

Comps for Southeastern, MA
For 3rd Quarter 2007
prepared by
Michael Giancola & LJ Palazesi

Industrial:

Date: 7/3/07
Type of Property: Industrial Warehouse
Address: 648 Summer St., Brockton, MA
Buyer: 648 Summer Street LLC
Seller: Carlo Gavazzi Comp Solut & Carlo Gavazzi Inc
Lot Size: 226512 SF
Building Size: 75,715 SF
Price: \$530,000 **\$7 SF**
Notes:

Date: 7/9/07
Type of Property: Commercial Warehouse
Address: 16 Hedges Pond Road, Plymouth, MA
Buyer: Patrick J. Mulligan
Seller: Donald J. Ryan
Lot Size: 16,988 SF
Building Size: 3040 SF
Price: \$275,000 **\$90.46 SF**
Notes:

Date: 7/19/07
Type of Property: Manufacturing Building
Address: 68 Blackmer St., New Bedford, MA
Buyer: Finicky Pet Food Inc
Seller: Blackmer LLC
Lot Size: 54680 SF
Building Size: 20,560 SF
Price: \$1,850,000 **\$89.98 SF**
Notes:

Date: 7/31/07
Type of Property: Manufacturing Building
Address: 20 Langdon G Burwell Drive, Falmouth, MA
Buyer: Cape cod Aggregates Corp
Seller: Shelfin RT & Thomas R. Reilly
Lot Size: 4.25 Acres
Building Size: 3000 SF
Price: \$650,000 **\$216.66 SF**
Notes:

Date: 8/1/07
Type of Property: Manufacturing Bldg
Address: 3 Kendrick Road, Wareham, MA
Buyer: DMI Properties LLC & William M Salmons Jr.
Seller: Berquist Company
Lot Size: 120226 SF
Building Size: 16,694 SF
Price: \$432,000 **\$25.88 SF**
Notes:

Date: 7/13/07
Type of property: Commercial Warehouse
Address: 450 Revolutionary Drive, Taunton, MA
Buyer: Jordans Furniture
Seller: New Boston C Stevens 1
Lot Size: 172.89 Acres
Building Size: 756,000 SF
Price: \$58,783,261 **\$77.75 SF**
Notes:

Date: 7/18/07
Type of Property: Commercial Warehouse
Address: 22 Atlantic Avenue, Dennis, MA
Buyer: POA Realty Trust & Kevin Benger
Seller: Kevin J Sullivan & Patrick T Sullivan
Lot Size: 14375 SF
Building Size: 4000 SF
Price: \$415,000 **\$103.75 SF**
Notes:

Date: 8/9/07
Type of Property: Commercial Warehouse
Address: 250 Revolutionary Drive, Taunton, MA
Buyer: AUTC Revolutionary LLC
Seller: Revolutionary Way Com Cen & Condyne Invest Partners
Lot Size: 20.64 Acres
Building Size: 140,296 SF
Price: \$10,650,000 \$75.91 SF
Notes:

Date: 9/21/07
Type of Property: Industrial Warehouse
Address: 80 Jefferson, Fall River, MA
Buyer: Atlantis Charter School
Seller: Quaker Fabric Corporation
Lot size: 8.68 Acres
Building Size: 232,600 SF
Price: \$2,600,000 \$11.18 SF
Notes:

Date: 9/10/07
Type of Property: Industrial Warehouse
Address: 97 Queen Anne Road, Harwich, MA
Buyer: J & B Our RT & Barbara OUR
Seller: Clyde & Patricia Dill
Lot Size: 64,033 Sf
Building Size: 3000 SF
Price: \$600,000 \$200 SF
Notes:

General Commercial:

Date: 6/29/07
Type of Property: Office Building
Address: 163 Front Street, Marion, MA
Buyer: Michael Sudofsky
Seller: Phyllis Davis
Lot Size: 15036 SF
Building Size: 4267 SF
Price: \$1,250,000 \$292.94 SF
Notes:

Date: 6/29/07
Type of Property: Retail-Service
Address: 47 Main Street, Plymouth, MA
Buyer: Howard Malloves
Seller: Robert J. Muir
Lot Size: 2495 SF
Building Size: 4401 SF
Price: \$600,000 **\$240.48 SF**
Notes:

Date: 7/2/07
Type of Property: Office Building
Address: 811 Ashley Blvd., New Bedford, MA
Buyer: Costa Gillin LLC
Seller: 811 Ashley Blvd, NT
Lot Size: 11,422 SF
Building Size: 1406 SF
Price: \$260,000 **\$184.92 SF**
Notes:

Date: 7/23/07
Type of Property: Office-Retail Plaza
Address: 80 Davis Straits, Falmouth, MA
Buyer: Cape Cod Investments LLC (Thomas Sullivan) &
Centerville LLC (Thomas Capizzi)
Seller: 1 Center Place Corporation
Lot Size: 90,890 SF
Building Size: 16,511 SF
Price: \$2,700,000 **\$163.52 SF**
Notes:

Date: 7/19/07
Type of Property: Bank Building
Address: 1470 Orleans Road, Harwich, MA
Buyer: Cape Cod Cooperative Bank
Seller: Sovereign Bank
Lot Size: 84506 SF
Building Size: 4096 SF
Price: \$2,610,000 **\$637.20 SF**
Notes:

Date: 7/20/07
Type of Property: Gas/Service Station
Address: 4 Route 28, Harwich, MA
Buyer: Angelina Enterprises LLC
Seller: Edward & Diana Varjabedian
Lot Size: 12632 SF
Building Size: 1504 SF
Price: \$575,000 **\$382.31 SF**
Notes:

Date: 6/25/07
Type of Property: Retail
Address: 141 Bradford St., Provincetown, MA
Buyer: Rodney James Realty LLC
Seller: 141 Bradford St. RT & Barbara K. Edwards
Lot Size: 5271 SF
Building Size: 3276 SF
Price: \$805,000 **\$245.72 SF**
Notes:

Date: 7/20/07
Type of Property: Office Building
Address: 152 North Main St., Fall River, MA
Buyer: Walter Bronhard
Seller: Daniel Turcotte
Lot Size: 8657 SF
Building Size: 15624 SF
Price: \$410,000 **\$26.24 SF**
Notes:

Date: 7/26/07
Type of property: Mixed Use
Address: 310 Broadway, Taunton, MA
Buyer: Cumberland Farms Inc
Seller: Francis J. Leca
Lot Size: 59242 SF
Building Size: 2168 SF
Price: \$950,000 **\$438.19 SF**
Notes:

Date: 7/25/07
Type of Property: Department Store
Address: 70 Taunton Depot Road, Taunton, MA
Buyer: Cole CC Taunton MA LLC
Seller: Taunton Circuit Delaware
Lot Size: 3.29 Acres
Building Size: 32,838 SF
Price: \$7,860,000 **\$239.35 SF**
Notes: Circuit City Store off Route 140

Date: 8/1/07
Type of Property: Retail
Address: 573 Main St., Falmouth, MA
Buyer: Johnson Main St. RT & Robert B Johnson
Seller: Barry & Janet Martin
Lot Size: .26 Acres
Building Size: 2400 SF
Price: \$516,145 **\$215.06 SF**
Notes:

Date: 7/31/07
Type of Property: Mixed Use-Apt/Store
Address: 633 Main Street, Falmouth, MA
Buyer: O'Loughlin LLC
Seller: Robert & Elaine Hewitt
Lot Size: .22 Acres
Building Size: 2381 SF (incl. 1008 SF Apt. 5rms. 3 bdrms.)
Price: \$411,000 **\$172.61 SF**
Notes:

Date: 7/31/07
Type of Property: Mixed Use
Address: 928 Route 28, Harwich, MA
Buyer: 928 Main Street LLC
Seller: Pamela Black
Lot Size: 52272 SF
Building Size: 3002 SF
Price: \$650,000 **\$216.52 SF**
Notes:

Date: 8/2/07
Type of Property: Retail – Department Store
Address: 361 Main Street, Wareham, MA
Buyer: Potential Properties LLC & Anne M Correia
Seller: Farkle RT & Brian E Murray
Lot Size: 18080 SF
Building Size: 11,974 SF
Price: \$290,000 **\$24.22 SF**
Notes:

Date: 8/2/07
Type of Property: Office Building-Medical
Address: 353 Washington Street, Norwell, MA
Buyer: 353 Washington Street RT & Caroline E Hughes
Seller: 353 Washington LLC & Nantucket FT LP
Lot Size: 42253 SF
Building Size: 3960 SF
Price: \$900,000 **\$227.27 SF**
Notes:

Date: 8/1/07
Type of Property: Retail-Supermarket
Address: 709 State Road, Plymouth, MA
Buyer: TRT Manomet LLC & TRT NE Retail Floating
Seller: BetaProp LLC & Charles Fitzgibbons
Lot Size: 189486 SF
Building Size: 34,876 SF
Price: \$9,302,597 **\$266.73 SF**
Notes:

Date: 7/19/07
Type of Property: Office Building
Address: 299 Mattakesett Street, Pembroke, MA
Buyer: Custodial Supply & Service
Seller: Brigham & Womens Hospital Inc
Lot Size: 8157 SF
Building Size: 960 Sf
Price: \$140,000 **\$145.83 SF**
Notes:

Date: 7/12/07
Type of property: Office Building
Address: 867 State Road, Dartmouth, MA
Buyer: Yung Kwon
Seller: New England Amalgamated Cloth
Lot Size: 9.51 Acres
Building Size: 12,000 SF
Price: \$950,000 **\$79.16 SF**
Notes:

Date: 7/13/07
Type of Property: Bank Building
Address: 1724 Acushnet Ave., New Bedford, MA
Buyer: Bankfive Corp
Seller: Players RT & David Sylvia
Lot Size: 3542 SF
Building Size: 3630 SF
Price: \$650,000 **\$179.06 SF**
Notes:

Date: 7/9/07
Type of Property: Retail
Address: 2100 Acushnet Ave., New Bedford, MA
Buyer: 1st Jason Corporation
Seller: Acushnet 2100 LP & Acushnet General Inc
Lot Size: 38769 SF
Building Size: 15,540 SF
Price: \$1,350,000 **\$86.87 SF**
Notes:

Date: 8/14/07
Type of Property: Nursing Home
Address: 22 Richardson Road, Centerville, MA
Buyer: KF Centerville SH LLC
Seller: Benchmark Centerville LLC
Lot Size: 191228 SF
Building Size: 39,189 SF
Price: \$4,474,600 **\$114.18 SF**
Notes:

Date: 8/7/07
Type of Property: Shopping Ctr/Mall
Address: 9 West Road, Orleans, MA
Buyer: TRT Orleans LLC
Seller: Skaket Assoc. LLC & Skaket Assoc NT
Lot Size: 529254 SF
Building Size: 71,466 SF
Price: \$31,335,065 **\$438.46 SF**
Notes:

Date: 8/9/07
Type of Property: Shopping Ctr/Mall
Address: 96 North Main St., Carver, MA
Buyer: LHB Enterprises LLC
Seller: Carver Crossing Prop LLC & Kenneth Hecht
Lot Size: 123754 SF
Building Size: 26,729 SF
Price: \$4,050,000 **\$151.52 SF**
Notes:

Date: 8/3/07
Type of Property: Shopping Ctr
Address: 2899-3015 Cranberry Highway, Wareham, MA
Buyer: TRT Wareham LLC
Seller: Tedeschi Darman Co LLC
Lot Size:
Building Size: 97,941 SF
Price: \$35,496,753 **\$362.43 SF**
Notes:

Date: 7/30/07
Type of Property: Office Building
Address: 269-271 Union St., New Bedford, MA
Buyer: T & O Realty Inc
Seller: First Citizens FCU
Lot Size: 5480 SF
Building Size: 10,644 SF
Price: \$800,000 **\$75.16 SF**
Notes:

Date: 8/3/07
Type of Property: Supermarket
Address: 625 West Main Street, Centerville, MA
Buyer: Dividend Capital Total RT & TRT Hyannis LLC
Seller: Tedeschi Realty Corp
Lot Size: 186872 SF
Building Size: 32,090 SF
Price: \$10,575,584 **\$329.56 SF**
Notes:

Date: 8/8/07
Type of Property: Office Building-General
Address: 927 Main Street, West Dennis, MA
Buyer: S & C Realty Investment Co LLC
Seller: JJ Realty Trust & Joseph P. Sullivan
Lot Size: 37026 SF
Building Size: 2634 SF
Price: \$800,000 **\$303.72**
Notes:

Date: 8/2/07
Type of Property: Supermarket
Address: 377 Chauncy St., Mansfield, MA
Buyer: TRT Mansfield LLC
Seller: TD Mansfield Assoc LLC
Lot Size: 409464 SF
Building Size: 73468 SF
Price: \$19,094,805 **\$259.90 SF**
Notes:

Date: 7/30/07
Type of Property: Office Building-Medical
Address: 68 Church Green, Taunton, MA
Buyer: Richard Harris
Seller: Patriot Prop Group LLC
Lot Size: 44867 SF
Building Size: 13,761 SF
Price: \$537,500 **\$39.06 SF**
Notes:

Date: 7/16/07
Type of Property: Mixed Use
Address: 167 Spring Street, Marion, MA
Buyer: J L Monger LLC & Joe Monger
Seller: Jabodabay LLC & Robert Bost
Lot Size: 18,000 Sf
Building Size: 1512 Sf
Price: \$392,000 **\$259.26 SF**
Notes:

Date: 7/31/07
Type of Property: Office Building-General
Address: 195 Route 28, Harwich, MA
Buyer: Robert & Nancy Kuhn
Seller: Casey Homes Inc
Lot Size: 26572 SF
Building Size: 1584 SF
Price: \$480,000 **\$303.03 SF**
Notes:

Date: 8/2/07
Type of Property: Retail Department Store
Address: 1271 Washington St., Hanover, MA
Buyer: TRT North Hanover LLC & TRT NE Retail Floating
Seller: Hanwell & Terence Tedeschi
Lot Size: 157252 SF
Building Size: 18,600 SF
Price: \$3,182,468 **\$171.10 SF**
Notes:

Date: 8/22/07
Type of Property: Retail
Address: 580 GAR Highway, Swansea, MA
Buyer: RK Swansea LLC
Seller: 3 Shopping Ctr Assoc LP
Lot Size: 30056 SF
Building Size: 7556 SF
Price: \$7,637,000 **\$1,010.72 SF**
Notes:

Date: 8/21/07
Type of Property: Mixed Use
Address: 1379, 1379A & 1383 Rt. 28A, Bourne, MA
Buyer: Bourne Conservation Trust & Donald Mears
Seller: Cataumet Garden Center
Lot Size: 1.5 Acres (3 Parcels)
Building Size: 1440 SF
Price: \$1,650,000 **\$1,145.83 SF**
Notes:

