

*Comps for Southeastern, MA
For 1st Quarter 2008
Prepared by
Michael Giancola & LJ Palezesi*

Industrial

Date: 1/8/08
Type of Property: Industrial Warehouse
Address: 169 Camelot Drive, Plymouth, MA
Buyer: Town of Plymouth
Seller: D & B RT & Peter J Opachinski
Lot size: 4.5 Acres
Building Size: 14,400 SF
Price: \$2,300,000 \$159.72 SF
Notes:

Date: 1/8/08
Type of Property: Manufacturing Building
Address: 999 Reed Road, Dartmouth, MA
Buyer: Battleship Cove properties LLC
Seller: Bridgewater SB & Northeastern Holdings LLC
Lot Size: 5.2 Acres
Building Size: 8,610 SF
Price: \$851,000 **\$98.83 SF**
Notes:

Date: 1/10/08
Type of Property: Industrial Warehouse
Address: 6 Apollo Eleven Road, Plymouth, MA
Buyer: FLF Realty LLC & Lloyd Felder
Seller: Alpha Holding Co Ltd
Lot Size: 2.371 Acres
Building Size: 23,000 SF
Price: \$1,500,000 **\$65.22 SF**
Notes:

Date: 1/30/08
Type of Property: Commercial Warehouse
Address: 970 Old Reed Road, North Dartmouth, MA
Buyer: Old Reed Road Realty LLC
Seller: Tonset Co., Inc
Lot Size: 21.38 Acres
Building Size: 84,956 SF
Price: \$4,190,000 **\$49.32 SF**
Notes:

Date: 1/30/08
Type of Property: Industrial Warehouse
Address: 61 John Vertente Blvd., New Bedford, MA
Buyer: Symmetry New Bedford RE
Seller: Depuy Orthopaedics
Lot Size: 16.4 Acres
Building Size: 82,016 SF
Price: \$5,200,000 **\$63.40 SF**
Notes:

Date: 1/25/08
Type of Property: Manufacturing Building
Address: 469 Alden St., Fall River, MA
Buyer: Jameson Realty Inc
Seller: Nanaguaket Realty Inc
Lot Size: 1.93 Acres
Building Size: 34,100 SF
Price: \$225,000 **\$6.60 SF**
Notes:

Date: 1/11/08
Type of Property: Commercial Warehouse
Address: 13-19 Commercial Street, New Bedford, MA
Buyer: Carl Beckman
Seller: Beckman FT & Charles Beckman
Lot Size: 3,490 SF
Building Size: 9,245 SF
Price: \$360,000 **\$38.94 SF**
Notes:

Date: 2/12/08
Type of Property: Commercial Warehouse
Address: 1120 West Chestnut Street., Brockton, MA
Buyer: Brockton 1120 LLC & Brockton Properties LLC
Seller: Chestnut Street RT & Andrew Logie
Lot Size: 1.64 Acres
Building Size: 11,461 SF
Price: \$1,127,299 **\$98.36 SF**
Notes:

Date: 2/12/08
Type of Property: Commercial Warehouse
Address: 1150 West Chestnut Street, Brockton, MA
Buyer: Brockton 1150 LLC & Brockton Properties LLC
Seller: Logie Realty Assoc. LP & Logie Realty Assoc Inc
Lot Size: 6.1 Acres
Building Size: 100,380 SF
Price: \$5,622,701 **\$56.01 SF**
Notes:

Date: 1/3/08
Type of Property: Industrial Warehouse
Address: 175 John Quincy Adams Road, Taunton, MA
Buyer: Adams RT & Charles Hajjar
Seller: BEC Realty Associates & Barry Budwit
Lot Size: 5 Acres
Building Size: 30,328 SF
Price: \$2,400,000 **\$79.13 SF**
Notes:

Date: 1/3/08
Type of Property: Industrial Warehouse
Address: 45 Commerce Way, Norton, MA
Buyer: Cabot MA 1B01 LLC
Seller: General Motors Corp
Lot Size: 55.73 Acres
Building Size: 394,179 SF
Price: \$25,085,000 **\$63.64 SF**
Notes:

Date: 3/12/08
Type of Property: Commercial Warehouse
Address: 400 Barnstable Road, Hyannis, MA
Buyer: Rotary Realty LLC
Seller: Rotary RT & Norman Kalat
Lot Size: 21,344 SF
Building Size: 7,446 SF
Price: \$250,000 **\$33.57 SF**
Notes:

Date: 3/19/08
Type of Property: Commercial Warehouse
Address: 211 Airport Road, Hyannis, MA
Buyer: Town of Barnstable
Seller: Raymond Blackburn
Lot Size: 6.06 acres
Building Size: 1,000 Sf
Price: \$2,550,000
Notes: Taking for aiport expansion.

Date: 3/14/08
Type of Property: Manufacturing Building
Address: 174 Duchaine Blvd., New Bedford, MA
Buyer: EPEC PMD LLC
Seller: EPEC Inc
Lot Size: 5.2 Acres
Building Size: 37,604 SF
Price: \$575,000 **\$15.29 SF**
Notes:

Date: 4/2/08
Type of Property: Manufacturing Building
Address: 1100 Pearl Street, Brockton, MA
Buyer: Pearlmart LLC
Seller: Jasa Realty LLC
Lot Size: 312,325 SF
Building Size: 105,770 SF
Price: \$4,925,000 **\$46.56 SF**
Notes:

Date: 3/24/08
Type of Property: Manufacturing Building
Address: 841 North Bedford St., East Bridgewater, MA
Buyer: ATL Construction Inc
Seller: Surf T & Bradford C Cushing
Lot Size: 2.74 acres
Building Size: 14,526 SF
Price: \$950,000 **\$65.40 SF**
Notes:

Date: 3/21/08
Type of Property: Manufacturing Building
Address: 131 Philips St., Hanson, MA
Buyer: Holbrook Business Prop LLC
Seller: ARC RT & Robert A Cook
Lot Size: 2.54 acres
Building Size: 12,060 SF
Price: \$695,000 **\$57.63 SF**
Notes:

General Commercial

Date: 1/3/08
Type of Property: Shopping Ctr/Mall
Address: 225-241 Bedford Street, East Bridgewater, MA
Buyer: Diletzia Development & John Diletzia
Seller: Bedford Crossing LLC & Marco Crugnale
Lot Size: 5.82 acres
Building Size: 64,380 SF (2 Buildings)
Price: \$5,550,000 **\$86.20 SF**
Notes:

Date: 1/10/08
Type of property: Office Building
Address: 697 Main Street, Chatham, MA
Buyer: 697 Main Street LLC
Seller: James & Judith Young
Lot Size: 11,307 SF
Building Size: 1,867 SF
Price: \$739,000 **\$395.82 SF**
Notes:

Date: 1/15/08
Type of Property: Research & Development
Address: 19 Research Road, Falmouth, MA
Buyer: Falmouth Economic Development
Seller: Government Underwriters LP
Lot Size: 4.5 Acres
Building Size: 2,543 SF
Price: \$725,000 **\$285.09 SF**
Notes:

Date: 1/8/08
Type of Property: Gas Station
Address: 245 Cape Hwy, Taunton, MA
Buyer: Joseph & Diyaa Ibrahim
Seller: MDGB Realty LLC
Lot Size: 1.79 acres
Building Size: 2000 SF
Price: \$1,600,000 **\$800 SF**
Notes:

Date: 1/8/08
Type of Property: Retail
Address: 45 Main Street, Taunton, MA
Buyer: Patia Campbell & Richard Hosterman
Seller: Goodnows Clothing Inc
Lot Size: 8,712 SF
Building Size: 5,720 SF
Price: \$550,000 **\$96.15 SF**
Notes:

Date: 1/18/08
Type of Property: Walgreens
Address: 1041 Route 28, Yarmouth, MA
Buyer: WG Yarmouth Realty LLC
Seller: Arcwgymma 1 LLC
Lot Size: 1.44 Acres
Building Size: 9,996 SF
Price: \$7,520,661 **\$752.36 SF**
Notes:

Date: 1/16/08
Type of Property: Office Building-Medical
Address: 110 Liberty Street, Brockton, MA
Buyer: 110 Liberty Street Realty LLC
Seller: Liberty RT LLC
Lot Size: 5.83 acres
Building Size: 81,863 SF
Price: \$24,808,000 **\$303.04 SF**
Notes:

Date: 1/10/08
Type of Property: Office Building
Address: 64 E Grove Street, Middleboro, MA
Buyer: John & Kenneth LLC & John M Oliveri
Seller: J & B RT & John K Oliveri
Lot Size: 43,996 SF
Building Size: 6,754 SF
Price: \$773,559 **\$114.53 SF**
Notes:

Date: 1/16/08
Type of Property: Office/Medical Building
Address: 690 State Road, Plymouth, MA
Buyer: Manomet Development LLC & Alex Kent
Seller: CCPN LLC & Pierre Coll
Lot Size: 20,115 SF
Building Size: 7,576 SF
Price: \$942,020 **\$124.34 SF**
Notes:

Date: 1/18/08
Type of Property: Shopping Ctr/Mall
Address: 67 Huttleston Ave., Fairhaven, MA
Buyer: Dena & Mark Salzberg
Seller: Bankers Row LLC
Lot size: .557 acres
Building Size: 7,480 SF
Price: \$1,076,000 **\$143.85 SF**
Notes:

Date: 1/31/08
Type of Property: Retail
Address: 85 Washington Street, Pembroke, MA
Buyer: George & Zeng Lang
Seller: Barbour RT & John L Barbour
Lot Size: 1.903 Acres
Building Size: 11,745 SF
Price: \$550,000 **\$46.82 SF**
Notes:

Date: 1/24/08
Type of Property: Marina
Address: 140-160 Main Street, West Dennis, MA
Buyer: Bass River Marina LP
Seller: Marina Prop LLC
Lot Size: 4.07 Acres
Building Size: 13,620 SF
Price: \$3,200,000 \$
Notes: Price is for 75% interest as Tenant in Common

Date: 1/24/08
Type of Property: Marina
Address: 140-160 Main Street, West Dennis, MA
Buyer: Yacht Club River Marina
Seller: Marina Prop LLC
Lot Size: 4.07 Acres
Building Size: 13,620 SF
Price: \$6,300,000
Notes: Price is for a 25% interest as Tenant in Common

Date: 1/29/08
Type of property: Retail
Address: 176 North Street, Hyannis, MA
Buyer: Olp Hyannis LLC
Seller: Hyannis General Inc & Hyannis North LP
Lot Size: 40,075 SF
Building Size: 9,738 SF
Price: \$3,195,000 **\$328.10 SF**
Notes:

Date: 1/2/08
Type of Property: Mixed Use
Address: 235 Orleans Road, Chatham, MA
Buyer: Patrick & Phyllis McDevitt
Seller: Worthy Ventures LLC
Lot Size: 21,742 SF
Building Size: 6,309 SF
Price: \$1,040,000 **\$164.84 SF**
Notes:

Date: 2/6/08
Type of Property: Shopping Mall
Address: 1 Factory Outlet Rd., Bourne, MA
Buyer: High Rock Factory Road
Seller: Cape Cod Factory Mall LLC
Lot Size: 10.58 Acres
Building Size: 126,183 SF
Price: \$16,050,000 **\$127.20 SF**
Notes:

Date: 2/1/08
Type of Property: Auto Supply
Address: 27 Foster Howard Road, Bourne, MA
Buyer: Little Yellow Bus LLC (Joel Zeger)
Seller: Heidi Griffiths
Lot Size: 20,038 SF
Building Size: 4,200 SF
Price: \$500,000 **\$119.05 SF**
Notes:

Date: 2/1/08
Type of Property: Parking Lot
Address: 29 Foster Howard Rd & 39 Rt. 28 A, Bourne, MA
Buyer: Joel Zeger
Seller: Heidi Griffiths
Lot Size: 48,189 SF
Price: \$200,000 **\$4.15 SF**
Notes:

Date: 1/2/08
Type of Property: Shopping Mall
Address: 1421 Orleans Road, Harwich, MA
Buyer: Linear Retail Harwich LLC
Seller: Harwich East Plaza LLC
Lot Size: 4.58 acres
Building Size: 46,579 SF
Price: \$10,465,000 **\$224.67 SF**
Notes:

Date: 1/31/08
Type of Property: Lumber Yard
Address: 2452 G A R Highway, Swansea, MA
Buyer: Marco P Silva Corp
Seller: RT 6 Lumber LLC
Lot Size: 1.28 Acres
Building Size: 1,464 SF
Price: \$509,000
Notes:

Date: 1/25/08
Type of Property: Gas/Service Station
Address: 1 Fish Island, New Bedford, MA
Buyer: Fish Island Gas LLC
Seller: Robert R Andersen
Lot Size: .40 acres
Building Size: 1,038 SF
Price: \$409,500 **\$394.51 SF**
Notes:

Date: 2/4/08
Type of Property: Mixed Use
Address: 8 Academy Place, Orleans, MA
Buyer: Academy Place LLC
Seller: Charles & Sandra Terrell
Lot Size: 26,572 Sf
Building Size: 2,232 SF
Price: \$690,000 **\$309.14 SF**
Notes:

Date: 1/17/08
Type of Property: Retail-Service
Address: 2960 Acushnet Ave., New Bedford, MA
Buyer: WG NB Fee LLC
Seller: ARC Wgnbma 1 LLC
Lot Size: 10,000 SF
Building Size:
Price: \$2,000,000
Notes:

Date: 1/28/08
Type of Property: Mixed Use
Address: 48 Crowell Road, Chatham, MA
Buyer: MFCP LLP
Seller: Daniel Marini
Lot Size: 10,000 SF
Building Size: 2,791 SF
Price: \$475,000 **\$170.19 SF**
Notes:

Date: 1/14/08
Type of Property: Mixed Use
Address: 182 Summer Street, Kingston, MA
Buyer: DCX Kingston 1 LLC
Seller: DCX Kingston Leasing LLC
Lot Size: 28.58 Acres
Building Size: 30,300 SF
Price: \$9,060,523 SF **\$299.03 SF**
Notes:

Date: 2/8/08
Type of Property: Auto Sales
Address: 369 State Road, Dartmouth, MA
Buyer: Empire Management Corp
Seller: Mark & Philip Medeiros
Lot Size: 16,063 SF
Building Size: 2,808 SF
Price: \$2,850,000 **\$1,015 SF**
Notes:

Date: 2/14/08
Type of Property: Office Building
Address: 11 Potter Ave., Barnstable, MA
Buyer: Thomas & Alice George
Seller: Potter Ave LLC
Lot Size: 7,841 SF
Building Size: 3,730 SF
Price: \$480,000 **\$128.68 SF**
Notes:

Date: 1/3/08
Type of Property: Office Building
Address: 716 County Street, Taunton, MA
Buyer: G & R Holdings LLC & George Block Jr.
Seller: TEC Dev LP & Henry Govoni
Lot Size: 40,946 SF
Building Size: 3,168 SF
Price: \$646,050 **\$203.93 SF**
Notes:

Date: 1/2/08
Type of Property: Office Building
Address: 3088 Acushnet Ave., New Bedford, MA
Buyer: G & R Holdings LLC & TEC Dev LP
Seller: TEC Dev LP & Henry Govoni]
Lot Size: 10,122 SF
Building Size: 2,567 SF
Price: \$228,450 **\$88.99 SF**
Notes:

Date: 1/4/08
Type of Property: Retail-Department Store
Address: 99-105 Rockdale Ave., New Bedford, MA
Buyer: Storage Center of NWBF
Seller: Kaplan Furniture Associates & Gerald Kaplan
Lot Size: 43,138 SF
Building Size: 80,595 SF
Price: \$855,000 **\$10.61 SF**
Notes:

Date: 1/4/08
Type of Property: Gas/Service Station
Address: 590 Iyannough Road, Barnstable, MA
Buyer: Jay Imad Enterprises
Seller: Hatem Enterprises
Lot Size: 20,909 SF
Building Size: 1,536 SF
Price: \$815,000 **\$530.60 SF**
Notes:

Date: 1/7/08
Type of Property: Retail
Address: 204 Main Street, Orleans, MA
Buyer: Reed FT & Andrea Reed
Seller: Smuzy LLC
Lot Size: 1 Acre
Building Size: 2,628 SF
Price: \$730,000 **\$277.78 SF**
Notes:

Date: 2/25/08
Type of Property: Outdoor Recreation/Mini Golf
Address: 529 Main Street, Hyannis, MA
Buyer: SML Hyannis LLC
Seller: FK & R Associates & Robert Kaufman
Lot Size: 23,522 SF
Price: \$1,100,000
Notes:

Date: 2/25/08
Type of Property: Restaurant/Bar
Address: 689 Main Street, Falmouth, MA
Buyer: Brian J McLaughlin
Seller: Jay Howland
Lot Size: 22,423 SF
Building Size: 2,268 SF
Price: \$370,506 **\$163.36 SF**
Notes:

Date: 2/25/08
Type of Property: Restaurant/Bar
Address: 1297 Route 28, Yarmouth, MA
Buyer: Brian J McLaughlin
Seller: James H McLaughlin
Lot Size: .45 Acres
Building Size: 1,311 SF
Price: \$133,252 **\$101.64 SF**
Notes:

Date: 1/22/08
Type of Property: Auto Repair
Address: 47 Howland Road, Fairhaven, MA
Buyer: Carol Ann & David Justley
Seller: Peter Pimental
Lot Size: .23 Acres
Building Size: 2,622 SF
Price: \$525,000 **\$200.23 SF**
Notes:

Date: 2/19/08
Type of Property: Auto Repair
Address: 5 Alden Road, Fairhaven, MA
Buyer: MC LLC
Seller: Jiffy Lube International Inc
Lot Size: 14,510 SF
Building Size: 2,074 SF
Price: \$225,000 **\$108.49 SF**
Notes:

Date: 2/29/08
Type of Property: Retail-Department Store
Address: 540 Main St., Hyannis, MA
Buyer: Code Realty LLC
Seller: Amadan LLC
Lot Size: 3.65 acres
Building Size: 40,800 SF
Price: \$3,150,000 **\$77.20 SF**
Notes:

Date: 2/28/08
Type of Property: Retail
Address: 1030 Putnam Ave., Marstons Mills, MA
Buyer: OLP Marston Mass LLC
Seller: Mammoth LP
Lot Size: 1.4 acres
Building Size: 8,775 SF
Price: \$1,457,805 **\$166.13 SF**
Notes: CVS

Date: 3/3/08
Type of Property: Retail
Address: 12 Cove Road, Orleans, MA
Buyer: Frances K Francis
Seller: Olde Cape Interiors Inc
Lot Size: 3.049 SF
Building Size: 1,007 SF
Price: \$300,000 **\$297.91 SF**
Notes:

Date: 2/29/08
Type of Property: Gas Station
Address: 2780 Acushnet Ave., New Bedford, MA
Buyer: Hamzeh Dehni LLC
Seller: Krikor & Sharon Kolandjian
Lot Size: 15,418 SF
Building Size: 1,400 SF
Price: \$1,100,000 **\$785.71 SF**
Notes:

Date: 2/25/08
Type of Property: Retail
Address: 865 Ashley Blvd., New Bedford, MA
Buyer: J & B RT & Brenda Gomes
Seller: Robert Trahan
Lot Size: 13,200 SF
Building Size: 1,780 SF
Price: \$400,000 **\$224.71 SF**
Notes:

Date: 2/29/08
Type of Property: Retail
Address: 341 State Road, Dartmouth, MA
Buyer: Michael Panagakos
Seller: Vision TR & Christine Marholin
Lot Size: 13,261 SF
Building Size: 1,512 SF
Price: \$425,000 **\$281.08 SF**
Notes:

Date: 2/28/08
Type of Property: Office Building
Address: 360 2nd Street, Fall River, MA
Buyer: 2nd Property Investments LP
Seller: Capital Prop LLC
Lot Size: 6,158 SF
Building Size: 2,674 SF
Price: \$165,000 **\$61.70 SF**
Notes:

Date: 2/29/08
Type of Property: Office Building
Address: 362 Prospect Street, Fall River, MA
Buyer: Southcoast Hospital Group
Seller: James P Sabra & Louis Hill
Lot Size: 5,240 SF
Building Size: 1,330 SF
Price: \$360,000 **\$270.67 SF**
Notes:

Date: 1/17/08
Type of Property: Retail
Address: 2960 Acushnet Ave., New Bedford, MA
Buyer: WG NB Fee LLC
Seller: ARC Wgnbma LLC
Lot Size: 10,000 SF
Building Size: 1,058 SF
Price: \$2,000,000 **\$1,890.36 SF**
Notes:

Date: 1/4/08
Type of Property: Office Building
Address: 273 W Main St., Norton, MA
Buyer: 273 WMS LLC & Douglas Heely
Seller: Deborah Mason & William Harrington
Lot Size: 14,636 SF
Building Size: 1,944 SF
Price: \$297,500 **\$153.03 SF**
Notes:

Date: 1/16/08
Type of Property: Bank Building
Address: 5 Assinippi Ave., Hanover, MA
Buyer: Hingham Institution for Savings
Seller: George & Mary Williams
Lot Size: 5,600 SF
Building Size: 1,440 SF
Price: \$1,350,000 **\$937.50 SF**
Notes:

Date: 3/6/08
Type of Property: Mixed Use
Address: 785 American Legion Highway, Westport, MA
Buyer: ABC Rent A Tent Inc
Seller: KJJ Realty Inc
Lot Size: 3.8 acres
Building Size: 2,250 SF
Price: \$550,000 **\$244.44 SF**
Notes:

Date: 3/18/08
Type of Property: Auto Repair
Address: 360 Hokum Rock road, Dennis, MA
Buyer: Northside Auto Body Inc
Seller: Peter McDowell
Lot Size: 10,454 SF
Building Size: 3,280 SF
Price: \$375,000 **\$114.33 SF**
Notes:

Date: 3/18/08
Type of Property: Restaurant/Bar
Address: 71 Water St., Falmouth, MA
Buyer: David & Carol Grigas
Seller: D & L T & Shirley Baker
Lot Size: 2,070 SF
Building Size: 1,884 SF
Price: \$750,000 **\$398.09 SF**
Notes:

Date: 3/14/08
Type of Property: Auto Sales
Address: 29 Vine Street, Middleboro, MA
Buyer: William H Fuller
Seller: 29 Vine Street RT & Vincent Dirusso
Lot Size: 14,921 SF
Building Size: 3,948 SF
Price: \$190,000 **\$48.12 SF**
Notes:

Date: 3/31/08
Type of Property: Restaurant
Address: 70 Broad Street, Bridgewater, MA
Buyer: Patricia Hansen TR for Dunbar Holdings LLC
Seller: Crest Net Lease Inc
Lot Size: 40,000 SF
Building Size: 2,628 SF
Price: \$1,216,651 **\$462.96 SF**
Notes: Friendly's

Date: 3/21/08
Type of Property: Retail
Address: 1250 West Chestnut Street, Brockton, MA
Buyer: Brockton area Association Retarde
Seller: Pearl St RT & Edward Carchidi
Lot Size: 2.91 Acres
Building Size: 32,000 SF
Price: \$1,100,000 **\$34.37 SF**
Notes:

Date: 3/26/08
Type of Property: Office Building
Address: 173 Wareham Road, Marion, MA
Buyer: Dennis W Lynch
Seller: Michael Meunier
Lot Size: 27,632 SF
Building Size: 4,028 SF
Price: \$200,000 **\$49.65 SF**
Notes:

Date: 3/21/08
Type of Property: Office Building
Address: 268 Main St., Wareham, MA
Buyer: 268 Main St RT & Robert Nyman
Seller: Kevin & Sandra Dawson
Lot Size: 9,870 SF
Building Size: 1,840 SF
Price: \$335,000 **\$182.06 SF**
Notes:

Date: 3/27/08
Type of Property: Retail
Address: 1446 State Highway, Wellfleet, MA
Buyer: Andrew K Parent
Seller: Andrew S Parent & Gerald E Parent
Lot Size: 1.1 acre
Building Size: 3,746 SF
Price: \$600,000 **\$160.17 SF**
Notes:

Date: 3/31/08
Type of Property: Office Building
Address: 582 Route 28, Yarmouth, MA
Buyer: Choedon & Lhakpa Sonam
Seller: CRB Media LLC
Lot Size: 24,394 SF
Building Size: 2,330 SF
Price: \$455,000 **\$195.28 SF**
Notes:

Date: 3/31/08
Type of Property: Retail
Address: 1281 Main Street, Chatham, MA
Buyer: 1281 Main LLC
Seller: Lyle Sarnevitiz
Lot Size: 19,580 SF
Building Size: 2,260 SF
Price: \$585,000 **\$258.84 SF**
Notes:

Date: 3/28/08
Type of Property: Mixed Use
Address: 349 Hokum Rock Road, Dennis, MA
Buyer: Robert & Cheryl Shank
Seller: Pizza Family Storage LLC
Lot Size: 5 Acres
Building Size: 9,768 SF (2 Buildings)
Price: \$54,044 **\$5.53 SF**
Notes: Dennis Mini Storage

Condos

Date: 1/4/08
Type of Property: Industrial Condo
Address: 42 Winter Street, Unit 1, Pembroke, MA
Buyer: Daniel P Murphy
Seller: Industrial Park Drive LLC & Donna M Stearns
Building Size: 2,500 SF
Price: \$245,500 **\$98.20 SF**
Notes:

Date: 1/4/08
Type of Property: Industrial Condo
Address: 42 Winter Street, Unit 2, Pembroke, MA
Buyer: Daniel P Murphy
Seller: Industrial Park Drive LLC & Donna M Stearns
Building Size: 2,500 SF
Price: \$245,500 **\$98.20 SF**
Notes:

Date: 1/4/08
Type of Property: Industrial Condo
Address: 95 Camelot Drive, Unit 3, Plymouth, MA
Buyer: 95 Camelot LLC
Seller: D & B RT & Robert F Tracy
Building Size: 1,971 SF
Price: \$200,000 **\$101.47 SF**
Notes:

Date: 1/7/08
Type of Property: Office Condo
Address: 92 Grape Street, Unit 1, New Bedford, MA
Buyer: Kathleen L Fitzgerald
Seller: Grape Street Associates & Bruce Abbott
Building Size: 3,650 Sf
Price: \$520,000 **\$142.46 SF**
Notes:

Date: 1/22/08
Type of Property: Industrial Condo
Address: 92 Rosary Lane, Unit 18, Hyannis, MA
Buyer: Louis Vuilleumier
Seller: Monomoy Broadcasting Corporation
Building Size: 954 SF
Price: \$107,500 **\$112.68 SF**
Notes:

Date: 1/22/08
Type of Property: Retail Condo
Address: 1 Mozzone Blvd. Unit 2, Taunton, MA
Buyer: Spirit Acquisitions LLC
Seller: GMR Restaurants of Penn
Building Size: 7,016 SF
Price: \$1,961,053 **\$279.51**
Notes:

Date: 1/17/08
Type of Property: Industrial Condo
Address: Roberts Road, Plymouth, MA
Buyer: Blair Hamaty & Gary Wass
Seller: Stephen & Deborah Lacroix
Building Size: 1,451 SF
Price: \$175,000 **\$120.61 SF**
Notes:

Date: 1/30/08
Type of Property: Office Condo
Address: 449 Route 130, Unit 4A, Sandwich, MA
Buyer: Garry Blank
Seller: Ronald Saari
Building Size: 2,63 SF
Price: \$16,500 **\$62.73 SF**
Notes:

Date: 1/31/08
Type of Property: Office Condo
Address: 52-54 Brigham St., Unit 10, New Bedford, MA
Buyer: PRL Realty LLC
Seller: Harry W Matelski
Building Size: 1,156 Sf
Price: \$135,000 **\$116.78 SF**
Notes:

Date: 1/30/08
Type of Property: Retail Condo
Address: 66 North Main Street, Carver, MA
Buyer: Astro RT & Tarvey Rodrigues
Seller: CJCJ RT & Clarence Lyons
Building Size: 5,235 SF
Price: \$350,000 **\$66.86 SF**
Notes:

Date: 2/8/08
Type of property: Industrial Condo
Address: 18 Kendrick Road, Unit 6, Wareham, MA
Buyer: Warm Winds Inc
Seller: Project Resources NT & Carlo M Dipersio
Building Size: 2,425 SF
Price: \$216,000 **\$89.07 SF**
Notes:

Date: 2/25/08
Type of Property: Medical Condo
Address: 156 Crowell Road, Unit 156, Chatham, MA
Buyer: William F. Riley
Seller: J & J RT & William Marsh
Building Size: 5,115 SF
Price: \$850,000 **\$166.18 SF**
Notes:

Date: 3/5/08
Type of Property: Condo
Address: 1 Jonathan Bourne Dr., Unit 6, Bourne, MA
Buyer: Robert Manz
Seller: Clover Prop LLC
Building Size: 1,166 SF
Price: \$210,000 **\$180.10 SF**
Notes:

Date: 3/14/08
Type of Property: Office Condo
Address: 45-53 Main St., Unit C-4, Wareham, MA
Buyer: Marina Side LLC
Seller: 5 H L P & Dennis Hayden
Building Size: 825 SF
Price: \$71,500 **\$86.66 SF**
Notes:

Apartments

Date: 1/2/08
Type of Property: Apartment Building (4 Units)
Address: 127 Grant Street, Fall River, MA
Buyer: Lisa Brine
Seller: R & R Realty Redevelopment Corp
Lot Size: 3,492 SF
Building Size: 2,893 SF
Price: \$270,000 **\$67,500 per Unit**
Notes:

Date: 3/11/08
Type of Property: Apartment Building (4 Units)
Address: 593 Brayton Ave., Somerset, MA
Buyer: 593 Brayton Ave LLC
Seller: Mary Cabral
Lot Size: 24,829 SF
Building Size: 3,960 SF
Price: \$335,000 **\$83,750 per Unit**
Notes:

Date: 4/2/08
Type of Property: Apartments (6 Units)
Address: 14 old Plain Street, Marshfield, MA
Buyer: PCJ Realty & John P Fleming
Seller: Christopher t Moss & Old Plain St RT
Lot Size: 24,456 SF
Building Size: 3,585 SF
Price: \$700,000 **\$116,666.66 per Unit**
Notes:

Land

Date: 1/11/08
Type of Property: Commercial Land
Address: 1 Washington Street, Easton, MA
Buyer: 3 Washington Place LLC
Seller: Rex Prop LLC
Lot size: 60,113 SF
Price: \$650,000 **\$10.81 SF**
Notes:

Date: 1/22/08
Type of Property: Commercial Undevlpble Land
Address: Bedford Park, Bridgewater, MA
Buyer: Ryan & Shawn Sullivan
Seller: Bedford Park RT & Paul Cincotta
Lot Size: 21.15 acres
Price: \$475,000 **\$22,453 per Acre**
Notes: Unknown amount of wetlands

Date: 1/11/08
Type of Property: Land
Address: Lots 3 & 4 Oak Street, Pembroke, MA
Buyer: Grissom Park Co LLP
Seller: 290 Oak St LLC & Russell D Field
Lot Size: 5.95 Acres
Price: \$1,425,000 **\$239,495 per Acre**
Notes:

Date: 1/23/08
Type of Property: Commercial Dev Land
Address: Spring Street, Marion, MA
Buyer: SBS Marion Partners LLC
Seller: Timothy & Matthew Sperry
Lot Size: 12,000 SF
Price: \$140,000 **\$11.66 SF**
Notes:

Date: 2/1/08
Type of Property: Industrial Land
Address: Samuel Barnet Blvd., Dartmouth, MA
Buyer: Greater New Bedford Industrial Foundation
Seller: H & M Dartmouth Realty LLC
Lot Size: 5.47 Acres
Price: \$465,000 **\$85,009 per Acre**
Notes:

Date: 2/29/08
Type of Property: Sand Quarry
Address: Freemans Way, Brewster, MA
Buyer: Cape Sand & Recycling
Seller: DAG RT & Timothy Grover
Lot Size: 31.5 acres
Price: \$550,000 **\$17,460 SF**
Notes:

Date: 3/6/08
Type of Property: Commercial Land
Address: Fireworks Circle, Lot 13, Bridgewater, MA
Buyer: NEAI Corp
Seller: PAD Corp
Lot size: 22,604 SF
Price: \$100,000 **\$4.42 SF**
Notes:

Date: 2/29/08
Type of Property: Land
Address: 16 Front Street, New Bedford, MA
Buyer: Waterfront Hospitality LLC
Seller: Front Street Tr & Kenneth Nanfelt
Lot Size: 1.62 Acres
Price: \$1,450,000 **\$895,061 per acre**
Notes: Hotel site on NB waterfront.

Date: 2/29/08
Type of Property: Land
Address: 1517 Freemans Way, Brewster, MA
Buyer: Cape Sand & Recycling & Abby Dev Corp
Seller: Red Oak RT & Douglas Grover
Lot Size: 3.8 Acres (2 Lots)
Price: \$850,000 (\$600,000 & 250,000) **\$223,684 per acre**
Notes:

Date: 2/12/08
Type of property: Commercial Land
Address: 328 Rhode Island Ave., Fall River, MA
Buyer: ARC Wgfma0001 LLC
Seller: Arista Falls LLC
Lot Size: 35,016 SF
Price: \$7,710,000 **\$220.18 SF**
Notes: Has small gas station style bldg (984 SF)

Date: 3/6/08
Type of Property: Sand Quarry
Address: 198 Thomas B Landers Road, Falmouth, MA
Buyer: 315 School Street NT & Carole Duclos
Seller: Anthony J Perry & Christine C Medeiros
Lot Size: 1.033 Acres
Price: \$300,000 **\$290,416 per acre**
Notes:

Date: 3/20/08
Type of Property: Industrial Developable Land
Address: 196 Queen Anne Road, Harwich, MA
Buyer: James K Williams
Seller: Christopher P Kuhn
Lot Size: 20,909 SF
Price: \$38,000 **\$1.81 SF**
Notes: