

DeanSaleComps
Second Quarter 2010

Apartment Building Sales

Sale No.	Location	Sale Date	Sale Price	Number of Units	Price/Unit	Comments
1	433 Furnace Brook Parkway Quincy, MA	4/30/2010	\$1,500,000	16	\$93,750	Brick building. Built 1978.
2	433 Granite Street Quincy, MA	6/7/2010	\$990,000	12	\$82,500	Brick building. Built 1986.
3	200 West Squantum Street Quincy, MA	6/10/2010	\$560,000	4	\$140,000	Wood frame building. Built 1930.
4	34 Derby Street Weymouth, MA	4/29/2010	\$2,725,000	44	\$61,932	Brick building. Built 1968.

Commercial Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	188 Washington Street Plainville, MA	5/10/2010	\$900,000	5,540	\$162	One-story commercial building. Multi-tenant. Built 1985.
2	260 Quincy Avenue Quincy, MA	4/29/2010	\$720,000	3,310	\$218	Medical office building. Two-stories brick/wood frame.
3	54 Hartford Street Westwood, MA	4/20/2010	\$625,000	3,792	\$165	Multi-tenant office building. Built 1981.

Industrial Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	47 South Maple Street Bellingham, MA	5/10/2010	\$3,200,000	50,186	\$64	Warehouse. Built 1989.
2	425 Paramount Drive Raynham, MA	6/24/2010	\$1,950,000	29,237	\$67	Warehouse. Built 2000.
3	5 Mear Road Holbrook, MA	4/23/2010	\$2,550,000	83,700	\$30	Manufacturing/warehouse building. Built 1965.
4	85 Morse Street Norwood, MA	4/7/2010	\$2,000,000	21,760	\$92	Manufacturing/warehouse building. Built 1982.
5	30 Industrial Park Road Plymouth, MA	5/14/2010	\$625,000	12,000	\$52	Metal warehouse. Built 1988.
6	277 South Street Walpole, MA	5/28/2010	\$750,000	9,280	\$81	Brick warehouse. Built 2004.