Date: 8/13/07
Type of Property: Retail
Address: 331 State Road, Dartmouth, MA
Buyer: 331 State Road Assoc LLC
Seller: 331 State Road LLC
Lot Size: 5.81 Acres (2 Parcels)
Building Size: 29,400 SF
Price: \$4,425,000 **\$150.51 SF**
Notes:

Date: 8/15/07
Type of Property: Professional Building
Address: 671 N Main Street, Attleboro, MA
Buyer: 671 North Main Street
Seller: 671 Assoc & Edward Paolino
Lot Size: 23,049 Sf
Building Size: 2722 SF
Price: \$427,500 **\$157.05 SF**
Notes:

Date: 8/31/07
Type of Property: Retail
Address: 31 Meeting House Road, Chatham, MA
Buyer: Bowens RT LLC
Seller: Schoolhouse LLC
Lot Size: 1.21 Acres
Building Size: 3210 SF
Price: \$1,000,000 **\$311.53 SF**
Notes:

Date: 8/31/07
Type of Property: Mixed Use
Address: 574 Route 6A, Dennis, MA
Buyer: Akimbo LLC
Seller: Galeforce LLC
Lot Size: .76 Acres
Building size: 4254 SF
Price: \$995,000 **\$233.90 SF**
Notes:

Date: 8/30/07
Type of Property: Gas/Service Station
Address: 1041 Route 28, Yarmouth, MA
Buyer: ARC WGYRMMA 001 LLC
Seller: Arista Yarmouth LLC
Lot Size: 19,602 Sf
Building Size: 9,900 SF
Price: \$7,110,000 **\$718.18**
Notes:

Date: 8/30/07
Type of Property: Office Building
Address: 440 Myles Standish Blvd., Taunton, MA
Buyer: Hub Prop T
Seller: GP Myles Standish LLC & Griffith Prop
Lot Size: 3.51 Acres
Building Size: 39,974 SF
Price: \$4,387,273 **\$109.75 SF**
Notes:

Date: 8/30/07
Type of Property: Office Building
Address: 470 Myles Standish Blvd., Taunton, MA
Buyer: Hub Prop T
Seller: GP Myles Standish LLC & Griffith Prop
Lot Size: 2.96 Acres
Building Size: 39,324 SF
Price: \$5,772,727 **\$146.80 SF**
Notes:

Date: 7/2/07
Type of Property: Office Building
Address: 811 Ashley Blvd., New Bedford, MA
Buyer: Costa Gillin LLC
Seller: 811 Ashley Blvd. NT
Lot Size: .26 Acres
Building Size: 1406 SF
Price: \$260,000 **\$184.92 SF**
Notes:

Date: 6/29/07
Type of Property: Mixed Use
Address: 114-116 County Street, New Bedford, MA
Buyer: Benfica Realty LLC
Seller: Jose Motta Amaral & Luis Demelo
Lot Size: .13 acres
Building Size: 4935 SF
Price: \$400,000 **\$81.05 SF**
Notes:

Date: 6/29/07
Type of Property: Retail Services
Address: 47 Main St., Plymouth, MA
Buyer: Howard Malloves IV
Seller: Muir RT & Robert Muir
Lot Size: 2495 SF
Building Size: 4184 SF
Price: \$600,000 **\$143.40 SF**
Notes:

Date: 7/3/07
Type of Property: Gymnasium
Address: 378 Marion Rd., Wareham, MA
Buyer: Nosreme LLC & Michelle Femino
Seller: Hwood RT & Scott Facchetti
Lot Size: 40,961 SF
Building Size: 13,716 SF
Price: \$625,000 **\$45.57 SF**
Notes:

Date: 8/30/07
Type of Property: Office Building
Address: 899 Washington Street, Hanover, MA
Buyer: Satoria RT & Eric P. Limont
Seller: Manning RT & Frank Gerraughty
Lot Size: 13,068 SF
Building Size: 1485 SF
Price: \$330,000 **\$222.22 SF**
Notes:

Date: 9/24/07
Type of Property: Office Building
Address: 586 Strawberry Hill Road, Centerville, MA
Buyer: Bentley Partners LLC
Seller: Centerville Associates
Lot Size: 16,117 SF
Building Size: 5121 SF
Price: \$1,338,856 **\$261.44 SF**
Notes:

Date: 9/26/07
Type of Property: Restaurant
Address: 10 Canal Road, Bourne, MA
Buyer: O Ice LLC
Seller: Friendlys Realty 2 LLC
Lot Size: 75,359 Sf
Building Size: 4810 Sf
Price: \$1,771,964 **\$368.39 SF**
Notes:

Date: 9/24/07
Type of Property: Outdoor Recreation/Arcade
Address: 340 Macarthur Blvd., Bourne, MA
Buyer: Circle O LLC & Macarthur Park Place LLC
Seller: Alfred & Louise Deluca
Lot Size: 343,688 SF
Building Size: 24,779 SF
Price: \$2,750,000 **\$110.98 SF**
Notes:

Date: 9/20/07
Type of Property: Mixed Use
Address: 405 Jones Road, Falmouth, MA
Buyer: Vest Enterprises LLC
Seller: Daniel Molloy
Lot Size: 7500 Sf
Building Size: 1941 SF
Price: \$385,000 **\$198.35 SF**
Notes:

Date: 9/27/07
Type of Property: Retail
Address: 167 Broadway, Fall River, MA
Buyer: Khanh Duong
Seller: 167 Broadway LLC
Lot Size: 21,700 Sf
Building Size: 4200 SF
Price: \$750,000 **\$178.57 SF**
Notes:

Date: 9/26/07
Type of Property: Restaurant
Address: 435 Route 44, Raynham, MA
Buyer: O Ice LLC
Seller: Friendlys Realty Corp
Lot Size: 1.09 Acres
Building Size: 4752 SF
Price: \$2,175,476 **\$457.80 SF**
Notes:

Date: 9/28/07
Type of Property: Mixed Use
Address: 179 Barnstable Road, Hyannis, MA
Buyer: Minanaz RT & Dmitry Zinov
Seller: 115 Iyannough Road NT & David Crawford
Lot Size: 2400 SF
Price: \$515,000 **\$214.58 SF**
Notes:

Date: 9/11/07
Type of Property: Motel
Address: 829 Scenic Highway, Bourne, MA
Buyer: Jaspers Realty LLC
Seller: AJ Michael Realty LLC
Lot Size: 91,476 SF
Building Size: 2472 SF
Price: \$725,000 **\$293.28 SF**
Notes:

Date: 9/28/07
Type of Property: Hotel
Address: 3 Harding Street, Middleboro, MA
Buyer: Hansa Middleborough LLC & Nayan C Patel
Seller: LS 1 Borrower LLC
Lot Size: 2.45 Acres
Building Size: 46,697 SF
Price: \$3,760,000 **\$80.52 SF**
Notes:

Date: 9/24/07
Type of Property: Mixed Use
Address: 342 Circuit Street, Hanover, MA
Buyer: Circuit St Ventures LLC & CT 1 Capital LLC
Seller: Circuit St Venture LLC
Lot Size: 67,953 SF
Building Size: 113,120 SF
Price: \$7,000,000 **\$61.88 SF**
Notes:

Date: 12/21/07
Type of Property: Mixed Use
Address: 2585 State Highway, Route 6, Wellfleet, MA
Buyer: Cumberland Farms Inc
Seller: Barbara Birdsey Tr Outer Cape RT
Lot Size: 73,181 SF
Building Size: 1728 SF
Price: \$1,400,000 **\$810.18 SF**
Notes:

LAND

Date: 7/6/07
Type of Property: Commercial Land
Address: Cranberry Highway, Lot B, Bourne, MA
Buyer: Cranberry Highway RT & Donald Shulman
Seller: Thomas C. Pappas
Lot Size: 30,544 SF
Price: \$200,000 **\$285,714 per Acre**
Notes:

Date: 7/6/07
Type of property: Commercial Land
Address: Cranberry Highway, Parcel A, Bourne, MA
Buyer: Bluff Road RT & Donald Shulman
Seller: Thomas C. Pappas
Lot Size: 4827 SF
Price: \$90,000 **\$811,958 per Acre**
Notes:

Date: 7/23/07
Type of Property: Commercial Land
Address: 29 Joaquim Road, Hyannis, MA
Buyer: Stephen T. David
Seller: Donald R. Rose
Lot Size: 20,038 SF
Price: \$200,000 **\$9.98 SF**
Notes:

Date: 7/6/07
Type of Property: Commercial Land
Address: Cranberry Highway, Lot C, Bourne, MA
Buyer: Harold Mitchell
Seller: Thomas C. Pappas
Lot Size: 36,629 SF
Price: \$200,000 **\$237,837 per Acre**
Notes:

Date: 7/26/07
Type of property: Industrial Developable Land
Address: 266 Great Western road, Dennis, MA
Buyer: Sunshine RT & Lisa E. Enos
Seller: Paul Callahan
Lot Size: 3.45 Acres
Price: \$500,000 **\$144,927 per Acre**
Notes:

Date: 7/31/07
Type of Property: Commercial Land
Address: Commercial Drive, Lakeville, MA
Buyer: Commercial Drive Realty LLC
Seller: Canpro Investment LTD.
Lot Size: 5.24 Acres
Price: \$500,000 **\$95,420 per Acre**
Notes:

Date: 7/13/07
Type of Property: Commercial Land
Address: 6 Otis Park Drive, Bourne, MA
Buyer: HAC LLC
Seller: QAS Corp
Lot Size: 17.1 Acres
Price: \$2,300,000 **\$134,503 per Acre**
Notes:

Date: 7/11/07
Type of Property: Industrial Land
Address: 600 West Street, Mansfield, MA
Buyer: 600 West Street Mansfield
Seller: Mansfield Forbes LLC
Lot Size: 6.27 Acres
Price: \$2,000,000 **\$318,979 per Acre**
Notes:

Date: 8/10/07
Type of Property: Industrial Land
Address: Enterprise Road, Lot 2, Yarmouth, MA
Buyer: M & I RT, Marc & Laurie Hulten
Seller: Siddharth Siddharth
Lot Size: .99 acres
Price: \$380,000 **\$385,531 per Acre**
Notes:

