

*Comps for Southeastern, MA  
For 4<sup>th</sup> Quarter 2007  
Prepared by  
Michael Giancola & LJ Palezesi*

**Industrial**

Date: 10/5/07  
Type of Property: Manufacturing Building  
Address: 8 LedgeWood Blvd., Dartmouth, MA  
Buyer: NE Precision Grinding  
Seller: NE Precision Grinding & Gerald Mezzenga  
Lot Size: 12.28 Acres  
Building Size: 56,558 SF  
Price: \$699,000 **\$12.36 SF**  
Notes:

Date: 10/2/07  
Type of Property: Industrial Warehouse  
Address: 305 John Hancock Road, Taunton, MA  
Buyer: Graybar Electric Co., Inc  
Seller: Atlantic Financial Group LTD  
Lot Size: 17 Acres  
Building Size: 191,828 SF  
Price: \$9,793,000 **\$51.05 SF**  
Notes:

Date: 10/22/07  
Type of Property: Industrial Warehouse  
Address: 214 Samuel Barnett Blvd., New Bedford, MA  
Buyer: Loan Oak-New Bedford LLC  
Seller: Distribution Realty LLC  
Lot Size: 9.4 Acres  
Building Size: 87,557 SF  
Price: \$8,000,000 **\$91.37 SF**  
Notes:

Date: 11/8/07  
Type of Property: Industrial Warehouse  
Address: 149 Camelot Drive, Plymouth, MA  
Buyer: Ryan RT & William Ryan  
Seller: 149 Camelot LLC & Michael Facchini  
Lot Size: 1 Acre  
Building Size: 13,064 SF  
Price: \$1,300,000 **\$99.51 SF**  
Notes:

Date: 11/15/07  
Type of Property: Industrial Warehouse  
Address: 560 Oak Street, Brockton, MA  
Buyer: Equity Industrial Oak LLC  
Seller: Brockton Oak RT & John Finley  
Lot Size: 904,306 SF  
Building Size: 392,190 SF  
Price: \$7,650,000 **\$19.50 SF**  
Notes:

Date: 11/29/07  
Type of Property: Industrial Warehouse  
Address: 77 Hale Street, Bridgewater, MA  
Buyer: 75 Hale Street RT & Raymond Stgelais  
Seller: Rial RT & Dick Liao  
Lot Size: 62,817 SF  
Building Size: 29,142 SF  
Price: \$1,100,000 **\$37.74 SF**  
Notes:

Date: 11/15/07  
Type of Property: Manufacturing Building  
Address: 21 Cove Street, New Bedford, MA  
Buyer: Palmers Cove Mills LLC  
Seller: Alex Kalife & Joseph Hassey  
Lot Size: 2.67 Acres  
Building Size: 154,486 SF  
Price: \$750,000 **\$4.85 SF**  
Notes:

Date: 11/16/07  
Type of Property: Manufacturing Building  
Address: Sawyer Street (SS), Lot 6, New Bedford, MA  
Buyer: Coggeshall Street LLC  
Seller: Aprak RT & Richard Vohnoutka  
Lot Size: 1.83 Acres  
Building Size: 30,530 SF  
Price: \$515,000 **\$16.86 SF**  
Notes: Mill Building

Date: 11/9/07  
Type of Property: Manufacturing Building  
Address: 1082 Davol St., Fall River, MA  
Buyer: 1082 Davol Street LLC  
Seller: Quaker Fabric Corp  
Lot Size: 5.55 Acres  
Building Size: 219,699 SF  
Price: \$4,200,000 **\$19.18 SF**  
Notes:

Date: 12/14/07  
Type of Property: Commercial Warehouse  
Address: 5 Ventura Drive, Dartmouth, MA  
Buyer: MDN NT & Marjorie D Nunes  
Seller: Pillar LLC  
Lot Size: 47,045 Sf  
Building Size: 7260 SF  
Price: \$575,000 **\$79.20 SF**  
Notes:

Date: 10/18/07  
Type of Property: Industrial Warehouse  
Address: 27 Robert J Way, Plymouth, MA  
Buyer: C & M RT & Michael J Collins  
Seller: 27 Robert J Way & John Femino  
Lot Size: 1.26 Acres  
Building Size: 10,400 SF  
Price: \$505,000 **\$48.55 SF**  
Notes:

Date: 10/18/07  
Type of Property: Industrial Warehouse  
Address: 149 Winter Street, Hanover, MA  
Buyer: Glynnagan Realty LLC & John C Flannagan  
Seller: Tedeschi Realty Corp  
Lot Size: 3.03 Acres  
Building Size: 14,400 SF  
Price: \$1,150,000 **\$79.86 SF**  
Notes:

Date: 10/23/07  
Type of Property: Industrial Warehouse  
Address: 12 Riverside Drive, Pembroke, MA  
Buyer: Samoset Realty LLC & JC Dev CO LLC  
Seller: Route 53 RT & Stephen Levangie  
Lot Size: 1.94 Acres  
Building Size: 21,320 SF  
Price: \$2,325,000 **\$109.05 SF**  
Notes:

Date: 10/23/07  
Type of Property: Commercial Warehouse  
Address: 612 Plymouth Street, East Bridgewater, MA  
Buyer: 612 Plymouth St Rlty LLC  
Seller: Marlene Simmons  
Lot Size: 4 Acres  
Building Size: 3200 SF  
Price: \$550,000 **\$171.87 SF**  
Notes:

## **General Commercial**

Date: 10/1/07  
Type of Property: Office Building  
Address: 179 Barnstable Road, Hyannis, MA  
Buyer: M & E RT & Kelly White  
Seller: Myron & Susan Sears  
Lot Size: 17,424 SF  
Building Size: 997 SF  
Price: \$400,000 **\$401.20 SF**  
Notes:

Date: 10/2/07  
Type of Property: Office Building  
Address: 1020 Plain Street, Marshfield, MA  
Buyer: Eric P. Limont & 1020 Plain Street RT  
Seller: Marshfield Professional Center RT & Gerald Anderson  
Lot Size: 1.85 Acres  
Building Size: 24,552 SF  
Price: \$2,250,000 **\$91.64 SF**  
Notes:

Date: 10/3/07  
Type of Property: Office Building  
Address: 16 Central Square, Bridgewater, MA  
Buyer: Webject System Inc & Gurpreet Baksi  
Seller: WWG RT & Michael Ward  
Lot Size: 5,000 SF  
Building Size: 4,477 SF  
Price: \$460,000 **\$102.75 SF**  
Notes:

Date: 10/5/07  
Type of Property: Office Building  
Address: 540 Hawthorn Street, North Dartmouth, MA  
Buyer: 540 Hawthorn Street LLC  
Seller: Geller FT & Alan S. Geller  
Lot Size: 74,052 SF  
Building Size: 9,594 SF  
Price: \$1,096,225 **\$114.26 SF**  
Notes:

Date: 10/1/07  
Type of Property: Office Building  
Address: 13 Welby Road, New Bedford, MA  
Buyer: Lifestream Inc & Welby Park Associates LLC  
Seller: Welby Park Associates LLC  
Lot Size: 14,510 SF  
Building Size: 10,000 SF  
Price: \$815,000 **\$81.50 SF**  
Notes:

Date:  
Type of Property: Bank Building  
Address: 8 North Park Ave., Plymouth, MA  
Buyer: JCM Plymouth Acquisitions LLC  
Seller: L Knife & Son Inc  
Lot Size: 19,014 SF  
Building Size: 2,556 SF  
Price: \$1,300,000 **\$508.61 SF**  
Notes:

Date: 10/25/07  
Type of Property: Office Building-Medical  
Address: 536 Hawthorn Street, Dartmouth, MA  
Buyer: Mir Raj Holdings LLC  
Seller: Barry & Janet Lang  
Lot Size: 74,052 SF  
Building Size: 10,095 SF  
Price: \$950,000 **\$94.10 SF**  
Notes:

Date: 10/19/07  
Type of Property: Retail Equipment  
Address: 1069 Shawmut Ave., New Bedford, MA  
Buyer: Shawmut Associates LLC  
Seller: Shawmut Partners LLC  
Lot Size: 38,657 SF  
Building Size: 9492 SF  
Price: \$612,500 **\$64.53 SF**  
Notes:

Date: 10/19/07  
Type of Property: Supermarket  
Address: 16 Sisson Road, Harwich, MA  
Buyer: TRT Harwich LLC  
Seller: Tedeschi Realty Corp  
Lot Size: 415,127 SF  
Building Size: 59,043 SF  
Price: \$7,131,802 **\$120.79 SF**  
Notes:

Date: 10/24/07  
Type of Property: Shopping Center  
Address: 387 Nathan Ellis Highway, Mashpee, MA  
Buyer: Vcmar Mashpee LLC  
Seller: M3 151 RT & Alexander Mitrokostas  
Lot Size: 90,605 SF  
Building Size: 4496 SF  
Price: \$780,000 **\$173.49 SF**  
Notes:

Date: 10/24/07  
Type of Property: Shopping Center  
Address: 401 Nathan Ellis Highway, Mashpee, MA  
Buyer: Vcmar Mashpee LLC  
Seller: Johns Pond Center RT & Alexander Mitrokostas  
Lot Size: 81,457 SF  
Building Size: 12,412 SF  
Price: \$1,820,000 **\$146.63 SF**  
Notes:

Date: 10/31/07  
Type of Property: Mixed Use  
Address: 99 Route 28, West Yarmouth, MA  
Buyer: Fed Hotel Properties LLC  
Seller: Americana Inn Inc  
Lot Size: 13,939 SF  
Building Size: 62,120 SF (154 Rooms)  
Price: \$3,000,000 **\$19,480.52 per room**  
Notes:

Date: 10/26/07  
Type of Property: Retail  
Address: 162 N Bedford Street, East Bridgewater, MA  
Buyer: Chook RT & May Mi Chow  
Seller: 150 North Bedford St RT & Joseph Tonello  
Lot Size: 7275 SF  
Building Size: 3647 SF  
Price: \$550,000 **\$150.80 SF**  
Notes:

Date: 10/31/07  
Type of Property: Office Building  
Address: 278 Pitcher's Way, Hyannis, MA  
Buyer: David & Lynne Bardfield  
Seller: 278 Pitchers Trust & Don Weber  
Lot Size: 8276 SF  
Building Size: 864 SF  
Price: \$225,000                    **\$260.41 SF**  
Notes:

Date: 11/1/07  
Type of Property: Supermarket  
Address: 170 Clay Pond Road, Bourne, MA  
Buyer: Claybourne Trust ( Drake Behrakis) & Donald P Quinn  
Seller: Bourne Clay LLC  
Lot Size: 16.1 acres  
Building Size: 56,538 SF  
Price: \$8,000,000                    **\$141.50 SF**  
Notes:

Date: 11/9/07  
Type of Property: Office Building  
Address: 94 Main Street, Hyannis, MA  
Buyer: Park Square Professional Builders  
Seller: Hospital Workers RT & Earl T Grue  
Lot Size: .63 Acres  
Building Size: 2523 SF  
Price: \$435,000                    **\$172.41 SF**  
Notes:

Date: 10/12/07  
Type of Property: Bank  
Address: 355-357 Acushnet Avenue, New Bedford, MA  
Buyer: 355 Acushnet Ave. RT & Daniel Flood TR  
Seller: Mount Hope LLC  
Lot Size: 2825 Sf  
Building Size: 5624 SF  
Price: \$389,000                    **\$69.17 SF**  
Notes:

Date: 10/11/07  
Type of Property: Restaurant/Bar  
Address: 1024 & 1080 Kings Highway, New Bedford, MA  
Buyer: Cedar Kings LLC  
Seller: Kings Plaza Associates LP & New Kings Plaza Inc  
Lot Size: 15.2 Acres  
Building Size: 170,328 SF  
Price: \$12,000,000           **70.45 SF**  
Notes:

Date: 11/9/07  
Type of Property: Bank Building  
Address: 336 Route 28, Harwich, MA  
Buyer: Station Ave, LLC  
Seller: Rockland Trust Co  
Lot Size: 2.3 Acres  
Building Size: 2933 SF  
Price: \$575,000           **\$196.04 SF**  
Notes:

Date: 11/30/07  
Type of Property: Office Building  
Address: 372 North St., Hyannis, MA  
Buyer: JTEC  
Seller: Bett's Pond Building Trust  
Lot Size: 1.1 Acres  
Building Size: 12,240 SF  
Price: \$2,024,500       **\$165.40 SF**  
Notes:

Date: 11/2/07  
Type of Property: Gymnasium  
Address: 24 Ventura Drive, Dartmouth, MA  
Buyer: Bay State Gymnastics LLC  
Seller: Friedman RT & Saul Friedman  
Lot Size: 47,916 SF  
Building Size: 15,000 SF  
Price: \$1,500,000           **\$100 SF**  
Notes:

Date: 11/28/07  
Type of Property: Hotel  
Address: 35 Scudder Avenue, Hyannis, MA  
Buyer: TFG Hyannis Hospitality LLC  
Seller: Starwood Hyannis RT  
Lot Size: 54.54 Acres  
Building Size: 195,753 SF (224 Rooms)  
Price: \$14,025,000                   **\$62,611 per room**  
Notes:

Date: 11/16/07  
Type of Property: Office Building  
Address: 10 Lone Street, Marshfield, MA  
Buyer: Austin Daniel RT & Daniel J Sullivan  
Seller: Coastal RT & Victoria T Poland  
Lot Size: 27,817 Sf  
Building Size: 3150 SF  
Price: \$930,000                   **\$295.23 SF**  
Notes:

Date: 11/16/07  
Type of Property: Restaurant/Bar/Store  
Address: 75 & 79 Davis Straits, Falmouth, MA  
Buyer: Ari & Georgia LLC  
Seller: Mardirosian Riverside & David Mardirosian  
Lot Size: 28,401 SF  
Building Size: 5739 SF  
Price: \$1,275,000                   **\$222.16 SF**  
Notes:

Date: 12/7/07  
Type of Property: Restaurant  
Address: 1 Otis Park Drive, Bourne, MA  
Buyer: Mark Darling & Robert Scena  
Seller: Krist Ash RT & Brian Paulsen  
Lot Size: 40,946 Sf  
Building Size: 2000 Sf  
Price: \$605,000                   **\$302.50 SF**  
Notes:

Date: 12/7/07  
Type of Property: Shopping Center  
Address: 3 Progress Street, Seekonk, MA  
Buyer: MIS Enterprises LLC  
Seller: Eastern Market Place Inc  
Lot Size: 47,045 Sf  
Building Size: 7300 SF  
Price: \$825,000 **\$113.01 SF**  
Notes:

Date: 11/30/07  
Type of Property: Office Building  
Address: 1-A Fuller Street, Carver, MA  
Buyer: 1A Fuller Street LLC & Paul J Rogan  
Seller: Williams Brothers Inc  
Lot Size: 40,946 SF  
Building Size: 3596 SF  
Price: \$430,000 **\$119.57 SF**  
Notes:

Date: 11/16/07  
Type of Property: Restaurant/Bar  
Address: 626 Main Street, Dennis, MA  
Buyer: Y Mustache LLC  
Seller: Buddy Boy RT & Gary Maradian  
Lot Size: 35,284 SF  
Building Size: 4753 SF  
Price: \$625,000 **\$131.49 SF**  
Notes:

Date: 11/28/07  
Type of Property: Retail  
Address: 105 Route 137, Harwich, MA  
Buyer: Firefly RT & Darlene M S Coy  
Seller: Catherine & Richard Morris  
Lot Size: 1.39 Acres  
Building Size: 9240 SF  
Price: \$2,242,500 **\$242.69 SF**  
Notes:

Date: 10/11/07  
Type of Property: Restaurant/Bar  
Address: 631 Dartmouth Street, Dartmouth, MA  
Buyer: O Ice LLC  
Seller: Friendlys Realty LLC  
Lot Size: .52 Acres  
Building Size: 2463 SF  
Price: \$1,083,476 **\$439.90 SF**  
Notes:

Date: 10/11/07  
Type of Property: Restaurant/Bar  
Address: 1090 Iyannough Rd., Hyannis, MA  
Buyer: O Ice LLC  
Seller: Friendlys Realty 3 LLC  
Lot Size: 58,806 SF  
Building Size: 4716 SF  
Price: \$1,965,476 **\$416.76 SF**  
Notes:

Date: 10/12/07  
Type of Property: Gas/Service Station  
Address: 2355 State Highway, Eastham, MA  
Buyer: 2355 State Highway LLC  
Seller: Exxonmobil Corp  
Lot Size: 43,908 SF  
Building Size: 2100 SF  
Price: \$350,000 **\$166.66 SF**  
Notes:

Date: 10/15/07  
Type of Property: Nursing Home  
Address: 22 Richardson Rd., Centerville, MA  
Buyer: Benchmark GPT Center LLC  
Seller: KF Centerville SH LLC  
Lot Size: 191,228 SF  
Building Size: 39,189 SF  
Price: \$4,168,300 **\$106.36 SF**  
Notes:

Date: 11/30/07  
Type of Property: Office Building  
Address: 151 Campanelli Drive, Middleboro, MA  
Buyer: 151 Campy LP New Boston  
Seller: Middleboro Bedford St LLC & Robert P Demarco  
Lot Size: 239,144 SF  
Building Size: 58,000 SF  
Price: \$9,050,000 **\$156.03 SF**  
Notes: Cap rate was a sub 8% cap at time of sale

Date: 12/17/07  
Type of Property: Gas/Service Station  
Address: 155 Center Street, Pembroke, MA  
Buyer: Pembroke Holdings LLC & Jamal Soufan  
Seller: Exxonmobil Oil Company  
Lot Size: 21,878 SF  
Building Size: 1410 SF  
Price: \$779,000 **\$552.48 SF**  
Notes:

Date: 12/29/07  
Type of Property: Retail/Department Store  
Address: 10 Merchants Way, Middleboro, MA  
Buyer: WP Midd Assoc LP  
Seller: Windalier Midd LLC & Richard Roderick  
Lot Size: 23.41 Acres  
Building Size: 130,582 SF  
Price: \$13,600,000 **\$104.15 SF**  
Notes:

Date: 12/3/07  
Type of Property: Mixed Use  
Address: 222 Centre Street, Middleboro, MA  
Buyer: Ballclub Property LLC  
Seller: Steven Kelley  
Lot Size: 9148 SF  
Building Size: 6437 SF  
Price: \$795,000 **\$123.50 SF**  
Notes:

## **Apartments**

Date: 10/5/07  
Type of Property: Apartment House (3 Units)  
Address: 100 King Street, Falmouth, MA  
Buyer: LNT Realty Investment LLC  
Seller: Maria Buchanan  
Lot Size: 32,800 SF  
Building Size: 2,880 SF  
Price: \$635,000 **\$211,666 per Unit**  
Notes:

Date: 10/31/07  
Type of Property: Apartments (24 Units)  
Address: 0 Canal View Road, 12 Holt Road & 9, 17, 21 & 25  
Thomas Avenue, Bourne, MA  
Buyer: Good Builders Inc  
Seller: CCCA & Janet M LaFleur  
Lot Size: 11.46 Acres  
Building Size: 23,106 SF  
Price: \$2,500,000 **\$104,166 per unit**  
Notes:

Date: 10/31/07  
Type of Property: Apartment Building (4 Units)  
Address: 172 Winthrop Street, Taunton, MA  
Buyer: Anthony & Luciana Ferrara  
Seller: George Hodgson  
Lot Size: 9583 SF  
Building Size: 3260 SF  
Price: \$345,000 **\$86,250 per unit**  
Notes:

Date: 11/7/07  
Type of Property: Apartment Building (9 Units)  
Address: 760-764 Coggeshall St., New Bedford, MA  
Buyer: 2 Seas Property LLC  
Seller: Hanover Properties LLC  
Lot Size: 6061 SF  
Building Size: 5486 SF  
Price: \$585,000 **\$65,000 per Unit**  
Notes:

Date: 11/16/07  
Type of Property: Apartment Building (5 Units)  
Address: 12 Silver St., Harwich, MA  
Buyer: Jon & Cindy Leconey  
Seller: Mark & Barbara Hufnagel  
Lot Size: 32,670 SF  
Building Size: 2668 SF & 1592 SF  
Price: \$506,680 **\$101,336 per Unit**  
Notes:

Date: 12/31/07  
Type of Property: Apartment Building (19 Units)  
Address: 4000 North Main Street, Fall River, MA  
Buyer: Clearview Investments LLC  
Seller: Clearview Prop LLC  
Lot Size: 56,628 SF  
Building Size: 20,572 SF  
Price: \$2,500,000 **\$121.52 SF**  
Notes:

## **Condos**

Date: 10/4/07  
Type of Property: Medical Condo  
Address: 45 Resnik Road, Unit 310, Plymouth, MA  
Buyer: Gregory Robke  
Seller: Domenic Zazzarino  
Building Size: 1,213 SF  
Price: \$242,600 **\$200 SF**  
Notes:

Date: 10/5/07  
Type of Property: Industrial Condo  
Address: 3 Tradesman Circle, Unit 1B, Falmouth, MA  
Buyer: T & R Tradesman RT & Harry Turner  
Seller: Paul Haddad  
Building Size: 1,680 SF  
Price: \$245,000 **\$145.83 SF**  
Notes:

Date: 11/15/07  
Type of property: Industrial Condo  
Address: 6 John L Dietsch Blvd., North Attleboro, MA  
Buyer: Invest Realty Company LLC  
Seller: Stephen M Rollins Jr  
Building Size: 1500 SF  
Price: \$180,000 **\$120 SF**  
Notes:

Date: 10/12/07  
Type of Property: Office Condo  
Address: 8 Granite State Ct., Brewster, MA  
Buyer: Dana & Mary Eldridge  
Seller: Centaur & Jennifra Norton  
Building Size: 934 SF  
Price: \$146,000 **\$156.32 SF**  
Notes:

Date: 10/24/07  
Type of Property: Medical Condo  
Address: 15 Caswell Lane, Unit 1, Plymouth, MA  
Buyer: Plymouth Rock Financial LLC  
Seller: Seawins LLC & James Belladue  
Building Size: 1950 SF  
Price: \$420,000 **\$215.38 SF**  
Notes:

Date: 10/25/07  
Type of Property: Medical Condo  
Address: 33A Edgerton Drive, Unit C-1, Falmouth, MA  
Buyer: Songbird Realty LLC  
Seller: Medtech RT & Gregory Siroonian  
Building Size: 1500 SF  
Price: \$289,500 **\$193 SF**  
Notes:

Date: 11/2/07  
Type of Property: Industrial Condo  
Address: 154 Commerce Park E, Unit D, Chatham, MA  
Buyer: Deborah & Richard Karn  
Seller: Harvester Seafood & Shellfish Inc  
Building Size: 695 SF  
Price: \$65,000 **\$93.52 SF**  
Notes:

Date: 10/26/07  
Type of Property: Industrial Condo  
Address: 56 Nicoletta's Way, Mashpee, MA  
Buyer: Lancelot RT & Lance Lambros  
Seller: Stephen & Nicoletta Giatrellis  
Building Size: 1533 SF  
Price: \$380,000           **\$247.88 SF**  
Notes:

Date: 11/6/07  
Type of Property: Industrial Condo  
Address: 4 Crane Circle, Units 5,6, & 7, Bourne, MA  
Buyer: A & L RT & Christopher J Silva  
Seller: MRH Properties LLC  
Building Size: 4125 SF (collectively)  
Price: \$695,000           **\$168.48 SF**  
Notes:

Date: 11/9/07  
Type of Property: Medical Condo  
Address: 110 Long Pond Rd., Unit 15, Plymouth, MA  
Buyer: Tharwat Hanna  
Seller: Jordan Health Systems Inc  
Building Size: 1425 SF  
Price: \$280,000           **\$196.49 SF**  
Notes:

Date: 11/13/07  
Type of Property: Industrial Condo  
Address: 381 Old Falmouth Rd., Unit 5 (E) Marstons Mills, MA  
Buyer: Dowe Enterprises Inc  
Seller: Carl Riedell  
Building Size: 1903 SF  
Price: \$230,000           **\$120.86 SF**  
Notes:

Date: 11/14/07  
Type of Property: Industrial Condo  
Address: 11 Tradesman Circle, Unit 2A, Falmouth, MA  
Buyer: Dalpe Excavation Inc  
Seller: JSJ RT & Bradley Broderick  
Building Size: 1454 SF  
Price: \$180,000           **\$123.79 SF**  
Notes:

Date: 11/27/07  
Type of Property: Office Condo  
Address: 1046 Main Street, Unit C, Osterville, MA  
Buyer: SPBR LLC  
Seller: Peacock LLC  
Building Size: 1267 SF  
Price: \$195,000 **\$153.90 SF**  
Notes:

Date: 12/3/07  
Type of Property: Office Condo  
Address: 434 Route 134, Unit A2, Dennis, MA  
Buyer: Heth NT & Jeffrey Heth  
Seller: David Porter  
Building Size: 580 SF  
Price: \$58,000 **\$100 SF**  
Notes:

Date: 12/4/07  
Type of Property: Industrial Condo  
Address: 81 Echo Road, Unit 1, Mashpee, MA  
Buyer: Manuel Cabral  
Seller: 81 Echo Road Trust RT & Pamela Gangemi  
Building Size: 1727 SF  
Price: \$244,389 **\$141.51 SF**  
Notes:

Date: 12/5/07  
Type of Property: Industrial Condo  
Address: 210 Queen Anne Road, Unit 3, Harwich, MA  
Buyer: Phillip Geraci  
Seller: Christopher Griffin  
Building Size: 837 SF  
Price: \$75,000 **\$89.60 SF**  
Notes:

Date: 12/11/07  
Type of Property: Condo  
Address: 54 Route 130, Unit 6-2, Sandwich, MA  
Buyer: Jonathan & Nancy Fitch  
Seller: AVA Associates Inc  
Building Size: 1398 SF  
Price: \$229,000 **\$163.80 SF**  
Notes:

Date: 12/19/07  
Type of Property: Condos (10 Units)  
Address: 27 Route 6A, Sandwich, MA  
Buyer: Robert J. Smith  
Seller: Daniel C. Wells  
Building Size: 2840 SF(10 Units)  
Price: \$670,000 **\$67,000 Per Unit**  
Notes:

Date: 12/20/07  
Type of Property: Office Condo  
Address: 4 Barlows Landing, Unit 24, Bourne, MA  
Buyer: Cynthia & Gerald Dulude  
Seller: Douglas D Macdonald  
Building Size: 2401 SF  
Price: \$350,000 **\$145.77 SF**  
Notes:

Date: 12/21/07  
Type of Property: Office Condo  
Address: 150 Longwater Dr., Unit 102, Norwell, MA  
Buyer: Bradley McKenzie & Joseph Poisinello  
Seller: Daniel Pallotta  
Building Size: 2132 SF  
Price: \$575,000 **\$269.70 SF**  
Notes:

## **Land**

Date: 10/26/07  
Type of Property: Commercial Land  
Address: 1471 Route 132, Hyannis, MA  
Buyer: Shallow Pond Professional LLC  
Seller: SP Properties LLC  
Lot Size: 69,696 SF  
Building Size: Permit for a 17,144 SF Office Building  
Price: \$830,000 **\$48.41 per buildable ft**  
Notes:

Date: 11/30/07  
Type of Property: Commercial Land  
Address: 30 Canal Road, Bourne, MA  
Buyer: Sorenti Brothers  
Seller: P Revere Realty Corp  
Lot Size: 20,473 SF  
Price: \$170,000 **\$8.30 SF**  
Notes:

Date: 11/26/07  
Type of Property: Industrial Land  
Address: White's Path, Yarmouth, MA  
Buyer: Colonial Gas & Keyspan Energy Delivery  
Seller: Thomas E. Kelley  
Lot Size: 25,001 SF  
Price: \$200,000 **\$8 SF**  
Notes:

Date: 11/16/07  
Type of Property: Residential Developable Land  
Address: 3 Jordan Lane, Fairhaven, MA  
Buyer: Seven Hills Community Svcs  
Seller: DPM Dev Corp  
Lot Size: 15,187 SF  
Price: \$435,550 **\$28.68 SF**  
Notes:

Date: 11/07  
Type of Property: Mixed Use  
Address: Rt. 140, Norton, MA  
Buyer: Campanelli Company  
Seller: The Park at Great Woods  
Lot Size: 90 Acres  
Price: \$3,000,000 **\$33,333.33 per Acre**  
Notes:

Date: 11/16/07  
Type of Property: Mixed Use  
Address: 63 Obery Street, Plymouth, MA  
Buyer: Mayflower Cooperative Bank  
Seller: Allen & Grace Cappella  
Lot Size: 1.52 Acres  
Price: \$1,300,000 **\$855,263 per Acre**

Date: 12/17/07  
Type of Property: Industrial Warehouse (Land Purchase)  
Address: 9 Long Pond Road, Plymouth, MA  
Buyer: Sunna LLC  
Seller: Low Realty LLC  
Lot Size: 2.89 Acres  
Building Size: 37,619 SF  
Price: \$2,200,000 **\$761,245 per Acre**  
Notes: Really a Land Purchase