

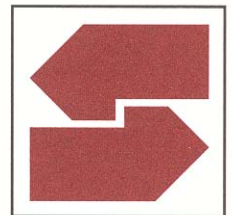
**Comps for Southeastern, MA
3rd Quarter 2008
Prepared by
Michael Giancola**

Industrial

Date: 7/3/08
Type of Property: Industrial Warehouse
Address: 108 Breeds Hill Road, Barnstable, MA
Buyer: Ram Construction LLC
Seller: Mill RT & John Pratt
Lot Size: 4.13 Acres
Building Size: 26,998 SF
Price: \$3,700,000 **\$137.04 SF**
Notes:

Date: 7/10/08
Type of Property: Commercial Warehouse
Address: 421 Faunce Corner Road, Dartmouth, MA
Buyer: Josh FT LP
Seller: Jose Vargas
Lot Size: .98 Acres
Building Size: 8,681 SF
Price: \$333,200 **\$38.38 SF**
Notes:

Date: 7/10/08
Type of Property: Commercial Warehouse
Address: 12 Ventura Drive, Dartmouth, MA
Buyer: Josh FT LP
Seller: Jose Vargas
Lot Size: 1.12 Acres
Building Size: 2,880 SF
Price: \$142,800 **\$49.58 SF**
Notes:



SOUTHEAST
COMMERCIAL
REAL ESTATE, INC

Date: 7/16/08
Type of Property: Manufacturing Building
Address: 630 Belleville Avenue, New Bedford, MA
Buyer: Darn It Realty LLC
Seller: 630 Belleville LLC
Lot Size: 7.47 Acres
Building Size: 140,050 SF
Price: \$1,650,000 **\$11.78 SF**
Notes: Mill Building

Date: 8/1/08
Type of Property: Manufacturing Building
Address: 7 Union Wharf, Fairhaven, MA
Buyer: Casey Boat Realty LLC
Seller: Kelley South LLC
Lot Size: 1.7 Acres
Building Size: 13,701 SF
Price: \$3,275,000 **\$239.03 SF**
Notes:

Date: 8/6/08
Type of Property: Manufacturing Building
Address: 260 Kenneth Welch Drive, Lakeville, MA
Buyer: WM Recycle America
Seller: Istar HQ LP & Istar HQ Genpar Inc
Lot Size: 10.91 Acres
Building Size: 104,400 SF
Price: \$7,750,000 **\$74.23 SF**
Notes:

Date: 8/15/08
Type of Property: Commercial Warehouse
Address: 35 Iyannough Road, Hyannis, MA
Buyer: 35 Iyannough Road RT & Adam Weiner
Seller: Rafkin RT & John Tremblay Jr
Lot Size: 29,185 SF
Building Size: 13,348 SF
Price: \$775,000 **\$58.06 SF**
Notes:

Date: 8/28/08
Type of Property: Industrial Warehouse
Address: 15 United Drive, West Bridgewater, MA
Buyer: Womens Apparel Group
Seller: Chadwicks of Boston Inc
Lot Size: 107.9 Acres
Building Size: 581,911 SF
Price: \$16,300,000 **\$28.01 SF**
Notes:

Date: 8/15/08
Type of Property: Manufacturing Building
Address: 1140 Airport Road, Fall River, MA
Buyer: Precise Packaging Inc
Seller: Adams Prop LLC
Lot Size: 4.53 Acres
Building Size: 62,200 SF (2 Buildings)
Price: \$1,925,000 **\$30.94 SF**
Notes:

Date: 8/26/08
Type of Property: Industrial Warehouse
Address: 18 Bristol Drive, South Easton, MA
Buyer: 18 Bristol Drive LLC
Seller: Robert M. Turner
Lot Size: 1.14 Acres
Building Size: 11,686 SF
Price: \$1,537,500 **\$131.56 SF**
Notes:

Date: 8/27/08
Type of Property: Industrial Warehouse
Address: 145 Plymouth Street, Mansfield, MA
Buyer: CRP-3 Plymouth St LLC
Seller: Principal Life Insurance Co
Lot Size: 20.27 Acres
Building Size: 186,200 SF
Price: \$15,100,000 **\$81.63 SF**
Notes:

Date: 8/27/08
Type of Property: Commercial Warehouse
Address: 300 Constitution Drive, Taunton, MA
Buyer: Womens Apparel Group LLC
Seller: Redcats USA LP & Chadwicks of Boston Inc
Lot Size: 27.12 Acres
Building Size: 349,960 SF
Price: \$500,000 **\$1.42 SF**
Notes:

Date: 8/28/08
Type of Property: Manufacturing Building
Address: 400 Constitution Drive, Taunton, MA
Buyer: JH Value Realty LLC
Seller: FDT RT & Antonio Desantis
Lot Size: 4.09 Acres
Building Size: 30,182 SF
Price: \$2,500,000 **\$82.83 SF**
Notes:

Date: 8/29/08
Type of Property: Industrial Warehouse
Address: 23 Bog Road, Yarmouth, MA
Buyer: Holly Jean Demers
Seller: Kathryn Sommers
Lot Size: 1.11 Acres
Building Size: 1,925 SF
Price: \$112,500 **\$58.44 SF**
Notes:

Date: 9/4/08
Type of Property: Commercial Warehouse
Address: 15 Marion Dive, Kingston, MA
Buyer: Epton LLc & Harry M Livanis
Seller: Storage King LLC & Stephen McCoy
Lot Size: 3.39 Acres
Building Size: 4,880 SF
Price: \$925,000 **\$189.54 SF**
Notes:

Date: 8/12/08
Type of Property: Commercial Warehouse
Address: 12 Thomas Street, Middleboro, MA
Buyer: Matthew & Nancy Ockers
Seller: D & M Land & Dominic Falconeiri
Lot Size: 19,602 SF
Building Size: 2,197 SF
Price: \$425,000 **\$193.44 SF**
Notes:

Date: 9/30/08
Type of Property: Commercial Warehouse
Address: 1775 Ocean Street, Marshfield, MA
Buyer: Marshfield Ocean NT & Richard Vaughan
Seller: Dri-Seal Trust & Dana Junior
Lot Size: 3.06 Acres
Building Size: 7,290 SF
Price: \$630,800 **\$86.52 SF**
Notes:

Date: 9/25/08
Type of Property: Commercial Warehouse
Address: 372-376 Hathaway Road, New Bedford, MA
Buyer: Storage Pros New Bedford LLC
Seller: Veritas Group 1 LLC
Lot Size: 4.54 Acres
Building Size: 2,500 SF
Price: \$4,400,000 **\$1,760 SF**
Notes:

General Commercial

Date: 7/3/08
Type of Property: Retail
Address: 626 Macarthur Blvd., Bourne, MA
Buyer: Macarthur RT & Gilbert Cox
Seller: 626 Macarthur ENT & Kathleen Carney
Lot Size: 28,750 SF
Building Size: 5,000 SF
Price: \$625,000 **\$125 SF**
Notes:

Date: 7/2/08
Type of Property: Multi Use
Address: 98 Bedford Street, Bridgewater, MA
Buyer: Chapman Cousins LLC
Seller: Zeoli FT & Raymond Zeoli
Lot Size: 28,924 SF
Building Size: 5,787 SF
Price: \$1,390,000 **\$240.19 SF**
Notes:

Date: 7/1/08
Type of Property: Office Building
Address: 801-813 Purchase Street, New Bedford, MA
Buyer: Queequeg Prop LLC
Seller: 801 Purchase Street RT & Bryan Gitlin
Lot Size: 8,776 SF
Building Size: 14,957 SF
Price: \$1,125,000 **\$75.21 SF**
Notes:

Date: 7/2/08
Type of Property: Office Building
Address: 1165 Washington Street, Hanover, MA
Buyer: Hanover Washington LP
Seller: 4 Score RT & Donald Kethro
Lot Size: 1.95 Acres
Building Size: 11,568 SF
Price: \$4,500,000 **\$389 SF**
Notes:

Date: 7/1/08
Type of Property: Retail-Department Store
Address: 897 Route 28, Yarmouth, MA
Buyer: Barbara Rose RT & Laundry Center Cape Cod Inc
Seller: Cape Cod Laundry Center Trust & Gerald Golia
Lot Size: 1.08 Acres
Building Size: 3,600 SF
Price: \$725,000 **\$201.38 SF**
Notes:

Date: 7/10/08
Type of Property: Restaurant/Bar
Address: 412 Main Street, Hyannis, MA
Buyer: Hyannis Land Owner LLC
Seller: 400 Main RT & Howard Penn
Lot Size: 11,761 SF
Building Size: 3,960 SF
Price: \$700,000 **\$176.76 SF**
Notes:

Date: 7/15/08
Type of Property: Retail
Address: 592 Main Street, Hyannis, MA
Buyer: 592 Main Street LLC
Seller: Antonios & Fontini Revis
Lot Size: 9,148 SF
Building Size: 7,301 SF
Price: \$845,000 **\$115.73 SF**
Notes:

Date: 7/10/08
Type of Property: Retail
Address: 457 Lower County Road, Harwich, MA
Buyer: Philip Boire
Seller: Philip Mariner
Lot Size: 8,276 SF
Building Size: 1,876 SF
Price: \$250,000 **\$133.26 SF**
Notes:

Date: 7/10/08
Type of Property: Retail
Address: 14 Ventura Drive, Dartmouth, MA
Buyer: Josh FT LP
Seller: Jose Vargas
Lot Size: 1.02 Acres
Building Size: 5,250 SF
Price: \$204,000 **\$38.85 SF**
Notes:

Date: 7/8/08
Type of Property: Retail
Address: 80-82 Summer Street, New Bedford, MA
Buyer: Laundromat Holding Co LLC
Seller: Scott Nanfelt
Lot Size: .21 Acres
Building Size: 3,348 SF
Price: \$372,000 **\$111.11**
Notes:

Date: 7/17/08
Type of Property: Office Building
Address: 6 School Street, Cotuit, MA
Buyer: 6 School Street RT & Timothy Luff
Seller: Longfields RT & Paul Grover
Lot Size: 3,920 SF
Building Size: 1,254 SF
Price: \$550,000 **\$438.59 SF**
Notes:

Date: 7/16/08
Type of Property: Office Building
Address: 126 Cove Street, Fall River, MA
Buyer: W & J Starck Realty LLC
Seller: Charles Mcansin Associates LP
Lot Size: 1.24 Acres
Building Size: 16,646 SF
Price: \$700,000 **\$42.05 SF**
Notes:

Date: 7/14/08
Type of Property: Office Building
Address: 12 Welby Road, New Bedford, MA
Buyer: Welby LLC
Seller: Saint Georges Management LLC
Lot Size: 28,576 SF
Building Size: 8,120 SF
Price: \$630,000 **\$77.58 SF**
Notes:

Date: 7/21/08
Type of Property: Office Building
Address: 140 Laurel Street, East Bridgewater, MA
Buyer: John D Noblin & Francis Campbell
Seller: LIT-Southshore LLC
Lot Size: 37.66 Acres
Building Size: 44,111 SF
Price: \$1,900,000 **\$43.07 SF**
Notes:

Date: 7/25/08
Type of Property: Office Building
Address: 80 Sandwich Street, Plymouth, MA
Buyer: Tucker Finn LLC & Casandra Kelley
Seller: Sandwich St Dev LLC & Sylvia Averill
Lot Size: 8,276 SF
Building Size: 2,805 SF
Price: \$332,000 **\$118.36 SF**
Notes:

Date: 7/31/08
Type of Property: Retail-Service
Address: 2289-2291 State Road, Plymouth, MA
Buyer: 2298 State Road LLC & William White
Seller: Pauline Boczanowski & George E White
Lot Size: 32,324 SF
Building Size: 1,907 SF
Price: \$326,249 **\$171.07 SF**
Notes:

Date: 8/1/08
Type of Property: Office Building
Address: 1383 Route 28A, Bourne, MA
Buyer: 1383A Route 28A Highway LLC
Seller: Bourne Conservation & Stephen Ballentine
Lot Size: 1.5 Acres
Building Size: 1,400 SF
Price: \$400,000 **\$285.71 SF**
Notes:

Date: 8/1/08
Type of Property: Dockyard
Address: 32 Water Street, Fairhaven, MA
Buyer: Old South Wharf Realty LLC
Seller: Kelley Dock & Marine Co, Inc
Lot Size: 4.9 Acres
Building Size: 63,536 SF (14 Buildings)
Price: \$7,775,000 **\$122.37 SF**
Notes:

Date: 8/6/08
Type of Property: Retail-Service
Address: 195 Marion Road, Wareham, MA
Buyer: SKP Realty LLC & Suresh K Patel
Seller: Carpentieri RT & Mary Carpentieri
Lot Size: 2.01 Acres
Building Size: 3,060 SF
Price: \$1,570,000 **\$513.07 SF**
Notes: Wareham Country Market & Dunkin Donuts

Date: 8/15/08
Type of Property: Retail-Service
Address: 4360 – 4380 State Highway, Eastham, MA
Buyer: 4360-4380 State Hgwy LLC
Seller: Michael & Susan Ferro
Lot Size: 1.6 Acres
Building Size: 768 SF & 5,014 SF Total – 5,782 SF
Price: \$725,350 **\$125.45 SF**
Notes:

Date: 8/8/08
Type of Property: Retail-Service
Address: 85 Huttleston Avenue, Fairhaven, MA
Buyer: ACV Skyline Road LLC
Seller: PJC Realty MA Inc
Lot Size: 1.53 Acres
Building Size: 11,348 SF
Price: \$2,260,000 **\$199.15 SF**
Notes: Brooks Pharmacy

Date: 8/8/08
Type of Property: Retail-Service
Address: 2170 Acushnet Avenue, New Bedford, MA
Buyer: ACV Skyline Road LLC
Seller: PJC Realty MA LLC
Lot Size: 1.25 Acres
Building Size: 11,160 SF
Price: \$2,010,000 **\$180.10 SF**
Notes: Brooks Pharmacy

Date: 8/5/08
Type of Property: Charity Property
Address: 495-501 Belleville Avenue, New Bedford, MA
Buyer: High Point Treatment Center Inc.
Seller: Reflections Inc.
Lot Size: 4,547 SF
Building Size: 3,867 SF
Price: \$250,000 **\$64.65 SF**
Notes:

Date: 8/8/08
Type of Property: Retail Department Store
Address: 131 South Main Street, Middleboro, MA
Buyer: ACV Skyline Road LLC & David Grieve
Seller: PJC Realty MA Inc
Lot Size: 2.71 Acres
Building Size: 15,000 SF
Price: \$3,400,000 **\$226.66 SF**
Notes: Brooks Pharmacy

Date: 8/22/08
Type of Property: Retail-Department Store
Address: 1305 Route 28, Yarmouth, MA
Buyer: Reif Marine Fee LLC
Seller: Marine Lumber Co, Inc
Lot Size: 17,424 SF
Building Size: 5,280 SF
Price: \$700,000 **\$132.57 SF**
Notes:

Date: 8/26/08
Type of Property: Auto Repair
Address: 449 Broadway, Taunton, MA
Buyer: Taunton Redemptions Inc
Seller: Kathleen Rivard
Lot Size: 14,810 SF
Building Size: 2,024 SF
Price: \$301,500 **\$148.96 SF**
Notes:

Date: 8/22/08
Type of Property: Gas Station
Address: 277 Nash Road, New Bedford, MA
Buyer: Mattas LLC
Seller: Diyaa G Ibrahim
Lot Size: 11,118 SF
Building Size: 324 SF
Price: \$625,000 **\$1,929.01 SF**
Notes:

Date: 8/28/08
Type of Property: Auto Sales
Address: 799 State Road, Dartmouth, MA
Buyer: Lemco Patrick Niffka LLC
Seller: 799 State Road LLC
Lot Size: 5.23 Acres
Building Size: 16,976 SF
Price: \$1,550,000 **\$91.30 SF**
Notes:

Date: 8/28/08
Type of Property: Retail-Service
Address: 701 Main Street, Hyannis, MA
Buyer: 701 Main RT & Lori Lundholm
Seller: 701 Main Street LLC
Lot Size: 5,663 SF
Building Size: 2,250 SF
Price: \$380,000 **\$168.88 SF**
Notes:

Date: 9/9/08
Type of Property: Shopping Center
Address: 270 Main Street, Hanson, MA
Buyer: Michele Ferullo
Seller: Didonna RT & Rita Didonna
Lot Size: 3.3 Acres
Building Size: 10,458 SF
Price: \$1,800,000 **\$172.11 SF**
Notes:

