Size: 7,994 SF
Building Size: 2,160 SF
Price: \$195,000 **\$90.27 SF**
Notes:

Date: 7/29/2011
Type of Property: Retail Service
Address: 113 Allen Street, New Bedford, MA
Buyer: Judith Drew
Seller: Jonathan Read
Lot Size: 2,981 SF
Building Size: 2,073 SF
Price: \$75,000 **\$36.17 SF**
Notes:

Date: 9/29/2011
Type of Property: Funeral Home
Address: 1285 Ashley Blvd., New Bedford, MA
Buyer: Affiliated Funeral Homes
Seller: Leonard Rock
Lot Size: 1.23 Acres
Building Size: 8,632 SF
Price: \$950,000 **\$110.05 SF**
Notes:

Date: 7/14/2011
Type of Property: Nursing Home
Address: 670 County Street, New Bedford, MA
Buyer: Mangwa RE LLC
Seller: Oak Management Corporation
Lot Size: 11,320 SF
Building Size: 7,494 SF
Price: \$1,300,000 **\$173.47 SF**
Notes:

Land

Date: 7/1/2011
Type of Property: Commercial Land
Address: Route 44, Lot 8, Raynham, MA
Buyer: M. Grieco Realty LLC
Seller: Golden Mile Realty LLC
Lot Size: 2.34 Acres
Price: \$187,000 **\$79,914 per Acre**
Notes:

Date: 7/28/2011
Type of Property: Industrial Land
Address: 110 River Street, Middleboro, MA
Buyer: Robin Blosser
Seller: Paul Turner
Lot Size: 3.93 Acres
Price: \$269,900 **\$68,676 per Acre**
Notes:

Date: 8/3/2011
Type of Property: Commercial Land
Address: 9 Main Street, Bourne, MA
Buyer: 9 Main Street BB 64-11
Seller: Paul Siegel
Lot Size: 26,055 SF
Price: \$110,000 **\$4.22 SF**
Notes:

Date: 8/17/2011
Type of Property: Commercial Land
Address: 70 Pine Street, Attleboro, MA
Buyer: 80 Pine Street Corporation
Seller: Michael Zito
Lot Size: 6,202 SF
Price: \$27,500 **\$4.43 SF**
Notes:

Date: 9/1/2011
Type of Property: Commercial Land
Address: 1665 Brayton Point Road & 992 GAR Highway, Somerset, MA
Buyer: Cumberland Farms
Seller: Elkam LLC
Lot Size: 1.1 Acres
Price: \$1,395,000 **\$1,268,181 per Acre**
Notes:

Date: 9/2/2011
Type of Property: Recreational Land
Address: 286 Palmer Avenue, Falmouth, MA
Buyer: Woods Hole Martha's Vineyard Steamship Authority
Seller: Falmouth Youth Hockey League
Lot Size: 1.22 Acres
Price: \$3,189,100 **\$2,614,016 per Acre**
Notes: This Property was Part of an Exchange – Do not have all the Details

Date: 8/10/2011
Type of Property: Residential Developable Land
Address: 60 Kidd's Hill Road, Hyannis, MA
Buyer: Stephen Vektorino
Seller: Cape Cod Aggregates Corporation
Lot Size: 2.49 Acres
Price: \$150,000 **\$60,240 per Acre**
Notes: Abuts Buyer's Commercial Property

Date: 9/2/2011
Type of Property: Recreational Land
Address: 9 Technology Park Drive, Lot 10, Falmouth, MA
Buyer: Falmouth Youth Hockey League
Seller: Woods Hole Martha's Vineyard Steamship Authority
Lot Size: 6.92 Acres
Price: \$1,589,100 **\$229,638 per Acre**
Notes: This Property was part of an Exchange – Do not have all the Details

Date: 9/21/2011
Type of Property: Industrial Land
Address: 242 River Avenue, Fairhaven, MA
Buyer: Sunderbans LP
Seller: 72 Props 3 LP
Lot Size: 2.45 Acres
Price: \$340,000 **\$138,775.51 per Acre**
Notes:

Condos

Date: 7/1/2011
Type of Property: Medical Condo
Address: 511 West Grove Street, Unit 104, Middleboro, MA
Buyer: Morton Hospital & Medical Center
Seller: Betty Broome
Building Size: 2,015 SF
Price: \$275,000 **\$136.47 SF**
Notes:

Date: 7/8/2011
Type of Property: Office Condo
Address: 462 Plain Street, Unit 203, Marshfield, MA
Buyer: CFGRE LLC
Seller: Thomas Kramer
Building Size: 1,130 SF
Price: \$102,000 **\$90.26 SF**
Notes:

Date: 7/15/2011
Type of Property: Industrial Condo
Address: 22 Industrial Blvd., Unit D, Hanson, MA
Buyer: Christopher Barry
Seller: Hanover General LLC
Building Size: 2,609 SF
Price: \$160,000 **\$61.32 SF**
Notes:

Date: 8/1/2011
Type of Property: Industrial Condo
Address: 21 Hampden Street, Unit 10, Easton, MA
Buyer: MLG Realty LLC
Seller: Timothy Melvin
Building Size: 1,416 SF
Price: \$113,000 **\$79.80 SF**
Notes:

Date: 8/24/2011
Type of Property: Industrial Condo
Address: Old Colony Lane, Unit 16, Marshfield, MA
Buyer: Alan Gruber
Seller: William & Catherine Downey
Building Size: 1,066 SF
Price: \$24,000 **\$22.51 SF**
Notes:

Date: 8/26/2011
Type of Property: Industrial Condo
Address: 110 Breeds Hill Road, Unit 5, Barnstable, MA
Buyer: Edward Malloy
Seller: Owen Duff
Building Size: 3,199 SF
Price: \$257,500 **\$80.49 SF**
Notes:

Date: 8/22/2011
Type of Property: Medical Condo
Address: 89 Lewis Bay Road, Unit 302, Hyannis, MA
Buyer: Barbara Riggs
Seller: Lewis Bay LLC
Building Size: 1,118 SF
Price: \$290,000 **\$259.39 SF**
Notes:

Date: 8/18/2011
Type of Property: Industrial Condo
Address: 3 Old Colony Lane, Unit 3, Marshfield, MA
Buyer: Jeff Donnelly
Seller: John Pound
Building Size: 1,066 SF
Price: \$35,000 **\$32.83 SF**
Notes:

Date: 8/30/2011
Type of Property: Medical Condo
Address: 360A Gifford Street, Falmouth, MA
Buyer: P & C Diamond Realty LLC
Seller: Samwell Associates LLC
Building Size: 1,830 SF
Price: \$400,000 **\$218.57 SF**
Notes:

Date: 9/6/2011
Type of Property: Medical Condo
Address: 110 Long Pond Road, Unit 14, Plymouth, MA
Buyer: Michael Loffredo
Seller: Mary Moss
Building Size: 848 SF
Price: \$112,500 **\$132.66 SF**
Notes:

Date: 9/13/2011
Type of Property: Office Condo
Address: 720 Washington Street, Unit 1, Hanover, MA
Buyer: John Fleming
Seller: Susan Zuccaro
Building Size: 4,257 SF
Price: \$240,000 **\$56.37 SF**
Notes:

Date: 9/19/2011
Type of Property: Office Condo
Address: 210 Queen Anne Road, Units 6 & 7, Harwich, MA
Buyer: Frank Mello
Seller: Christine Petrillo
Building Size: 1,674 SF (Total)
Price: \$135,000 **\$80.64 SF**
Notes: 2 Units

Date: 9/29/2011
Type of Property: Office Condo
Address: 3 Mill Wharf Plaza, Units N11, N12, & N14, Scituate, MA
Buyer: Mill Wharf Realty LLC
Seller: Scituate Harbor Development LLC
Building Size: 5,956 SF (Total)
Price: \$861,000 **\$144.56 SF**
Notes: 3 Units

Date: 9/30/2011
Type of Property: Medical Condo
Address: 511 West Grove Street, Units 104,208 & 303, Middleboro, MA
Buyer: Morton Hospital
Seller: Morton Properties Inc.
Building Size: 4,525 SF (Total)
Price: \$565,000 **\$124.86 SF**
Notes: 3 Units – May Not be Arms Length

Date: 9/29/2011
Type of Property: Industrial Condo
Address: 7 Arsene Way, Unit 7, Fairhaven, MA
Buyer: Wayne Nichols
Seller: A & R Home Improvements
Building Size: 1,050 SF
Price: \$80,000 **\$76.19 SF**
Notes:

Apartments

Date: 7/13/2011
Type of Property: Apartment Building
Address: 43 B Street, Hull, MA
Buyer: ERM Hull LLC
Seller: Karen Ward
Lot Size: 10,000 SF
Building Size: 6,104 SF
Price: \$1,100,000 **\$110,000 per Unit**
Notes: 10 Units

Date: 8/26/2011
Type of Property: Apartment Building
Address: 17 Hill Street, Norton, MA
Buyer: 17 Hill Street LLC
Seller: Paglia Investments LLC
Lot Size: 1.13 Acres
Building Size: 3,888 SF
Price: \$340,000 **\$56,666 per Unit**
Notes: 6 Units

Date: 8/16/2011
Type of Property: Apartment Building
Address: 272 South Main Street, Attleboro, MA
Buyer: Michael Darling
Seller: J R Nelson
Lot Size: 2.4 Acres
Building Size: 5,062 SF
Price: \$760,000 **\$63,333 per Unit**
Notes: 12 Units

Date: 8/15/2011
Type of Property: Apartment Building
Address: 302 South Main Street, Attleboro, MA
Buyer: Richard Deppisch
Seller: USA HUD
Lot Size: 5,610 SF
Building Size: 2,288 SF
Price: \$126,500 **\$25,300 per Unit**
Notes: 5 Units

Date: 9/23/2011
Type of Property: Apartment Building
Address: 288 Washington Street, Abington, MA
Buyer: Andrew Moscardelli
Seller: Warren Jordan
Lot Size: 17,841 SF
Building Size: 3,233 SF
Price: \$260,000 **\$65,000 per Unit**
Notes: 4 Units