Date: 8/3/07
Type of Property: Industrial Land
Address: 83 Kings Highway, Rochester, MA
Buyer: Rochester Bitumi Products
Seller: Todesca RT & Albert Todesca
Lot Size: 19.9 Acres
Price: \$938,908 **\$47,181 per Acre**
Notes:

Date: 8/8/07
Type of Property: Commercial Land
Address: 1247 Route 28A, Bourne, MA
Buyer: Pal RT, Paul Lelito & Lisa Kenny
Seller: Cataumet Cove LLC
Lot Size: 20,038 SF
Price: \$211,000 **\$10.53 SF**
Notes:

Date: 7/27/07
Type of Property: Commercial Land
Address: 1104 Washington St., Hanover, MA
Buyer: Knight Properties LLC
Seller: 1104-1112 Washington RT & Louis Bello
Lot Size: 26,572 SF
Price: \$720,000 **\$27.09 SF**
Notes:

Date: 8/29/07
Type of Property: Commercial Land
Address: 2240 State Road, Plymouth, MA
Buyer: MCDE Realty LLC & James Devellis
Seller: SAF RT & Frederick N Kurker
Lot Size: 44,393 SF
Price: \$995,000 **\$976,310 per Acre**
Notes:

Date: 8/28/07
Type of Property: Industrial Land
Address: 200 Kenneth Welch Drive, Lakeville, MA
Buyer: AAAMSS LLC
Seller: KP Glynn RT & Kevin Glynn
Lot Size: 4.18 Acres
Price: \$376,000 **\$91,707 per Acre**
Notes:

Date: 8/16/07
Type of Property: Commercial Land
Address: 6 Independence Way, Brewster, MA
Buyer: Kevin C Flaherty
Seller: Transraa RT & Michael J Sullivan
Lot Size: 15,170 SF
Price: \$255,000 **\$16.81 SF**
Notes:

Date: 9/1/207
Type of Property: Industrial Land
Address: Mercantile Way, Mashpee, MA
Buyer: Drywall Masonry Supplies Inc.
Seller: Shirley Rogers
Lot Size: 1.76 Acres
Price: \$425,000 **\$241,477 per Acre**
Notes:

Date: 8/17/07
Type of Property: Industrial Land
Address: 220 Kenneth Welch Drive, Lakeville, MA
Buyer: Jillian & Rob LLC
Seller: KP Glynn RT & Kevin P Glynn
Lot Size: 4.18 Acres
Price: \$500,000 **\$119,617 per Acre**
Notes:

Date: 9/5/07
Type of property: Charity Property-Lot
Address: 104 Teaticket Highway, Falmouth, MA
Buyer: Falmouth Housing Corp
Seller: Edward Hooper Gardiner
Lot Size: 7200 SF
Price: \$247,200 **\$34.34 SF**
Notes:

Date: 8/31/07
Type of Property: Land
Address: Duchaine Blvd., Lot B, New Bedford, MA
Buyer: Acushnet Company
Seller: GRTR New Bedford Industrial
Lot Size: 1.71 Acres
Price: \$122,400 **\$71,579 per Acre**
Notes:

Date: 8/31/07
Type of Property: Industrial Land
Address: Nicks Rock Road, Plymouth, MA
Buyer: Plymouth Conifer RT & Thomas Ford
Seller: Kingston S & T Realty LLC & C Karnolt
Lot Size: 48,018 SF
Price: \$375,000 **\$340,184 per Acre**
Notes:

Date: 9/12/07
Type of Property: Commercial Land
Address: Mozzone Blvd., Taunton, MA
Buyer: TGI Friday's Inc
Seller: Great River LLC & Bleema Investments LLC
Lot Size: 4.95 Acres
Price: \$1,800,000 **\$363,636.36 per Acre**
Notes:

Date: 9/14/07
Type of Property: Commercial Land
Address: Paramount Drive, Lot 26, Raynham, MA
Buyer: Electrochem Commercial Inc
Seller: Paramount Development Associates
Lot Size: 10 Acres
Price: \$1,850,000 **\$185,000 per Acre**
Notes:

Apartments

Date: 7/9/07
Type of Property: Apartment Building
Address: 89 Plympton St., Middleboro, MA
Buyer: Plympton street LLC
Seller: Pincrest Apartments LLC & Lawrence J. Ward
Lot Size: 6.49 Acres
Building Size: 14,102 SF (14-2 Bedroom Units & 2-1 Bedroom Units)
Price: \$1,550,000 **\$109.91 SF**
Notes:

Date: 8/15/07
Type of Property: Apartment Building
Address: 120 North Ave, Abington, MA
Buyer: 120 North Avenue LLC & Andrew Dixon
Seller: Street 3 RT & W. Scott Brown
Lot Size: 1 Acre
Building Size: 5152 SF (9+ Apartments)
Price: \$810,000 **\$157.22 SF**

Notes:

Date: 8/8/07
Type of Property: Apartment Building 9+ Units
Address: 66 Mayflower Ave., Middleboro, MA
Buyer: Kmarsh-PalmerLLC & Wmarsh-Palmer LLC
Seller: Gajewski RT & William Gajewski
Lot Size: 8.5 Acres
Building Size: 36,740 SF (38 Apartments)
Price: \$2,950,000 **\$80.29 SF**
Notes:

Date: 8/24/07
Type of Property: Apartment Bldg
Address: 180 Schoosett Street, Pembroke, MA
Buyer: Steven & Eva Bedrick
Seller: Schoosett Village LLC & Danadia Inc
Lot Size: 188,671 SF
Building Size: 18,520 SF (14 apartments)
Price: \$4,725,000 **\$255.13 SF**
Notes:

Date: 7/9/07
Type of Property: Apartment Bldg. (16 Units)
Address: 89 Plympton St., Middleboro, MA
Buyer: Plympton Street LLC
Seller: Pinecrest Apartments LLC & Lawrence Ward
Lot Size: 6.49 Acres
Building Size: 14,102 SF
Price: \$1,550,000 **\$109.91 SF**
Notes:

Date: 9/6/07
Type of Property: Apartment Bldg.
Address: 583 Pleasant Street, Brockton, MA
Buyer: Westgate RT & Charles Hajjar
Seller: Lbubs-C4 Brockton Village & LNR Mass Partners
Lot Size: 39,640 SF
Building Size: 18,792 SF
Price: \$2,100,000 **\$111.75 SF**
Notes:

Date: 9/10/07
Type of Property: Apartment Building
Address: 1959 Purchase Street, New Bedford, MA
Buyer: Car Barn Associates
Seller: Car Barn associates LP & Claremont Financial Services
Lot Size: 3.2 Acres
Building Size: 119,883 SF (114 Units)
Price: \$3,291,400 **\$27.45 SF**
Notes:

Date: 9/21/07
Type of Property: Multiple Housing
Address: 270 Old Main Road, Falmouth, MA
Buyer: Good Builders Inc
Seller: Alan Hindreth King
Lot Size: 67,878 SF
Building Size: 3293 SF
Price: \$600,000 **\$182.20 SF**
Notes:

Date: 9/11/07
Type of Property: Apartments
Address: 415 Main Street, Fairhaven, MA
Buyer: Matthew Gamache & Ulric Benoit
Seller: Mildred Rezendes & Raymond Benoit
Lot Size: 5846 SF
Building Size: 5,454 SF
Price: \$450,000 **\$82.51 SF**
Notes:

Condos

Date: 7/19/07
Type of Property: Office Condo
Address: 766 Falmouth Road, Unit 7, Mashpee, MA
Buyer: Tuyetchi Fisher-Rodden
Seller: Meder Electronic Inc.
Building Size: 1911 SF
Price: \$310,000 **\$162.22 SF**
Notes:

Date: 7/20/07
Type of Property: Office Condo
Address: 100 Schoosett St., Unit 3A, Pembroke, MA
Buyer: Facility Management Corp
Seller: DPC Realty & Patrick O'Brien
Building Size: 1984 SF
Price: \$350,000 **\$176.41 SF**
Notes:

Date: 7/20/07
Type of Property: Office Condo
Address: 100 Schoosett St., Unit 3B, Pembroke, MA
Buyer: Facility Management Corp
Seller: DPC Realty LLC & Patrick O'Brien
Building Size: 1984 SF
Price: \$350,000 **\$176.41 SF**
Notes:

Date: 7/31/07
Type of Property: Retail Condo
Address: 433 Lower County Road, Unit 14, Dennis, MA
Buyer: Florence Bothwell
Seller: Jody M. Young
Building Size: 243 SF
Price: \$99,000 **\$407.40 SF**
Notes:

Date: 8/1/07
Type of property: Industrial Condo
Address: 68 Nicoletta's Way, Unit H, Mashpee, MA
Buyer: D & S RT & Roy M Ricci
Seller: 68 Nicoletta's Way Corp & Nicoletta Giatrelis
Building Size: 1534 SF
Price: \$190,000 **\$123.86 SF**
Notes:

Date: 8/1/07
Type of Property: Industrial Condo
Address: 68 Nicoletta's Way, Unit 1, Mashpee, MA
Buyer: Ran Har LLC
Seller: Stephen & Nicoletta Giatrelis
Building Size: 1577 SF
Price: \$215,000 **\$136.33 SF**
Notes:

Date: 8/2/07
Type of Property: Retail Condo
Address: 228 Columbia Road, Hanover, MA
Buyer: TRT Hanover LLC
Seller: Tedeschi Realty Corp
Building Size: 39,307 SF
Price: \$4,788,995 **\$121.83 SF**
Notes:

Date: 8/2/07
Type of Property: Retail Condo
Address: 272 Columbia Road, Unit 3-11, Hanover, MA
Buyer: TRT Hanover LLC
Seller: Tedeschi Realty Corp
Building Size: 4,930 SF
Price: \$600,671 **\$121.83 SF**
Notes:

Date: 8/2/07
Type of Property: Retail Condo
Address: 272 Columbia Road, Unit 5-11, Hanover, MA
Buyer: TRT Hanover LLC
Seller: Tedeschi Realty Corp
Building Size: 4,874.5 SF
Price: \$593,909 **\$121.83 SF**
Notes:

Date: 8/2/07
Type of Property: Retail Condo
Address: 280 Columbia Road, Unit 4-11, Hanover, MA
Buyer: TRT Hanover LLC
Seller: Tedeschi Realty Corp
Building Size: 3,130 SF
Price: \$381,359 **\$121.83 SF**
Notes:

Date: 8/16/07
Type of Property: Retail Condo
Address: 73 Main Street, Unit A, Carver, MA
Buyer: 136 Main Street LLC
Seller: CVA Realty LLC & West Light Dev Inc
Building Size: 3750 SF
Price: \$375,000 **\$100 SF**
Notes:

Date: 8/15/07
Type of Property: Medical Condo
Address: 26 Edgerton Drive, Falmouth, MA
Buyer: Vcats LLC
Seller: Empire RT & Gregory Siroonian
Building Size: 4500 SF
Price: \$958,000 **\$212.89 SF**
Notes:

Date: 8/15/07
Type of Property: Retail Condo
Address: 295 Court St., Unit 1, Plymouth, MA
Buyer: Kammak Investments MA LLC
Seller: Kosta C. Haveles & Victoria Haveles
Building Size: 1561 SF
Price: \$300,000 **\$192,184 SF**
Notes:

Date: 8/8/07
Type of Property: Office Condo
Address: 72 Sharp Street, Unit 10, Hingham, MA
Buyer: WL Trading LLC & William Larossa
Seller: Graceland RT & Donald Charlesbois
Building Size: 10,967 SF
Price: \$750,000 **\$68.38 SF**
Notes:

Date: 8/9/07
Type of Property: Office Condo
Address: 45 Resnik Road, Unit 150, Plymouth, MA
Buyer: MSU LLC & Richard Eisen
Seller: 45 Resnik Road RT & Philip J. Molloy 4th
Building Size: 1204 SF
Price: \$240,000 **\$199.33 SF**
Notes:

Date: 8/23/07
Type of Property: Office Condo
Address: 1010 GAR Highway, Unit 13, Swansea, MA
Buyer: Sabastion RT & David Correia
Seller: Stephen LT & Swansea Prof Condo
Building Size: 1046 SF
Price: \$125,000 **\$119.50 SF**
Notes:

Date: 8/27/07
Type of Property: Office Condo
Address: 749 Main Street, Unit F, Osterville, MA
Buyer: Robert & Ellen Kinlin
Seller: Jubilee Trust & Ann Livesey
Building Size: 1523 SF
Price: \$250,000 **\$164.15 SF**
Notes:

Date: 8/29/07
Type of Property: Office Condo
Address: 118 Waterhouse Road, Unit 5, Bourne, MA
Buyer: Jack Black Realty LLC
Seller: Waterhouse Road LLC
Building Size: 1260 SF
Price: \$200,000 **\$158.73 SF**
Notes:

Date: 8/22/07
Type of Property: Industrial Condo
Address: 146 Thornton Drive, Unit E, Barnstable, MA
Buyer: Anton Fajao
Seller: Brian W Rodoalph
Building Size: 958 SF
Price: \$275,000 **\$287.05 SF**
Notes:

Date: 8/30/07
Type of Property: Retail Condo
Address: 5-15 Polly Fisk Lane, Unit 8, Dennis, MA
Buyer: Frank & Lisa Caserta
Seller: James R Macdonald
Building Size: 232 SF
Price: \$78,390 **\$337.89 SF**
Notes:

Date: 8/30/07
Type of Property: Office Condo
Address: 434 Route 134, Unit B1, Dennis, MA
Buyer: Inland American Portfolio
Seller: Citizens Bank of MA
Building Size: 2866 SF
Price: \$2,062,500 **\$719.64 SF**
Notes:

Date: 8/31/07
Type of Property: Retail Condo
Address: 101 Route 6A, Unit 1, Sandwich, MA
Buyer: Barn & Barrel LLC
Seller: George & Viola Taylor
Building Size: 741 SF
Price: \$169,000 **\$228.07 SF**
Notes:

Date: 7/23/07
Type of Property: Industrial Condo
Address: 11 Jan Sebastian Drive, Unit 10, Sandwich, MA
Buyer: Heritage RT & Dominic Macone
Seller: Jan Sebastian Building 11 & Gregory Heyer
Building Size: 1176 SF
Price: \$160,000 **\$136.05 SF**
Notes:

Date: 9/13/07
Type of Property: Office Condo
Address: 118 Waterhouse Road, Unit 3, Bourne, MA
Buyer: 118C Waterhouse Road RT & Charles A Syintsakos
Seller: Waterhouse Road LLC
Building Size: 1200 SF
Price: \$177,000 **\$147.50 SF**
Notes:

Date: 9/27/07
Type of Property: Industrial Condo
Address: 78 Industrial Drive, Unit 5, Mashpee, MA
Buyer: Michael Katon
Seller: Kevin & Tamara Cayer
Building Size: 1299 SF
Price: \$230,000 **\$177.05 SF**
Notes: