

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

2007 Sales Data

Information researched and analyzed
by Lo-Lene Cowgill of Carey Commercial Inc.

Medical

700 Attucks Lane, Unit 1-E sold to two physicians for \$395,000 January 2, 2007.

50 Main Street, Hyannis sold June 15, 2007 to CHE, LLC, Dorian Hart-Cochrane for \$490,000.00. This Medical office building is 2,614 SF situated on 0.52 Acre.

31 Edgerton Drive, Falmouth Condo unit A, bldg. D: 2,000 SF medical condo unit sold to Dr. Natalie Chamber, M.D. for \$600,000. Financing provided by The Community Bank.

860 SF office occupied by Chiropractor purchased by investor. Small office building with special permit on .19 acres of land at 278 Pitcher's Way, Hyannis sold on 10.31.07 for \$225,000

Falmouth Medical Condo: 1,500 SF condo unit A at 33 Edgerton Drive, Falmouth sold for \$289,500 on 10.25.07

Harbor Point - 22 Richardson Road, Centerville, changed name of ownership on 10/15/2007 for \$4,168,300.00 Nursing home is 39,189 SF on 4.39 Acres.

94 Main Street, Hyannis- sold 11-09-2007. This office Bldg is 2,523 SF on a 0.63 Lot

Restaurant

Eastham Lobster Pool. 4360 & 4380 State Highway, Eastham Sold April 17, 2007 to Michael & Susan T. Ferro for \$1.0M The sale consisted of two lots with two buildings totaling 5,782 SF on 1.7 Acres.

Beach Break Restaurant at 3 Main Street Eastham, MA: sold for \$350,000 to Arthur & Regina Cestaro. The 5.03.07 sale included the 99 seat restaurant business, and the 4,473 SF (plus 2600 SF basement) restaurant condominium.

Brewster Express: food service business located along the Cape Cod Rail Trail at 239 Underpass Road sold for \$367,000 on 06.07.07. The \$367,000 sale included the business, which sold for \$22,000, and real estate included the 720+/- SF building and .364 acre lot.

Friendly's at the foot of Sagamore Bridge sold for \$1,772,000 on 9/26/07. The sale, as part of a national conglomerate, included the 4,800 SF restaurant building, freestanding ATM as well as the .578 acre parcel. A Second **Friendly's** Property, 1090 Iyannough Road, Hyannis closed on 10.11.2007 for \$1,906,500.00. 4,716 SF on 1.35 Acres

Blondie's of Dennis Sold for \$370,000 on 9.26.07. The .14 acre parcel and 1,285 SF ice cream building at 587 Main Street/Route 28, Dennis port sold to the Flying Horse Realty , LLC with 100% financing from Investment Capital Commercial Mortgage LLC of Orleans.

Former Franchise Restaurant -w/ drive-thru window. 1 Otis Park Drive, Bourne 2,000 SF building on 0.94 Acre. Sold: 12.07.2007 for \$605,000.00

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Improper Bostonian - 626 Main Street, Dennisport. Sold 11.16.2007 for \$625,000.00 / with seller take-back of \$525,000.00 mortgage. Building 4,753 SF on 35,284 SF lot.

Pesci's Italian Restaurant & Pizza 75 & 79 Davis Straits, Falmouth. Sold for \$1,275,000.00 on 11.16.2007. The property consists of 0.652 Acre, and two buildings. First Building is 1,120 SF; the second building is 3,077 SF

Apartments/Multi-Family/Bed & Breakfast / Cottage Colony

Inn at the Egg Bayview Gallery a B&B at 1944 Route 6A Brewster: Sold 9/26/07 for \$660,000

Mashpee Two-Family sold 10.23.07 for \$80,000. 31 Cambridge Drive, Mashpee

Orleans Two Separate homes on one lot sold 9.27.2007. This multi-family is located on 10 Bonnell Lane was purchased for \$925,000.00. One building is 1,464 SF the second building is 576 SF and the lot is 1.510 Acre.

Sandwich - multi-family located on 3 Ploughed Neck Road Ext. sold on 9.28.2007 to Cindy R. Hammond for \$245,000.00. Lot size 10, 019 SF

Yarmouth - Multi-family located on 19 Chamberlain Court, sold 09.28.2007 to Chamberlain Court Trust, Patricia L. Dipaolo Trustee, for \$508,000.00

Cotuit - 111 Sea Street sold 10.10.2007 for \$235,000.00. This 1,783 SF multi-family building is situated on .17 Acre lot.

Falmouth - 100 King Street - this multi-family sold on 10.5.2007 to LNT Realty Investments LLC for \$635,000.00. This 2,880 SF Building is on .753 Acre.

Orleans - 23 Camp Road, This multi-family property sold on 10.4.2007 for \$1,160,000.00 and is situated on a 43,560 SF Lot.

Dennis - Brassie Road sold 10.15.2007 to Linda Oliva & Deborah Oliva for \$352,000.00. This 2,064 SF two family home is located on 11,781 SF lot

Orleans - 69 Rock Harbor Road - this 2,031 SF two family home sold on 10.17.2007 for \$580,000.00. Lot size 36,590 SF.

Hyannis -410 Bearses Way. This two family, 1,440 SF building on .16 Acres sold 10.18.2007 for \$172,000.00.

Provincetown - Multi-family (2 units) on 9 Carnes Lane with 0.059 Acre lot and 1,294 SF building sold for \$470,000.00 on 10.22.2007

Pleasant View Cottages on 5 Bay Village Road sold on 10.18.2007 for \$345,000.00. This property consisted of 7 Buildings. 6 Cottages plus family residence totaling 3,200 SF on 4.500 Acres. Also sold separately was a lot of land abutting this cottage colony consisting of 1.600 Acre for \$345,000.00

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Tilden's Landing Inn - See Foreclosures - 10 Unit Inn & Restaurant located on Route 28, Brewster

Harwich - 12 Silver Street sold 11.16.2007 for \$506,680.00. This 4,260 SF Five Unit Multi-Family is situated on 32,670 SF Lot.

Truro - 30 Shore Road, 2 family dwelling with 2,305 SF on 0.290 Acre sold for \$375,000.00 on 11 05 2007

Eastham - 95 Edgewood Road. Two-family dwelling with 1,344 SF on 1.22 Acres sold on 12.11.2007 for \$479,000.00

Bayberry Inn - 226 Trotting Park Road, Falmouth consists of 2 Rental units in a 1,518 SF Building on 0.696 Acre Lot sold on 12.12.2007 for \$305,000.00

67 Barry Lane, South Dennis is a two family, 2,160 SF dwelling on 9,148 SF lot sold for \$298,000.00 on 12 18 2007

27 Route 6A, Sandwich Cottage Colony - 10 Units sold 12-19-2007 for \$670,000.00 on 1.03 Acres.

Yarmouth - 9 River Street, Multi-family (3) in-house change of ownership on 12.20.07 for \$600,000.00. This property consists of 2 building totaling 2, 582 SF on .038 Acres.

Provincetown - 166 Commercial Street aka, Prince Albert Guest House sold 12.07.2007 for \$1,300,000. The building consists of 2,824 SF (10 Rental Units) on a 3,877 Lot. This Historic Building was built approx. 1882 and is located just across from the bay.

Dennis, 49 Davidson Avenue this 2,088 SF Duplex on 8,726 SF lot sold: \$1.00 on 01-30-2007. Seller: Christine Blakeley, Michael Perry & Norman Tyler. Buyer: Michael Perry & Norman Tyler.

Dennis - 83 S. Village Road. This 3,452 S three family home on 43,560 SF lot sold 01-30-2007 for \$565,000.00. The property had been vacant for some time while for sale. Recorded as Land Purchase.

Dennis - 96 Swan River Road. This 2,240 SF Duplex on 8,276 SF lot sold 02-28-2007 for \$1.00 with Bank of America NA, financing \$336,000.00. The sale was a change of ownership name

Harwich, 201 Pleasant Bay Road - This two-family home consists of 2,297 SF building on 1.330 Acres sold 02-23-2007 for \$65,000.00. This was a change in name ownership, in-house flip.

Harwich, 11 North Road this two family duplex consists of 2,332 SF building with two bedrooms and 1 ½ baths per side, sold 02-23-2007 for \$1.00. In-house family flip. Change of name of ownership from trust to individual ownership.

Bourne, - 743 County Road, Pocasset this 2,132 SF two family dwelling on 10, 800 SF lot sold 01-03-2007 for \$285,000.00.

Bourne - 24 Buzzards Bay Avenue this 1,680 SF two family dwelling on 6,951 SF sold 01-16-2007 for \$1.00 (in-house ownership name change.) Seller: Nicole K. Honen Buyer: Nicole K Honen & Daniel T. Faline.

Hyannis, 10 Bodfish Place This 2,128 SF duplex on .26 Acre lot sold 02-12-2007 for \$1.00 (in-house name change flip) with a MERS Inc., mortgage of \$283,000.00 Seller: Heuma J. Oliveira & Valdines R. Oliveira Buyer: Valdines R. Oliveira.

Hyannis, 6 Nautical Road, This 2,160 SF duplex on .18 Acre lot sold 02-12-2007 for \$1.00 (in-house name change flip) with a MERS Inc., mortgage of \$282,000.00 Seller: Valdines R. Oliveira & Heuma J. Oliveira Buyer: Heuma J. Oliveira

Hyannis, 45 Louis Street this 1,932 SF Duplex on .11 Acre lot sold 03-23-2007 for \$260,000.00. This property consists of 6 bedrooms & 2 full baths with a total of 12 rooms.

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Orleans, - 12 High Street this 3,085 SF Colonial Building with in-law apartment on 1.110 Acre lot sold 01-29-2007 for \$323,000.00.

Provincetown - 438 Commercial Street, This 2,830 SF two-family Antique on 23,464 SF lot sold 01-10-2007 for \$1.00. This was an in-house change of name flip.

Provincetown - 258A & 256A Bradford Street sold 01-10-2007. 256A consists of 3,672 SF undevelopable lot & 258A consists of 17,017 SF lot with a three family home of 4,312 SF net area. These two parcels were purchased together by Eric E. Dray for \$1,044,000.00.

Provincetown - 100 Bradford Street consisting of a 3,858 SF two family building on 4,661 SF parcel sold 01-26-07 for \$1.00. (In-house flip to change name)

Provincetown- 137 Commercial Street. This multi-use residential building with the lot 4.1(0)2(0)4.3(1)3(14)6(0)52257

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West Yarmouth, 68 Winslow Gray Road, this 1,995 SF Duplex on .60 Acre lot sold 03-30-2007 for \$237,000.00. This property consists of a total of 3 bedrooms and 2 baths.

Shopping Centers/Redevelopment

Trade Winds Resort at 780 Craigville Beach Road, Centerville. 5.28 acres of land with Ocean View was purchased for \$5.25M and is in the process of redeveloping into several luxury residential condominium units.

Northwest Corner of Routes 134 and 28, Dennis: Paperback Cottage will be the new Dunkin Donut's site. The .85 corner lot at the lighted intersection shares the corner with Rockland Trust, Tedeschi's and famous local seafood restaurant and chamber of commerce. Sold for \$800,000 on 8.8.07

Yarmouth Walgreens Land Purchase: August 30, 2007, Walgreens completes sale of real estate at Yarmouth's major intersection of Route 28/Forest Road in West Yarmouth. Developer Gregory Botsivales first purchased three contiguous lots that make up the Southwest corner of the intersection in early 2006 and sold to Walgreens in 2007 for \$7.11M

Tedeschi Realty Corporation sells Harwich Supermarket on Sisson Road to a Denver CO, LLC group. The 59,000+ SF shopping center on 9.5+ acres traded for \$14.4 M on 10.19.07

Nathan Ellis Highway, Mashpee: John's Pond Center, the 12,412 SF multi-tenanted shopping plaza and second 5,000 SF freestanding restaurant next door, Dino's Restaurant sold as a package to off cape LLC on 10.24.07 for a total purchase price of \$2.6M.

Grand Union Supermarket located at 170 Clay Pond Road, Bourne sold 11-01-2007. This 74,500 SF building on 16,170 Acre lot was purchased by Claybourne Trust, Drake G. Behrakis & Donald P. Quinn For 8,000,000.00

Willowbend Country Club Inc. sold 12-28-2007 Quinaquisset Avenue & 130 Willowbend, Mashpee for \$14,092,183.00 to New Willowbend Golf & Country Club Inc.

Office/Retail/Financial

East Harwich Sovereign Bank sold to Cape Cod Cooperative Bank. 1470 Orleans Road (Junction of Rt. 37 and Rt. 139) sold for \$2.61 M on July 19, 2007. The building has a 4,000 SF Footprint on 1.94 Acres and is one of the highest price per sq. foot sales to occur.

372 North Street, Hyannis sold to JTEC. Financed by Community Bank Sold on 11.30.2007 for \$2,024,500.00. 12,000 SF building (6,000 SF footprint) on 1.1 Acre Lot near the Melody Tent Rotary.

West End Rotary - 766 Main Street Hyannis sold 01.30.2007 for \$682,600.00 this sale included a 2,763 SF Professional Office Building plus a separate abutting Lot, making the total land purchase 0.52 Acres.

Downtown Main Street, Chatham; \$491/PSF sale. 936 SF Retail Condo at 436 Main Street, unit B, sells as investment for \$460,000 on 04.06.07.

Route 6A, Dennis Commercial Office/Retail Condo at 610 Main Street sold for \$250,000 on 4.30.07. The 2,672 SF building is located in the center of Dennis Village in Old King's Grant Plaza.

750 SF Bourne Professional Office Condo at 258 Main Street Unit B4 sold for \$125,000 on 05/04/2007. Seller held 90% of purchase price in paper.

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Gateway to Downtown Main Street, Hyannis: 6,235 SF building on .13 acres at 278 Main Street, the northwest corner of Main and Center Street. Home to Baybridge. sold on 5.11.07 for \$580,000 to a local investor.

Owner of Cape Cod Dog purchases Condo unit at 3 Main Street Unit a Building A, Eastham for \$285,000. The 05.16.07 sale includes the 1,633+/- SF two story condo plus basement in highly visible front building in Eastham center.

Downtown Main Street's West End: 16 Sea Street, Hyannis. The three level, 2,112 SF retail building on postage stamp sized lot with second floor apartment and 2 parking spaces sold for \$149/PSF, \$315,250 on 7.02.07.

Chatham Retail/Office Condo behind Chatham Post Office sold for \$319/PSF: 549 SF condominium unit sold for \$175,000, on 07.06.07

Osterville Office Condo opposite Wimpy's Restaurant: 749 Main Street, Unit F, 1,523+/- square feet over three floors sold 8/28/07 for \$250,000 to Robert & Ellen Kinlin. The three level office suite has one large room plus two baths on the first floor, 1 large room on the second floor plus reserved space exclusive for unit F in the basement.

118 Waterhouse Road, Bourne. Units D and E, 1,200 SF and 840 SF respectively, office condos built in 1987 were purchased on 8.29.07 for \$200,000.

Route 6A, Dennis Gift Shop Business and Real Estate: A grand two story, 4,254 SF multi-units mixed use commercial and residential building at 574 Route 6A and vacant abutting parcel in rear sold 8.31.07 for \$995,000. The building was the long time home of Cape Cod Collection Gift Shop and Downeaster Weather Instrument Assembly Business.

Rooster Coop Gift Shop, 1944 Route 6A, Brewster. The 2,304 SF Colonial sold for \$660,000 on 9.26.07

Body Sense Day Spa purchased their 1,100+/- SF Barnstable Road, Hyannis Location. Sellers, Myron and Susan Sears, held 85% in paper. The .4 acre property sold 10.01.07.

20-26 Pearl Street - 5 Units. This Mixed use - Retail / Residential property sold for \$900,000.00 on 6.4.2007

141 Bradford Street, Provincetown aka Bradford Natural Market, sold for \$805,000.00 on 6.25.2007. This sale consisted of 3,276 SF building on 5,263 SF lot.

212 Bradford Street, Provincetown aka East End General Store - sold on 03.30.2007 for \$545,000.00. This sale consisted of 2,175 SF Building on 0.13 Acre Lot.

16 Jarvis Street, Sandwich, 1,166 SF Mix Use Commercial Bld. Retail, Res. Office - sold for \$777,000.00 on 4.13.2007. 12, 352 SF Lot

3 Tradesman Cir. U-1A Falmouth, this 1,680 SF Office Condo. sold for \$245,000.00 on 10.05.2007 to T&R Tradesman Realty Trust.

Harwich, 283 South Street, Walden Corp sold to Joseph & Anna Murphy on 10-04-2007 for \$435,000.00 a 14,810 SF Lot.

Bourne, 340 MacArthur Blvd. aka Adventure Isle Amusement Park, Sold 09-24-2007 for \$2,740,000.00. The site consist of 7.894 Acres with a 24,779 SF building.

Craigsville Beach Parking Lot - 1014 Craigsville Beach Road, Centerville, was purchased on 09-10-2007 by Best Buddies Support Corp from Osterville LLC for \$1,150,000.00. The lot consists of 70,132 SF.

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Centerville Association, 586 Strawberry Hill Road, Centerville sold 09-24-2007 the 5,121 SF Office building on .37 Acre for \$1,338,856.00.

Eastham - 400 Massasoit Road, sold 09-12-2007 to Jennifer A. & John S. Berlane for \$440,000.00. This Mixed-USE Res. & Commercial Buildings totaling 1,060 SF on 1,008 Acre. This property is home to Nauset Gardens, Landscape & Garden Products.

405 Jones Road Falmouth, this Mix-Use Commercial / Residential building totaling 1,941 SF on .172 Acres sold 09-20-2007 for \$385,000.00

Hyannis, 170 Barnstable Road. This free standing office building has 997 SF on .40 Acre lot, sold 10-01-2007 for \$400,000.00

20 Dunns Pond Road, Hyannis sold 09-17-2007 for \$125,000.00. This retail - Service (Beauty Salon) has 672 SF Building on .32 Acre Lot.

Condo. Unit G-3 located 432 Commercial Street, Provincetown. This 850 SF office Condo sold on 10-23-2007 for \$232,000.00

72 Knob Hill Road, Yarmouth - Cranberry Bog consisting of 56.18 Acres with a 4,240 SF Bldg. sold for \$700,000.00 on 10-22-2007 to Craig Williams aka Georgetown Cranberry Company of Harwich.

Orleans, Office building located at 169 Cranberry Highway, sold 8-22-2007 to Julie A. & Colin A. Eitelbach for \$460,000.00. This Multi - Use Commercial Building is 2,406 SF and is situated on 16.533 SF Lot.

927 Main Street, West Dennis, This 2,634 SF Office Building is situated on 37, 026 SF Lot sold for \$800,000.00 on 08-08-2007.

82 Commercial Street, Provincetown. This multi-use residential property sold on 8-30-2007 for \$1,185,000.00. This 2,846 SF building is situated on a 10,705 SF lot.

70 Country Club Road, Sandwich, aka Golf Ridge Club - Changed ownership from Atlantic Golf Properties LLC to CPG Ridge Club LLC on 8.31.2007 Purchase price \$5,900,000.00

381 Old Falmouth Road, Barnstable Bus. Condo Unit E / 1,903 SF sold 11-13-2007 for \$230,000.00.

1639 Falmouth Road, Barnstable 462 SF Office Condo Unit 4D sold 06-28-07 for \$137,500.00

569 Main Street, Barnstable Retail Condo Unit D (Stacie's Hair Salon) sold for \$130,000.00 on 2-2-07 it consists of 681 SF.

547 Main Street, Hyannis, Heath Carey of FAF Enterprises LLC, purchased this 1,914 SF Retail- mixed use building on 0.08 Acres for \$405,000.00 on 7-2-2007

103 Route 6A Sandwich, Condo Unit 1 is currently rented to Bronze-it. The unit is 831 SF and was purchased on 9-10-2007 for \$235,000.00 by AE Realty Trust, Emilios & Anatasia Rigas.

Sandwich, 101A Unit 1 Route 6A Retail Condo consisting of 741 SF sold 8-31-2007 for \$169,000.00 previous business known as Sandwich Books

766 Unit 19 Falmouth Road, Mashpee - This 1,950 SF Office Condo sold 06-20-2007 for \$240,000.00

Eastham, 200 Brackett Road sold 5-25-2007 for \$545,000.00. This 4,000 SF retail building is situated on a 21,780 SF Lot. Home to Cape Electric Supply Co.

4 Barlows Landing Road, Bourne, Unit 4 Business Condo sold \$118,000.00 on 05-18-2007 and consists of 1,152SF.

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Harwich, 195 Route 28 - Casey Homes Inc., sold this office building on 7-31-2007 to Robert & Nancy M. Kuhn. The 1,584 SF office bldg. is on a 26,572 SF Lot.

Rockland Trust Bank - 336 Route 28 Harwich, sold its real estate on 11-09-2007 to Station Avenue LLC, James Machnik for \$575,000.00. This building is 2,933 SF and on 2.310 Acre parcel.

Rose Cottage Shop, Property aka 105 Route 137, Harwich Sold 11.28.2007 to Firefly Realty Trust, Darlene M. S. Coy. This property consists of 9,240 SF Retail Space on 1.390 Acres. The purchase price: 2,242,500.00

1170 Main Street, Condo Units 4 & 5, Barnstable - sold 11-30-2007 to Taurus Realty Trust, Alison A Mahone, Trs. for \$180,000. Units total 1029 SF Seller holding 80% mortgage.

104 Cotuit Road (Route 149) Marston Mills, this property is Commercial Mixed use Stores & Apartment. This building is 3,149 SF and sits on 0.11 Acre. Sold 11.28.2007 for \$200,000.00 Change of owners / in-house. Seller: Mian M. Saeed & Abdul Rashid. Buyer: Asifa Realty Trust, Mian M. Saeed

1046 Unit C Main Street, Osterville sold 11.27.2007 for \$195,000.00. This office condo consists of 1,267 SF.

Cranberry Bog located at 27 Ward Swift Road, Cataumet sold on 11.22.2007 for \$30,000.00. This bog consist of 6.700 Acre parcel.

434 Route 134, Unit A2 Dennis - This office condo consists of 580 SF and sold 12.03.2007 for \$58,000.00 to Jeffery H. & Mary E. Heth, of Heth Nominee Trust.

12 Cummings Road, Orleans. This Multi-use Res / Commercial building is 2,500 SF in size with a lot 9,583 SF sold 12-13-2007 for \$545,000.00.

Sandwich - 110 Tupper Road sold 12-13-2007 for \$550,000.00 and consists of a Mix Use Prim Res. & Com Building on 52,272 SF Lot.

Bourne - 4 Barlows Landing Road, Unit 2-A, is a 2,401 SF Business Condo sold 12-20-2007 for \$350,000.00

The Evangelical Free Church sold the 1,716 SF Building on 36,590 SF lot located at 33 Pleasant Street, E. Dennis on 12-26-2007 for \$725,000.00 to C. David & Rita A. Taugher

Harwich Congregation Jehovah's sold the 1,830 SF Building on 1.020 Acres located at 1599 Orleans Road, Harwich for \$363,000.00 to Latimer RT, Pamela G. Latimer, Tr.

Hyannis - 700 Attucks Lane Office Condo Unit 1E aka North Bay Condominium sold 01-02-07 for \$395,000.00. This 2,207 SF office condo was purchased by Windswept II Trust, Steven Paul Winkel & William Frank Siebert, Jr. In-house change of ownership name. Seller: Bearing Surfaces, LLC, William F. Siebert Jr.

Barnstable - 3280 Main Street, Route 6A. This property is part of the historic district and as such is restricted. There is the main residential property Garage with in-law apartment Barn with Thrift shop (retail condo) as well as Artist Gallery. Totaling 5,331 SF living area on 2.18 Acre parcel sold 01-09-2007 for \$800,000.00.

West Dennis, 576 Main Street. This mixed use/commercial property consists of 6 Units totaling a 6,223 SF building on 1.500 Acres sold 03-13-2007 for \$800,000.00

West Barnstable, - 1085 Route 6A home to Exit 5 Gallery (Art) consisting of 1,554 SF building on 1.01 Acre lot. This property sold 02-21-2007 for \$1.00 there was a change in the name of ownership from trust to individuals. On 03-09-2007 the property was mortgage with First Magnus Financial Corp of AZ for \$370,000.00.

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Provincetown - 154 U1 Commercial Street. This 640 SF Office condo sold 02-15-2007 for \$500,000.00.

Provincetown - 212 Bradford Street this 2,175 SF building zoned for Small Retail is situated on 5,750 SF lot sold 03-30-2007 for \$545,000.00. AKA Teddysea's Market.

Wellfleet, 2220 Route 6 sold in house for \$1.00 on 01-08-2007. This property is zoned C-2 multi-use Commercial. And is 1,354 SF building on 42,676 SF Lot.

West Yarmouth, 297 Route 28 This 1,560 SF office building on .75 Acre lot sold 01-02-2007 for \$1.00. It was a restructuring of the family ownership title. (In-house)

South Yarmouth, 24 Old Main Street, This commercial, Stores /Shop / Apt. 1,411 SF building on .22 Acres sold 01-04-2007. It was in disrepair. Two units total

Industrial/Warehouse

Thornton Drive Industrial Park: 2 condo units, #5 (958 SF) and #6 (988 SF) located at 146 Thornton Drive sold for \$275,000 on 8.22.07.

Mashpee Industrial Condo Unit at 56 Nicoletta's Way. Unit B, 1553 SF and Unit C, 1558 SF sold for \$190,000 on 10.26.2007. Financing was provided by The Community Bank.

Harvester Seafood & Shellfish, Inc. sells Chatham Industrial Condo at 145 Commerce Park East Unit 4A. The 695 SF condo was purchased for 65,000 on 11.02.07.

Provincetown Storage Condo that parks one automobile sells for \$446/PSF. A 224 SF freestanding structure at 148 Commercial Street, Unit 5 sold on 11.06.07 for \$100,000.

Clyde Clayton & Patricia Gause Dill Sold to J&B Our, Barbara O. Our, 97 Queen Anne Road, N. Harwich for \$600,000.00 consisting of a 3,000 SF Warehouse building on 1.470 Acre commercial/Industrial lot. On 10-10-2007 a land lock parcel aka 97 Queen Anne Road was purchased by J&B Our, Barbara O. Our are \$10,000.00 from Barbara A. & Richard V. Moore. Bringing the total to 1.470 Acre.

Orleans - 35 Boy Hollow Road. Charles River Broadcasting of Orleans Tower LLC sold to Optasite Towers LLC on 10-05 2007 a 252,648 SF Lot for \$117,444.48. Also purchased by Optasite Towers LLC was the radio station 2,716 SF building.

680 Thomas B. Launder's Road, Falmouth. Christopher P. Kuhn Sold on 09-20-2007 to Wireless Capital Partners LLC Relay Tower Land for \$650,000.00 Consisting of 0.497 Acres. On 11-02-2007 this same property changed ownership names from Wireless Capital Partners LLC to WCP Wireless Lease Subsidiary LLC for \$10.00

381 Unit 40 Old Falmouth Road, Barnstable sold on 8-22-07 to Michelle Taylor of RMAC Realty Trust for \$197,500.00 and consists of 977 SF space.

Harwich - 210 Queen Anne Road Unit #9. This 815 SF Warehouse Condo sold 8/29/2007 for \$95,000.00

11 Tradesman Circle, Falmouth. This Warehouse Condo is 1,454 SF and sold for \$180,000.00 on 11-14-2007

Harwich - 210 Queen Anne Road Unit #3 (Sound Studio) Warehouse Condo sold 12.05.2007 for \$75,000.00 and consist of 837 SF

81 Echo Road Unit 1, Mashpee - Warehouse Condo w/ office consists of 1,727 SF sold 12.04.2007 for \$244,389.43

307 & 314 Shore Road, Truro Unit 1 Condo Storage Bay sold 12-20-2007 for \$15,000.00

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327 Whites Path Yarmouth sold on 12-07-2007 for \$312,500.00. This parcel consists of a Telephone Relay Tower, 1,000 SF building on 1.08 Acres.

1156 Iyannough Road (Route 132) Hyannis sold 12-31-2007 this consist of a 6,096 SF Building on 1.4 Acre lot. Purchase price \$2,000, 000. This parcel is one of several totaling 12 Acres.

Dennis- 700-716 Route 6A Condo Unit D Sold 03-01-2007 for \$1.00 in-house flip for change of name in ownership from Vandel Corporation, Paul W. Sullivan & Chester J. Deluga to: Buyers: Paul W. Sullivan & Chester J. Deluga

Hyannis, 279 Yarmouth Road aka Robie's Heating & Cooling. This .34 lot with 2,448 SF building sold 01-02-2007 for \$1.00 as an in-house flip changing the names of ownership only.

Sandwich, 9 (Unit 3B) Jan Sebastian Dr. This warehouse condominium consists of 1,056 SF space sold 03-12-2007 for \$110,000.00

Automotive Related Sales including retail sales

2-Bay Service Station at 91 Barnstable Road sold on 1/12/07 for \$200,000. A 1,340 SF building on .02 acres

MacArthur Boulevard Service Garage: Two lots, 694 & 698 MacArthur Blvd., totaling 1 acre w/6,282 SF garage sold 2/27/07 for \$723,000.

Old Yarmouth Road location licensed for 22 vehicles sold for \$275,760 on 4/7/06. 143 Old Yarmouth Road sold to a previous owner, James Walker. 1,600 SF building on .23 acres of land.

.91 acre lot at 152 Ridgewood Avenue sells for \$625,000 on 4/19/07. Larger 5,900 SF building to be leveled, 840 SF second building. Licensed for 15 cars.

Harwich Sonoco Station at 4 Route 28, Harwich: 1,540 SF, 2-Bay structure plus 2-pump station sold for \$575,000 on 7.20.07 to Angelina Enterprises, LLC.

M3 Motors, formerly Look Motors, at 115 Route 28 in Hyannis sold 9/28/07 for \$515,000. 2,400 SF industrial building on .28 acres with a Class II license.

2355 State Highway, Eastham. ExxonMobil Oil Corp sold this 2,100 SF Service Station on 1.008 Acre lot to 2355 State Highway LLC for \$350,000.00

Harwich - 729 Main Street - sold 11-16-2007. This Speedway Gas Station was purchased for \$350,000 for a 1,776Sf Building on 10,454 Lot.

Chatham, 28 Barn Hill Road Aka John P. Fougere, Inc., auto repair and service shop having 1,236 SF building built in 1950 on .38 Acre Lot zones GB3 sold 03-01-2007 for \$65,000.00 with a \$70,000.00 mortgage with TD BankNorth NA.

Auction/Foreclosures

Tilden's Landing Inn - 1360 Main Street, Brewster sold on 11.06.2007 for \$585,000.00 (Foreclosure Deed) This 10 Room w/ baths Inn includes a private owners quarters plus restaurant plus 2 story barn with seasonal room great for Summer helpers.

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Truro - 7 Pond Road purchased 11.05.2007 by Deutsche Bank National Trust Company for \$680,000.00. This two- family home is 4,342 SF on a 39,204 SF lot

Bourne - 6 Bournedale Road three-family, 2.673 SF building on 20,300 SF Lot sold 11.09.2007 for \$315,000.00 to WMC Mortgage Corp.

Provincetown - 366 Commercial Street, Multi-Use / Res. & Commercial 1448 SF on 3,180 SF Lot was purchased by US Bank NA for \$824,500.00 on 10-04-2007.

Eastham, 355 Massasoit Road sold 9-13-2007 to Deutsche Bank National T Co. This 838 SF Mixed-Use Building on 27,750 SF Lot for \$389,000.00

Land - 5,663 SF lot Wood Street Sandwich was foreclosed by Sovereign Bank on 11-19-2007 for the mortgage price of \$80,000. Seller: Darlene S. Flood & Sovereign Bank - 11.19.2007 - Sovereign Bank sold to Verne T. Porter Jr. & John D. Lee 5,663 SF Land in Sandwich for \$50,000.00.

79 Mid Tech Drive West, Yarmouth purchased by foreclosure deed for \$150,000.00. The sale of this 1,338 SF Industrial Condo (Unit B) was recorded 11.29.2007.

Hyannis, 4 Hiram Road, this 1,440 SF duplex on .19 Acre lot sold 03-02-2007 (Foreclosure Deed) for \$173,000.00.

Seller: Richard Murphy GMAC Mortgage Corp & Francis J. Nolan. Buyer: Andrew Linderer purchased with MERS, Inc. Mortgage of \$121,100.00. This duplex consists of 4 Bedrooms and 2 full baths total.

Land Sold:

Cataumet Garden Center: 1383 Route 28 A Cataumet. 10+ acres of prime outdoor show space for the garden center plus 3 additional structures; 1,440 SF 2BR two-story residence, 3,770 SF building with greenhouse, indoor retail area for sale of pellet stoves, second residence measuring 3,176 SF. Sold for \$1.650M to Bourne Conservation Trust on 8.21.07.

Falmouth Housing Corp Purchases .165 acre parcel at 104 Teaticket Highway on 9/05/07.

15 West Road, & 12 Pine Road, Sandwich Sellers of both Lots P.P.T. Realty Nominee Trust, George H. Thompson to Cranberry Run Realty LLC, Stephen G. Powers Mgr. & Pimlico Pines Realty LLC, Stephen G. Powers, Mgr. Purchased 15 West Road for \$204,545.46 / 4,792 SF lot & 12 Pine Road at \$68,181.82 / 4,792 SF Lot.

Falmouth, 339 Gifford Street: Sold 08-16-2007 to Falmouth GC LLC, Atria Senior Living Group Inc. 19.207 Acres was purchased for \$4,240,000.00

Brewster, 6 Independence Way, Sold 8-16-2007 for \$255,000.00 and consist of 15,170 SF Lot

Barnstable - 190 Pin Oaks Drive, this property consists of a 1,594 SF Boat House / 1.43 Acre Lot / and Dock was purchased by Albert & Judith A. Minucci for \$500,000.00 on 9/04/2007.

109 Route 6A Sandwich, (aka Marshland Restaurant) - This property and buildings sold 8-16-2007 \$1,250,000.00. The Sale did not include the restaurant business.

326,114 SF Parcel Land sold 11 -01-2007 for \$257,000.00. Location of parcel is listed as Off Brick Kiln Road, Falmouth. Dana Smith of 300 Committee Inc. is the buyer. A Non-Profit group.

Chatham, 129 Stephen Drive Seller John T. Howes sold to the Town of Chatham 9.10 Acres with a 308 SF Bldg on land designated Farm land & Farm Bldg. for \$292,000.00

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450 Route 6, Truro sold 11.09.2007 to John Reis, GH Developers LLC. This parcel consists of 9.920 Acres at a purchase price of \$2,000,000.00.

59 Altons Lane Falmouth - sold for \$160,000.00 to David J. Curelli on 11-16-2007. This parcel consists of .606 Acre Zone GA (Agricultural District)

Falmouth, 150 Timothy Bourne Cartway sold 11-21-2007 for \$195,000.00 and consists of 3.003 Acres of developable land. Zone GA (Agricultural District)

137 Whites Path sold on 11.26.2007 for \$200,000 to Colonial Gas Co. & Keyspan Energy Delivery New England. This 25,001 SF parcel is located in South Yarmouth.

Bourne - 30 Canal Road sold on 11-30-2007 and consists of 20,500 SF Commercial Dev. Land for \$170,000.00

Falmouth - 7 Mary Manuel Way consists of 0.557 Acre land sold 12-21-2007 for \$499,000.00 Zone GB

230 & 270 Old Kings Highway, Wellfleet is a 16,596 SF parcel sold on 12-21-2007 for \$402,000.00 Cumberland Farms purchased a vacant & boarded-up 2,600 SF _ 1,800 SF 2nd mix use Commercial buildings on 1.67 Acres located at 2586 Route 6, Wellfleet for \$1,400,000.00 on 12-21-2007

Falmouth, 6.427 Acres of Commercial Land located on Bramble Bush Drive sold 12-27-2007 for \$1,500,000.

58 Namequoit Road, Orleans this 5.960 Acre was sold to the Town as Nature Study Conservation Land on 12-27-2007 for \$1,275, 000.00

Yarmouth, 2.76 Acres Dev. Land on 14 South Sandyside Lane sold to the Town of Yarmouth on 12-28-2007 for \$500,000.00

Town of Harwich sold to Bernard G. Sykes, 13,068 SF parcel of land located at 386 Route 28 on 12-07-2007 for \$15,001.00.

Harwich, 234 Lot 1A Queen Anne Road, this .57 Acre Industrial vacant lot sold 01-30-2007 for \$200,000.00.

Bourne 53-A Wianno Road, this 16,662 SF Accessory Land with improvements sold 01=04-2007 for \$1.00 (in-house flip) Change of name in ownership. Seller: Richard A. Mastria , Jr. Buyer: Richard A. Mastria, Jr. & Kelly A. Mastria this property was mortgaged for \$300,000.00 with Bristol County Savings Bank.

Chatham 237 Commerce Park North this .56 Acre parcel of vacant land sold 02-22-2007 for \$354,250.00. Industrial Land

Mashpee, 735 Falmouth Road, Route 28. Consisting of 1.340 Acre sold 02-23-2007 for \$1.00 (a change of name in ownership within the family.) Industrial District

Lodging: Motels, Hotel,

Ocean Mist 97 South Shore Drive - 42 Units sold 3/26/2007 for \$2.8M
Yarmouth's Americana Holiday to be razed and replaced by Hampton Inn. The 4.4 acres of land at 99 Route 28, West Yarmouth is The First Property To Take Advantage of The Landmark Change in the Regulations - As of October 4, 2007, 35 Specific Motel Properties in Yarmouth are exempted from the oppressive Cape Cod Commission. Developers based out of RI, purchased the property for \$3.5M on 10.31.07.

Harwichport, 16 Bank Street AKA Sandpiper Beach Inn this ocean front 23 unit plus 1 bedroom/1bath owners quarters sold 03-30-2007 for \$3,250,000.00

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1960's Lodging Eye sore upgraded to Two-Story Office Building with Pond View: The Rainbow Motel at 1471 Route 132, Hyannis is now the newest professional office building on the way into town. 1.8+ acre property has a total reported 17,000 SF, with 10,000 SF available for lease. The \$830,000 sale was recorded on 10.26.07 followed by a \$3.935M mortgage.

Canal View Acres: A complex of 4, 3-level residential apartment buildings built in 1973. 6 parcels with a total land size of 1.8 acres was purchased by Good Builders, LLC of Falmouth from CCCA, Trust who originally purchased the property in 2002 for \$1.0M. Good Builders, LLC closed on the complex on 10.31.2007 for \$2.5M.

The Dunes Motor Inn at 170 Seaview Avenue, South Yarmouth. The motel is 30 units plus an owner's apartment, restaurant and outdoor pool with master deed in place for condo conversion. The property sold for \$1.35M on 8.1.07 to Harbor Lights Developers.

Orleans Holiday Hotel: 46 Cranberry Highway, Orleans: 45 Units on 1.96 acres at the mouth of Exit 11 off the Mid Cape Highway. Sold to Dilip Patel of SAI Realty Trust on 5.10.07 for \$2,280,400. Financing was provided by The Community Bank.

Bourne, 829 Scenic Hwy, Bourne AJ Michael Realty LLC sold to Jaspers Realty LLC on 9-11-2007 for \$725,000.00. The property site is 2.099 Acres with multiple buildings totally 4,317 SF

393 Route 28, Dennis - Jonathan Edwards Motel was purchased for \$650,000.00 on 09-10-2007 by Lait Gadhi & Usha L. Gandhi. This 26 Units with 2 Apts, totaling 7,094 SF building on 1.270 Acres. The previous owners were Lait Gadhi & Paul Reado.

Captain's Hill Motel, 845 Route 28, Harwich sold 09-28-2007 for \$300,000.00 to HVM Holdings, LLC. This property consists of 2,644 SF total of two buildings plus attached garage on 1.070 Acre Lot.

La Plaza Del Sol located at 66-72 Main Street, Mashpee sold 10-02-2007 to Affordable Housing Assoc., Peter A. White & Robert Vigneault for \$700,000.00. This motel has 7,956 SF Building on 42,542 SF Lot.

Budget Host Inn - 614 Iyannough Road, Hyannis changed ownership from Ashwamegh Inc., (Seller) to Mota Hotel, LLC, Narendra R. Patel (Buyer) on 6-08-2007 for \$1,749,000.00. This 11,072 SF Building sits on 1.06 Acre.

Starwood Hyannis Realty LLC sold 35 Scudder Avenue (Hyannis Resort) on 11/28/2007 to TFG Hyannis Hospitality LLC, for \$14,025,000.00. This 194,753 SF Hotel is situated on 2,375,762 SF Lot

216 Main Street, West Yarmouth, formerly known as the Thunderbird Motel sold 12.21.2007 for \$935,000.00. This 36,216 SF 90 Unit motel on 2.7 Acres had been closed for the past summer season and falling into disrepair.

Yarmouth Condominiums 759 Route 28, South Yarmouth sold 12-18-2007 for \$525,000.00. This 1.42 Acre Site has a 24 Unit motel, plus 2 bedroom owner's quarters and separate in-door swimming pool. This property was time-shared in 1985 and defunct for the past two years beginning in 2005. The property was in total disrepair. The buyers have totally renovated the entire property and re-opened the motel as the Parker River Resort.