



Commercial Sale Comp Report

Third Quarter 2011

Apartment Building Sales

Sale No.	Location	Sale Date	Sale Price	Number of Units	Price/Unit	Comments
1	272 South Main Street Attleboro, MA	8/16/2011	\$760,000	10	\$76,000	Two wood frame buildings. Built 1987. 10-2 bedroom units.

Industrial Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	45 John Williams Street Attleboro, MA	9/15/2011	\$595,000	11,300	\$53	Masonry. Built 1964. Full a/c. Manufacturing/warehouse space.
2	818 Jefferson Street Fall River, MA	9/26/2011	\$1,500,000	42,366	\$35	Masonry. Built 1972. Low stud. Vacant. Near Route 24.
3	115 Wordell Street Fall River, MA	8/5/2011	\$330,000	5,000	\$66	Metal industrial garage. Built 1987. Near Route I-195.
4	44 Industrial Way Norwood, MA	9/19/2011	\$1,300,000	18,000	\$72	Masonry warehouse. Built 1970. Industrial park location. Near Route 1.
5	30 Waverly Street Taunton, MA	10/14/2011	\$185,000	9,000	\$21	Wood frame low stud industrial building. Built 1900. Residential location.
6	277 South Street Walpole, MA	9/9/2011	\$830,000	10,156	\$82	Masonry multi-tenant industrial building. Built 2004. Near highway.

Office, Retail & Other Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	1238 Bedford Street Abington, MA	9/15/2011	\$1,700,000	15,900	\$107	Semi-finished and vacant strip center. Route 18.
2	830 Oak Street Brockton, MA	8/5/2011	\$1,500,000	20,050	\$75	Three-story medical office building. Built 1985. Abuts hospital.
3	288 East Main Street Norton, MA	10/20/2011	\$750,000	5,794	\$129	Semi-finished and vacant retail center. Route 123. Good quality construction.
4	54 South Washington Street North Attleboro, MA	9/23/2011	\$495,000	3,000	\$165	One-story masonry retail store. Former Cumberland Farms. Built 1970.