

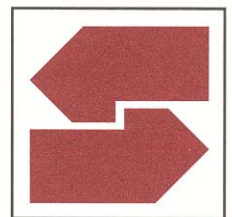
**Comps For Southeastern, MA  
2<sup>nd</sup> Quarter 2008  
Prepared By  
Michael Giancola**

**Industrial**

Date: 4/2/08  
Type of Property: Manufacturing Building  
Address: 1100 Pearl St., 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: 4/2/08  
Type of Property: Commercial Warehouse  
Address: 290 Turnpike Street, Easton, MA  
Buyer: 290 Turnpike Street LLC  
Seller: Gaultier RT & Joseph Gaultier  
Lot Size: 52,272 SF  
Building Size: 3,200 SF  
Price: \$600,000 **\$187.50 SF**  
Notes:

Date: 4/4/08  
Type of Property: Manufacturing Building  
Address: 289 Pleasant Street, Fall River, MA  
Buyer: Un Medical Dev LLC  
Seller: Durfee Union Mills  
Lot Size: 47,354 SF  
Building Size: 80,524 SF  
Price: \$2,500,000 **\$31.04 SF**  
Notes:



SOUTHEAST  
COMMERCIAL  
REAL ESTATE, INC

Date: 5/28/08  
Type of Property: Industrial Warehouse  
Address: 88 River Street, Middleboro, MA  
Buyer: A Plus Waste & Recycling  
Seller: MRO LLC  
Lot Size: 31.55 Acres  
Building Size: 159,000 SF (2 buildings)  
Price: \$374,437 **\$2.35 SF**  
Notes:

Date: 5/2/08  
Type of Property: Manufacturing Building  
Address: 37 Cushman Street, Taunton, MA  
Buyer: Gallo Construction Co., Inc  
Seller: Mustang Partners LLC  
Lot Size: 6.15 Acres  
Building Size: 137,066 SF (3 Buildings)  
Price: \$440,000 **\$3.21 SF**  
Notes:

Date: 5/23/08  
Type of Property: Commercial Warehouse  
Address: 100 Weybosset Street, Fall River, MA  
Buyer: 100 Weybosset Street RT & Anthony Sousa  
Seller: Spruce RT & Louis Andrade  
Lot Size: 19,232 SF  
Building Size: 5,880 SF  
Price: \$350,000 **\$59.52 SF**  
Notes:

Date: 5/30/08  
Type of Property: Industrial Warehouse  
Address: 19 Bertram Avenue, Dennis, MA  
Buyer: Nathaniel Drake  
Seller: Davenport RT & Dewitt Davenport  
Lot Size: 39,640 SF  
Building Size: 2,880 SF  
Price: \$230,000 **\$79.86 SF**  
Notes:

Date: 6/12/08  
Type of Property: Manufacturing Building  
Address: 630 Belleville Ave., New Bedford, MA  
Buyer: 630 Belleville LLC  
Seller: Fibre Leather Mfg. Corp & Southcoast Tech  
Lot Size: 7.47 Acres  
Building Size: 140,050 SF  
Price: \$1,200,000 **\$8.56 SF**  
Notes:

Date: 6/2/08  
Type of Property: Commercial Warehouse  
Address: 973 Reed Road, Dartmouth, MA  
Buyer: Vivco Realty LLC  
Seller: Davenport Distribution Inc  
Lot Size: 1 Acre  
Building Size: 6,832 SF  
Price: \$540,000 **\$79.04 SF**  
Notes:

Date: 6/3/08  
Type of Property: Manufacturing Building  
Address: 1075 Airport Road, Fall River, MA  
Buyer: HBH Realty LLC  
Seller: JS International Inc  
Lot Size: 3.38 Acres  
Building Size: 32,410 SF  
Price: \$1,400,000 **\$43.19 SF**  
Notes:

Date: 6/30/08  
Type of Property: Commercial Warehouse  
Address: 8 Huntington Avenue, Yarmouth, MA  
Buyer: RJR RT & Robert Boffoli  
Seller: Huntington Ave RT & Alfred Belanger  
Lot Size: 17,424 SF  
Building Size: 3,430 SF  
Price: \$325,000 **\$94.75 SF**  
Notes:

Date: 5/23/08  
Type of Property: Industrial Office  
Address: 650 Industrial Drive, Halifax, MA  
Buyer: Joseph & William Vogel  
Seller: Vogel Acquisition & First National Title Co Inc  
Lot Size: 179,469 SF  
Building Size: 21,000 SF  
Price: \$1,201,031 **\$57.19 SF**  
Notes: Sale/Lease Back

## **General Commercial**

Date: 4/2/08  
Type of Property: Retail-Department Store  
Address: 41 Meetinghouse Lane, Bourne, MA  
Buyer: 41 Meetinghouse Lane LLC  
Seller: Sandler Realty Corp  
Lot Size: 87,120 SF  
Building Size: 27,940 SF  
Price: \$1,800,000 **\$64.42 SF**  
Notes:

Date: 4/1/08  
Type of Property: Tennis Club  
Address: 10 Village Green, Dennis, MA  
Buyer: Wayne D Hicks  
Seller: Chester Delugar & Paul Sullivan  
Lot Size: 88,862 SF  
Building Size: 1,360 SF  
Price: \$305,000 **\$224.26 SF**  
Notes:

Date: 4/9/08  
Type of Property: Mixed Use  
Address: 280 Bedford Street, Lakeville, MA  
Buyer: DMFH RT & John F Faidell  
Seller: Robert E Macnevin  
Lot Size: 196,020 SF  
Building Size: 1,692 SF  
Price: \$600,000 **\$354.61 SF**  
Notes:

Date: 4/10/08  
Type of Property: Office Bldg. Medical  
Address: 95 Washington St., Taunton, MA  
Buyer: Taunton Washington NT & Richard J Vaughn  
Seller: GAR RT & Reza Rahman  
Lot Size: 12,197 SF  
Building Size: 5,952 SF  
Price: \$301,320 **\$50.62 SF**  
Notes:

Date: 4/10/08  
Type of Property: Gas Station  
Address: 338 Quarry Street, Fall River, MA  
Buyer: Kwan & Kong LLC  
Seller: Quarry Place Inc  
Lot Size: 17,138 SF  
Building Size: 7,769 SF  
Price: \$1,025,000 **\$131.93 SF**  
Notes:

Date: 4/4/08  
Type of Property: Lumber Yard  
Address: 10 Old Providence Road, Swansea, MA  
Buyer: Jannisjos LLC  
Seller: Nantucket Sheds Inc  
Lot Size: 131,551 SF  
Building Size: 9,728 SF  
Price: \$300,000 **\$30.84 SF**  
Notes:

Date: 4/30/08  
Type of Property: Shopping Center/Mall  
Address: 20 Village Common Drive, Falmouth, MA  
Buyer: Faith A Collins & Thomas J Scanlon  
Seller: Woods RT & Mark E Woods  
Lot Size: 1.9 Acres  
Building Size: 17,693 SF  
Price: \$2,500,000 **\$141.29 SF**  
Notes:

Date: 4/25/08  
Type of Property: Retail  
Address: 441 Waquoit Highway, Falmouth, MA  
Buyer: Austin E Nydam  
Seller: James & Lori Rich  
Lot Size: .39 Acres  
Building Size: 3,756 SF  
Price: \$575,000 **\$153.08 SF**  
Notes:

Date: 4/30/08  
Type of Property: Retail/Department Store  
Address: 20 Airport Road, Hyannis, MA  
Buyer: Rubin Hyannis LLC  
Seller: ZC T & John Cabana  
Lot Size: 1.2 Acres  
Building Size: 12,000 SF  
Price: \$2,900,000 **\$241.66 SF**  
Notes: Bernie's & Phyll's Furniture

Date: 4/30/08  
Type of Property: Retail  
Address: 151 Iyannough Road, Hyannis, MA  
Buyer: 3A RT & Joseph Cheney  
Seller: Tralee RT & Eric Sigel  
Lot Size: 9,583 SF  
Building Size: 2,741 SF  
Price: \$635,000 **\$231.66 SF**  
Notes:

Date: 4/24/08  
Type of Property: Restaurant  
Address: 278 Main Street, Bourne, MA  
Buyer: Coutos Realty Investment Co  
Seller: M & M Wyman & Maurice Wyman  
Lot Size: 1.23 Acres  
Building Size: 3,361 SF  
Price: \$1,550,000 **\$461.17 SF**  
Notes:

Date: 5/14/08  
Type of Property: Restaurant  
Address: 902 Route 28, Yarmouth, MA  
Buyer: Diego & Sasha Gerardi  
Seller: Gilbert & Kolleen Pepin  
Lot Size: 19,602 SF  
Building Size: 2,322 SF  
Price: \$575,000 **\$247.63 SF**  
Notes:

Date: 4/23/08  
Type of Property: Retail  
Address: 100 Route 6A, Orleans, MA  
Buyer: Joyce Cuming  
Seller: Gerald & Linda Panuczak  
Lot Size: 5,227 SF  
Building Size: 600 SF  
Price: \$270,000 **\$450 SF**  
Notes:

Date: 5/2/08  
Type of Property: Auto Repair  
Address: 53 Bowdoin Road, Mashpee, MA  
Buyer: Taurus Dcp-Mashpee 2008 LLC  
Seller: T & D RT & Carole Morgado  
Lot Size: 49,658 SF  
Building Size: 6,400 SF  
Price: \$810,000 **\$126.56 SF**  
Notes:

Date: 4/30/08  
Type of Property: Auto Sales  
Address: 1455 Route 44, Raynham, MA  
Buyer: 1455 New State Highway LLC  
Seller: Chrysler Realty  
Lot Size: 266,587 SF  
Building Size: 18,395 SF  
Price: \$3,100,000 **\$168.52 SF**  
Notes:

Date: 5/13/08  
Type of Property: Office Building  
Address: 430 County Street, New Bedford, MA  
Buyer: Centro Cristiano Emanuel Iglesia Evangelica  
Seller: RTG RT & Gary Alves  
Lot Size: .49 Acres  
Building Size: 20,232 SF  
Price: \$550,000 **\$27.18 SF**  
Notes:

Date: 5/15/08  
Type of Property: Office Building  
Address: 240 State Street, New Bedford, MA  
Buyer: HSBC Bank USA  
Seller: Jamie Alves & HSBC Bank USA  
Lot Size: .10 Acres  
Building Size: 864 SF  
Price: \$256,595 **\$296.98 SF**  
Notes:

Date: 5/23/08  
Type of Property: Retail  
Address: 85 Washington Street, Pembroke, MA  
Buyer: Circle Pembroke Retail LLC  
Seller: Robert Boyle & 85 Washington St LLC  
Lot Size: 1.9 Acres  
Building Size: 11,745 SF  
Price: \$1,200,000 **\$102.17 SF**  
Notes:

Date: 5/22/08  
Type of Property: Retail  
Address: 110 Summer Street, Taunton, MA  
Buyer: Wheelock Realty LLC  
Seller: Raymond & Pauline Plourde  
Lot Size: 29,621 SF  
Building Size: 4,800 SF  
Price: \$220,000 **\$45.83 SF**  
Notes:

Date: 4/30/08  
Type of Property: Shopping Center/Mall  
Address: 20 Village Common Drive, Falmouth, MA  
Buyer: Faith Collins & Thomas Scanlon  
Seller: Woods RT & Mark Woods  
Lot Size: 84,356 SF  
Building Size: 17,693 SF  
Price: \$2,500,000 **\$141.29 SF**  
Notes:

Date: 4/25/08  
Type of Property: Mixed Use  
Address: 556 Depot Road, Harwich, MA  
Buyer: SBOCM RT & Barbara Furner  
Seller: Walter & Mary Ann Tessier  
Lot Size: 81,022 SF  
Building Size: 4,521 SF  
Price: \$700,000 **\$154.83 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 147 Center Street, Pembroke, MA  
Buyer: ARC Rock17MA LLC  
Seller: Rockland Trust Co  
Lot Size: 33,437 SF  
Building Size: 4,061 SF  
Price: \$1,502,170 **\$369.90 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 135 South Main St., Middleboro, MA  
Buyer: ARC Rock17MA LLC  
Seller: Rockland Trust  
Lot Size: .60 Acres  
Building Size: 2,152 SF  
Price: \$895,105 **\$415.94 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 8 Station Street, Middleboro, MA  
Buyer: ARC Rock17MA LLC  
Seller: Rockland Trust  
Lot Size: 2.03 Acres  
Building Size: 18,330 SF  
Price: \$3,397,755 **\$185.36 SF**  
Notes:

Date: 4/24/08  
Type of Property: Retail  
Address: 2455 Meetinghouse Way, Barnstable, MA  
Buyer: Route 149 Marketplace LLC  
Seller: Meetinghouse Trust & Sharon Soles  
Lot Size: 13,068 SF  
Building Size: 3,906 SF  
Price: \$225,000 **\$57.60 SF**  
Notes:

Date: 5/22/08  
Type of Property: Retail  
Address: 627 Route 28, Yarmouth, MA  
Buyer: Sons of Erin Cape Cod Inc  
Seller: Faneuil Advisors Inc  
Lot Size: 13,939 SF  
Building Size: 2,548 SF  
Price: \$200,000 **\$78.49 SF**  
Notes:

Date: 5/22/08  
Type of Property: Restaurant  
Address: 633 Route 28, Yarmouth, MA  
Buyer: Sons of Erin Cape Cod Inc  
Seller: Frank Viola & Pensco Trust Co  
Lot Size: .48 Acres  
Building Size: 4,765 SF  
Price: \$625,000 **\$131.16 SF**  
Notes:

Date: 5/22/08  
Type of Property: Office Building  
Address: 48 Eldredge Parkway, Orleans, MA  
Buyer: Steven Montoya & Yong Chun  
Seller: Orleans Medical & Dental & Peter Milsky  
Lot Size: 64,469 SF  
Building Size: 6,444 SF  
Price: \$945,000 **\$146.64 SF**  
Notes:

Date: 5/22/08  
Type of Property: Restaurant/Bar  
Address: 545 Iyannough Road, Hyannis, MA  
Buyer: Town of Barnstable  
Seller: Brinker New England 1 LLC  
Lot Size: 31,363 SF  
Building Size: 7,882 SF  
Price: \$1,600,000 **\$202.99 SF**  
Notes: Former Chili's

Date: 5/1/08  
Type of Property: Retail  
Address: 478 Middleboro Avenue, Taunton, MA  
Buyer: 478 Middleboro Avenue LLC  
Seller: Hirsoula Karavasilladis  
Lot Size: 19,166 SF  
Building Size: 2,500 SF  
Price: \$350,000 **\$140 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 1195 Falmouth Road, Centerville, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust  
Lot Size: 1.44 Acres  
Building Size: 4,526 SF  
Price: \$1,096,596 **\$242.28 SF**  
Notes:

Date: 5/6/08  
Type of Property: Bank Building  
Address: 442 Main Street, Hyannis, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust  
Lot Size: 35,284 SF  
Building Size: 12,294 SF  
Price: \$2,310,452 **\$187.93 SF**  
Notes:

Date: 5/29/08  
Type of Property: Restaurant/Bar  
Address: 175 Route 28, Yarmouth, MA  
Buyer: Tasty Tidbits & Evangelia Zambelis  
Seller: 175 Main St RT & Daniel Keefe  
Lot Size: 44,867 SF  
Building Size: 5,708 SF  
Price: \$900,000 **\$157.67 SF**  
Notes:

Date: 6/2/08  
Type of Property: Office Building  
Address: 3231 Main Street, Barnstable, MA  
Buyer: Exchange Swift LLC  
Seller: DAB RT & Dale Boch  
Lot Size: 10,019 SF  
Building Size: 6,496 SF  
Price: \$1,210,000 **\$186.26 SF**  
Notes:

Date: 5/29/08  
Type of Property: Mixed Use  
Address: 366 Commercial Street, Provincetown, MA  
Buyer: Francine Dolimpio  
Seller: US BK  
Lot Size: 3,180 SF  
Building Size: 2,031 SF  
Price: \$675,000 **\$332.34 SF**  
Notes:

Date: 5/30/08  
Type of Property: Office Building  
Address: 35 Resnik Road, Plymouth, MA  
Buyer: Comcast of Conn Georgia  
Seller: Mcsheffrey & John Mcsheffrey  
Lot Size: 6.4 Acres  
Building Size: 46,405 SF  
Price: \$2,874,521 **\$61.94 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 655 Main Street, Chatham, MA  
Buyer: ARC Rock 17MA LLC  
Seller: Rockland Trust  
Lot Size: 15,246 SF  
Building Size: 3,063 SF  
Price: \$1,457,235 **\$475.75 SF**  
Notes:

Date: 5/6/08  
Type of Property: Bank Building  
Address: 932 Main Street, Dennis, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust  
Lot Size: 20,909 SF  
Building Size: 3,267 SF  
Price: \$1,343,933 **\$411.36 SF**  
Notes:

Date: 5/6/08  
Type of Property: Bank Building  
Address: 70 Main Street, Orleans, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust  
Lot Size: 26,572 SF  
Building Size: 4,197 SF  
Price: \$1,331,379 **\$317.22 SF**  
Notes:

Date: 5/1/08  
Type of Property: Restaurant  
Address: 471 Route 28, Yarmouth, MA  
Buyer: Tad & Debra Duarte  
Seller: Illusion RT & Genevieve Wright  
Lot Size: 16,117 SF  
Building Size: 900 SF  
Price: \$375,000 **\$416.66 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 438 Station Avenue, Yarmouth, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust  
Lot Size: 1.33 Acres  
Building Size: 3,984 SF  
Price: \$1,540,309 **\$386.62 SF**  
Notes:

Date: 6/9/08  
Type of Property: Office Building  
Address: 8 Thatcher Row, Middleboro, MA  
Buyer: Howland INT & William Fuller  
Seller: Print Restorations Inc  
Lot Size: 3,462 SF  
Building Size: 4,895 SF  
Price: \$375,000 **\$76.60 SF**  
Notes:

Date: 6/20/08  
Type of Property: Office Building  
Address: 20 Independence Drive, Hyannis, MA  
Buyer: Hyannis Park Place LLC  
Seller: Park Place Realty LLC  
Lot Size: 106,286 SF  
Building Size: 10,171 SF  
Price: \$2,094,400 **\$205.91 SF**  
Notes:

Date: 6/4/08  
Type of Property: Office Building  
Address: 158 Bedford Street, Fall River, MA  
Buyer: Casper Holdings LLC  
Seller: Superior International Investments  
Lot Size: 15,037 SF  
Building Size: 38,985 SF  
Price: \$1,280,000 **\$32.83 SF**  
Notes:

Date: 5/22/08  
Type of Property: Car Wash  
Address: 364 Bedford Street, Fall River, MA  
Buyer: William Herndon  
Seller: Eileen & Stanley Herndon  
Lot Size: 18,497 SF  
Building Size: 2,730 SF  
Price: \$315,000 **\$115.38 SF**  
Notes:

Date: 5/5/08  
Type of Property: Bank Building  
Address: 264 Nantasket Avenue, Hull, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust  
Lot Size: .34 Acres  
Building Size: 1,749 SF  
Price: \$670,853 **\$383.56 SF**  
Notes:

Date: 6/26/08  
Type of Property: Car Wash  
Address: 405 Durfee Street, Fall River, MA  
Buyer: Rorden Corporation  
Seller: Durfee St Car Wash NT & James Wisherwood Tr  
Lot Size: 20,152 SF  
Building Size: 2,820 SF  
Price: \$600,000 **\$212.76 SF**  
Notes:

Date: 6/26/08  
Type of Property: Gas Station  
Address: 12 Washington Street, Taunton, MA  
Buyer: Khalid Properties LLC  
Seller: Drake Petroleum Co Inc  
Lot Size: 23,958 SF  
Building Size: 912 SF  
Price: \$500,000 **\$548.24 SF**  
Notes:

Date: 6/30/08  
Type of Property: Retail  
Address: 739 Ashley Blvd., New Bedford, MA  
Buyer: PM Realty LLC & Maria Marcelino  
Seller: Maria Marcelino  
Lot Size: 7,936 SF  
Building Size: 5,420 SF  
Price: \$285,000 **\$52.58 SF**  
Notes:

Date: 4/29/08  
Type of Property: Retail-Department Store  
Address: 1810 Washington Street, Hanover, MA  
Buyer: 1810 Washington St LLC & John J Sullivan  
Seller: 1810 Washington St T & Jeanette Carney  
Lot Size: 97,574 SF  
Building Size: 13,138 SF  
Price: \$3,400,000 **\$258.79 SF**  
Notes:

Date: 6/9/08  
Type of Property: Restaurant/Bar  
Address: 285 Washington Street, Norwell, MA  
Buyer: 285 Washington St LLC  
Seller: TGI Fridays Inc  
Lot Size: 3.58 Acres  
Building Size: 8,770 SF  
Price: \$2,375,000 **\$270.80 SF**  
Notes:

Date: 6/11/08  
Type of Property: Office Building  
Address: 100 Industrial Park Road, Plymouth, MA  
Buyer: Vca RI Prop Acquisition Co  
Seller: Plymouth Animal RE LLC & Scott Crawford  
Lot Size: 2.5 Acres  
Building Size: 11,344 SF  
Price: \$2,470,000 **\$217.73 SF**  
Notes:

Date: 6/11/08  
Type of Property: Mixed Use-Res & Commercial  
Address: 2234 Cranberry Highway, Wareham, MA  
Buyer: Steven Borghi  
Seller: 2234 Cranberry Highway RT & Peter Cantanese  
Lot Size: 40,702 SF  
Building Size: 1,145 SF  
Price: \$700,000 **\$611.35 SF**  
Notes: Contains a 1040 SF single family home also.

Date: 6/4/08  
Type of Property: Retail  
Address: 243 Chauncy Street, Mansfield, MA  
Buyer: Sovereign RA LLC  
Seller: PJC Mansfield Realty LLC & PJC Special Realty  
Lot Size: 1.25 Acres  
Building Size: 13,526 SF  
Price: \$2,810,000 **\$207.74 SF**  
Notes:

Date: 5/30/08  
Type of Property: Retail  
Address: 237 Broadway, Taunton, MA  
Buyer: Crown Properties-Taunton LLC  
Seller: Rorden Corp  
Lot Size: 41,818 SF  
Building Size: 10,010 SF  
Price: \$1,750,000 **\$174.82 SF**  
Notes:

Date: 5/28/08  
Type of Property: Restaurant/bar  
Address: 247 Broadway, Taunton, MA  
Buyer: Parackevas & Marianthi Hatzigiannis  
Seller: Crest Net Lease Inc  
Lot Size: 22,651 SF  
Building Size: 2,172 SF  
Price: \$1,150,000 **\$529.46 SF**  
Notes: Friendly's Ice Cream

Date: 5/30/08  
Type of Property: Charity Property  
Address: 82 Ingell Street, Taunton, MA  
Buyer: Dorsey Realty  
Seller: Adams Post Building Association  
Lot Size: 4.85 Acres  
Building Size: 15,136 SF  
Price: \$750,000 **\$49.55 SF**  
Notes: Veterans of Foreign Wars Bldg

Date: 6/5/08  
Type of Property: Retail  
Address: 820-822 Purchase Street, New Bedford, MA  
Buyer: Maxi Drug Inc & Rite Aid  
Seller: Sherman FT & Everett Sherman Tr  
Lot Size: 2,198 SF  
Building Size: 2,200 SF  
Price: \$600,000 **\$272.72 SF**  
Notes:

Date: 5/6/08  
Type of Property: Bank Building  
Address: 77 Front Street, Scituate, MA  
Buyer: ARC Rock17 MA LLC  
Seller: Rockland Trust Co  
Lot Size: 19,820 SF  
Building Size: 2,776 SF  
Price: \$1,226,796 **\$441.92 SF**  
Notes:

Date: 5/5/08  
Type of Property: Office Building  
Address: 8 Richards Road, Plymouth, MA  
Buyer: ARC Rock17 MA LLC  
Seller: Rockland Trust Co  
Lot Size: 5.2 Acres  
Building Size: 24,938 SF  
Price: \$5,029,647 **\$201.68 SF**  
Notes:

Date: 4/30/08  
Type of Property: Multi-Use  
Address: 6 Falmouth Road, Mashpee, MA  
Buyer: Santuit Inn  
Seller: Jose Couto  
Lot Size: 2.1 Acres  
Building Size: 7,545 SF  
Price: \$1,200,000 **\$159.04 SF**  
Notes:

Date: 5/29/08  
Type of Property: Retail  
Address: 21 East Water Street, Rockland, MA  
Buyer: Siyasham LLC & Vinaykumar Patel  
Seller: Station RT & David Gregory  
Lot Size: 25,060 SF  
Building Size: 7,067 SF  
Price: \$1,000,000 **\$141.50 SF**  
Notes:

Date: 6/27/08  
Type of Property: Retail  
Address: 488 Old County Road, Westport, MA  
Buyer: Head Town Landing Country Store  
Seller: Ronald & Susan Meunier  
Lot Size: 20,883 SF  
Building Size: 1,250 SF  
Price: \$245,000 **\$196 SF**  
Notes:

## Motels & Hotels

Date: 4/4/08  
Type of Property: Motel  
Address: 3026 Cranberry Highway, Wareham, MA  
Buyer: Chanchal Corp  
Seller: DOM Inc  
Lot Size: 1.3 Acres  
Building Size: 2,992 SF  
Price: \$600,000 **\$200.53 SF**  
Notes:

Date: 4/30/08  
Type of Property: Motel  
Address: 6 Falmouth Road, Falmouth, MA  
Buyer: Santuit Inn LLC  
Seller: Jose Couto  
Lot Size: 2.1 Acres  
Building Size: 7,545 SF (20 Units)  
Price: \$1,200,000 **\$159.04 SF**  
Notes:

Date: 4/29/08  
Type of Property: Motel  
Address: 5200 State Highway, Eastham, MA  
Buyer: Debra & Scott Sverid  
Seller: K & L Holland Family LLC  
Lot Size: 6.6 Acres  
Building Size: 5,920 SF (20 Units)  
Price: \$1,600,000 **\$270.27 SF**  
Notes:

Date: 5/2/08  
Type of Property: Inn  
Address: 6 Luscombe Ave, Woods Hole, MA  
Buyer: Luscombe Ave LLC  
Seller: RCS RT & Claudette Schneider  
Lot Size: 10,400 SF  
Building Size: 10,650 SF (23 Units)  
Price: \$1,925,000 **\$180.75 SF**  
Notes:

Date: 4/22/08  
Type of Property: Rooming House  
Address: 126 Warren Ave., Plymouth, MA  
Buyer: Goscon Inc  
Seller: Susan Dominques & Susan McMahon  
Lot Size: 38,333 SF  
Building Size: 3,861 SF  
Price: \$900,000 **\$233.10 SF**  
Notes:

Date: 5/28/08  
Type of Property: Rooming House  
Address: 34 Yarmouth Road, Barnstable, MA  
Buyer: MCM Dev Co LLC  
Seller: Our Child RT & Ronald Bourgeois  
Lot Size: .26 Acres  
Building Size: 2,554 SF (12 Rooms)  
Price: \$574,750 **\$225.03 SF**  
Notes:

## **Condos**

Date: 4/10/08  
Type of Property: Industrial Condo  
Address: 4 Crane Circle, Unit 4, Bourne, MA  
Buyer: AAF RT & Albert Fleury  
Seller: MRH Prop LLC  
Building Size: 1,375 SF  
Price: \$175,000 **\$127.27 SF**  
Notes:

Date: 4/9/08  
Type of Property: Office Condo  
Address: 4 Collins Ave., Unit 2, Plymouth, MA  
Buyer: Plymouth Community Access Television  
Seller: Megryco Inc  
Building Size: 5,403 SF  
Price: \$613,100 **\$113.473 SF**  
Notes:

Date: 5/12/08  
Type of Property: Industrial Condos  
Address: 88-102 Thornton Drive, Units 6A, 7A & 8A,  
Hyannis, MA  
Buyer: Amscars NT & Gary Amster  
Seller: BDA RT & Southwest Drive Trust  
Building Size: Unit 6A-1,939 SF, Unit 7A-1,526 SF,  
Unit 8A-2,278 SF  
Price: \$300,000 **\$52.23 SF**  
Notes:

Date: 5/12/08  
Type of Property: Industrial Condo  
Address: 88-102 Thornton Drive, Unit 5, Hyannis, MA  
Buyer: Amscars NT & Gary Amster  
Seller: Ashok Aggarwal  
Building Size: Unit 5-872 SF  
Price: \$86,390 **\$99.07 SF**  
Notes:

Date: 5/12/08  
Type of Property: Industrial Condo  
Address: 88-102 Thornton Drive, Unit 8A, Hyannis, MA  
Buyer: Thornton Classic RT & Richard Clark  
Seller: Amscars NT & Gary Amster  
Building Size: Unit 8A-2,278 SF  
Price: \$230,000 **\$100.96 SF**  
Notes:

Date: 5/27/08  
Type of Property: Office Condo  
Address: 99 Longwater Circle, Unit 201, Norwell, MA  
Buyer: PPT RT & Eric Edelman  
Seller: Thomas Cornell  
Building Size: 1,972 SF  
Price: \$380,000 **\$192.69 SF**  
Notes:

Date: 5/23/08  
Type of Property: Office Condo  
Address: 154 West Grove St., Unit 6D, Middleboro, MA  
Buyer: NBSS Realty LLC & Elizabeth May  
Seller: Eldorado RT & Frank Leo  
Building Size: 922 SF  
Price: \$158,500 **\$171.90 SF**  
Notes:

Date: 4/17/08  
Type of Property: Office Condo  
Address: 431 Old Chatham Road, Unit 5, Dennis, MA  
Buyer: John Butler  
Seller: Scott Glista  
Building Size: 716 SF  
Price: \$90,000 **\$125.69 SF**  
Notes:

Date: 4/23/08  
Type of Property: Retail Condo  
Address: 141 Route 28, Unit 1, West Dennis, MA  
Buyer: Anne & Anthony Ammendolia  
Seller: Thomas Sullivan  
Building Size: 278 SF  
Price: \$68,000 **\$244.60 SF**  
Notes:

Date: 5/5/08  
Type of Property: Office Condo  
Address: 25 Bay Road, Units 6 & 7, Duxbury, MA  
Buyer: ARC Rock17MA LLC  
Seller: Rockland Trust  
Building Size: 2,405 SF (combined)  
Price: \$1,284,684 **\$534.17 SF**  
Notes:

Date: 5/22/08  
Type of Property: Office Condo  
Address: 3 Bay State Court, Unit 3, Brewster, MA  
Buyer: 9 Baystate Court & Richard Bienvenue  
Seller: George & Frances Malone  
Building Size: 1,364 SF  
Price: \$190,000 **\$139.29 SF**  
Notes:

Date: 5/22/08  
Type of Property: Office Condo  
Address: 7 Bay State Court, Unit 7, Brewster, MA  
Buyer: Batystate Court & Richard Bienvenue  
Seller: David Collins  
Building Size: 934 SF  
Price: \$125,000 **\$133.83 SF**  
Notes:

Date: 4/30/08  
Type of Property: Office Condo  
Address: 226 Field Street, Unit 3, New Bedford, MA  
Buyer: Noor Associates LLC & Boston Neuro Assn  
Seller: Boston Neurology Association  
Building Size: 860 SF  
Price: \$145,000 **\$168.60 SF**  
Notes:

Date: 6/2/08  
Type of property: Office Condo  
Address: 760 Main Street, Unit A, Hyannis, MA  
Buyer: 760 Main St LLC  
Seller: Lawrence & Janet Hadfield  
Building Size: 516 SF  
Price: \$96,901 **\$187.79 SF**  
Notes:

Date: 6/2/08  
Type of Property: Office Condo  
Address: 760 Main Street, Unit B, Hyannis, MA  
Buyer: 760 Main St LLC  
Seller: Lawrence & Janet Hadfield  
Building Size: 336 SF  
Price: \$63,099 **\$187.79 SF**  
Notes:

Date: 5/29/08  
Type of Property: Office Condo  
Address: 129 Bradford Street, Unit 2, Provincetown, MA  
Buyer: Brass Hospitality Group LLC  
Seller: Michael MacIntyre  
Building Size: 1,761 SF  
Price: \$389,000 **\$220.89 SF**  
Notes:

Date: 6/3/08  
Type of Property: Industrial Condo  
Address: 8 Jan Sebastian Way, Units 10,11 & 23, Sandwich, MA  
Buyer: Mardon LLC  
Seller: CCKC Inc  
Building Size: Unit 10-1,179 SF, Unit 11-1,186 SF,  
Unit 23-1,173 SF Total – 3,538 SF  
Price: \$390,000 **\$110.23 SF**  
Notes:

Date: 6/2/08  
Type of Property: Industrial Condo  
Address: 72 Sharp St., Units 8 & 14, Hingham, MA  
Buyer: LST Realty LLC & Michael McDonald  
Seller: Jes Sa Ka Prop LLC & Joseph Clancy  
Building Size: 10,967 SF & 1,690 SF  
Price: \$1,535,000 **\$121.27 SF**  
Notes:

Date: 6/16/08  
Type of Property: Retail Condo  
Address: 4 Merchants Road, Unit 6, Sandwich, MA  
Buyer: Michael & Nina Stutzman  
Seller: Ellsworth RT & Jonathan Fitch  
Building Size: 750 SF  
Price: \$114,000 **\$152 SF**  
Notes:

Date: 5/2/08  
Type of Property: Office Condo  
Address: 68 Nicoletta's Way, Unit L, Mashpee, MA  
Buyer: John & Carol Mitchell  
Seller: Karesu LLC  
Building Size: 1,541 SF  
Price: \$300,000 **\$194.67 SF**  
Notes:

Date: 6/23/08  
Type of Property: Industrial Condo  
Address: 35 Pond Park, Unit 2, Hingham, MA  
Buyer: John Spurr & William Constable  
Seller: 35 Pond Park RT & James Steams 4<sup>th</sup>  
Building Size: 2,315 SF  
Price: \$300,000 **\$129.58 SF**  
Notes:

Date: 6/5/08  
Type of Property: Office Condo  
Address: 11-13 Bay State Court, Unit 11-13, Brewster, MA  
Buyer: Kirby & Max LLC  
Seller: Frances & George Malone  
Building Size: 2,402 SF  
Price: \$350,000 **\$145.71 SF**  
Notes:

Date: 6/27/08  
Type of Property: Retail Condo  
Address: 101 Route 6A, Unit 1, Sandwich, MA  
Buyer: Buzzzell Family Sandwich Trust & Kristen Buzzzell  
Seller: Barn & Barrell LLC  
Building Size: 741 SF  
Price: \$200,000 **\$269.90 SF**  
Notes:

Date: 5/5/08  
Type of Property: Retail Condo  
Address: 272 Columbia Road, Unit 2, Hanover, MA  
Buyer: ARC Rock 17 MA LLC  
Seller: Rockland Trust Co  
Building Size: 2,827 SF  
Price: \$1,282,106 **\$453.52 SF**  
Notes:

## **Apartments**

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 per Unit**  
Notes:

Date: 5/23/08  
Type of Property: Apartment Building  
Address: 155 Onset Avenue, Wareham, MA  
Buyer: Tur-Lin Realty Investments LLC & Harry Turner  
Seller: Bay Haven Properties & Ralph Burns  
Lot Size: 3,972 SF  
Building Size: 5,000 SF (6 Units)  
Price: \$500,000 **\$83,333 per Unit**  
Notes:

# Land

Date: 4/18/08  
Type of Property: Commercial Land  
Address: 15 Cape Lane, Brewster, MA  
Buyer: Northeast Marketing Group RT & Timothy Waldron  
Seller: Cape Lane LLC  
Lot Size: 1.06 Acres  
Price: \$1,000,000 **\$941,592 per Acre**  
Notes:

Date: 4/23/08  
Type of Property: Commercial Land  
Address: Fireworks Circle, Lot 13 & 30, Bridgewater, MA  
Buyer: Neai Corp  
Seller: Pad Corp  
Lot Size: 22,604 SF & 21,084 SF  
Price: \$182,000 **\$181,427 per Acre**  
Notes:

Date: 5/5/08  
Type of Property: Commercial Land  
Address: 280 Union Street, Rockland, MA  
Buyer: ARC Rock17MA LLC  
Seller: Rockland Trust Co  
Lot Size: 11,262 SF  
Price: \$5,699,290 **\$506.06 SF**  
Notes:

Date: 5/28/08  
Type of Property: Commercial Land  
Address: 160 Falmouth Road, Mashpee, MA  
Buyer: Physicians Office FA  
Seller: Crocker FT & James Crocker  
Lot Size: 1.4 Acres  
Price: \$600,000 **\$428,571 per Acre**  
Notes:

Date: 6/19/08  
Type of Property: Industrial Land  
Address: Elm St., Lot A, Bridgewater, MA  
Buyer: J & J Elm St LLC  
Seller: Tri-Town RT & Mark A Ridder  
Lot Size: 3.2 Acres  
Price: \$385,000 **\$120,215 per Acre**  
Notes:

Date: 6/12/08  
Type of Property: Commercial Land  
Address: Mount Pleasant St (WS) New Bedford, MA  
Buyer: Mount Pleasant Street LLC  
Seller: LGI NT & Jennifer Dupras  
Lot Size: 6,792 SF  
Price: \$125,000 **\$18.40 SF**  
Notes:

Date: 6/26/08  
Type of Property: Industrial Land  
Address: Industrial Way, Lot A, Hanover, MA  
Buyer: Reid Dev LLC  
Seller: JPD NT & Joseph M Davis  
Lot Size: 43,360 SF  
Price: \$155,000 **\$3.57 SF**  
Notes:

Date: 5/21/08  
Type of Property: Commercial Undevepble Land  
Address: Freeman's Way, Brewster, MA  
Buyer: Springburn 2 LLC  
Seller: Frances H Miller  
Lot Size: 4.3 Acres  
Price: \$120,000 **\$27,906 per Acre**  
Notes:

Date: 6/30/08  
Type of Property: Industrial Undevepble Land  
Address: 82 Commerce Park South, Chatham, MA  
Buyer: Stuart Eveland  
Seller: Antnik RT & William Franze  
Lot Size: 10,002 SF  
Price: \$265,000 **\$26.49 SF**  
Notes:

Date: 6/11/08  
Type of Property: Land  
Address: 179 Underpass Road, Brewster, MA  
Buyer: Cape Commerce NT & Bruce Macgregor  
Seller: Baldur Realty LLC  
Lot Size: 5.5 Acres  
Price: \$315,000 **\$57,272 per Acre**  
Notes: