

# Comps for Southeastern, MA

## 4<sup>th</sup> Quarter 2010

### Prepared by

## Michael Giancola

### Industrial

Date: 10/7/2010  
Type of property: Industrial Building  
Address: 27 Healey Street, New Bedford, MA  
Buyer: International Parallel Machine  
Seller: New Bedford Redevelopment  
Lot Size: 3.27 Acres  
Building Size: 436,061 SF  
Price: \$500,000 **\$1.14 SF**  
Notes:

Date: 10/29/2010  
Type of Property: Industrial Building  
Address: 166 Old Queen Anne Road, Harwich, MA  
Buyer: Dennisport Village RT & Daniel Keefe  
Seller: Ralph Qllis & Janice Ellis  
Lot Size: 31,363 SF  
Building Size: 9,600 SF  
Price: \$473,000 **\$49.27 SF**  
Notes: Multi-tenant Building suffered from deferred Maintenance

Date: 11/9/2010  
Type of Property: Commercial Warehouse  
Address: 15 Scotland Blvd., Bridgewater, MA  
Buyer: J & J Scotland Blvd. LLC & J & J Boulevard LLC  
Seller: Raymond Ferrone & Vernon Properties LLC  
Lot Size: 3.13 Acres  
Building Size: 18,120 SF  
Price: \$1,325,000 **\$73.12 SF**  
Notes:

Date: 11/1/2010  
Type of Property: Commercial Warehouse  
Address: 84 Independence Drive, Taunton, MA  
Buyer: Zeza LLC  
Seller: 84 Independence Drive LLC  
Lot Size: 4.19 Acres  
Building Size: 23,760 SF  
Price: \$1,450,000 **\$61.02 SF**  
Notes:

Date: 10/15/2010  
Type of Property: Manufacturing Building  
Address: 11 Walnut Street, West Bridgewater, MA  
Buyer: Michael & Wendy Norman  
Seller: Victoria Cole & Arno Norman  
Lot Size: 1.7 Acres  
Building Size: 2,540 SF  
Price: \$225,000 **\$88.58 SF**  
Notes:

Date: 10/20/2010  
Type of Property: Manufacturing Building  
Address: 783 Old Plymouth Street, Halifax, MA  
Buyer: P Revere Realty Corporation  
Seller: Butler Dougherty FT & Janet Butler  
Lot Size: 1.02 Acres  
Building Size: 3,027 SF  
Price: \$175,000 **\$57.81 SF**  
Notes:

Date: 12/3/2010  
Type of Property: Manufacturing Building  
Address: 74 Ames Street, Brockton, MA  
Buyer: 74 Ames Street LLC & Cherie Mcgaughey  
Seller: Kenneth Dedominici  
Lot Size: 12,197 SF  
Building Size: 13,497 SF  
Price: \$125,000 **\$9.26 SF**  
Notes:

Date: 12/1/2010  
Type of Property: Industrial Warehouse  
Address: 129 Camelot Drive, Plymouth, MA  
Buyer: Robert Troupe  
Seller: Robert Macdougall  
Lot Size: 1.07 Acres  
Building Size: 6,912 SF  
Price: \$700,000 **\$101.27 SF**  
Notes:

Date: 12/2/2010  
Type of Property: Industrial Warehouse  
Address: 1101 R Main Street, Hanson, MA  
Buyer: Joseph Marangiello  
Seller: Babson Realty Corporation  
Lot Size: 5.2 Acres  
Building Size: 18,165 SF & 69,999 SF  
Price: \$550,000 **\$6.2 SF**  
Notes: 2 Buildings (both suffered from deferred maintenance)

Date: 12/9/2010  
Type of Property: Manufacturing Building  
Address: 1 Vaillancourt Drive, North Attleboro, MA  
Buyer: 1 Vaillancourt Realty LLC  
Seller: Barken Realty LLC  
Lot Size: 2.12 Acres  
Building Size: 15,384 SF  
Price: \$950,000 **\$61.75 SF**  
Notes:

Date: 12/2/2010  
Type of Property: Commercial Warehouse  
Address: 290 Turnpike Street, Easton, MA  
Buyer: Vasillos Papadoupoulos  
Seller: FNBL Realty Company LLC  
Lot Size: 1.2 Acres  
Building Size: 3,200 SF  
Price: \$270,000 **\$84.37 SF**  
Notes:

Date: 12/28/2010  
Type of Property: Manufacturing Building  
Address: 30 Commerce Road, Rockland, MA  
Buyer: 3M Company  
Seller: Lewis Cohen for Prudent Venture  
Lot Size: 4.5 Acres  
Building Size: 34,527 SF  
Price: \$8,000,000 **\$231.70 SF**  
Notes:

Date: 12/29/2010  
Type of Property: Manufacturing Building  
Address: 58 Washington Street, East Bridgewater, MA  
Buyer: 58 Washington Street LLC & Charles Macy  
Seller: 58 Washington Street RT & Harry Sprague  
Lot Size: 2.25 Acres  
Building Size: 30,310 SF (3 Buildings)  
Price: \$500,000 **\$16.49 SF**  
Notes:

Date: 12/21/2010  
Type of Property: Commercial Warehouse  
Address: 455 John Hancock Road, Taunton, MA  
Buyer: Art Mortgage Borrower Property Company  
Seller: Versacold Logistics LLC  
Lot Size: 14.31 Acres  
Building Size: 160,556 SF  
Price: \$14,680,000 **\$91.43 SF**  
Notes:

Date: 12/28/2010  
Type of Property: Commercial Warehouse  
Address: 605 Myles Standish Blvd., Taunton, MA  
Buyer: 605 Myles Standish LLC  
Seller: Walpole Cooperative Bank  
Lot Size: 9 Acres  
Building Size: 75,743 SF  
Price: \$2,475,000 **\$32.67 SF**  
Notes:

Date: 12/31/2010  
Type of Property: Industrial Warehouse  
Address: 140 Manley Street, Brockton, MA  
Buyer: Manley Street Realty LLC & David Hamburger  
Seller: Gregory Wiley & Joseph Verrochi RT  
Lot Size: 2.3 Acres  
Building Size: 16,560 SF  
Price: \$1,105,000 **\$66.72 SF**  
Notes:

Date: 12/31/2010  
Type of Property: Commercial Warehouse  
Address: 235 Nashua Street, Fall River, MA  
Buyer: George Sardianides  
Seller: Miranda Realty Inc.  
Lot Size: 6,098 SF  
Building Size: 2,908 SF  
Price: \$119,000 **\$40.92 SF**  
Notes:

# General

Date:	10/4/2010	
Type of Property:	Office	
Address:	3256 Main Street, Barnstable, MA	
Buyer:	Robert Kinlin & Paul Grover	
Seller:	Albert & Judith Minucci	
Lot Size:	5,663 SF	
Building Size:	1,005 SF	
Price:	\$450,000	<b>\$447.76 SF</b>
Notes:		
Date:	10/1/2010	
Type of Property:	Parking Lot	
Address:	912 Main Street, Dennis, MA	
Buyer:	Stewart & Sheryl Reiffer	
Seller:	Timothy & Kate Rogers	
Lot Size:	1.2 Acres	
Price:	\$717,000	<b>\$597,500 per Acre</b>
Notes:		
Date:	10/6/2010	
Type of Property:	Parking Lot	
Address:	60 County Street, Attleboro, MA	
Buyer:	Cumberland Farms Inc.	
Seller:	Wall Street Prop LLC	
Lot Size:	17,280 SF	
Price:	\$475,000	<b>\$27.48 SF</b>
Notes:		
Date:	10/13/2010	
Type of Property:	Retail Service	
Address:	232 Pine Lane Ext., Osterville, MA	
Buyer:	Holbrook Davis	
Seller:	Nathanel Davis & Thomas Whitney	
Lot Size:	6,970 SF	
Building Size:	1,304 SF	
Price:	\$150,000	<b>\$115.03 SF</b>
Notes:		
Date:	10/13/2010	
Type of Property:	Commercial Greenhouse	
Address:	722 Bedford Street, Bridgewater, MA	
Buyer:	722 Bedford Street LLC & Mark Oliari	
Seller:	Dana & Richard Pickett	
Lot Size:	12 Acres	
Building Size:	400 SF	
Price:	\$1,550,000	<b>\$3,875 SF</b>
Notes:		

Date: 11/2/2010  
Type of Property: Retail Service  
Address: 6 North Main Street, Falmouth, MA  
Buyer: Hatem Enterprises  
Seller: 6 North Main Street RT & Delia Lawrence  
Lot Size: 5,840 SF  
Building Size: 1,734 SF  
Price: \$200,000 **\$115.34 SF**  
Notes:

Date: 10/28/2010  
Type of Property: Office Building  
Address: 611 West Falmouth Highway, Falmouth, MA  
Buyer: William Traylor & Joseph Wisniewski  
Lot Size: 25,264 SF  
Building Size: 2,061 SF  
Price: \$450,000 **\$218.34 SF**  
Notes:

Date: 11/3/2010  
Type of Property: Office Building  
Address: 803 Main Road, Westport, MA  
Buyer: Knock & Maize LLC  
Seller: Carol Guay & John Jennings  
Lot Size: 19,994 SF  
Building Size: 1,668 SF  
Price: \$1,000,000 **\$599.52 SF**  
Notes:

Date: 11/9/2010  
Type of Property: Charity Property  
Address: 235 North Pearl Street, Brockton, MA  
Buyer: Steward Good Samaritan Medical  
Seller: Caritas Good Samaritan Medical  
Lot Size: 41.79 Acres  
Building Size: 52,454 SF  
Price: \$11,437,947 **\$218.05 SF**  
Notes: Cardinal Cushing General Hospital

Date: 10/13/2010  
Type of Property: Retail Service  
Address: 232 Pine Lane Extension, Osterville, MA  
Buyer: Holbrook R. Davis  
Seller: Nathaniel Davis & Thomas Whitney  
Lot Size: 6,970 SF  
Building Size: 1,304 SF  
Price: \$150,000 **\$115.03 SF**  
Notes:

Date: 10/7/2010  
Type of Property: Retail Service  
Address: 2603 GAR Highway, Swansea, MA  
Buyer: Sergei & Nelya Miroshnichenko  
Seller: Spindle City Realty LLC  
Lot Size: 10,019 SF  
Building Size: 2,800 SF  
Price: \$130,000 **\$46.42 SF**  
Notes:

Date: 10/6/2010  
Type of Property: Parking Lot  
Address: 60 County Street, Attleboro, MA  
Buyer: Cumberland Farms Inc.  
Seller: Wall Street Properties LLC  
Lot Size: 17,280 SF  
Price: \$475,000 **\$27.48 SF**  
Notes:

Date: 11/5/2010  
Type of Property: Retail Service  
Address: 38 Bethel Street, New Bedford, MA  
Buyer: Bethel Street LLC  
Seller: Thornton & Sandra Klaren  
Lot Size: 6,860 SF  
Building Size: 11,362 SF  
Price: \$830,000 **\$73.05 SF**  
Notes:

Date: 11/1/2010  
Type of Property: Auto Sales  
Address: 567 Winthrop Street, Rehoboth, MA  
Buyer: Wastetech Disposal Inc.  
Seller: Edward & Virginia Perry  
Lot Size: 41,382 SF  
Building Size: 520 SF  
Price: \$160,000 **\$307.69 SF**  
Notes:

Date: 10/26/2010  
Type of Property: Auto Repair  
Address: 113 Sandwich Street, Plymouth, MA  
Buyer: Ruez LLC  
Seller: 113 Sandwich Street LLC & Janet Moore  
Lot Size: 10,454 SF  
Building Size: 1,800 SF  
Price: \$215,000 **\$119.44 SF**  
Notes:

Date: 10/26/2010  
Type of Property: Office Building  
Address: 353 West Grove Street, Middleboro, MA  
Buyer: John Vercollone for 353 West Grove Street RT  
Seller: Sharen Cacciatore  
Lot Size: 17,018 SF  
Building Size: 768 SF  
Price: \$190,000 **\$247.39 SF**  
Notes:

Date: 10/22/2010  
Type of Property: Mixed Use  
Address: 405 West Main Street, Hyannis, MA  
Buyer: Robert Goodwin for Murky Water RT  
Seller: Classic Car Services & Bayview Loan Servicing LLC  
Lot Size: 11,326 SF  
Building Size: 5,640 SF  
Price: \$277,200 **\$49.14 SF**  
Notes: Two Buildings

Date: 10/22/2010  
Type of Property: Retail Service  
Address: 31 Main Street, Orleans, MA  
Buyer: Paul Childs & Kimberly Catalano  
Seller: Alan & Lenore Chace  
Lot Size: 7,841 SF  
Building Size: 1,272 SF  
Price: \$350,000 **\$275.15 SF**  
Notes:

Date: 10/15/2010  
Type of Property: Retail Service  
Address: 56 Main Street, Kingston, MA  
Buyer: Red Cedar RT & Eric Enemark  
Seller: Luanne Tran  
Lot Size: 1.14 Acres  
Building Size: 1,332 SF  
Price: \$346,500 **\$260.13 SF**  
Notes:

Date: 10/15/2010  
Type of Property: Parking Garage  
Address: 15 South Main Street, Middleboro, MA  
Buyer: Richard Benard  
Seller: BJ RT & Elizabeth Murphy  
Lot Size: 1,742 SF  
Building Size: 720 SF  
Price: \$50,000 **\$69.44 SF**  
Notes:



Date: 10/20/2010  
Type of Property: Retail Building – Automotive  
Address: 3091 Cranberry Highway, Wareham, MA  
Buyer: David & Susan Spillane  
Seller: David & Charlyn Veracka  
Lot Size: 12,500 SF  
Building Size: 2,400 SF  
Price: \$260,000 **\$108.33 SF**  
Notes:

Date: 10/15/2010  
Type of Property: Gas Station  
Address: 9 Short Street, Hingham, MA  
Buyer: Petro Realty Corporation  
Seller: Energy Retailers Inc.  
Lot Size: 7,405 SF  
Building Size: 1,134 SF  
Price: \$150,000 **\$132.27 SF**  
Notes:

Date: 10/29/2010  
Type of Property: Office Building  
Address: 1058 Fall River Avenue, Seekonk, MA  
Buyer: 1058 Fall River Avenue LLC  
Seller: Harry Leiser  
Lot Size: 7,841 SF  
Building Size: 1,662 SF  
Price: \$350,000 **\$210.58 SF**  
Notes:

Date: 10/29/2010  
Type of Property: Auto Repair  
Address: 289 Main Street, Acushnet, MA  
Buyer: DRM RT & David Menard  
Seller: Acushnet 289 Main Street Trust & Alan Hale  
Lot Size: 20,747 SF  
Building Size: 840 SF  
Price: \$60,000 **\$71.42 SF**  
Notes:

Date: 10/29/2010  
Type of Property: Retail Service  
Address: 692 State Road, Dartmouth, MA  
Buyer: Emanuel & Ann Marie Correira  
Seller: Sheilarey Swallow  
Lot Size: 20,000 SF  
Building Size: 1,800 SF  
Price: \$200,000 **\$111.11 SF**  
Notes:

Date: 11/1/2010  
Type of Property: Restaurant/Bar  
Address: 93 Careswell Street, Marshfield, MA  
Buyer: 93 Careswell Street RT & Arthur Depaul  
Seller: Almeder Enterprises Inc.  
Lot Size: 1.16 Acres  
Building Size: 4,210 SF  
Price: \$330,000 **\$78.38 SF**  
Notes:

Date: 10/29/2010  
Type of Property: Auto Repair/Retail Building  
Address: 3127 Cranberry Highway, Wareham, MA  
Buyer: Anderson Ferreira LLC & Thomas Anderson  
Seller: Mayflower Cooperative Bank  
Lot Size: 1.2 Acres  
Building Size: 4,000 SF  
Price: \$335,000 **\$83.75 SF**  
Notes: Bank Owned

Date: 10/25/2010  
Type of Property: Bank Building  
Address: 54 County Street, Somerset, MA  
Buyer: Fall River Five Cents Savings Bank  
Seller: Sovereign Bank  
Lot Size: 37,462 SF  
Building Size: 5,595 SF  
Price: \$850,000 **\$151.92 SF**  
Notes:

Date: 10/13/2010  
Type of Property: Restaurant/Bar  
Address: 1486 Main Street, Hanson, MA  
Buyer: 16 Harrison Avenue Corporation  
Seller: Ciokee RT & Robert Cioffi  
Lot Size: 2.3 Acres  
Building Size: 8,900 SF  
Price: \$741,901 **\$83.35 SF**  
Notes:

Date: 10/19/2010  
Type of Property: Shopping Center/Mall  
Address: 673 Main Street, Dennis, MA  
Buyer: Dennisport Village LLC  
Seller: Dennisport Village RT & Daniel Keefe  
Lot Size: 1.06 Acres  
Building Size: 18,578 SF  
Price: \$650,000 **\$34.98 SF**  
Notes:

Date: 10/14/2010  
Type of Property: Gas Mart  
Address: 435 Route 28, Harwich, MA  
Buyer: Petro Realty Corporation  
Seller: Energy Retailers Inc.  
Lot Size: 16,117 SF  
Building Size: 1,710 SF  
Price: \$200,000 **\$116.95 SF**  
Notes: Tedeschi Market

Date: 10/14/2010  
Type of Property: Service Station  
Address: 433 Station Avenue, Yarmouth, MA  
Buyer: Petro Realty Corporation  
Seller: Energy Retailers Corporation  
Lot Size: 16,988 SF  
Building Size: 1,648 SF  
Price: \$150,000 **\$91.01 SF**  
Notes:

Date: 10/15/2010  
Type of Property: Gas Station  
Address: 800 Pleasant Street, Fall River, MA  
Buyer: Robert Kfoury  
Seller: Stafford Fuel Company, Inc.  
Lot Size: 14,810 SF  
Building Size: 750 SF  
Price: \$100,000 **\$133.33 SF**  
Notes:

Date: 10/13/2010  
Type of Property: Office Building  
Address: Market Street, & GAR Highway, Swansea, MA  
Buyer: CVS 75866 MA LLC  
Seller: Linda Clarke Bento  
Lot Size: 1.7 Acres  
Building Size: 5,040 SF  
Price: \$2,700,000 **\$535.71 SF**  
Notes:

Date: 10/15/2010  
Type of Property: Mixed Use  
Address: 356 Turnpike Street, Easton, MA  
Buyer: Principal Property LLC  
Seller: Gaultier Realty LLC & Barbara Gaultier  
Lot Size: 1.58 Acres  
Building Size: 900 SF  
Price: \$565,000 **\$627.77 SF**  
Notes:

Date: 11/16/2010  
Type of Property: Retail Service  
Address: 764-766 County Street, New Bedford, MA  
Buyer: Christian Ration Redeemer  
Seller: Jose Sequeira & Antonio Maocha  
Lot Size: 11,569 SF  
Building Size: 1,620 SF  
Price: \$65,000 **\$40.12 SF**  
Notes:

Date: 11/15/2010  
Type of Property: Gas Station  
Address: 634 American Legion Highway, Westport, MA  
Buyer: Gulf Holding Westport LLC  
Seller: CKS Wea RT & C. K. Smith & Company  
Lot Size: 1.1 Acres  
Building Size: 144 SF  
Price: \$375,000 **\$2,604.16 SF**  
Notes:

Date: 11/10/2010  
Type of Property: Retail Gas Storage  
Address: 30 Winthrop Avenue, Mansfield, MA  
Buyer: Kenneth & Jerome Golden  
Seller: William Madan  
Lot Size: 3.64 Acres  
Building Size: 1,300 SF  
Price: \$560,000 **\$430.76 SF**  
Notes:

Date: 11/9/2010  
Type of Property: Medical Office Building  
Address: 106 Main Street, Wareham, MA  
Buyer: Axis Tobey Medical LLC  
Seller: Riverside RT & David Bova  
Lot Size: 29,030 SF  
Building Size: 7,905 SF  
Price: \$1,000,000 **\$126.50 SF**  
Notes:

Date: 11/17/2010  
Type of Property: Retail Service  
Address: 1731 Main Street, Chatham, MA  
Buyer: Robert & Marcia Benson  
Seller: Sovereign Bank  
Lot Size: 20,473 SF  
Building Size: 1,351 SF  
Price: \$329,100 **\$243.59 SF**  
Notes:

Date: 11/8/2010  
Type of Property: Retail Service  
Address: 381 South Main Street, Attleboro, MA  
Buyer: Candleberry Chapel Inc.  
Seller: Kenneth Boyle  
Lot Size: 43,087 SF  
Building Size: 921 SF  
Price: \$230,000 **\$249.72 SF**  
Notes:

Date: 11/8/2010  
Type of Property: Retail Service  
Address: 73 Columbia Street, Fall River, MA  
Buyer: Daniel Quintal  
Seller: LR LLC  
Lot Size: 7,405 SF  
Building Size: 9,542 SF  
Price: \$135,865 **\$14.23 SF**  
Notes:

Date: 11/9/2010  
Type of Property: Charity Property  
Address: 306 Osborn Street, Fall River, MA  
Buyer: Steward St. Anne's Corporation  
Seller: St. Anne's Health Inc.  
Lot Size: 5,227 SF  
Building Size: 4,808 SF  
Price: \$548,497 **\$114.08 SF**  
Notes:

Date: 11/9/2010  
Type of Property: Educational Property  
Address: 240 Forest Street, Fall River, MA  
Buyer: Steward Fall River Management  
Seller: 240 Forest Street LLC  
Lot Size: 2.1 Acres  
Building Size: 78,636 SF  
Price: \$548,497 **\$6.97 SF**  
Notes: School

Date: 11/9/2010  
Type of Property: Multi  
Address: 795 Middle Street, Fall River, MA, 314 Osborn Street, Fall River, MA, Forest Street, Fall River, MA, 23-25 Melville Street, Fall River, MA, 1-15 Melville Street, Fall River, MA, 51-63 Melville Street, Fall River, MA, 61 & 85 Park Street, Fall River, MA, 901 South Street, Fall River, MA  
Buyer: Steward St. Anne's Corporation  
Seller: St Anne's Hospital Corporation  
Lot Size: 8.1 Acres  
Building Size: 303,295 SF  
Price: \$1,815,208  
Notes: Multi Properties Including an Office Building, Hospital, Church & Land.

Date: 10/28/2010  
Type of Property: Auto Repair  
Address: 1940 County Street, Dighton, MA  
Buyer: Erik Camara  
Seller: Antone Roderick  
Lot Size: 7.5 Acres  
Building Size: 7,640 SF  
Price: \$750,000 **\$98.16 SF**  
Notes:

Date: 10/12/2010  
Type of Property: Restaurant/Bar  
Address: 46 Route 6A, Sandwich, MA  
Buyer: Great Food RT & Evangelia Zambellis  
Seller: Sandwich Property Lan LLC  
Lot Size: 2.23 Acres  
Building Size: 4,010 SF  
Price: \$1,100,000 **\$274.31 SF**  
Notes:

Date: 12/8/2010  
Type of Property: Office Building  
Address: 104 Liberty Street, Hanson, MA  
Buyer: Colin Ward & Ward Endowment & Partners  
Seller: Hanson Mob LLC & Wamp LLC  
Lot Size: 2.2 Acres  
Building Size: 9,200 SF  
Price: \$1,425,000 **\$154.89 SF**  
Notes:

Date: 12/3/2010  
Type of Property: Auto Supply  
Address: 5 Manomet Point Road, Plymouth, MA  
Buyer: Stephen Mcdonough & Mcdonough Manomet LLC  
Seller: Eric West  
Lot Size: 13,939 SF  
Building Size: 2,938 SF  
Price: \$303,750 **\$103.38 SF**  
Notes:

Date: 12/9/2010  
Type of Property: Restaurant/Bar  
Address: 330 Main Street, Wareham, MA  
Buyer: 330 Main Wareham LLC  
Seller: P. Revere Realty Corporation  
Lot Size: 33,615 SF  
Building Size: 3,437 SF  
Price: \$345,000 **\$100.37 SF**  
Notes:

Date: 11/23/2010  
Type of Property: Auto Other  
Address: 785 Washington Street, Easton, MA  
Buyer: 785 Washington Street LLC  
Seller: Robert Hamilton  
Lot Size: 1.7 Acres  
Building Size: 9,150 SF  
Price: \$450,000 **\$49.18 SF**  
Notes:

Date: 11/23/2010  
Type of Property: Retail Service  
Address: 86 West Main Street, Norton, MA  
Buyer: 86 West Main Street LLC  
Seller: Stephen Cox  
Lot Size: 14,418 SF  
Building Size: 1,920 SF  
Price: \$290,000 **\$151.04 SF**  
Notes:

Date: 12/1/2010  
Type of Property: Retail Service  
Address: 62 State Road, Dartmouth, MA  
Buyer: Hodgepodge Realty LLC  
Seller: Leon Narbonne  
Lot Size: 17,056 SF  
Building Size: 3,208 SF  
Price: \$325,000 **\$101.30 SF**  
Notes:

Date: 11/22/2010  
Type of Property: Truck Terminal  
Address: 63-65 Conway Street, New Bedford, MA  
Buyer: Conley Realty LLC  
Seller: Cape Street Realty LLC  
Lot Size: 1.77 Acres  
Building Size: 10,916 SF  
Price: \$2,135,000 **\$195.58 SF**  
Notes:

Date: 12/6/2010  
Type of Property: Restaurant/Bar  
Address: 715 Route 6A, Yarmouth, MA  
Buyer: Angelos Constantine  
Seller: P & G RT & Peter James  
Lot Size: 35,284 SF  
Building Size: 2,618 SF  
Price: \$490,000 **\$187.16 SF**  
Notes:

Date: 12/2/2010  
Type of Property: Marina  
Address: 69 Red Brook Harbor Road, Bourne, MA  
Buyer: Bruce & Patricia Parker  
Seller: Jane Doyle & Jean Parker  
Lot Size: 28,750 SF  
Building Size: 8,918 SF  
Price: \$400,000 **\$44.85 SF**  
Notes:

Date: 12/2/2010  
Type of Property: Office Building  
Address: 98 East Grove Street, Middleboro, MA  
Buyer: Craig Medeiros  
Seller: Robert Mather  
Lot Size: 10,454 SF  
Building Size: 3,888 SF  
Price: \$250,000 **\$64.30 SF**  
Notes:

Date: 12/10/2010  
Type of Property: Retail Service  
Address: 44 Main Street, Plymouth, MA  
Buyer: Peter B. Smith  
Seller: Glascourt Properties LLC & Michael Longo  
Lot Size: 13,068 SF  
Building size: 13,032 SF  
Price: \$595,350 **\$45.68 SF**  
Notes:



Date: 12/06/2010  
Type of Property: Auto Sales  
Address: 1455 Route 44, Raynham, MA  
Buyer: 1455 Route 44 LLC  
Seller: 1455 New State Highway LLC  
Lot Size: 6.12 Acres  
Building Size: 18,395 SF  
Price: \$4,000,000 **\$217.45 SF**  
Notes:

Date: 12/3/2010  
Type of Property: Retail Department Store  
Address: 492 Winthrop Street, Rehoboth, MA  
Buyer: 492 Winthrop Street LLC  
Seller: Bristol County Savings Bank  
Lot Size: 1.2 acres  
Building Size: 17,712 SF  
Price: \$725,000 **\$40.93 SF**  
Notes:

Date: 12/9/2010  
Type of Property: Retail Service  
Address: 471 Union Street, New Bedford, Ma  
Buyer: 471 Union Street LLC  
Seller: Bridgewater Savings Bank  
Lot Size: 7,439 SF  
Building Size: 3,234 SF  
Price: \$75,000 **\$23.19 SF**  
Notes:

Date: 12/13/2010  
Type of Property: Retail Equipment  
Address: 19 Lots Hollow Road, Orleans, MA  
Buyer: Doncroft LLC  
Seller: Lots Hollow LLC  
Lot Size: 1.13 Acres  
Building Size: 4,000 SF  
Price: \$410,000 **\$102.50 SF**  
Notes:

Date: 12/21/2010  
Type of Property: Gym  
Address: 26 Bay Ridge Lane, Orleans, MA  
Buyer: Reardon Realty MA Inc.  
Seller: J & J Reardon Inc.  
Lot Size: 2.25 Acres  
Building Size: 5,559 SF  
Price: \$910,000 **\$163.69 SF**  
Notes: May not be Arms Length Sale

Date: 12/15/2010  
Type of Property: Retail Service  
Address: 789 State Road, Dartmouth, MA  
Buyer: Palm Coast Management Company LLC  
Seller: Nelson Real Estate Management  
Lot Size: 3.46 Acres  
Building Size: 3,200 SF  
Price: \$307,000 **\$95.93 SF**  
Notes:

Date: 12/23/2010  
Type of Property: Office Building  
Address: 126 Belmont Street, Brockton, MA  
Buyer: Grand Landing Hiram Abif Inc.  
Seller: 126 Belmont Street RT & Madeline Clark  
Lot Size: 11,761 SF  
Building Size: 4,525 SF  
Price: \$325,000 **\$71.82 SF**  
Notes:

Date: 12/20/2010  
Type of Property: Day Care Facility  
Address: 760 Nantasket Avenue, Hull, MA  
Buyer: MERS Inc. & Rachel Kelly  
Seller: Margaret & Charles Caputo  
Lot Size: 5,000 SF  
Building Size: 1,064 SF  
Price: \$200,000 **\$187.96 SF**  
Notes:

Date: 12/17/2010  
Type of Property: Retail Service  
Address: 686-688 Main Street, Norwell, MA  
Buyer: William Shields  
Seller: Paul & Priscilla Jevne  
Lot Size: 6,520 SF  
Building Size: 979 SF  
Price: \$350,000 **\$357.50 SF**  
Notes:

Date: 12/22/2010  
Type of Property: Nursing Home  
Address: 115 North Avenue, Rockland, MA  
Buyer: Southshore Landlord LLC & Lawrence Sartilli  
Seller: Rockland Health Group LLC & Patrick Sheehan  
Lot Size: 5.3 Acres  
Building Size: 32,782 SF  
Price: \$2,167,000 **\$66.10 SF**  
Notes:

Date: 12/22/2010  
Type of Property: Retail Service  
Address: 206 Front Street, Scituate, MA  
Buyer: KLM RT & Michael Bulman  
Seller: Noble Corporation  
Lot Size: 6,600 SF  
Building Size: 630 SF  
Price: \$400,000 **\$634.92 SF**  
Notes:

Date: 12/22/2010  
Type of Property: Mixed Use-Residential & Commercial  
Address: 2234 Cranberry Highway, Wareham, MA  
Buyer: Peter & Maryanne Cantanese  
Seller: Steven Borghi  
Lot Size: 40,702 SF  
Building Size: 2,185 SF (2 Separate Buildings)  
Price: \$400,000 **\$183.06 SF**  
Notes: Residential Property contains 1,040 SF & Commercial Property  
Contains 1,145 SF

Date: 12/22/2010  
Type of Property: Store/Shop  
Address: 255 Cape Road, Taunton, MA  
Buyer: Marmar Real Estate Group LLC  
Seller: Fariborz Motamedi for F & J Realty Trust  
Lot Size: 4.87 Acres  
Building Size: 2,000 SF  
Price: \$325,000 **\$162.50 SF**  
Notes:

Date: 12/20/2010  
Type of Property: Auto Repair  
Address: 3 Fern Street, Taunton, MA  
Buyer: 3 Fern Street LLC  
Seller: Kenneth Yelle  
Lot Size: 4,792 SF  
Building Size: 2,082 SF  
Price: \$50,000 **\$24.01 SF**  
Notes:

Date: 12/23/2010  
Type of Property: Restaurant  
Address: 278 Winthrop Street, Taunton, MA  
Buyer: Flagstar Bank FSB  
Seller: Friendly Ice Cream Corporation  
Lot Size: .47 Acres  
Building Size: 2,393 SF  
Price: \$290,000 **\$121.18 SF**  
Notes:

Date: 12/21/2010  
Type of Property: Auto Sales  
Address: 26 State Road, Dartmouth, MA  
Buyer: Empire Management Corporation  
Seller: 26 State Road LLC  
Lot Size: 29,022 SF  
Building Size: 10,262 SF  
Price: \$1,130,000 **\$110.11 SF**  
Notes:

Date: 12/21/2010  
Type of Property: Auto Sales  
Address: 42 State Road, Dartmouth, MA  
Buyer: Empire Management Corporation  
Seller: Deborah Woodhouse & Harry Pearson  
Lot Size: 1.11 Acres  
Building Size: 3,360 SF  
Price: \$935,000 **\$278.27 SF**  
Notes:

Date: 12/13/2010  
Type of Property: Gas Station & Vacant Land  
Address: 22 Orr Street & 584 Washington Street, Attleboro, MA  
Buyer: NGM Property Realty Trust  
Seller: TD Bank NA  
Lot Size: .55 Acres  
Building Size: 720 SF  
Price: \$750,000 **\$1,041.66 SF**  
Notes: Vacant lot sat 22 Orr Street was former Restaurant.

Date: 12/22/2010  
Type of Property: Nursing Home  
Address: 184 Lincoln Street, Easton, MA  
Buyer: Southeast Landlord LLC  
Seller: Easton Health Group LLC  
Lot Size: 12.08 Acres  
Building Size: 57,257 SF  
Price: \$6,440,000 **\$112.47 SF**  
Notes:

Date: 12/23/2010  
Type of Property: Office Building  
Address: 405 Jones Road, Falmouth, MA  
Buyer: 405 LLC  
Seller: 405 Jones Road LLC  
Lot Size: 7,500 SF  
Building Size: 2,278 SF  
Price: \$320,000 **\$140.47 SF**  
Notes:

Date: 12/29/2010  
Type of Property: Retail Service  
Address: 87 Water Street, Falmouth, MA  
Buyer: Eel Pond Realty LLC  
Seller: 87 Water Street LLC  
Lot Size: 3,120 SF  
Building Size: 3,744 SF  
Price: \$1,100,000 **\$293.80 SF**  
Notes:

Date: 12/29/2010  
Type of Property: Parking Lot  
Address: 1680 Acushnet Avenue, New Bedford, MA  
Buyer: Acushnet Avenue RT & Gloria Teixeira  
Seller: Gypsum Board Committee LLC  
Lot Size: 5,212 SF  
Price: \$713,904 **\$136.97 SF**  
Notes:

Date: 12/31/2010  
Type of Property: Office Building  
Address: 750 State Road, Dartmouth, MA  
Buyer: Katherine Lefkowitz & Gerald Pietsch  
Seller: Lawrence Shinnamon & Gerald Pietsch  
Lot Size: 30,076 SF  
Building Size: 2,400 SF  
Price: \$250,000 **\$104.16 SF**  
Notes:

Date: 12/30/2010  
Type of Property: Retail Service  
Address: 167 Swansea Mall Drive, Swansea, MA  
Buyer: US BK  
Seller: Mullen Family LP & Robert Mullen  
Lot Size: 25,265 SF  
Building Size: 4,462 SF  
Price: \$475,000 **\$106.45 SF**  
Notes:

Date: 12/22/2010  
Type of Property: Nursing Home  
Address: 2540 Cranberry Highway, Wareham, MA, & 571, 577 & 605 Main Street, Wareham, MA  
Buyer: Tremont Landlord LLC  
Seller: Patrick Sheehan & Wareham Health Group LLC  
Lot Size: 3.5 Acres  
Price: \$3,805,000  
Notes: Multi-Building Property (Nursing Home - 35,438 SF, 2 Family Building - 2,285 SF, Office Building - 2,373 SF)

Date: 12/29/2010  
Type of Property: Office & Manufacturing Buildings  
Address: 5, 15 & 100 Hampshire Street, Mansfield, MA  
Buyer: SNH Medical Office Properties Trust  
Seller: Hub Properties Trust  
Lot Size: 21.16 Acres  
Building Size: 310,106 SF  
Price: \$31,125,880 **\$100.37 SF**  
Notes: Multi-Building Property (2 Office Buildings containing 81,000 SF & 104,266 SF & a Manufacturing Building containing 124,840 SF)

Date: 10/28/2010  
Type of Property: Retail Building  
Address: Sawyer Street, New Bedford, MA  
Buyer: Demoulas Supermarket Inc.  
Seller: FM Redevelopment LLC & Sawyerview LLC  
Lot Size: 8.12 Acres  
Building Size: 97,000 SF  
Price: \$11,500,000 **\$118.55 SF**  
Notes: New Supermarket Building

## **Apartments**

Date: 10/1/2010  
Type of Property: Apartment Building  
Address: 25 Haffards Street, Fall River, MA  
Buyer: FR Prop LLC  
Seller: Maria Pereira  
Lot Size: 12,619 SF  
Building Size: 10,296 SF  
Price: \$626,500 **\$52,208.33 per Unit**  
Notes: 12 Units

Date: 10/1/2010  
Type of Property: Apartment Building  
Address: 37 Haffards Street, Fall River, MA  
Buyer: FR Prop LLC  
Seller: Maria Pereira  
Lot Size: 12,197 SF  
Building Size: 3,696 SF  
Price: \$304,000 **\$50,666.66 per Unit**  
Notes: 6 Units

Date: 10/29/2010  
Type of Property: Apartment Building  
Address: 71 Commercial Street, Provincetown, MA  
Buyer: Eleanor Pannesi  
Seller: John Dreyer  
Lot Size: 3,211 SF  
Building Size: 3,558 SF  
Price: \$2,610,000 **\$652,500 per Unit**  
Notes: 4 Units

Date: 10/29/2010  
Type of Property: Apartment Building  
Address: 456 Mattakeesett Street, Pembroke, MA  
Buyer: Michael & Joyce O'Donnell  
Seller: Michael & Lisa Karol  
Lot Size: 33,600 SF  
Building Size: 3,634 SF  
Price: \$423,500 **\$105,875 per Unit**  
Notes: 4 Units

Date: 11/9/2010  
Type of Property: Apartment Buildings  
Address: 353 & 341 Ridge Street, Fall River, MA, 877 & 883 Middle Street, Fall River, MA, 192 Forest Street, Fall River, MA  
Buyer: Steward Fall River Management  
Seller: 240 Forest Street LLC  
Lot Size: .31 Acres  
Building Size: 12,051 SF  
Price: \$2,742,484 **\$210,960.30 per Unit**  
Notes: 13 Units - 5 Buildings 4 (3) Unit Buildings & (1) Single Family

Date: 11/24/2010  
Type of Property: Apartment Building  
Address: 280-282 Acushnet Avenue, New Bedford, MA  
Buyer: Harborview Towers LLP  
Seller: Harborview Towers Associates  
Lot Size: 1.24 Acres  
Building Size: 66,480 SF  
Price: \$7,500,000 **\$104,166.66 per Unit**  
Notes: 72 Units

Date: 12/8/2010  
Type of Property: Apartment Building  
Address: 15 Pleasant Street, Mansfield, MA  
Buyer: 15-18 Pleasant Street LLC  
Seller: Intoccia Realty Trust & Michael Intoccia  
Lot Size: 8,000 SF  
Building Size: 4,705 SF  
Price: \$950,000 **\$158,333.33 per Unit**  
Notes: 6 Units

Date: 12/9/2010  
Type of Property: Apartment Building  
Address: 1100 Alewife Circle, South Yarmouth, MA  
Buyer: SP Associates LLC  
Seller: Swan Pond Development Company & Sidney Fagelman  
Lot Size: 26.6 Acres  
Building Size: 150 Units  
Price: \$12,600,000 **\$84,000 per Unit**  
Notes:

Date: 12/17/2010  
Type of Property: Apartment Building  
Address: 364 East Falmouth Highway, Falmouth, MA  
Buyer: PRI Gosnold Grove LLC  
Seller: GPT Gosnold Grove LLC  
Lot Size: 2.73 Acres  
Building Size: 32,391 SF  
Price: \$1,622,681 **\$49,172.15 per Unit**  
Notes: 33 Units

Date: 12/23/2010  
Type of Property: Apartment Building  
Address: 57 Winthrop Street, Taunton, MA  
Buyer: Win57 Realty LLC  
Seller: Victor Demedeiros  
Lot Size: 29,185 SF  
Building Size: 7,084 SF  
Price: \$535,000 **\$44,583.33 per Unit**  
Notes: 12 Units

Date: 12/17/2010  
Type of Property: Apartment Building  
Address: 585 Chestnut Street, Abington, MA  
Buyer: PRI Chestnut Glen LLX & PRI Chestnut Glen Manager  
Seller: Matt Wakenight & GPT Chestnut Glen LLC  
Lot Size: 11.52 Acres  
Building Size: 59,891 SF  
Price: \$13,723,353 **\$211,128.50 per Unit**  
Notes:

## **Condos**

Date: 10/6/2010  
Type of Property: Office Condo  
Address: 1076 Washington Street, Unit 1076, Hanover, MA  
Buyer: WBA RE LLC  
Seller: Century Bank  
Building Size: 4,184 SF  
Price: \$375,000 **\$89.62 SF**  
Notes:



Date: 10/28/2010  
Type of Property: Office Condo  
Address: 40 North Street, Unit 6, Barnstable, MA  
Buyer: 46 North Street Suite 6 LLC  
Seller: 46 North Street LLC  
Building Size: 4,638 SF  
Price: \$1,040,785 **\$224.40 SF**  
Notes:

Date: 11/2/2010  
Type of Property: Office Condo  
Address: 258 Main Street, Unit C-4, Bourne, MA  
Buyer: Thrasher prop LLC  
Seller: Jay Farrell  
Building Size: 1,600 SF  
Price: \$87,500 **\$54.68 SF**  
Notes:

Date: 11/8/2010  
Type of Property: Office Condo  
Address: 23 White's Path, Unit A9, Yarmouth, MA  
Buyer: Oscar Taylors LLC  
Seller: Mojo RT & Pamela Rodrigues  
Building Size: 1,400 SF  
Price: \$250,000 **\$178.57 SF**  
Notes:

Date: 10/25/2010  
Type of Property: Office Condo  
Address: 46 North Street, Unit 1, Hyannis, MA  
Buyer: Geralyn Leone LLC  
Seller: 46 North Street LLC  
Building Size: 4,673 SF  
Price: \$1,004,695 **\$215 SF**  
Notes:

Date: 10/27/2010  
Type of Property: Office Condo  
Address: 1046 Main Street, Unit 10, Osterville, MA  
Buyer: 1046 Main Street Unit 10 RT & Arthur Depaul  
Seller: Bayview Loan Servicing LLC  
Building Size: 1,154 SF  
Price: \$68,000 **\$58.92 SF**  
Notes: Bank Owned

Date: 10/14/2010  
Type of Property: Medical Condo  
Address: 516 Hawthorn Street, Unit 3, Dartmouth, MA  
Buyer: Luis & Theresa Borges  
Seller: Units 3 & 3A NT & Diane Clausen  
Building Size: 1,175 SF  
Price: \$165,000 **\$140.42 SF**  
Notes:

Date: 10/18/2010  
Type of Property: Industrial Condo  
Address: 100 Weymouth Street, Unit E, Rockland, MA  
Buyer: Daisy RT & John Anderson  
Seller: Pear Trust Realty LLC & Andrew Wheeler  
Building Size: 5,776 SF  
Price: \$390,000 **\$67.52 SF**  
Notes:

Date: 11/1/2010  
Type of Property: Office Condo  
Address: 17 Accord Park Drive, Unit 103, Norwell, MA  
Buyer: Evergreen Land Corporation  
Seller: Peter & Deborah Carlson  
Building Size: 1,597 SF  
Price: \$199,625 **\$125 SF**  
Notes:

Date: 10/14/2010  
Type of Property: Industrial Condo  
Address: 92 Rosary Lane, Unit D, Hyannis, MA  
Buyer: Charles Primpas  
Seller: Ripa RT & Robert Wallace  
Building Size: 954 SF  
Price: \$70,000 **\$73.37 SF**  
Notes:

Date: 10/18/2010  
Type of Property: Retail Condo  
Address: 433 Lower County Road, Unit 21, Dennis, MA  
Buyer: Mickael & Alla Benita  
Seller: David Wahtera & Yvonne Finnerty  
Building Size: 243 SF  
Price: \$90,000 **\$370.37 SF**  
Notes:

Date: 10/18/2010  
Type of Property: Industrial Condo  
Address: 164 Mid Tech Drive, Unit 4, Yarmouth, MA  
Buyer: Richard Halvarson  
Seller: Patricia Kuehn  
Building Size: 1,107 SF  
Price: \$125,000 **\$112.91 SF**  
Notes:

Date: 11/19/2010  
Type of Property: Retail Condo  
Address: 2 Court Street, Unit 2, Plymouth, MA  
Buyer: Qi Chen Trustee for Michael Pang  
Seller: Community Bank  
Building Size: 2,264 SF  
Price: \$110,000 **\$48.58 SF**  
Notes:

Date: 11/18/2010  
Type of Property: Office Condo  
Address: 342 Gifford Street, Unit 2, Falmouth, MA  
Buyer: TC Endo Realty LLC  
Seller: Stajust LLC  
Building Size: 1,712 SF  
Price: \$146,500 **\$85.57 SF**  
Notes:

Date: 12/8/2010  
Type of Property: Medical Condo  
Address: 5 Bay State Court, Unit 5, Brewster, MA  
Buyer: Albert's Physical Therapy LLC  
Seller: 5 Bay State Court NT & Raymond Magauran  
Building Size: 933 SF  
Price: \$138,500 **\$148.44 SF**  
Notes:

Date: 12/14/2010  
Type of Property: Commercial Condo  
Address: 85 Route 6A, Unit 2, Orleans, MA  
Buyer: Red Oak Real Estate Holdings LLC  
Seller: Carla Forlivesi  
Building Size: 906 SF  
Price: \$205,000 **\$226.26 SF**  
Notes:

Date: 12/23/2010  
Type of Property: Office Condo  
Address: 488 State Road, Unit 5, Plymouth, MA  
Buyer: Czervik RT & Sherry palmer  
Seller: Intercast USA Inc.  
Building Size: 1,126 SF  
Price: \$20,000 **\$17.76 SF**  
Notes:

Date: 12/23/2010  
Type of Property: Office Condo  
Address: 258 Main Street, Unit 1, Bourne, MA  
Buyer: Cape Claude LLC  
Seller: Claude Boudwin  
Building Size: 740 SF  
Price: \$100,000 **\$135.13 SF**  
Notes:

Date: 12/27/2010  
Type of Property: Residential Condominium Building  
Address: 161 Route 28, Harwich, MA  
Buyer: 161 Route 28 LLC  
Seller: John Shocket for MMC Gateway Realty  
Lot Size: 26,136 SF  
Building Size: 12,312 SF (13 Townhomes & 4 Garden Style Condos)  
Price: \$1,400,000 **\$82,352.94 per Unit**  
Notes:

Date: 12/31/2010  
Type of Property: Medical Condo  
Address: 45 Resnik Road, Unit 120, Plymouth, MA  
Buyer: Jordan Hospital Inc.  
Seller: CMRT Inc.  
Building Size: 571 SF  
Price: \$354,041 **\$620.03 SF**  
Notes:

Date: 12/29/2010  
Type of Property: Office Condo  
Address: 90 Front Street, Unit 1, New Bedford, MA  
Buyer: Frog LLC  
Seller: Peter Dewalt  
Building Size: 1,846 SF  
Price: \$1,200,000 **\$650.05 SF**  
Notes:

# Land

Date: 10/7/2010  
Type of Property: Commercial Land  
Address: 421 Lincoln Street, Hingham, MA  
Buyer: Kayjen LLC  
Seller: Hingham TD 3A LLC & Skye Development Corporation  
Lot Size: 1.51 Acres  
Price: \$280,000 **\$185,430.46 per Acre**  
Notes:

Date: 10/7/2010  
Type of Property: Vacant Land  
Address: Off Samuel Bernet Blvd., Dartmouth, MA & New Bedford, MA  
Buyer: Consolidated Edison Development  
Seller: Greater NWBF Industrial  
Lot Size: 19.82 Acres  
Price: \$750,000 **\$37,840.56 per Acre**  
Notes: 2 Parcels

Date: 11/8/2010  
Type of Property: Industrial Land  
Address: Technology Park Drive, Falmouth, MA  
Buyer: Woods Hole Martha's Vineyard Steamship Authority  
Seller: 4 Stones LLC  
Lot Size: 6.91 Acres  
Price: \$1,589,100 **\$229,971.05 per Acre**  
Notes:

Date: 10/8/2010  
Type of Property: Vacant Land  
Address: Lot A, Off Plain Street, Marshfield, MA  
Buyer: Mill Pond RT & Bradford Cushing  
Seller: Timothy Connor  
Lot Size: 33,541 SF  
Price: \$200,000 **\$5.96 SF**  
Notes:

Date: 10/27/2010  
Type of Property: Industrial Land  
Address: Edgerton Drive, Falmouth, MA  
Buyer: Lot 7 Edgerton Drive LLC  
Seller: CS RT & Robert Cunha  
Lot Size: 1.52 Acres  
Price: \$255,000 **\$167,763.15 per Acre**  
Notes:

Date: 10/28/2010  
Type of Property: Industrial Land  
Address: Santoro Drive, North Attleboro, MA  
Buyer: JC Properties LLC  
Seller: Spindle City Realty LLC  
Lot Size: 20.6 Acres  
Price: \$500,000 **\$24,271.84 per Acre**  
Notes:

Date: 10/28/2010  
Type of Property: Vacant Land  
Address: Sawyer Street, New Bedford, MA  
Buyer: Pierpont Group LLC  
Seller: FM Redevelopment LLC & Coggeshall Street LLC  
Lot Size: 2.2 Acres  
Price: \$1,000,000 **\$454,545.45 per Acre**  
Notes: 2 Parcels/ Out Parcels

Date: 11/17/2010  
Type of Property: Industrial Land  
Address: Thomas B. Landers Road, Falmouth, MA  
Buyer: Peterson Company LLC  
Seller: DTB Inc.  
Lot Size: 2 Acres  
Price: \$150,000 **\$75,000 per Acre**  
Notes: Not Arms Length

Date: 11/9/2010  
Type of Property: Charity Property  
Address: Forest Street, Fall River, MA  
Buyer: Steward Annes Corporation  
Seller: Saint Annes Hospital Corporation  
Lot Size: 33,541 SF  
Price: \$1,815,208 **\$54.11 SF**  
Notes:

Date: 12/1/2010  
Type of Property: Vacant Land  
Address: Coffin Road, Lot 1, New Bedford, MA  
Buyer: Beira Properties LLC  
Seller: Coffin Avenue RT & John Thompson  
Lot Size: 1.19 Acres  
Price: \$211,000 **\$177,310.92 per Acre**  
Notes:

Date: 11/26/2010  
Type of Property: Commercial Land  
Address: 71 Jobs Fishing Road, Mashpee, MA  
Buyer: First Citizens Federal Credit Union  
Seller: Arnold Chace & Mashpee Commons  
Lot Size: 40,010 SF  
Price: \$850,000 **\$21.24 SF**  
Notes: Bank Branch Site

Date: 12/21/2010  
Type of Property: Commercial Land  
Address: 72 Main Street, Carver, MA  
Buyer: Mutual Federal Savings Bank of Plymouth County  
Seller: CCPG Realty Corporation  
Lot Size: 3 Acres  
Price: \$180,000 **\$60,000 per Acre**  
Notes: Bank Branch Site