

Comps for Southeastern, MA

3rd Quarter 2012

Prepared By

Michael Giancola, SIOR

Industrial

Date: 7/27/2012
Type of Property: Industrial Warehouse
Address: 102 Commerce Park South, Chatham, MA
Buyer: Ers52 Props LLC
Seller: 102 Commerce Park LLC
Lot Size: 28,385 SF
Building Size: 28,385 SF
Price: \$650,000 **\$22.89 SF**
Notes:

Date: 7/17/2012
Type of Property: Commercial Warehouse
Address: 32 Riverside Drive, Pembroke, MA
Buyer: Robert Sennett
Seller: Ruth Rich
Lot Size: 2.93 Acres
Building Size: 18,750 SF
Price: \$1,525,000 **\$81.33 SF**
Notes:

Date: 7/19/2012
Type of Property: Commercial Warehouse
Address: 23 Bowdoin Road, Mashpee, MA
Buyer: LJW LLC
Seller: Cynthia Shulman
Lot Size: 1.22 Acres
Building Size: 8,880 SF
Price: \$250,000 **\$28.15 SF**
Notes:

Date: 8/1/2012
Type of Property: Industrial Warehouse
Address: 12 Resnik Road, Plymouth, MA
Buyer: Legacy Resnik LLC
Seller: 12 Resnik Road LLC & Ronald Bennett
Lot Size: 1.95 Acres
Building Size: 26,950 SF
Price: \$2,800,000 **\$103.89 SF**
Notes: Class A Multi-Tenant Industrial Building

Date: 7/30/2012
Type of Property: Commercial Warehouse
Address: 1423 Bedford Street, Abington, MA
Buyer: ANM LLC
Seller: South Shore Leasing Company
Lot Size: 1.73 Acres
Building Size: 15,552 SF
Price: \$897,000 **\$57.67 SF**
Notes:

Date: 7/30/2012
Type of Property: Commercial Warehouse
Address: 24 Commerce Park Road, Bourne, MA
Buyer: Wenzel Realty LLC
Seller: Flatrock LLC
Lot Size: 29,098 SF
Building Size: 4,900 SF
Price: \$436,000 **\$88.97 SF**
Notes: Buyer was Abutter

Date: 8/2/2012
Type of Property: Office Warehouse
Address: 379 Kilburn Street, Fall River, MA
Buyer: 379 Kilburn LLC
Seller: Coast Florida LLC
Lot Size: 1.35 Acres
Building Size: 41,589 SF
Price: \$400,000 **\$9.61 SF**
Notes:

Date: 8/6/2012
Type of Property: Commercial Warehouse
Address: 175-190 Kenneth Welch Drive, Lakeville, MA
Buyer: 175-190 Kenneth Welch Drive LLC
Seller: Talbots, Inc.
Lot Size: 87.08 Acres
Building Size: 569,913 SF
Price: \$20,800,000 **\$36.49 SF**
Notes:

Date: 8/8/2012
Type of Property: Industrial Warehouse
Address: 47 South Street, New Bedford, MA
Buyer: Ocean Capital US Ltd.
Seller: Bruces Splicing & Rigging
Lot Size: 1.28 Acres
Building Size: 7,000 SF
Price: \$400,000 **\$57.14 SF**
Notes:

Date: 8/15/2012
Type of Property: Commercial Warehouse
Address: 304 Shore Road, Bourne, MA
Buyer: Mike Hallam for Back River Marine & Agricultural Corp
Seller: Matthew Stommel
Lot Size: 1.75 Acres
Building Size: 10,980 SF
Price: \$1,050,000 **\$95.62 SF**
Notes: Contains a 3,157 SF Office Building

Date: 8/17/2012
Type of Property: Industrial Warehouse
Address: 362 Yarmouth Road, Hyannis, MA
Buyer: Pareto Holdings LLC
Seller: Robert Tivey
Lot Size: 1.04 Acres
Building Size: 13,722 SF
Price: \$1,200,000 **\$87.45 SF**
Notes:

Date: 8/27/2012
Type of Property: Manufacturing Building
Address: 523 Spring Street, East Bridgewater, MA
Buyer: Larry Dale
Seller: John Boyd
Lot Size: 13 Acres
Building Size: 19,504 SF
Price: \$675,000 **\$34.60 SF**
Notes:

Date: 8/28/2012
Type of Property: Manufacturing Building
Address: 285 R Centre Street, Rockland, MA
Buyer: Stuart Hemingway
Seller: Andrew St. James
Lot Size: 15,246 SF
Building Size: 7,314 SF
Price: \$470,000 **\$64.26 SF**
Notes:

Date: 9/7/2012
Type of Property: Industrial Warehouse/Manufacturing Building
Address: 44 & 54 Commercial Street, Raynham, MA
Buyer: Nicholas Dinatale
Seller: Michael Kineally
Lot Size: 3.29 Acres
Building Size: 22,000 SF
Price: \$1,100,000 **\$50 SF**
Notes: Multi-Tenant Industrial Building

Date: 9/11/2012
Type of Property: Manufacturing Building
Address: 281 Washington Street, Abington, MA
Buyer: Gary Macwilliams
Seller: Cadete Family LP
Lot Size: 25,000 SF
Building Size: 7,000 SF
Price: \$555,000 **\$79.28 SF**
Notes:

Date: 9/14/2012
Type of Property: Commercial Warehouse
Address: 64 Plant Road, Hyannis, MA
Buyer: Juanton Garage LLC
Seller: Edwin Bennett
Lot Size: 10,890 SF
Building Size: 3,000 SF
Price: \$350,000 **\$116.66 SF**
Notes: Employees Bought Business & Real Estate

General

Date: 7/12/2012
Type of Property: Office Building
Address: 182 Palmer Avenue, Falmouth, MA
Buyer: Macduff Development LLC
Seller: Davidson Talbert LLC
Lot Size: 19,950 SF
Building Size: 2,394 SF
Price: \$425,000 **\$177.52 SF**
Notes:

Date: 7/3/2012
Type of Property: Office Building
Address: 30 Centre Street, Brockton, MA
Buyer: Trinity Brockton LP
Seller: Christopher Sulmonte
Lot Size: 3,049 SF
Building Size: 3,024 SF
Price: \$900,000 **\$297.62 SF**
Notes:

Date: 7/3/2012
Type of Property: Industrial Office Building
Address: 52 & 60 Main Street, Brockton, MA
Buyer: Trinity Brockton LLC
Seller: Northborough Capital Partners
Lot Size: .68 Acres
Building Size: 48,808 SF
Price: \$1,150,000 **\$23.56 SF**
Notes:

Date: 7/3/2012
Type of Property: Mobile Home Park
Address: 3036 Cranberry Highway, Wareham, MA
Buyer: CCAC Realty Corporation
Seller: Henry Barry & USA IRS
Lot Size: 1.4 Acres
Building Size: 21 Sites
Price: \$416,000 **\$19,809 per Site**
Notes:

Date: 7/2/2012
Type of Property: Medical Office Building
Address: 310 South Street, Hyannis, MA
Buyer: Edward Egan
Seller: Ronald Knight
Lot Size: 20,909 SF
Building Size: 2,078 SF
Price: \$545,000 **\$262.27 SF**
Notes:

Date: 7/25/2012
Type of Property: Day Care Center
Address: 185 Plymouth Street, Carver, MA
Buyer: Tin Man LLC
Seller: Joanne Schaufus
Lot Size: 28,314 SF
Building Size: 3,355 SF
Price: \$325,000 **\$96.87 SF**
Notes:

Date: 7/25/2012
Type of Property: Retail – Department Store
Address: 2110 Washington Street, Hanover, MA
Buyer: 2110 Washington Street LLC
Seller: Robert Harrington
Lot Size: 6,970 SF
Building Size: 3,025 SF
Price: \$540,000 **\$178.51 SF**
Notes:

Date: 7/24/2012
Type of Property: Day Care Center
Address: 109 South Meadow Road, Plymouth, MA
Buyer: Darcy Kennedy
Seller: Elaine Hirt
Lot Size: 1.68 Acres
Building Size: 2,993 SF
Price: \$410,000 **\$136.98 SF**

Date: 7/26/2012
Type of Property: Restaurant
Address: 8 Upper County Road, Dennis, MA
Buyer: Peninsula Realty LLC
Seller: Martha Mendoza
Lot Size: 20,473 SF
Building Size: 7,367 SF
Price: \$1,000,000 **\$135.74 SF**
Notes:

Date: 7/27/2012
Type of Property: Restaurant
Address: 119 Cranberry Highway, Bourne, MA
Buyer: Michael Tasha
Seller: Michael Hallam
Lot Size: 1.12 Acres
Building Size: 2,446 SF
Price: \$500,000 **\$204.41 SF**
Notes: Buyer was Abutter

Date: 7/19/2012
Type of Property: Office Building
Address: 243 South Street, Hyannis, MA
Buyer: John Garabedian
Seller: Anne Murphy
Lot Size: 23,087 SF
Building Size: 2,970 SF
Price: \$380,000 **\$127.94 SF**
Notes:

Date: 7/17/2012
Type of Property: Office Building
Address: 314 Orleans Road, Chatham, MA
Buyer: Carol Sino
Seller: M & M Station LLC
Lot Size: 7,405 SF
Building Size: 288 SF
Price: \$150,000 **\$520.83 SF**
Notes:

Date: 7/31/2012
Type of Property: Mixed Use
Address: 22-26 East Water Street, Rockland, MA
Buyer: 22-26 East Water LLC
Seller: Hingham Institution for Savings
Lot Size: 5,227 SF
Building Size: 6,038 SF
Price: \$170,000 **\$28.15 SF**
Notes:

Date: 8/1/2012
Type of Property: Auto Sales
Address: 1845 Washington Street, Hanover, MA
Buyer: AMR Real Estate Holdings
Seller: Richard Delaney
Lot Size: 8 Acres
Building Size: 48,300 SF
Price: \$9,500,000 **\$196.68 SF**
Notes:

Date: 7/30/2012
Type of Property: Office Building
Address: 34 Center Street, Middleboro, MA
Buyer: Denis Lila
Seller: Daniel Perrin
Lot Size: 1,742 SF
Building Size: 1,324 SF
Price: \$94,000 **\$70.99 SF**
Notes:

Date: 8/3/2012
Type of Property: Office Building
Address: 541 Broadway, Raynham, MA
Buyer: Timothy Grabarz
Seller: Dona Gilbody
Lot Size: 1 Acre
Building Size: 1,612 SF
Price: \$200,000 **\$124.06 SF**
Notes:

Date: 8/10/2012
Type of Property: Auto Sales
Address: 685 South Washington Street, North Attleboro, MA
Buyer: Village Attleboro LLC
Seller: Fireside Nissan RT
Lot Size: 4.74 Acres
Building Size: 34,992 SF
Price: \$5,000,000 **\$142.88 SF**

Date: 8/16/2012
Type of Property: Restaurant/Bar
Address: 219-223 North Main Street, Mansfield, MA
Buyer: Elm Pond Associates LLC
Seller: Ruscito Brothers LLC
Lot Size: 15,246 SF
Building Size: 6,700 SF
Price: \$850,000 **\$126.86 SF**
Notes:

Date: 8/17/2012
Type of Property: Mixed Use
Address: 1393 Rodman Street, Fall River, MA
Buyer: Inocenio Dossantos
Seller: Spindle City Realty LLC
Lot Size: 5,107 SF
Building Size: 1,672 SF
Price: \$120,000 **\$71.77 SF**
Notes:

Date: 8/24/2012
Type of Property: Retail Service
Address: 540 Union Street, Rockland, MA
Buyer: Panopticon Imaging Inc.
Seller: US Bank NA
Lot Size: 21,344 SF
Building Size: 2,166 SF
Price: \$145,000 **\$66.94 SF**
Notes:

Date: 8/15/2012
Type of Property: Office Building
Address: 995 Rockdale Avenue, New Bedford, MA
Buyer: SANYOG LLC
Seller: 410 Parker Street LLC
Lot Size: 11,200 SF
Building Size: 3,102 SF
Price: \$274,600 **\$88.52 SF**
Notes:

Date: 8/23/2012
Type of Property: Mixed Use
Address: 229 Tremont Street, Carver, MA
Buyer: Vincent Dirusso
Seller: Apex Inc.
Lot Size: 34,848 SF
Building Size: 5,690 SF
Price: \$225,000 **\$39.54 SF**
Notes:

Date: 8/22/2012
Type of Property: Self Storage Units
Address: 15 Marion Drive, Kingston, MA
Buyer: JFJ Realty LLC
Seller: Harry Livanis
Lot Size: 3.39 Acres
Building Size: 33,725 SF
Price: \$955,000 **\$28.31 SF**
Notes: 6 Buildings

Date: 8/22/2012
Type of Property: Lumber Yard
Address: 192 Summer Street, Kingston, MA
Buyer: 192 Summer LLC
Seller: Quinlan Sullivan
Lot Size: 5.01 Acres
Building Size: 21,950 SF
Price: \$2,600,000 **\$118.45 SF**
Notes:

Date: 8/28/2012
Type of Property: Office Building
Address: 44 Bedford Street, Middleboro, MA
Buyer: ABC Commercial Properties Inc.
Seller: Prologis LP
Lot Size: 17.68 Acres
Building Size: 35,973 SF
Price: \$3,600,000 **\$100.07 SF**
Notes:

Date: 8/27/2012
Type of Property: Mixed Use
Address: 189 Marion Road, Wareham, MA
Buyer: 189 Marion Road LLC
Seller: William Hallisey
Lot Size: 1.21 Acres
Building Size: 1,208 SF
Price: \$425,000 **\$351.82 SF**

Date: 8/28/2012
Type of Property: Retail Service
Address: 513 Route 28, Harwich, MA
Buyer: Teampeh Properties LLC
Seller: Howard Johnson
Lot Size: 11,761 SF
Building Size: 2,385 SF
Price: \$600,000 **\$251.57 SF**
Notes:

Date: 8/31/2012
Type of Property: Retail Service
Address: 652 Bedford Street, Fall River, MA
Buyer: Rogerio Marabuto
Seller: Eduardo Lima
Lot Size: 1,370 SF
Building Size: 1,223 SF
Price: \$122,500 **\$100.16 SF**
Notes:

Date: 8/29/2012
Type of Property: Office Building
Address: 29 Main Street, Orleans, MA
Buyer: Idle Times 29 Main Street
Seller: Main Street Orleans LLC
Lot Size: 10,454 SF
Building Size: 4,491 SF
Price: \$306,400 **\$68.22 SF**
Notes:

Date: 9/7/2012
Type of Property: Car Wash Facility
Address: 235 John Street, Fall River, MA
Buyer: Joelle & Joseph LLC
Seller: John Street Service Corporation
Lot Size: 29,755 SF
Building Size: 8,335 SF
Price: \$755,000 **\$90.58 SF**
Notes:

Date: 9/26/2012
Type of Property: Restaurant/Bar
Address: 3136 Cranberry Highway, Wareham, MA
Buyer: Savage Kow LLC
Seller: Joseph Cecchinelli
Lot Size: 15,370 SF
Building Size: 2,791 SF
Price: \$475,000 **\$170.18 SF**

Date: 9/26/2012
Type of Property: Auto Repair
Address: 495 Main Street, Brockton, MA
Buyer: Faneuil Investors Group LLC
Seller: Jonas Garcon
Lot Size: 9,583 SF
Building Size: 2,352 SF
Price: \$190,000 **\$80.78 SF**
Notes:

Date: 9/26/2012
Type of Property: Retail Service
Address: 29 Main Street, Marshfield, MA
Buyer: Chetan Patel
Seller: Stephen Doyle
Lot Size: 21,306 SF
Building Size: 1,540 SF
Price: \$325,000 **\$211.03 SF**
Notes:

Date: 9/28/2012
Type of Property: Retail Service
Address: 461 Wareham Street, Middleboro, MA
Buyer: A & C Motorcycles LLC
Seller: Radke Realty LLC
Lot Size: 21,780 SF
Building Size: 3,600 SF
Price: \$255,000 **\$70.83 SF**
Notes:

Date: 9/28/2012
Type of Property: Nursing Home
Address: 123 South Street, Plymouth, MA
Buyer: Plymouth Landlord MA LLC
Seller: Radius Mayflower Realty LLC
Lot Size: 3.48 Acres
Building Size: 79,676 SF
Price: \$13,226,964 **\$166 SF**
Notes:

Date: 9/26/2012
Type of Property: Shopping Center
Address: 1250 South Washington Street, North Attleboro, MA
Buyer: RAR2-1250 South Washington Street
Seller: Paramount Fashion
Lot Size: 11.8 Acres
Building Size: 106,565 SF
Price: \$26,250,000 **\$246.32 SF**

Date: 9/28/2012
Type of Property: Retail Service
Address: 1443 Broadway, Raynham, MA
Buyer: Brett Srocinski
Seller: Daniel Currie
Lot Size: 1.18 Acres
Building Size: 1,678 SF
Price: \$290,000 **\$172.82 SF**
Notes:

Date: 9/27/2012
Type of Property: Retail Service
Address: 67 Main Street, Taunton, MA
Buyer: Margaret Gudmundsson
Seller: Main 67 LLC
Lot Size: 1,742 SF
Building Size: 1,188 SF
Price: \$91,000 **\$76.59 SF**
Notes:

Date: 9/27/2012
Type of Property: Office Building
Address: 1311 Bedford Street, Fall River, MA
Buyer: Mary Cruz
Seller: Spidle City Realty LLC
Lot Size: 6,002 SF
Building Size: 2,247 SF
Price: \$137,500 **\$61.19 SF**
Notes:

Date: 9/28/2012
Type of Property: Retail Service
Address: 208 Stafford Road, Fall River, MA
Buyer: Amaral Realty LLC
Seller: Interim Holdings LLC
Lot Size: 4,719 SF
Building Size: 2,035 SF
Price: \$140,000 **\$68.79 SF**
Notes:

Date: 9/28/2012
Type of Property: Auto Repair
Address: 91 Barnstable Road, Hyannis, MA
Buyer: Said Alharthy
Seller: PADCO Properties LLC
Lot Size: 8,712 SF
Building Size: 1,340 SF
Price: \$171,300 **\$127.83 SF**

Date: 9/26/2012
Type of Property: Medical Office Building
Address: 66 Lewis Bay Road, Hyannis, MA
Buyer: Cape Cod Hospital
Seller: Rapp Family LLP
Lot Size: 14,810 SF
Building Size: 2,680 SF
Price: \$1,200,000 **\$447.76 SF**
Notes:

Date: 9/20/2012
Type of Property: Office Building
Address: 5 Castle St., 10 R Atlantic Street & 285 R Court Street,
Plymouth, MA
Buyer: Primeira Igreja Batista
Seller: P. Revere Realty Corporation
Lot Size: .41
Building Size: 6,150 SF
Price: \$360,000 **\$58.53 SF**
Notes: Contains a 1,728 SF 2 Family Building

Date: 9/21/2012
Type of Property: Office Building
Address: 341 Court Street, Plymouth, MA
Buyer: Court Street LLC
Seller: MDM & RG Realty LLC
Lot Size: 1.77 Acres
Building Size: 8,830 SF
Price: \$620,000 **\$70.21 SF**
Notes:

Date: 9/21/2012
Type of Property: Retail Service & Parking Lot
Address: 221 South Main Street & Spring Street, Fall River, MA
Buyer: Antonio costa Property Management
Seller: Eduardo Borges
Lot Size: 21,284 SF
Building Size: 17,906 SF
Price: \$600,000 **\$33.50 SF**
Notes:

Date: 9/18/2012
Type of Property: Office Building & Retail Service
Address: 417 Purchase Street & 277 Turnpike Street, South Easton, MA
Buyer: BAMB Properties LLC
Seller: School House Plaza LLC
Lot Size: 1.46 Acres
Building Size: 9,086 SF
Price: \$1,015,000 **\$111.71 SF**
Notes:

Date: 9/21/2012
Type of Property: Trucking Terminal
Address: 30 Industrial Way, Seekonk, MA
Buyer: 30 Industrial LLC
Seller: YRC Inc.
Lot Size: 10 Acres
Building Size: 19,190 SF
Price: \$910,000 **\$47.42 SF**
Notes:

Date: 9/19/2012
Type of Property: Office Building
Address: 2 Williams Avenue, Bourne, MA
Buyer: Riverbend Holdings LLC
Seller: Karen Rood
Lot Size: 21,954 SF
Building Size: 3,000 SF
Price: \$185,000 **\$61.66 SF**
Notes:

Date: 9/14/2012
Type of Property: Office Building
Address: 50 Derby Street & 25 Recreation Park Drive, Hingham, MA
Buyer: Corporate Center of Hingham
Seller: Bare Cove Associates LLC
Lot Size: 9.22 Acres
Building Size: 86,288 SF
Price: \$5,700,000 **\$66.05 SF**
Notes:

Date: 9/13/2012
Type of Property: Auto Other
Address: 1144 Main Street, Brockton, MA
Buyer: Hyacinth Realty Associates LLC
Seller: Diamond Financial LLC
Lot Size: 7,405 SF
Building Size: 544 SF
Price: \$125,000 **\$229.78 SF**

Date: 9/14/2012
Type of Property: Auto Sales
Address: 740 South Washington Street, North Attleboro, MA
Buyer: One Stop Auto Sales Inc.
Seller: Wael Klani
Lot Size: 20,000 SF
Building Size: 1,556 SF
Price: \$200,000 **\$128.53 SF**
Notes:

Date: 9/14/2012
Type of Property: Retail Service
Address: 360 Main Street, Fairhaven, MA
Buyer: Cottrel Brothers Inc.
Seller: Robert Viera
Lot Size: 4,496 SF
Building Size: 3,510 SF
Price: \$280,000 **\$79.77 SF**
Notes:

Date: 9/27/2012
Type of Property: Nursing Home
Address: 37 Route 6A, Sandwich, MA
Buyer: Cape Heritage Landlord MA
Seller: Radius Heritage Realty LLC
Lot Size: 7 Acres
Building Size: 40,018 SF
Price: \$14,025,161 **\$341.92 SF**
Notes:

Land

Date: 8/10/2012
Type of Property: Land
Address: 447 Station Avenue, South Yarmouth, MA
Buyer: Station Crossing II LLP
Seller: Peter Nyberg
Lot Size: 1.21 Acres
Building Size: 3,190 SF
Price: \$700,000 **\$219.43 SF**
Notes: Buyer was Abutter

Date: 7/10/2012
Type of Property: Industrial Land
Address: Off Freemans Way, Brewster, MA
Buyer: Cape Sand & Recycling LLC
Seller: Douglas Grover
Lot Size: 16.73 Acres
Price: \$350,000 **\$20,920 per Acre**
Notes:

Date: 7/30/2012
Type of Property: Industrial Land
Address: Tarkiln Place, Fairhaven, MA
Buyer: Triple Horn LLC
Seller: Warren Mccollestar
Lot Size: 3.22 Acres
Price: \$312,200 **\$96,956 per Acre**
Notes:

Date: 8/7/2012
Type of Property: Commercial Land
Address: 102 Hedges Pond Road, Plymouth, MA
Buyer: JDLA LLC
Seller: Hedges Pond Holding Company
Lot Size: 26,437 SF (.607 acres)
Price: \$90,000 **\$148,294 per Acre**
Notes:

Date: 8/22/2012
Type of Property: Industrial Land
Address: 196 Queen Anne Road, Harwich, MA
Buyer: Water Island LLC
Seller: James Williams
Lot Size: 20,865 SF
Price: \$120,000 **\$5.75 SF**
Notes:

Date: 8/27/2012
Type of Property: Commercial Land
Address: 218 Main Street, Bourne, MA
Buyer: Timothy Eldredge
Seller: Sanford Properties LLC
Lot Size: 4 Acres
Price: \$185,000 **\$46,250 per Acre**
Notes: Short Sale

Date: 8/29/2012
Type of Property: Commercial Land
Address: 2181 GAR Highway, Swansea, MA
Buyer: South Coast Educational
Seller: Leo Cyr
Lot Size: 12,197 SF
Price: \$65,000 **\$5.33 SF**
Notes:

Date: 9/20/2012
Type of Property: Commercial Land
Address: Henry Drive, Bourne, MA
Buyer: Hydroid Inc.
Seller: CC Ventures Inc.
Lot Size: 5.24 Acres
Price: \$1,171,000 **\$223,473 per Acre**
Notes:

Date: 9/12/2012
Type of Property: Commercial Land
Address: 619 State Road, Dartmouth, MA
Buyer: Michael Ricardo
Seller: Theresa Burm
Lot Size: 26,740 SF
Price: \$100,000 **\$3.74 SF**
Notes:

Condos

Date: 7/6/2012
Type of Property: Industrial Condo
Address: 19 Old Colony Lane, Unit 19, Marshfield, MA
Buyer: Aircover LLC
Seller: Deborah Casey
Building Size: 1,232 SF
Price: \$27,188 **\$22.06 SF**
Notes: Aircraft Hangar

Date: 7/3/2012
Type of Property: Office Condo
Address: 3 Main Street, Unit 19, Eastham, MA
Buyer: Rhonda Garran
Seller: Aleta Azarian
Building Size: 600 SF
Price: \$55,000 **\$91.66 SF**
Notes:

Date: 7/2/2012
Type of Property: Office Condos
Address: 923 Route 6A, Unit s F, I, K, J & L, Yarmouth, MA
Buyer: Sean Enright
Seller: Chapter 2 LLC
Building Size: 3,545 SF
Price: \$637,000 **\$179.68 SF**
Notes: Units Share a Conference Room & Lobby

Date: 7/3/2012
Type of Property: Office Condo
Address: 48 Camp Street, Unit 2, Hyannis, MA
Buyer: William Brown
Seller: HSBC Bank USA NA
Building Size: 944 SF
Price: \$30,199 **\$31.99 SF**
Notes:

Date: 7/23/2012
Type of Property: Industrial Condo
Address: 16 Kendrick Road, Unit 6, Wareham, MA
Buyer: Warm Winds Inc.
Seller: 16 Kendrick Road LLC
Building Size: 6,000 SF
Price: \$137,000 **\$22.83 SF**
Notes:

Date: 7/27/2012
Type of Property: Retail Condo
Address: 205 Worcester Court, Unit 4, Falmouth, MA
Buyer: Karen Murphy
Seller: 4M Heritage Place LLC
Building Size: 3,100 SF
Price: \$235,000 **75.80 SF**
Notes:

Date: 7/27/2012
Type of Property: Industrial Condo
Address: 23 Bowdoin Road, Unit 3, Mashpee, MA
Buyer: Jared McMurray
Seller: Cynthia Shulman
Building Size: 792 SF
Price: \$125,000 **\$157.82 SF**
Notes:

Date: 7/20/2012
Type of Property: Office Condo
Address: 99 Longwater Circle, Unit 102, Norwell, MA
Buyer: Theresa Bell-Nagle
Seller: Sedna Blue LLP
Building Size: 2,130 SF
Price: \$215,000 **\$100.93 SF**
Notes:

Date: 7/18/2012
Type of Property: Industrial Condo
Address: 10 Jan Sebastian Drive, Unit 3, Sandwich, MA
Buyer: Clambakes Etc. LLC
Seller: Debora Casey
Building Size: 3,600 SF
Price: \$200,000 **\$55.55 SF**
Notes:

Date: 7/31/2012
Type of Property: Industrial Condo
Address: 168 Industrial Drive, Unit 5, Mashpee, MA
Buyer: Mashpee Fitness LLC
Seller: Mashpee Industrial Realty
Building Size: 12,772 SF
Price: \$1,051,000 **\$82.28 SF**
Notes:

Date: 8/17/2012
Type of Property: Office Condo
Address: 24 Park Street, Unit 205, Attleboro, MA
Buyer: A 1 Alert Inc.
Seller: Michael Oberlander
Building Size: 812 SF
Price: \$75,000 **\$92.36 SF**
Notes:

Date: 8/15/2012
Type of Property: Industrial Condo
Address: 381 Old Falmouth Road, Unit H, Marstons Mills, MA
Buyer: Mary Wells
Seller: G. N. Tomkinson
Building Size: 1,898 SF
Price: \$190,000 **\$100.10 SF**
Notes:

Date: 8/31/2012
Type of Property: Office Condo
Address: 196 Rockland Street, Unit 2, Hanover, MA
Buyer: Liddel Development LLC
Seller: Hub LLC
Building Size: 3,366 SF
Price: \$390,000 **\$115.86 SF**
Notes:

Date: 8/31/2012
Type of Property: Industrial Condo
Address: 32 Baxter Road, Units 6, 7 & 8, South Dennis, MA
Buyer: Fairbanks February LLC
Seller: D. Jeffrey Ehart
Building Size: 2,834 SF
Price: \$240,000 **\$84.68 SF**
Notes:

Date: 8/31/2012
Type of Property: Industrial Condo
Address: 152 Cranberry Highway, Unit 6, Bourne, MA
Buyer: Travers Landscape Construction
Seller: Donald Shulman
Building Size: 840 SF
Price: \$100,000 **\$119.04 SF**
Notes:

Date: 8/28/2012
Type of Property: Office Condo
Address: 34 Conwell Street, Unit 34, Provincetown, MA
Buyer: Helping Our Women Inc.
Seller: Nancy Correia
Building Size: 983 SF
Price: \$335,000 **\$340.79 SF**
Notes:

Date: 9/6/2012
Type of Property: Office Condo
Address: 152 Emory Street, Unit 3, Attleboro, MA
Buyer: University Cardiology
Seller: Miriam Cardiology Inc.
Building Size: 1,413 SF
Price: \$125,000 **\$88.46 SF**
Notes:

Date: 9/28/2012
Type of Property: Industrial Condo
Address: 75 First St., Unit 1, Bridgewater, MA
Buyer: Firebush LLC
Seller: James Campbell
Building Size: 1,750 SF
Price: \$149,350 **\$85.34 SF**
Notes:

Date: 9/28/2012
Type of Property: Office Condo
Address: 258 Main Street, Unit 3, Bourne, MA
Buyer: Hye Lite LLC
Seller: Bayview Loan Servicing LLC
Building Size: 730 SF
Price: \$21,100 **\$28.90 SF**
Notes:

Date: 9/21/2012
Type of Property: Office Condo
Address: 73 Main Street, Unit C, Carver, MA
Buyer: Rosanne Nutter
Seller: CVA Realty LLC
Building Size: 3,754 SF
Price: \$425,000 **\$113.21 SF**
Notes:

Date: 9/21/2012
Type of Property: Office Condo
Address: 516 Hawthorn Street, Unit 4, Dartmouth, MA
Buyer: Hawthorn Properties LLC
Seller: Mills Tisbury Realty LLC
Building Size: 1,550 SF
Price: \$200,000 **\$129.03 SF**
Notes:

Date: 9/17/2012
Type of Property: Office Condo
Address: 29 Main Street, Unit 2, Orleans, MA
Buyer: Karen Martin
Seller: Main Street Orleans LLC
Building Size: 427 SF
Price: \$85,400 **\$200 SF**
Notes:

Date: 9/20/2012
Type of Property: Industrial Condo
Address: 32 Baxter Road, Unit 3, Hyannis, MA
Buyer: Dip N Strip Realty LLC
Seller: D. J. Ehart
Building Size: 777 SF
Price: \$70,000 **\$90.09 SF**
Notes:

Date: 9/12/2012
Type of Property: Office Condo
Address: 15 Hamilton Street, New Bedford, MA
Buyer: Buzzards Bay Coalition
Seller: Rodman Realty Corporation
Building Size: 1,717 SF
Price: \$250,000 **\$145.60 SF**
Notes:

Apartments/Inn

Date: 8/8/2012
Type of Property: Apartment Building
Address: 21 Thomas Avenue, Bourne, MA
Buyer: 21 Thomas Avenue LLC
Seller: Good Builders Inc.
Lot Size: 15,681 SF
Building Size: 5,796 SF
Price: \$465,000 **\$116,250 per Unit**
Notes: 4 Units

Date: 8/31/2012
Type of Property: Apartment Building
Address: 4000 North Main Street, Fall River, MA
Buyer: Tag Fall River Real Estate
Seller: Clearview Investments LLC
Lot Size: 1.3 Acres
Building Size: 46,486 SF
Price: \$3,427,500 **\$69,948 per Unit**
Notes: 49 Units

Date: 9/5/2012
Type of Property: Apartment Building
Address: 114 Broadway, Taunton, MA
Buyer: Linda Rich
Seller: Ann Haskins
Lot Size: 8,712 SF
Building Size: 4,090 SF
Price: \$235,000 **\$39,166 per Unit**
Notes: 6 Units

Date: 9/19/2012
Type of Property: Apartment Building
Address: 89 Plympton Street, Middleboro, MA
Buyer: Emerald Park LJS LLC
Seller: Plympton Street LLC
Lot Size: 1.97 Acres
Building Size: 14,182 SF
Price: \$1,512,500 **\$94,531 per Unit**
Notes: 16 Units

Date: 9/17/2012
Type of Property: Apartment Building
Address: 7 Conant Street, Provincetown, MA
Buyer: Conant West End LLC
Seller: Suzanne Carter
Lot Size: 6,142 SF
Building Size: 1,923 SF
Price: \$869,000 **\$217,250 per Unit**
Notes: 4 Units

Date: 9/21/2012
Type of Property: Apartment Building
Address: 156 Winter Street, Hyannis, MA
Buyer: Mark Hansen
Seller: One West Bank
Lot Size: 7,841 SF
Building Size: 2,080 SF
Price: \$180,000 **\$45,000 per Unit**
Notes: 4 Units

Date: 9/17/2012
Type of Property: Inn/Resort
Address: 40 Main Street, Falmouth, MA
Buyer: 40 Main Development LLC
Seller: Augusta Realty Company Falmouth
Lot Size: 16,467 SF
Building Size: 3,869 SF
Price: \$756,000 **\$151,200 per Unit**
Notes: 5 Units

Date: 9/14/2012
Type of Property: Apartment Building
Address: 15 Bradford Street, Plymouth, MA
Buyer: Hallisey Properties LLC
Seller: Eric Nee
Lot Size: 4,760 SF
Building Size: 3,500 SF
Price: \$460,000 **\$92,000 per Unit**
Notes: 5 Units

Date: 9/25/2012
Type of Property: Apartment Building
Address: 117 Old Plymouth Road, Bourne, MA
Buyer: Harbor Group Home LLC
Seller: Garland Holding Company LLC
Lot Size: 5.78 Acres
Building Size: 29,252 SF
Price: \$1,900,000 **\$82,608 per Unit**
Notes: 23 Units