Date: 9/10/08
Type of Property: Gas Station (former Mobil, closed at time of sale)
Address: 773 Route 6A, Dennis, MA
Buyer: Christy's of Cape Cod LLC
Seller: Exxonmobil Corp
Lot Size: 28,750 SF
Building Size: 1,980 SF
Price: \$700,000 **\$353.53 SF**
Notes:

Date: 9/5/08
Type of Property: Gas Station
Address: 16 Summer Street, Hingham, MA
Buyer: Alaa Salameh
Seller: Exxonmobil Corp
Lot Size: 22,216 SF
Building Size: 1,968 SF
Price: \$1,237,000 **\$628.55 SF**
Notes:

Date: 9/320/08
Type of Property: Office Building
Address: 70 East Grove Street, Middleboro, MA
Buyer: East Grove LLC & John Gomes Jr
Seller: Couet Realty LLC & Stephen Couet
Lot Size: 1.3 Acres
Building Size: 3,989 SF
Price: \$750,000 **\$188.01 SF**
Notes:

Date: 9/26/08
Type of Property: Retail-Service
Address: 2318 Acushnet Avenue, New Bedford, MA
Buyer: Harpoon NB LLC
Seller: Barry Trahan RET & Barry Trahan
Lot Size: 2,990 SF
Building Size: 2,140 SF
Price: \$245,000 **\$114.48 SF**
Notes:

Date: 9/12/08
Type of Property: Gas/Service Station
Address: 482 Route 6, Truro, MA
Buyer: Frank J Thomas & Samuel Widrow
Seller: Emanuel & Susan Silva
Lot Size: 18,731 SF
Building Size: 2,350 SF
Price: \$450,000 **\$191.48 SF**
Notes:

Date: 9/12/08
Type of Property: Retail-Department Store
Address: 530 West Main Street, Hyannis, MA
Buyer: Cambridge Associates 1 LP
Seller: Sovereign RA 2 LLC
Lot Size: 1.44 Acres
Building Size: 10,000 SF
Price: \$2,765,714 **\$276.57 SF**
Notes:

Date: 9/15/08
Type of Property: Retail
Address: 846 Main Street, Osterville, MA
Buyer: Paceline LP
Seller: Osterville House & Garden RT & Rober Kjoller
Lot Size: 32,234 SF
Building Size: 19,947 SF
Price: \$2,380,000 **\$119.31 SF**
Notes:

Date: 9/12/08
Type of Property: Child Care
Address: 689 Washington Street, East Bridgewater, MA
Buyer: Christopher & Laura Magnussen
Seller: Derick Larsen & Rhondalee Stroedter
Lot Size: 22,000 SF
Building Size: 1,058 SF
Price: \$299,900 **\$283.45 SF**
Notes:

Date: 9/29/08
Type of Property: Retail-Department Store
Address: 55 Faunce Corner Mall Road, Dartmouth, MA
Buyer: WW North Dartmouth Subsidiary
Seller: FR North Dartmouth LLC
Lot Size: 21.77 Acres
Building Size: 136,369 SF
Price: \$18,259,000 **\$133.89 SF**
Notes:

Date: 9/29/08
Type of Property: Office Building
Address: 10 Purchase Street, Fall River, MA
Buyer: G & J Property Management Corporation
Seller: Wood Development LP & Martin Wood
Lot Size: 2,936 SF
Building Size: 13,533 SF
Price: \$1,700,000 **\$125.61 SF**
Notes:

Condos

Date: 7/2/08
Type of Property: Industrial Condo
Address: 152 Cranberry Highway, Unit 3, Bourne, MA
Buyer: 152 Cranberry Highway RT & James Abban
Seller: Cranberry Highway RT & Donald Shuman
Building Size: 847 SF
Price: \$155,000 **\$182.99 SF**
Notes:

Date: 7/1/08
Type of Property: Industrial Condo
Address: 150 Enterprise Drive, Unit 8, Chatham, MA
Buyer: John Mancini
Seller: Ann & Waldo Brown
Building Size: 1,383 SF
Price: \$147,900 **\$106.94 SF**
Notes:

Date: 7/14/08
Type of Property: Office Condo
Address: 342 Gifford Street, Unit 4, Falmouth, MA
Buyer: Cutter Financial Group LLC
Seller: Vanguard & Linda Robbins
Building Size: 1,481 SF
Price: \$110,000 **\$74.27 SF**
Notes:

Date: 7/17/08
Type of Property: Condo
Address: 42 Winter Street, Units 11 & 12, Pembroke, MA
Buyer: J LLC & Sally West
Seller: James Sterns & Industrial Park Drive LLC
Building Size: Unit 11-2,250 SF & Unit 12-2,398 SF
Price: \$488,250 **\$105.04 SF**
Notes:

Date: 7/21/08
Type of Property: Industrial Condo
Address: 11 Jan Sebastian Drive, Unit 12, Sandwich, MA
Buyer: D & K Summit RT & Paul Gens
Seller: EGI RT & Claire Gless
Building Size: 1,176 SF
Price: \$187,000 **\$159.01 SF**
Notes:

Date: 7/23/08
Type of Property: Retail Condo
Address: 540-541 Main Street, Unit 1, Hyannis, MA
Buyer: Café RT & David Colombo
Seller: 540 Main LLC
Building Size: 4,633 SF
Price: \$518,000 **\$111.80 SF**
Notes:

Date: 7/23/08
Type of Property: Retail Condo
Address: 540-541 Main Street, Unit 3, Hyannis, MA
Buyer: J & B Limited LLC
Seller: 540 Main Street Condo Trust
Building Size: 1,520 SF
Price: \$250,800 **\$165 SF**
Notes:

Date: 7/23/08
Type of Property: Retail Condo
Address: 540-541 Main Street, Unit 4, Hyannis, MA
Buyer: 540 Main Street LLC
Seller: 540 Main LLC
Building Size: 3,004 SF
Price: \$495,000 **\$164.78 SF**
Notes:

Date: 8/1/508
Type of Property: Retail Condo
Address: 540 Main Street, Unit 5, Hyannis, MA
Buyer: Mal Par LLC
Seller: 540 Main LLC
Building Size: 2,408 SF
Price: \$397,320 **\$165 SF**
Notes:

Date: 7/31/08
Type of Property: Office Condo
Address: 135 Route 6A, Unit 8, Sandwich, MA
Buyer: Katherine & Neil Davis
Seller: Sheila Dugan
Building Size: 180 SF
Price: \$43,000 **\$238.88 SF**
Notes:

Date: 8/7/08
Type of Property: Industrial Condo
Address: 184 Commerce Park North, Unit C, Chatham, MA
Buyer: William Martin
Seller: John & Paula McMahan
Building Size: 567 SF
Price: \$60,000 **\$105.82 SF**
Notes:

Date: 8/25/08
Type of Property: Industrial Condo
Address: 8 Jan Sebastian Drive, Unit 15, Sandwich, MA
Buyer: Paul Samardak
Seller: R. Scott Hood
Building Size: 1,250 SF
Price: \$112,500 **\$90 SF**
Notes:

Date: 9/4/08
Type of Property: Office Condo
Address: 462 Plain Street, Unit 100, Marshfield, MA
Buyer: Centinal Financial Group LLC
Seller: Beak RT & James Judge
Building Size: 955 SF
Price: \$209,268 **\$219.12 SF**
Notes:

Date: 9/4/08
Type of Property: Office Condo
Address: 462 Plain Street, Unit 201, Marshfield, MA
Buyer: Centinal Financial Group LLC
Seller: Earle W Pitt
Building Size: 1,172 SF
Price: \$262,473 **\$223.95 SF**
Notes:

Date: 9/5/08
Type of Property: Non-Residential Condo
Address: 1675 Falmouth Road, Unit 1, Centerville, MA
Buyer: Aman RT & Nilesh P Marfatia
Seller: Centerville Plaza & Brian Dacey
Building Size: 2,407 SF
Price: \$657,500 **\$273.16 SF**
Notes:

Date: 9/3/08
Type of Property: Office Condo
Address: 275 Allen Street, Unit 3, New Bedford, MA
Buyer: Southcoast Hospitals & Jack Howard
Seller: Jack Howard
Building Size: 1,439 SF
Price: \$190,000 **\$132.03 SF**
Notes:

Date: 9/5/08
Type of Property: Non-Residential Condo
Address: 1661 Falmouth Road, Unit 9, Centerville, MA
Buyer: A & S RT & Anna Kraniotakis
Seller: Centerville Plaza & Brian Dacey
Building Size: 1,630 SF
Price: \$345,000 **\$211.65 SF**
Notes:

Date: 9/19/08
Type of Property: Office Condo
Address: 79 Beach Road, Unit C22, Tisbury, MA
Buyer: Andrew Flake
Seller: Kathleen Sollitto
Building Size: 649 SF
Price: \$220,000 **\$338.98 SF**
Notes:

Date: 9/29/08
Type of Property: Industrial Condo
Address: 85 Rayber Road, Unit G, Orleans, MA
Buyer: John F Goff
Seller: D & G RT & Donald Delude
Building Size: 810 SF
Price: \$110,000 **\$135.80 SF**
Notes:

Date: 9/19/08
Type of Property: Non-residential Condo
Address: 4 Collins Avenue, Unit 1, Plymouth, MA
Buyer: ENT Realty Collins Ave LLC & Bernard Durante
Seller: Megryco Inc
Building Size: 6,328 SF
Price: \$943,220 **\$149.05 SF**
Notes:

Date: 9/19/08
Type of Property: Non-residential Condo
Address: 4 Collins Avenue, Unit 4, Plymouth, MA
Buyer: 4 Collins LLC & Bernard Durante
Seller: Megryco Inc
Building Size: 1,082 SF
Price: \$124,430 **\$115 SF**
Notes:

Date: 9/12/08
Type of Property: Industrial Condo
Address: 21 Fruean Way, Unit A1, Yarmouth, MA
Buyer: Curley Realty ENT LLC
Seller: Elkins FT & Myna Elkins
Building Size: 1,494 SF
Price: \$212,500 **\$142.23 SF**
Notes:

Date: 9/15/08
Type of Property: Retail Condo
Address: 101 Iyannough Road, Unit 1,2,3 & 4 Hyannis, MA
Buyer: Grandpas LLC
Seller: K & K RT & Thomas Haugh
Building Size: 2,110 SF, 1,052 SF, 1,062 SF & 1,193 SF
(5417 SF Total)
Price: \$885,000 **\$163.37 SF**
Notes:

Date: 9/22/08
Type of Property: Medical Condo
Address: 5 Bramble Bush Drive, Unit 5, Falmouth, MA
Buyer: Wilsterman RT & Robert Wilsterman
Seller: Falmouth Hospital Inc
Building Size: 2,320 SF
Price: \$535,000 **\$230.60 SF**
Price:

Motels & Inns

Date: 7/29/08
Type of Property: Motel
Address: 28 Falmouth Heights Road, Falmouth, MA
Buyer: Red Horse Inn LLC
Seller: Fred B Enterprises Inc
Lot Size: 29,200 SF
Building Size: 5,890 SF (12 Units)
Price: \$2,020,000 **\$342.95 SF**
Notes:

Date: 7/31/08
Type of Property: Inn
Address: 6 South Water Street, Wareham, MA
Buyer: Ginn Inn Trust
Seller: Onset Light Inn LLC & Margery Kristen Anzalone
Lot Size: 7,143 SF
Building Size: 4,494 SF
Price: \$701,250 **\$156.04 SF**
Notes:

Date: 9/19/08
Type of Property: Rooming House
Address: 1301-1307 Acushnet Avenue, New Bedford, MA
Buyer: Royal Crown RT & Dennis Arsenault
Seller: GAR RT & Glen Rapoza
Lot Size: 5,126 SF
Building Size: 10,328 SF (32 Units)
Price: \$400,000 **\$38.72 SF**
Notes:

Date: 9/10/08
Type of Property: Motel
Address: 110 Middle Street, Fairhaven, MA
Buyer: Skipper Realty LLC
Seller: Sky View Lines LLC
Lot Size: 4.57 Acres
Building Size: 105,956 SF (140 units)
Price: \$2,950,000 **\$27.84 SF**
Notes:

Apartments

Date: 7/30/08
Type of Property: Apartment Building 4-8 Units
Address: 21 Lewis Bay Road, Hyannis, MA
Buyer: 21 Lewis Bay Road RT & Keith Charles Ash
Seller: Albert J Schultz & William Archibald
Lot Size: 11,761 SF
Building Size: 2,866 SF
Price: \$400,000 **\$139.56 SF**
Notes:

Date: 8/29/08
Type of Property: Apartment Building 4-8 Units
Address: 445 South Street, Hyannis, MA
Buyer: Tajmahal RT & Jason Ethier
Seller: MC RT & Daniel Griffin
Lot Size: 27,443 SF
Building Size: 3,584 SF
Price: \$450,000 **\$125.55 SF**
Notes:

Date: 9/5/08
Type of Property: Apartment Building
Address: 5 Forest Avenue, Plymouth, MA
Buyer: Tur-Lin Realty Invest LLC & Harry Turner
Seller: Robert & Sheralyn Bechtold
Lot Size: 11,761 SF
Building Size: 4,680 SF (6 Units)
Price: \$475,000 **\$79,166 per unit**
Notes:

Date: 9/10/08
Type of Property: Apartment Building
Address: 2-4 Watercure Street, Plymouth, MA
Buyer: JCM Plymouth Acquisitions LLC
Seller: David Romboldi
Lot Size: 5,227 SF
Building Size: 3,256 SF (4 Units)
Price: \$300,000 **\$75,000 per unit**
Notes:

Land

Date: 7/24/08
Type of Land: Vacant Land
Address: White Rock Road, Yarmouth, MA
Buyer: Nstar Electric Company
Seller: Cape Cod & Islands Council Inc
Lot Size: 10.46 Acres
Price: \$1,750,000 **\$167,304 per Acre**
Notes:

Date: 7/31/08
Type of Property: Commercial Land
Address: 1056 Iyannough Road, Hyannis, MA
Buyer: 1056 Iyannough Road NT& Brian J Wall
Seller: Swift RT & Wendy Lapine
Lot Size: 37,897 SF
Price: \$850,000 **\$22.43 SF**
Notes:

Date: 7/24/08
Type of Property: Commercial Land
Address: Winthrop Street, Taunton, MA
Buyer: Matthew Stgermain
Seller: Daniel L Nelson
Lot Size: 16,988 SF
Price: \$125,000 **\$7.35 SF**
Notes:

Date: 8/13/08
Type of Property: Industrial Land
Address: 234 Kenneth Welch Drive, Lakeville, MA
Buyer: Carol & Beth LLC & Robert H Mayo
Seller: Lakeville Development Corp
Lot Size: 9.85 Acres
Price: \$300,000 **\$30,456 per Acre**
Notes:

Date: 8/26/08
Type of Property: Commercial Land
Address: 144 Ridgewood Avenue, Hyannis, MA
Buyer: Thornton Drive LP
Seller: H & B Petroleum Inc
Lot Size: 33,106 SF
Price: \$190,000 **\$5.74 SF**
Notes:

Date: 8/26/08
Type of Property: Industrial Land
Address: 1 Scobee Circle, Plymouth, MA
Buyer: Alpinus LLC
Seller: Scobee LLC & Richard Eisen
Lot Size: 1.38 Acres
Price: \$538,750 **\$390,398 per Acre**
Notes:

Date: 8/28/08
Type of Property: Industrial Land
Address: 6 Deerfield Road, Harwich, MA
Buyer: Golden Years Deerfield RT & John Schumacher
Seller: Deerfield NT & William Marsh
Lot Size: 20,038 SF
Price: \$260,000 **\$12.97 SF**
Notes:

Date: 9/15/08
Type of Property: Commercial Land
Address: 180 Walton Avenue, Hyannis, MA
Buyer: 180 Walton Avenue RT & Gayle Schmitz
Seller: Melvin D Field
Lot Size: .42 Acres
Price: \$300,000 **\$16.39 SF**
Notes:

Date: 9/18/08
Type of Property: Vacant Land
Address: Cowan Drive, Lot 1C, Middleboro, MA
Buyer: Cowan Drive Realty LLC
Seller: Middleboro Development Associates LLC & Lewis Haefitz
Lot Size: 17.3 Acres
Price: \$1,415,355 **\$81,812.42 per Acre**
Notes:

Date: 9/12/08
Type of Property: Commercial Land
Address: 65 Franklin Street, East Bridgewater, MA
Buyer: W. Roger Morton
Seller: Jon Ridder
Lot Size: 33,010 SF
Price: \$162,300 **\$4.91 SF**
Notes:

