

Commercial Sale Comp Report

Fourth Quarter 2011



Apartment Building Sales

Sale No.	Location	Sale Date	Sale Price	Number of Units	Price/Unit	Comments
1	217 Beaver Dam Road Plymouth, MA	12/27/2011	\$2,850,000	24	\$118,750	Two wood frame buildings. Built 1982. 24-2 bedroom units.

Industrial Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	116 Lundquist Drive Braintree, MA	11/09/2011	\$3,100,000	50,400	\$62	Masonry warehouse. Built 1967. Several drive-in doors.
2	77 Rocsam Park Road Braintree, MA	12/30/2011	\$750,000	5,670	\$132	Masonry industrial garage. Built 1974. Fenced storage yard.
3	120 Shawmut Road Canton, MA	12/22/2011	\$2,650,000	58,800	\$45	Masonry warehouse. Built 1974. Dock doors.
4	48 Leona Drive Middleboro, MA	12/14/2011	\$1,700,000	26,964	\$63	Masonry multi-tenant warehouse. Built 1999. Near Route 495.
5	5 Merchant Street Sharon, MA	11/09/2011	\$1,275,000	33,000	\$39	Masonry low-stud warehouse. Built 1970. Three dock doors. Off Route 1.
6	143 Moore Road Weymouth, MA	10/12/2011	\$1,000,000	15,000	\$67	Masonry low stud industrial building. Built 1967.
7	58 Randolph Street Weymouth, MA	10/20/2011	\$525,000	6,000	\$88	Masonry low stud warehouse. Built 1974. One dock door.

Office, Retail & Other Building Sales

Sale No.	Location	Sale Date	Sale Price	Rentable Area (SF)	Price/SF	Comments
1	101 North Main Street Mansfield, MA	11/22/2011	\$390,500	3,067	\$127	Two-story wood frame office building. Former house.
2	16 East Washington Street North Attleboro, MA	10/28/2011	\$1,900,000	12,120	\$157	Two-story wood frame office building. Built 2004. Elevator. On Route 1.
3	306 Washington Street Norwell, MA	12/28/2011	\$1,200,000	12,297	\$98	Two-story wood frame commercial building. Built 1985. On Route 53.
4	215 Bedford Street Whitman, MA	12/29/2011	\$980,000	25,015	\$39	Former used auto dealership. Built 1997. Route 18.