

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

2008 Cape Cod Commercial Property Sales Data

Researched and Compiled by Lo-Lene Cowgill of Carey Commercial, Inc.

Medical:

Total SF: 16,190 SF
Dollar Volume: \$2,978,000

Falmouth, 5 Bramble Bush Drive U:5 This 2,320 SF Medical Condo. sold on 09-22-2008 for \$535,000.00. Citizen's Bank helped facilitate this purchase.

Sandwich, 449 Unit 4A Route 130. This 263 SF Office Condo Unit sold 01-30-2008 for \$16,500.00. "Sandwich Medical and Professions Center" The price suggests this was not an arms length transfer.

Barnstable, 3072 Falmouth Road former Podiatrist Office sold 02-15-2008 for \$225,000.00. The property consists of a 2,048 SF building with Medical Offices and Residential living space on 2.19 acre lot.

Chatham - 156 Crowell Road. This Professional Office Condo is 5,115 SF. Sold 02-25-2008 for \$850,000.00

Wareham, 45-53 Main Street Condo Unit: C4 this medical office condo unit aka Doctors office and part of the Wareham Spine & Rehab. Sold on 03-14-208 for \$71,500.
Wareham - 268 Main Street. This office bldg. sold on 3-21-08 for \$335,000.00 to 268 Main Street RT & Robert M. Nyman Tr. It is home to the Wareham Spine & Rehab Center.

Orleans – 48 Eldridge Park Way – This 6,444 SF building on 1.480 Acre sold on 05-22-2008 for \$945,000. This office building is known by the name of "Orleans Medical and Dental Offices. The new owners are Steven Montoya & Yong Chun with Thomas A Kersten holding a mortgage of \$875,000.00

Nursing Homes:

Total SF: 122,823 SF
Dollar Volume: \$21,756,544

Brewster – 855-873 Harwich Road aka Epoch Senior Healthcare of Brewster/ Skilled Care & Nursing home. 86 Rooms totally 83,860 Sf building plus 68 Units consisting of 36,883 SF building plus 2,080 Sf Waste Treatment Plant located on 6.00 Acres sold 12/04/2008 for \$21,756,544.00

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Restaurant

18 Sold for a total Dollar Volume: \$13,579,456

Wellfleet - 2207 State Highway. This mixed use commercial building aka Eric's Seafood Restaurant and a studio apartment on 2nd floor. Building is 2,020 SF and sits on a 19,600 SF lot sold 02-01-2008 for \$520,000.00

Provincetown - 404 Commercial Street. Mixed Use Res. Is located in the town's center. 1st floor aka Chester's Restaurant, open seasonally from April to October. This building also has a residential apartment. Sold 02-22-08 for \$1,170,000.00. (The buyer actually got control of the note and took title that way.)

D'Angelos Sandwich Shop located at 689 Main Street, Falmouth Sold to Brian J. McLaughlin on 02-25-2008 for \$370,506.00 This property of a 2,268 SF building on .515 Acres of land. This was part of a large package of sales of D'Angelos up and down Southeastern MA as is the next one ...

D'Angelos Sandwich Shop located at 1297 Route 28, South Yarmouth sold to Brian J. McLaughlin on 02-25-2008 for a total price of \$266,504.00. Two deeds Grantor James H. McLaughlin to Brian J. McLaughlin and Grantor, Jay Howland to Brian J. McLaughlin. This 0.45 Acre parcel with a 1,311 SF building is the second such purchase for Brian J. McLaughlin.

Falmouth, 71 Water Street, sold 03-18-2008 for \$750,000.00. This parcel consists of .048 Acres of land and a 1,884 SF Restaurant aka Phusion Grille, Woods Hole Village. The buyers, IRIE Realty Trust, David P & Carol A. Grigas who was a tenant.

Hyannis – 379 West Main Street Unit #1 – aka Misaki Restaurant – sold 04-17-2008 for \$390,000.00 This unit consists of 2,832 SF.

Bourne-278 Main Street (aka Burger King Property) sold 04-24-2008 for \$1,550,000.00 to Coutos Realty In., Co., Jose S. & Maria H. Couto. This property consists of a 3,361 SF building on 1.230 Acre lot. This was converted to a Dunkin Donuts.

West Yarmouth – 471 Route 28 aka Ann & Frans Kitchen. This 900 SF building on .37 Acres sold for \$375,000.00 with Seller holding a \$375,000.00 mortgage on 05-01-2008 to Tad & Debra Duarte. A fully seller financed transaction may or may not be arms length.

Hyannis, 545 Iyannough Road – “Remember Chili's?” The Town of Barnstable purchased this 7,782 SF building on .72 Acres plus 0 Iyannough Road/Route 132 consisting of .23 Acre for \$1.6M on 05-22-08. This was purchased for demolition to please the Town of Barnstable and persuade them to allow the construction of the (eventually illfated) Circuit City on Rt. 132. The Town paid \$800 K and the Developer paid \$800 K. Is this a Restaurant Sale? Some would say yes, some would say no. You decided for yourself.

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Hyannis – 146 Rosary Lane, - "Pinky's" former Restaurant sold 05-16-2008 for \$145,000.00. This 832 SF building with a drive thru window sits on .11 Acre lot. The building appears to be used now as a residential dwelling.

Yarmouth, 175 Route 28, "Clancy's of West Yarmouth" this 5,708 SF Building on 1.03 Acres sold 05-29-2008 for \$900,000.00 Remodeled and opened July 2008 Italian Tuscan "Da Pama"

Yarmouth, 902 Route 28, South Yarmouth aka "902" Restaurant. This 2,408 SF commercial building on .45 Acre parcel sold 05-14-2008 for \$575,000.00. It has re-opened as Gerardi's Italian Restaurant.

Hyannis, 412 Main Street AKA British Beer Company. This 3,960 SF building on .27 Acres sold on 07-10-2008 for \$700,000.00 to Gary Simon, principal of the British Beer Company. This successful restaurant had been leasing the space for the past several years. The price was part of the lease negotiations which took place 5 years ago and was tied in with the lease price and terms.

Provincetown – 131 – 133 Bradford Street, aka L'uva Restaurant. This 2,190 antique building on 6,621 SF lot sold 07-11-2008 for \$720,000.00.

Wareham, 195 Marion Road. This 3,060 SF building on 2.01 Acres aka Dunkin Donuts sold 08-06-2008 for \$1,570,000.00.

Eastham, 4360 & 4380 State Highway aka Eastham Lobster Pool Restaurant & Jasper's Fish market. Sold 8/15/2008 for \$815,000. This property consists of two buildings totaling 5,700 Sf on 1.7 Acres. Restaurant seats 175 and has state-of-the-art septic system new water treatment system new central AC new awnings and upgraded kitchen appliances.

West Yarmouth, 459 Route 28 home to Kentucky Fried Chicken consisting of a 2,340 SF building on 1.08 Acre parcel sold 10-23-2008 for \$806,000.00. We understand from reliable sources that the tenant and operator of the Restaurant was the buyer.

Bourne (Buzzards Bay) 4 Bourne Bridge Approach aka Slap Happy's Grille & Bar sold 12-19-2008 for \$446,096 to the previous owners for the price of the mortgage amount.

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

Total SF: 101,174 SF
Dollar Volume: \$27,683,350

Truro — 655 Shore Road. This 2,660 SF Two Family Home is 1.75 Stories on 19,166 SF lot sold 01-07-2008 for \$575,000.00 to Keith E. Bouthillier. The building consists of 5 bedrooms and 3 baths total.

Sandwich – 35 Almy Avenue this two- family home sold 01-31-2008 for \$167,500.00, and sits on a 9,583 SF Lot.

South Yarmouth, Long Pond Drive. This two-family Duplex 2,080 SF building on 1.28 Acre lot sold 01-22-2008 for \$335,000.00

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The Academy Place B&B – Orleans 8 Academy Place This lovingly restored 5 Bedroom 5 baths antique home is 2,232 SF plus two detached buildings one a studio and a two car garage. Sold 02-04-2008 for \$690,000.00 to Academy Place LLC, Todd G. Thayer & Edward G. Benz Jr. **Yes**

Bourne- 21-23 Buzzards Bay Avenue – Two family duplex two bedroom two bath either side consisting of 880 SF total sold 02-06-08 to 21-23 Buzzards Bay Avenue Realty Trust, Gail M. Mihalec for \$175,000.00.

South Yarmouth, 225-227 Long Pond Drive. This Duplex sold On 02-14-2008 for \$295,000.00 The buyer, Jon Edward Stetkis purchased this 2,080 SF Two-family on 1.28 Acres from US Bank National Association, & Wells Fargo Bank.

Hyannis, 138 / 144/ 152 Winter Street. This multi- family apartment complex sold 02-19-2008 for \$625,000.00 to Ad Realty Trust, the Hostetter Group. The combined SF 5,544 living space in three buildings and sits on a combined .35 Acre lot.

Truro, 3 Alden Road. This property consist of two building one being 3,205 SF main house plus a 672 SF cottage. On 24,829 SF parcel sold for \$900,000.00 on 02-27-2008

Provincetown – 8 Carver Street aka **Roomers**. This 10 Rental units plus managers quarters are now **part of the Brass Key** Properties. This 4,634 SF Inn sold 03-12-2008 to 8 Carver Street LLC, Thomas Walter for \$1,374,000.00

Provincetown – 67 Bradford Street, aka **Haven House**. This property consists of two building on being 1,092 SF w/ 3 bedrooms / 3 baths 2nd unit 2,860 SF has 11 rooms 3rd building is 1,720 SF and has 7 units all on 9,496 SF lot. This property is now **part of the Brass Key**. Sold 03-12-2008 for \$2,401,750.00 to 67 Bradford Street LLC, Thomas Walter

Provincetown – 9 Court Street, aka **The Brass Key**. This property consists of 10 units within three buildings one being a 3,777 SF building 2nd a 476 SF, 3rd, 405 SF and 2 units in a 468 SF building. on 8,363 SF lot sold 03-12-2008 for \$ 1,874,250.00 9 Court Street LLC, Thomas Walter.

Brewster, 66 Tower Hill Circle. This 1,692 SF two-family home sold on 03-20-2008 for \$420,000.00. Seller: US Bank (previous foreclosure) Buyer Joseph R. Celata.

Yarmouth, 26 Parkwood Road. This 1,800 SF Duplex on 0.44Acre lot sold 03-21-2008 for \$224,350.00.

Barnstable – 2354 Main Street sold 04-16-2008 for \$210,000.00. This parcel consists of 560 SF building containing 3 rooms with electric heat. Usage Misc, University. Was purchased by Timothy G. Johnson and Christopher Shaw with Philips Academy holding a \$189,000.00 Mortgage. All on .55 Acres

Dennis – 165 Searsville Road sold 04-10-2008 for \$400,000.00. This Multi-Family Duplex consists of 3,208 SF on 1.430 Acres.

Harwich – 481 Depot Street this 2,382 SF two family bank owned property sold 04-23-2008 to David M. Crosbie for \$312,000.00 and consists of 35,719 SF land.

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South Yarmouth – 287-289 Old Townhouse Road this duplex is 1,734 SF on .34 Acre lot and sold 04-23-2008 for \$275,000.00

Dennisport, 336 Lower County Road this 1,588 SF two-family duplex on 7,405 SF lot, sold 04-29-2008 for \$230,000.00.

Harwich – 20 Grey Neck Road. This 1,802 SF Two Family dwelling on a 29,958 SF lot sold 04-29-2008 for \$752,500.00 to Ronald & Kristin Martin, Jr.

Provincetown – 74 Commercial Street sold 04-25-2008 for \$1,180,000.00. This 2,837 SF three-family Contemporary is on a 5,499 SF lot.

Provincetown – 3 Dyer Street is the former Dunham Guest House is 3,033 SF building on 4,792 SF lot sold 04-28-2008 for \$665,000.00

Yarmouth – 7 & 9 Chamberlain Ct. This two family (in-law apt) consists of 1,452 SF building on 11,761 SF lot sold on 04-29-2008 for \$60,000.00 w/ the Cape Cod Five granting a mortgage of \$320,000.00. According to the deed the sale was within the family.

Hyannis, - 410 Bearses Way a 1,440 SF Duplex on .16 Acre sold 05-06 2008 for \$246,000.00

West Yarmouth – 8 Silverleaf Lane this 1,352 SF Duplex (total 5 Bedrooms 2 Baths) on .17 Acre sold 05-06-2008 for \$240,000.00

Hyannis, 166 Stevens Street. This Multi-family Apartment complex (3units) consisting of 1,560 SF building on .19 Acre lot sold 05-12-2008 for \$280,000.00 to The Town of Barnstable.

Wareham, 2234 Cranberry Highway. This two-family 1,040 SF Main Residential building plus Second commercial office building of 1,145 SF is situated on .93 Acre Lot sold 06-11-08 for \$700,000.00.

Wareham, 155 Onset Avenue, This Multi-family apartment house consists of a 3,470 SF Building on a 0.09 Acre lot Sold 05-23-2008 for \$500,000.00.

Brewster- 1861 Main Street AKA **Old Manse Inn** sold 06-30-2008 for \$1,013,600.00 to Richard and Karen Keevers.

Bourne – 1383A Route 28A, previously known as **Cataumet Garden Center**. This sub-divided parcel Lot #1 consists of 23,208 SF and has a duplex building with the net area of 1,440 SF sold 08-01-2008 for \$400,000.00.

Hyannis, 21 Lewis Bay Road. This four unit apartment building opposite Cape Cod Hospital consisting of 2,866 SF on a .27 Acre lot sold 07-30-2008 for \$400,000.00.

Sandwich, 16 Robin Road this Multi-family home (2) on a 40,075 SF lot sold 08-27-2008 for \$510,000.00.

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Hyannis – 445 South Street this .63 Acre parcels contains two buildings one being a 1 bedroom cottage, the second being a two story apartment complex with 6 bedrooms and 6 full baths total. Sold 08-29-2008 for \$450,000.00

Provincetown – 35A Franklin Street. This three family 2,055 SF antique multifamily building on 3,540 SF lot sold 08-28-2008 for \$520,000.00

Provincetown 143-A Bradford Street, two building totaling 4,869 SF with a total of 5 Residential Apartments on 8,442 SF lot sold 09-16-2008 for \$860,000.00

Sandwich, 215 Phillips Road this two family home on 16,117 SF lot sold 09-12-2008 for \$660,000.00

South Yarmouth, 91-93 Regional Avenue, this 1,764 SF two family duplex on .30 Acre lot, bank owned sold 09-12-2008 to Anthony M. Dimonte for \$257,750.00.

Hyannis, 24 Crocker Street this Three Family home consisting of 2,936 SF on 0.26 Acres sold 10-01-2008 for \$450,000.00. This property is located in the Medical Zone near the Cape Cod Hospital.

Provincetown – 485 Commercial Street this two story Two Family 1,976 SF Waterfront colonial on a 5,752 Sf lot sold 10-01-2008 for \$1,275,000.00.

Yarmouth – 14 Sagamore Road, this two family Duplex consists of 1,196 SF building on .24 Acre lot sold 09-25-2008 for \$473,000.00.

Centerville, 539 Main Street, aka **Captain David Kelley House** sold 10-10-2008 for \$840,000.00. This B&B consisted of 7 Units all with private baths, all newly renovated in 2004.

Provincetown, 72 Race Point Road, this two family building built in 2001 has 2,811 SF on a 6,841 SF lot sold 10-22-2008 for \$625,000.00

Hyannis, 38 Fresh Holes Road this 1,440 SF duplex on 0.15 Acre lot sold 10-24-2008 for \$171,000.000

Yarmouth- 15 Shannon Court Duplex consists of 1,206 SF on .20 Acre sold 10-24-2008 for \$270,000.00

Falmouth – 20 Vidal Avenue 4 Unit Apartment Building consists of 2,760 SF (total 8 Bedrooms & 4 Baths) on 0.304 Acre Parcel, sold 11-06-2008 for \$425,000.00

Provincetown – 11 Central Street this 1,644 SF two-family antique built in 1850 on a 3,852 SF Lot sold 11/14/2008 for \$394,000.00

Hyannis – 390 Bearse's Way this 1,440 SF two-family duplex on .16 acre lot containing 4 bedrooms 2 full baths sold 11-10-2008 for \$115,000.00 Property was bank owned.

Centerville – 864 Craigville Beach Road this two family 1,350 SF home consisting of 4 bedrooms and 2 full baths total on .14 Acre parcel sold 11-25-2008 for \$360,000.00

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Hyannis – 54 Fresh Holes Road. This two family 1,440 SF home consists of 4 bedrooms and 2 full baths total on .19 Acre lot sold 11-25-2008 for \$127,400.00

Truro – 7 Pond Road this two family built in 1880 is 4,342 SF two stories on 30,204 SF Parcel sold 11-26-2008 for \$404,250.00 (See foreclosure deed November 2007)

Yarmouth – 30-32 Wildwood Path. This 2,300 Sf 2-story duplex on .23 Acre lot sold 11/28/2008 for \$240,000.00

Bourne – 1 Lafayette Avenue - Bank owned multi family home. The first floor consists of 3 bedrooms, 1 bath, kitchen, living area with hardwood floors throughout. This unit includes a detached 1 car garage. The second unit has its own exterior access and is on the second floor. This unit features 2 bedrooms, 1 bath and combined kitchen/living area. Sold 12-29-2008 for \$205,000.00

Hyannis – 46 Fresh Holes Road this two family duplex consisting of 1,440 SF on .28 Acre lot sole 12-29-2008 for \$110,000.00 (Foreclosure Deed)

Shopping Centers/Redevelopment

Total SF: 362,168
Dollar Volume: \$58,016,901

Harwich Shopping Center / Mall located at 1421 Orleans Road Sold 01-02-2008 for \$10,465,000.00. Seller: Harwich East Plaza LLC, Anthony P. Gargiulo. Buyers: Linear Retail Harwich #1 LLC, William J. Beckman. This plaza is two stories and consists of 46,579 SF building in 1988 and sits on 4.580 Acres.

South Yarmouth, 1041 Main Street, "Walgreens" in house ownership name flip. 01-18- 2008 ARCWGYRMMMA001 LLC, sold to WG Yarmouth Realty LLC for \$7,520,661.00 and recorded Deed Bk. 22612 Page 249 Previous land purchase of 1.6 Acre former Sunoco Station for \$1,425,00.00 was recorded 10-25-2006 Bk. 21465 Pg. 348.

Falmouth , 306 Scranton Avenue, Scranton Docks, LLC Richard R. Vazza on 01-22-2008 sold to Nina's Marina Realty Trust, Michael C. Malm & William A. McKim for \$7,000,000.00. This property contains 1.210 Acres of land and has approximately 440 Foot of Water frontage, and a 1,738 SF building plus 2 car garage totaling 576 SF a 1,584 SF storage warehouse used for boat storage and repair in the past. There is also approximately 205 linear feet of heavy timber bulkhead, and 138 linear feet of floating dockage. (Dockominiums) There is plenty of parking and three curb cuts on Scranton Avenue.

West Dennis – 138 Main Street sold 01-24-2008 to 138 Main Street West Dennis Realty Trust, Fergal Woods, for \$500K. This property was separated from the holdings owned by Marina Property 138 LLC aka Bass River Marina. The 138 Main Street W.D. consists of 2.230 Acres with rear abutting Horse Foot Cove. It is part of a new sub-division of developable land. This may have been part of the Bass River Marina Sale.

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Barnstable, Marstons Mills Village- 1030 Putnam Avenue This commercial building consists of 8,775 SF w/ drive through window on 1.4 Acres. "CVS bldg." sold 02-28-2008 for \$2,295,000.00 to OLP Marston Mass LLC, Mark Lundy & Lawrence G. Ricketts. The rumor is that it sold on an 8% cap rate.

540 Main Street, HYANNIS, The Former Zayres then Bradlees Sold 02-29-2008 for \$3,150,000.00. The buyer, Code Realty LLC, Charles F. Doe, Jr. has dramatically renovated this 40,800 SF Commercial building plus a second building consisting of 13,221 Sf. 1st floor and created retail space and second floors residential condos. All this on 3.65 Acre corner parcel. This has become the centerpiece of the renewal of downtown Hyannis.

Bourne, 0 Mid-Cape Connector / Garfield Avenue (Part of Cape Cod Factory Outlet Property) Shopping Center / Restaurant Sold 01-31-2008 for \$825,000.00. This Shopping Center / Mall is 21,084 SF Building on 36,188 SF Lot abutting the Cape Cod Factory Outlet. Sellers JTS Investment Nominee Trust, Joan T. Simpson. Buyers Cape Cod Windmill LLC, David Masse.

Bourne – 1 Factory Outlet Road, Shopping Center / Mall Cape Cod Factory Outlet also sold on 1-31-2008 for \$16,050,000.00 Seller: Cape Cod Factory Outlet Mall LLC, Norman J. Robida & J. Sean Finicane. Buyers: High Rock Factory Outlet Road I, LLC, David Masse & David Sweeter. Building is 126,183 SF land size 10.560 Acres.

Dennis, 10 Village Green (Lot 2) sold 04-01-2008 for \$305,000.00 to Wayne D. Hicks. Lot 2 consists of approx. 40,425 +- SF containing Tennis courts. This is a separation from the main club house & pool area.

Falmouth – 20 Village Common Drive sold 04-30-2008 for \$2,500,000.00. This shopping center consists of 17,693 SF on 1.937 Acres. AKA Ideal Floor Covering.

Hyannis, 530 West Main Street. This Industrial/ Commercial 10,000 SF building has a drive thru window and is situated on 1.44 Acre lot sold 06-04-2008 for \$2,310,000. AKA Rite Aid Pharmacy. This is an in-house flip in change of name of ownership. Rite Aid purchased Brooks. These kinds of sales with national tenants in existing buildings are often part of REIT's or syndications of some sort and the prices are often an accounting gesture.

South Yarmouth – 1305 Route 28, is home to Anchor Hardware of South Yarmouth. This Retail-Department Store use 5,280 SF building situated on .40 Acre lot sold 08-22-2008 for \$700,000.00.

Harwich, 710 Route 28 aka formerly **Thompson's Farm Market** w/ Wychmere Harbor Club offices on the 2nd Floor. This 33,302 vacant supermarket on 1.920 Acre property, sold 10-15-2008 for \$2,250,000.00 to J. Matthew Rowles of Building Down The Road, LLC., also of Harwich.

Sandwich – 311 Cotuit Road aka (Aubuchon Hardware and Lumber) sold 12-08-2008 for \$1,346,240 to Aubuchon Realty Company Inc. Previously, Aubuchon was leasing this space from SoSand Inc.

Hyannis - 239 Iyannough Road: 6,798 SF Collection of Buildings in front of the Radison Hotel with Subway, The Quartermaster Bar, etc sold for \$1.250 M. Cape Cod Five financed \$800,000 of the purchase.

Office/Retail/Financial

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Total SF: 1,183,318
Dollar Volume: \$57,739,418

Chatham – 235 Orleans Road. Mixed Use Res. /Retail Previous home to Pool N Patio. This building is 6,309 SF built in 1994 on .50 Acre and has two professional spaces totaling 2,952 SF with Central air, high windows. Second floor has two leased apartments. This property Sold on 01-02-2008 for \$1,040,000.00. Seller: Worthy Ventures LLC, Richard A. Eble, Buyers: Patrick & Phyllis McDeveitt.

Orleans – 204 Main Street. Small Retail- Antique building consisting of 2,628 SF, on 43,560 SF Lot. This East Orleans property is home to In My Travels a clothing retail store. This property Sold: 01-07-2008 for \$730,000.00 to the Reed Family Trust, Timothy & Andrea Reed.

South Yarmouth, 23 Whites Path Condo Unit A2. Owner Marc J. Allain, sold this 2,079 SF Office / Retail Condo. Buyer: Oscar Taylors LLC, George Frangiadakis, for \$475,000.00 with seller holding \$270,000.00 paper.

Chatham – 697 Main Street. This 1,867 SF Office Building built in 1962 is situated on .26 Acre sold on 01-10-2008 for \$739,000.00 to 697 Main Street LLC, Alan R. Long.

Chatham, 169 Stony Hill Road This Mixed Use, Prim. Res. / Com. Building consists of 1,279 SF and built in 1910 on .35 Acres. Sold 01-25-2008 for \$350,000.00 and Sovereign Bank arranged the financing of a \$280,000.00 mortgage.

Chatham – 46 aka 48 Crowell Road, this mixed use res/retail property (formerly Stop & Shop Pharmacy) sold 01-28-2008 for \$475,000.00. This Commercial building is 2,791 SF and was built in 1957 and sits on .23 Acre. Seller : Daniel G. Marini Revocable Living Trust Agreement Dated M, Daniel G. Marini Trustee Buyer: MFCP LLP.

A Mortgage was recorded on 2 0502008 for \$100,000.00 Grantor: MFCP LLP, Grantee Daniel G. Marini Revocable Living Trust Agreement dated M., Daniel J. Marini.....

Hyannis, 176 North Street, Retail / Store (CVS PHARMACY) Sold 01-29-2008 for \$3,195,000.00 Seller: Hyannis North LP & Hyannis General Inc. Buyer OLP Hyannis LLC, Mark Lundy. The rumor was this sold on an 8% cap rate.

Hyannis, 11 Potter Avenue, this 2-unit mixed-use investment property sold on 02-04-08 for \$480,000.00.

East Orleans, 211 Main Street Unit 1, Commercial Condo "Windmill Plaza" East Orleans Deli Market. Sold 650,000.00 RE and Cape Cod Five Savings Bank handled the \$759,950 Mortgage. The Sellers: Ronald & Rima Smith. The Buyers: DRJX Realty LLC, Robert M. Sethares II purchased this 3,732 SF condo on 02-01-2008.

Dennis, 32 Black Flats Road – aka Thelma Gift Shop, sold 02-14-2008 for \$300,000.00. This property consists of an 872 SF Building built in 1953 o 9,148 SF lot.

Harwich, 527 Main Street. This Multi-Use Commercial Building consists of a 2,562 SF building on 2.190 Acre lot. Sold 02-22-2008 for \$730,000. This is an interesting property. It was actually the former Railroad Depot for the Town. It's on Main Street but probably not the Main St. that comes to

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mind. This Main St. runs from Slough Road to Great Western. The buildings were dilapidated but the allowed uses were such that there was considerably more value than was apparent.

529 Main Street, Hyannis consists of .54 parcel of land used for mini-golf plus a 238 SF booth. Sold 02-25-2008 for \$1,100,000.00. This is the site of the brand new Wings.

294 Head of the Bay Road, Bourne This Antique home was built in 1825 and consist of 1,481 SF on 2.100 Acres of land is referred to as the "Old Homestead" sold 02 -28-2008 in conjunction with 295 Head of the Bay Road sold for \$125,000.00. " The Old House Gift Shop." This second property consist of 1,225 SF Antique building built in approx. 1657 and is the store (small retail).

Orleans, 12 Cove Road – Olde Cape Interiors Inc., Justine Copenrath, sold to Frances Francis the Real Estate consisting of 1,007 SF building on 3.049 SF lot for \$300,000 recorded on 3/3/2008

Hyannis, 400 Barnstable Road property sold on 03-12-2008 for \$250,000.00. It consists of a 7,446 SF warehouse style building on .049 Acre parcel. **Aka Alliant Food Service.** (near the Airport Rotary) This was a change of name in the ownership (in-house flip)

Wellfleet – 1446 Route 6, sold 03-28-2008 for \$600,000.00 to Andrew K. Parent This retail store consists of 3,746 SF on 1.100 Acre lot. AKA South Wellfleet General Store. Andrew Parent purchased this property from Gerald E. & Audrey S. Parent. TD Banknorth holds a \$650,000.00 mortgage.

West Yarmouth – 582 Route 28 sold 03-31-2008 for \$455,000.00 to Lhakpa T. & Choedon K. Sonam. Seller: CRB Media LLC. Aka WFCC FM Clear Classical - This Office building consists of 2,330 SF on .56 Acres. This is the site of the Seven Beans Coffee Shop which is a tenant of the entire building.

Chatham – 1281 Main Street. This 2,260 SF Retail building aka **Rose Cottage Antiques**, sold 03-31-2008 for \$585,000.00 and sits on a .45 Acre parcel.

Dennis, 431 Old Chatham Road Unit5. This 716 SF Commercial / Industrial office Condo sold 04-17-2008 for \$90,000.00.

Orleans, 100 Route 6A is a small retail shop consisting of 600 SF on a 5,227 SF lot prev. known as Lower Cape Customs sold 04-23-2008 for \$270,000.00

Hyannis, 20 Airport Road formerly the site of the La-Z-Boy Gallery, now aka Bernie & Phyl's Furn. Store sold 04-30-2008 for \$2,900,000.00. This is a 12,000.00 SF building (plus full basement) on 1.2 Acre.

West Barnstable – 2455 Meetinghouse Way sold 04-24-2008 for \$225,000.00. This building is 3,906 SF aka Old Village Restaurant & Pizza on a 0.3 Acre lot.

Dennisport – 5-15 Polly Fisk Lane Unit 2 this commercial retail unit is 232 Sf and sold on 4-30-2008 for \$76,000.00

East Falmouth – 441 Waquoit Highway, sold 04-25-2008 for \$575,000.00 this property consists of a 3,756 SF on .390 Acres. Aka Waquoit Feed & Garden. Hearsay has it the tenant was the buyer.

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Harwich – 556 Depot Street sold 04-25-2008 for \$700,000.00. This mixed use property consists of 4,532 SF building on 1.860 Acres. Aka Derbyfield Country Kennel & Pet Shop.

Dennis – 524 Route 6A. Mixed-Use Commercial Building 4,095 SF aka Grose Gallery plus 2 Bd, 1 Bath apartment on 2.010 Acre lot sold 03-28-2008 for \$562,500.00 to Robert A. & Katherine A. Borsari.

Bourne – 4 Crane Circle Condo Unit #4. Sold 04-10-2008 for \$175,000.00 to AAF Realty Trust, Albert W. Fleury. This unit consists of 1,375 SF office professional space aka Crane Circle Condos. **Yes**

ROCKLAND TRUST COMPANY – BANK SELLS REAL ESTATE PROPERTIES IN CAPE COD TO ARC Rock 17 MA LLC, Note That Nicholas M. Schorsch & William M. Kahane took a total mortgage through TD Banknorth for \$24,412,500.00 ...

Hyannis – 442 Main Street 12,294 SF bank bldg. on .81 acre sold 05-06-2008 for \$2,310,452.00

South Dennis – 932 Main Street 3,267 SF bank bldg on 20,909 SF lot sold 05-06-2008 for \$1,343,933.00

Chatham – 655 Main Street 3,063 SF Bank bldg. on .35 Acre sold 05-05-2008 for \$1,457,235.00

Orleans – 70 Main Street 4,197 SF bank bldg. on 38,769 SF lot sold 05-06-2008 for \$1,331,379.00

South Yarmouth 428 Station Avenue 3,984 SF bank bldg on 1.33 Acre lot sold 05-05-2008 for \$1,540,309.00

Centerville – 1195 Falmouth Road 4,526 SF Bank bldg. on 1.44 Acre lot sold 05-05-2008 for \$1,096,595.00

Mashpee – 68 Nicoletteas Way this 1,541 SF Commercial office Condo unit 1 sold on 05-02-2008 for \$300,000.00

Barnstable, 3231 Main Street sold 06-02-2008 for \$1,210,000.00 This property is home to the District Attorney's Office as a government lease that expires May 2009. The seller Dab Realty Trust, Dale A. Boch / Buyer: Exchange Swift LLC, Athur D. Brecher & Barry S. Fox

Hyannis, 1545 Iyannough Road sold 05-30-2008 for \$603,500.00. This 17,344 SF commercial office building built in 2005 on 2.21 Acres had a change of name in ownership. Seller: Lakeside Center LLC, Robert Carleton & Joseph P. Keller – Buyer: Lakeside Center LLC, & Side Lake Realty LLC, Joseph P. Keller.

Harwich, 27 Route 28 this Mixed-Use Prim Commercial / Resd. Is 4,736 SF on a 28,750 SF lot sold 05-23-08 for \$527,000.00. AKA Carriage Barn Antiques.

Provincetown – 355 Commercial Street this 2,031 SF building on 3,180 SF lot sold 05-29-2008 for \$675,000.00. Buyer: Francine A. D'Olimpio doing business as, Kobalt Gallery 2. This property is mixed use – Prim Res. & commercial.

Sandwich – 422 Route 6A aka Christy's Market sold 06-09-2008 for \$975,000.00. This property consists of a 123,710 SF lot. Cape Cod Five handled the financing of \$780,000.00.

Yarmouth, 627 Route 28, This retail building in distressed condition on a .32 Acre parcel, was purchased by the **Sons Of Erin** Cape Cod Inc. for \$200,000.00 on 05-22-2008. Later the building was torn down and property is being used as a parking lot.

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Hyannis, 88 West Main Street this uninhabitable 780 SF building consisting of 4 rooms with 1 bathroom all in distressed condition situation on .31 Acres corner parcel zoned Commercial sold 05-08-2008 for \$180,000.00.

West Dennis – 592 Main Street this 2,481 SF Office Building on 9,583 SF lot sold for \$500,000.00 on 06-20-2008. AKA ERA Martin Surette Real Estate. This appears to be a sale between partners and therefore the price was probably arbitrary.

Harwich – 934 Route 28 AKA Six Crowns Antiques the mixed use Prim. Res. & Com. Consists of two antique buildings totally 2,867 SF on a 37,026 SF Lot sold 06-30-2008 for \$600,000. It is rumored that the buyer was Back Office Systems who also bought the former Thompsons Farm Market property opposite Saquatucket Harbor.

Hyannis – 20 Independence Drive, this 10,171 SF Office Building situated on 2.44 Acres sold 06-20-2008 for \$2,094,400.00. This is the building occupied by tenants Naked Oyster Restaurant and Sprint and was purchased by Hyannis Park Place, LLC, Charles Robinson for the new quarters of Rogers and Grey Insurance Co. when the Circuit City deal went forward.

Orleans – 70 Rock Harbor Road, this 2,943 SF Mixed Use Prim Res & Comm. building on 1.170 Acre lot sold 07-07-2008 for \$550,000.00. Consists of 3 Units all w/ kitchens plus workshop in Shed.

Provincetown – 116 Bradford Street, Mixed Use Prim. Commercial / Res. Aka The Burch House. This property consists of a 3,892 SF building (15 Units plus 2 studio apts.) on a 5,415 SF lot sold for \$950,000.00 on 07-03-2008.

Provincetown – 304 Commercial Street this mixed use res/& commercial space consists of two unit both with kitchens totaling 2,604 SF on 1,290 SF Lot sold 06-20-2008 for \$675,000.00

Provincetown – 465 Commercial Street, mixed use commercial / residential this property has three units all with kitchens totaling a 1, 390 SF building on 1,176 SF lot sold 07-07-2008 for \$226,796.00 this was an in-house family flip.

Provincetown – 83 Shank Painter Road, this multi use 6,393 SF building on a 14,050 SF lot sold 06-23-2008 for \$1,188,000.00 (containing 3 Units all with kitchens) Aka Clem & Ursies as well as Hallett Law Offices.

South Yarmouth – 897 Route 28 AKA Cape Cod Laundry Center. This 3,600 SF building on 1.09 Acres sold 07-01-2008 for \$900,000.

Cotuit – 6 School Street, this 1,254 SF office building on .09 Acre lot sold 07-17-2008 for \$550,000.00. Aka Kinlin Grover RE. It is rumored that Architect Terry Luft was the buyer.

Harwich – 457 Lower County Road aka **Mariner House Antiques**. This building consists of 1,876 SF built in approximately 1945 and is situated on 8,276 SF lot sold 07-10-2008 for \$250,000.00.

Hyannis, 540 Main Street Condo. Unit #1 – This first Floor Retail / Unit consists of 3 rooms totaling 4,633 SF sold 07-10-2008 for \$518,000.00 to Café Realty Trust, David L. Colombo. This is the Site of Dave's new restaurant.

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Hyannis, 540 Main Street Condo. Unit #2 – This first floor retail / unit consists of 3 rooms totaling 1,584 SF space sold 07-17-2008 for \$265,000.00 to Surfside Fiduciary Trust & Nancy E. Gaines.

Hyannis, 540 Main Street Condo. Unit #3 – This first floor retail / unit consists of 3 rooms totaling 1,520 SF space sold 07-23-2008 for \$250,800.00 to J & B Limited LLC, Jorene L. & William Souweine.

Hyannis, 540 Main Street Condo. Unit #4 – This first floor retail / unit consists of 3 rooms totaling 3,004 SF sold 07-23-2008 for \$495,000.00 to Mona K. Solmonte & Mark Corliss.

Hyannis, 592 Main Street – This Retail - Service building consists of 7,301 SF on .21 Acre lot sold 07-15-2008 for \$845,000.00 Multi – tenanted Retail.

Hyannis, 540 Main Street Condo Unit #5 – This first Floor retail / unit consists of 3 rooms totaling 2,408 SF sold 08-15—08 for \$397,320.00

Hyannis, 540 Main Street Condo Unit #6 – This first floor commercial condominium unit consists of 2 rooms totaling 1,856 SF. Sold 08-21-08 for \$310,000.00

Provincetown – 19 Meadow Road Unit C – 2nd floor 326 SF non-residential studio sold 08-27-2008 for \$110,000.00.

Hyannis, 701 Main Street - 2,250 SF retail building w/private on-site parking sold to Angel's Hair Salon on 8-28-2008 for \$380,000.00. The sellers were represented by Philip M. Boudreau, Esq. of Hyannis. Financing was provided by Bank of Cape Cod and Coastal Community Capital.

Chatham, 3 Kendrick Harvest Way – sold 08-28-2008 for \$930,000.00. This multi-use prim. Res. & commercial building is 864 SF building on .47 Acre lot. Used as model, office & show room for Eastwood Homes . This lot is approved for 3 bedrooms and has views of working cranberry bog.

Centerville, 1661 Falmouth Road Unit 9 consisting of 1,630 SF this condo usage is office / Professional / commercial only. Sold 09-05-2008 for \$345,000.00

Centerville, 1674 Falmouth Road Unit 1 consisting of 2,402 SF this condo usage is office / Professional / commercial only. Sold 09-05-2008 for \$657,500.00

Sandwich, 150 Route 6A consists of a mixed-use building on 8,712 SF lot sold 09-08-2008 for \$93,568.00. AKA the Frame Shoppe

Hyannis, 101 Iyannough Road – sold 09-15-2008 for \$885,000. This property is a four unit condo conversion. All four units were sold to the same individual. Previous home to Country Liquors. Unit A consist of 2,110 SF Retail Condo. Unit B. 1,052 SF Retail Condo Unit C 1,062 SF Retail Condo. Unit D. 1,193 SF Retail Condo. It's essentially a whole building sale of 5,417 SF Building and Business.

Provincetown, 43 U:N 5&6 Race Point Road, this commercial condos consists of two building on being 1,337 SF currently occupied by Garden Sales Shop and second building is \$350 SF. Both used as Garden Shop. Sold 08-08-2008 for \$200,000.00.

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BUSINESS AND INVESTMENT PROPERTY

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Chatham, 400 Main Street this mixed-use commercial/Retail / Rest./ Res. property has three building totaling 8,602 SF on .83 Acres sold 10-01-2008 for \$1,400,000.00. This property is home to the Chatham Village Café as well as Foster's Decorator Fabrics & Wallcovering. The third building is a Cape Cod style home.

Harwich – 109 Route 28 this mixed use Residential / Retail buildings totaling 4,862 SF on 40,075 SF lot sold 09-25 2008 for \$660,000.00 This property was home to Captains Cargo Gift Shop and a one time was licensed as a B&B. It previous owners had the gift shop in the carriage barn and their residence in the main house.

Sandwich, 21 Route 6A, this mixed Use – Prime Commercial & Residential building ranch style building on 1.93 Acre lot sold 10-14-2008 for \$500,000.00 Aka Twin Acres Ice Cream Shoppe. This appears to be an interfamily transfer

Wellfleet, 1532 Route 6, this ½ cape plus extension (2 bedroom / 1 bath home) is zoned commercial and used as an office building. Sold 10-10-2008 for \$395,000.00. It consists of 1, 138 sf building built in 1850 o a 67,954 SF lot.

Chatham, 6 Munson Meeting Way Unit 7 consists of 1,013 SF Prof. Office condominium sold 10-20-2008 for \$165,000.00.

Barnstable, 270 Communications Way Condo Unit 1A consists of two rooms and two half baths totaling 1,300 SF of office space sold 10-27-2008 for \$177,000.00

Bourne, 4 Barlows Landing Road Unit 12 this 1,152 Sf Office Condo sold 10-28-2008 for \$116,000.00

Dennis, 444 Main Street formerly known as the Wings Retail building consisting of (a very distressed) 8,282 SF on 4.850 Acre lot sold 10-24-2008 for \$719,000.00. Soon to be the new location for Luke's Liquors of Dennisport.

Hyannis – 540 Main Street Commercial Condo Unit 8 located on the first floor, rear building with 10 rooms consisting of 3, 585 SF of space sold 10-31-2008 for \$597,509.00

Hyannis – 72 Pine Street sold 10-30-2008 for \$370,000.00. This single story office building consists of 1,452 SF on .23 Acre lot.

Chatham – 2022 Main Street. This Mixed use Primary Residential / Commercial mix consists of two buildings on is 2,267 Sf (House) and second is 720 SF all on .48 Acre lot Sold 10-31-2008 for \$850,000.00. You may recognize the address as being home to Marion's Pie Shop.

Provincetown – 182 Commercial Street U:1 this 300 SF commercial space sold 11-10-2008 for \$300,000.00. Home to Snip's.

Brewster – 134 Main Street consists of a multi-Use Commercial / Residential 5,496 Sf Two Story building with views of Cape Cod Bay situated on 28,068 SF lot sold 11-17-2008 for \$400,000.00. **Yes**

Mashpee – 5 Shellback Way – aka Rockland Trust Bank – This 3,431 Sf building built in 2003 on 1.232 Acres sold to Rockland Trust Company on 11-24/2008 for \$900,000.00.

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BUSINESS AND INVESTMENT PROPERTY

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Barnstable – 3223 Main Street, Route 6A this 9,384 SF Office building in .16 acre lot sold 12-01-2008 for \$1,685,000.00. Aka home to the Cape Cod Commission. The new owner raised the rent to \$12,270/month and owner pays taxes and insurance only.

Dennisport – 66 Upper Country Road home to the Kitchen Studio. This mixed – use residential & commercial property consists of 3,342 SF both buildings on 1.100 Acre lot sold 12-02-2008 for \$475,000.00

Wellfleet – 275 Main Street this mixed use primary Res & Commercial building consists of 1,568 SF (Home to Nicholas Harrison Gallery) on 5,227 Sf lot sold 12-03-2008 for \$475,000.00

Bourne (Buzzards Bay) 61 Cohasset Avenue better known as the home to Capeway Cleaners. This property consist of a 2,996 Commercial Dry Cleaning/laundry SF building on t,120 SF lot sold 12-09-2008 for \$350,000.00

Provincetown – 83 Shank Painter Road Condominiums Unit A consisting of 1,152 SF located on the first floor (3 office/retail, 1 bathroom (handicap toilet) and 1 storage plus 1 utility room in the basement. Parking area is common area sold 12-17-08 for \$350,000.00

Sandwich – 350 Route 6A Property is R-2 zoned with special permit to operate retail business. Currently a retail shop known as the Heather House. This expanded Cape style building has character and is located on high traffic Route 6a with 4 acres. Wood floors throughout main level. Studio apartment on 2nd level for owner occupant. Run your own retail shop, or a great opportunity for a in-home business, or a lovely home (with a bit of restoration). 2,988 SF building. Sold 12-15-2008 for \$344,000.

Provincetown – 43 Race Point Road Condo. D – this commercial /retail condo consist of 1,360 Sf on the first floor Building #1 and the current use is Bait & Tackle Shop aka Nelsons Bait and Tackle Shop Sold 12-24-2008 for \$280,000.00

Industrial/Warehouse

Dollar Volume: \$19,018,403

Total SF: 122,886 SF

Harwich, 123 Queen Anne Road Unit C sold 01-15-2008 for \$179,889.00 to Rick Roy Construction LLC. This Commercial warehouse condo consists of 2,400 SF steel frame construction.

Falmouth – 19 Research Road sold 01-15-2008 for \$725,000.00. Seller: Government Underwritten Limited Partnership & SIP LTD. Buyer: Falmouth Economic Development & Industrial Corp. This property consists of 4.526 Acres of land and a 2,543 SF R & D Style Bldg.

Falmouth – 680 Thomas B. Landers Road sold 01-18-2008 for \$553,514.00 to Wireless Capital Partners LLC, (quick flip and change of name) Wireless Capital Partners LLC, Sold to MW Cell Reit 1 LLC for \$894,815.00 on 01-18-2008. This property consists of a telephone relay tower on 0.497 Acres of land

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BUSINESS AND INVESTMENT PROPERTY

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Hyannis, 92 Rosary Lane Unit 18. This Industrial warehouse condo consists of 954 SF and was built In 1986 Pre-finish Metal. Sale price \$107,500.00 closed on 01-22-2008.

Barnstable – 32 Baxter Road Condo Units 6,7,8. Home to Barnstable Laundry sold 02-08-2008 for \$400,000.00. These Industrial Condos total 1,934 SF.

Brewster – 0 Freemans Way, aka Pine Harbor Sawmill & Lumber Yard sold 02-20-2008 for \$600,000.00 to Abby Developers LLC, Jay Merchant. This property consists of a commercial metal utility bldg net area 7,2000 SF on 1.497 Acre lot.

Brewster – 1517 Freeman's Way purchased by Cape Sand & Recycling LLC, Jay Merchant this parcel consists of 31.500 Acres of Sand/Gravel pit previously occupied by Brewster Sand & Gravel. with a 484Sf wood frame building, a send building (storage garage) is 2,626 SF 3rd building 2,100 SF 4th 400 SF., 10/31/07 there was a fire on the property which destroyed one of the buildings ad Brewster Sand & Gravel burnt to the ground. This property sold 02-20-2008 for \$550,000.00

Falmouth, 198 Thomas B. Landers Road (aka Upper Cape Ready Mix of E. Falmouth) this 1.033 Acres Sand & Gravel sold 03-06-2008 for \$300,000.00 to 315 School Street Nominee Trust, Carole Duclos.

Mashpee, 103 Industrial Drive Units 1A & 1B building #1 these commercial /industrial condos consists of 2,338 SF (A=1,159 SF & B 1,179 SF) sold on 03-14-2008 for \$350,000.00

Hyannis-211 Airport Road. On 03-19-2008 the Town Of Barnstable (Airport) purchased this 6.06 Acres with a 1,000 SF building for \$2,550,000.00. This is the former junkyard known as Blackburns and the purchase is part of the Airport Renovation. There will be a new entrance to the airport coming across this land.

Bourne – 41 Meetinghouse Lane sold 04-02-2008 for \$1,800,000.00. This retail Dept Store consisting of 27,940 SF on 2.000 Acre lot at one time was occupied by Town Paint. Seller: Sadler Realty Corp, David & James J. Sandler. Buyer: Forty One Meeting House Lane LLC, Ronald J. & Leslie K. Bello

Dennis, 19 Bertram Avenue this 2,880 SF Industrial (wood frame) Warehouse on 39,650 SF lot sold on 05-30-2008 for \$230,000.00 to Nathaniel A. Drake.

Barnstable - 108 & 128 Breeds Hill Road. This 26,998 SF building is located on 4.13 Acres and is the retail service warehouse area for unfinished Furniture Mill works, Sold 07-03-2008 for \$3,700,000.00.

South Yarmouth, - 8 Huntington Avenue this 3,430 SF Commercial Warehouse on .40 Acre sold 06-30-2008 for \$325,000.00. AKA Best Fit Window & Door Company Inc. It is rumored the buyer was Cape Vacuum Mart

Hyannis, 35 Iyannough Road. This 13,348 SF metal warehouse space on .67 Acres parcel sold 08-15-2008 for \$775,000. This was the Medieros Fruit Company building for many years – it sold and has been used for retail for several years - and now they are back! . The building occupied most of the lot and so there is limited parking. It has been said there was an environmental situation which influenced the price.

Sandwich, 8 Jan Sebastian Drive Unit 15. This 1,250 SF industrial condominium sold 08-25-2008 for \$112,500 to Paul Samardak.

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

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Yarmouth, 23 Bog Road AKA Cape Cod Docks Inc. This 1,925 SF industrial warehouse on 1.11Acre parcel sold 08-29-2008 for \$112,500.00.

Osterville, 846 Main Street, sold 09-15-2008 for \$2,380,000.00. This was an in-house flip, change of name and ownership. The property and business (Osterville House and Garden Shop) remain in the Kjoller family. The South Shore Savings Bank help facilitate this sale. Father to son, non arms length

Yarmouth, 21 Fruean Way U: A1 Condo. This 1,294 SF industrial /warehouse condo sold 09-12-2008 for \$212,500.00

Orleans – 85 Rayber Road Unit 7 this 810 SF industrial condo. Sold 09-29-2008 for \$110,000.00.

Barnstable, 72 Thornton Drive Unit F. This 760 Sf Industrial Condo building in 1974 sold 10-03-2008 for \$100,00.00.

Marstons Mills – 381 Unit F Old Falmouth Road. This 1,923 SF Industrial Condo sold 10-31-2008 for \$225,000.00

South Yarmouth – 447 Station Avenue (former home to Dry Dock Marine) This 3,190 SF Warehouse / Repair Shop / Sales & Office on 1.21 Acre Parcel, sold 10-10-2008 for \$1,210,000.00. Dry Dock Marine purchased two parcels on Townhouse Road and is building a new warehouse and will continue operating their business in South Yarmouth at the new location. It has been said that there were some influences on this sale which were not apparent.

Harwich- 210 Queen Anne Road Unit 1 this 808 Sf warehouse office condo sold 11-14-08 for \$66,000.00

Falmouth – 20 Langdon G. Burwell Drive this 3,000 SF manufacturing building on 4.256 Acre lot sold 11-20-2008 for \$650,000.00. The buyer was an abutter.

West Yarmouth, 25 Cozy Home Terrace better known as the former Simon Supply Company warehouse and show room sold 12/02/2008 for \$170,000. This property was the original home of Simon's plumbing. It is zoned residential but was used for commercial purposes through an informal arrangement with the Town.

Mashpee – 68 Nicoletta's Way Unit J this 1,680 SF Warehouse Condo. space sold 12-05-08 for \$210,000.00. The buyer: Lancelot Realty Trust, Lance Lambros also purchased over the past four years Units #B, C, D, E, and now Unit # J

Dennis East – 340 Hokum Rock Road this 11,485 SF Warehouse on 32,234 SF Lot sold 12-30-2008 for \$525,000.00. The previous owners help facilitate this sale by taking back \$524,500.00 mortgage on the property. Note: This was one of the great Charlie Chamberlain's last deals.

Automotive Related Sales including retail sales

15 Properties with Buildings Sold for a total dollar volume of \$9,827,639

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Exxon - 590 Iyannough Road, Hyannis, This 1,536 SF two bay service station on .48 Acre Lot sold 01-04-2008 to Jay Imad Enterprises Iyannough Road LLC, Jay Imad for \$815,000.00

Bourne – 27 & 29 Foster Howard Road. Heidi S. Griffiths sold to Little Yellow Bus LLC, Joel E. Zeger, Clive B. Gummow & George C. Logan & Jocuge Realty Trust, Joel E. Zeger. 27 Foster Howard Road sold for \$500,000.00 and has a 4,200 SF metal building used for Auto Sup-Sales/Service on 20,087 SF lot. 29 Forster Howard Road Sold for \$200,000.00 and consists of a 22,216 SF parking lot. This parking lot is used for truck and bus parking. The seller is holding the \$700,000.00 mortgage. Also purchase at the same time was 39 Route 28A Parking lot consisting of 25,924 SF lot. Again the Seller being Heidi Griffith and buyer Zelogu Realty Trust, Clive B. Gummow, for \$200,000.00.

Dennis, 360 Hokum Rock Road sold 03-18-2008 for \$375,000.00. This parcel consists of a 3,280 SF building / warehouse in style on a 10,454 SF lot. Aka North Side Auto body.

Hyannis, 151 Iyannough Road, aka Highway Peg's building sold for \$635,000.00 on 04/30/08. Seller: Tralee Realty Trust, Eric J. Sigel Buyer: 3A Realty Trust, Joseph Cheney. The buyers also obtained a right of first refusal on the house next door at 128 Camp Street, Hyannis.

Mashpee – 53 Bowdoin Road a 6,400 SF building on 1.137 Acres aka Pina Container Service is used as Auto Repair sold 05-02-2008 for \$810,000.00

Dennis, 773 Route 6A this 1,980 SF full service gas station built in 1967 on a 28, **750** SF lot sold 09-10-2008 for \$700,000.00 to Christys Of Cape Cod, LLC.

Truro – 482 Route 6, Aka Sonny's Service Station, this 2,350 SF building on 18,731 SF lot sold 09-12-2008 for \$450,000. One observer commented that this sales represents "the last of an era".

South Yarmouth, 20 Corporation Road consisting of a 3,200 Sf steel building on .27 Acre lot sold 10-23-2008 for \$340,000.00

Falmouth – 343 Dillingham Avenue Auto dealership formerly known as Lighthouse Ford Inc. with 10,080 SF metal building built in 1967 on 1.730 Acre lot sold 11-19-2008 for \$1,150,000.00

Hyannis – 516 Bearse's Way This 4,749 SF Ind./Commercial building on .77 Acre lot (Car Wash) sold 11-25-2008 for \$1,150,000.00

Cotuit – 905 Main Street (aka Cotuit Oil) The Town of Barnstable purchased this property on 12-17-2008 for \$360,000.00 from 905 Main Street Cotuit LLC, Ronald J. Mycock, John A. Thomas, and David G. Mugar. Most will remember this gas station as originally owned by the Procopio Family until they sold in April 10, 2007 for \$150K to 905 Main Street Cotuit LLC.

South Yarmouth – 446 Station Avenue aka Station Avenue Shell this service station has 3 bays and the building 2,513Sf in size on .60 acre lot sold for \$817,639.00 on 12-15-2008 (one of 24 gas stations acquired by Colbea throughout MA and RI)

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

508-790-8900

Hyannis – 528 Bearnse's Way – consists of 3,310 SF Retail – Service Shop building (Vehicle Vibes) on .35 Acre lot sold 12-20-2008 for \$340,000.00 See: **516 Bearnse's Way sale 11-25-2008 this property abuts and purchased by same buyer.**

South Yarmouth – 1353 Main Street (Route 28) this 2,131 Sf Gas / Mart building on .70 Acre lot sold 12-30-2008 for \$1,325,000.00 and the previous owner holding the mortgage which helped facilitate the sale. Aka former Exxon at the 4 Corners. Christy's was the tenant and did leasehold improvements years ago.

Christy's also bought 1196 Sandwich Rd E Falmouth from H&B Petroleum for \$2.250 M on 12/24/08 but deed wasn't recorded until about 1/6/09. 100% financing. Christy's was the tenant at both locations.

Auction/Foreclosures

Sandwich, Atkins Road property sells for \$900,000.00 and the sale was recorded on 02-20-2008. The Town of Sandwich, Seller sold at public auction this 34 acre parcel of land. The buyer: Monomoy Properties, LLC., Raymond W. Caterino.

Sandwich, 4 Georges Rock Road this 12.91 acre parcel sold \$130,000.00 at public auction and was recorded on 02-20-2008. Seller: Town of Sandwich, buyer John & Bill Farrington local builders. This parcel is adjacent to land already owned by the Farrington's.

East Dennis, 12 Bridge Street. This mixed use / Res. Property consists of 2,887 SF building on 11,326 SF Lot for purchased by Wells Fargo for \$460,000.00 on 02-27-2008. On the same date, this property was purchased by 9 Pleasant Street Nominee Trust, Thomas Hoy for \$360,000.00

Falmouth, 17 Walker Street sold 03-24-2008 for \$166,000.00 (Foreclosure Deed) to 17 Walker St. Realty Trust, Paul P. Moore, & Timothy M. Kelly. They then leased this property to Hayday Inc., Paul P. Moore & Timothy M. Kelly. This property consists of a 378 SF building built in 1935 on .125 Acre classified as Transportation. Prev. aka Sapphire Limousine and East & North Falmouth Taxi, also Mag. Transportation.

South Yarmouth – 91- 93 Regional Avenue sold 03-26-2008 for \$315,289.99 (foreclosure deed) to Weyerhaeuser Mortgage Company. This bank owned property consists of 1,764 SF on .30 Acre. The building is a multi-family duplex with two bedrooms on each side. One side has two baths the other side one. As per town field card. On 09-08-2008 a Confirmatory Foreclosure Deed was recorded for this property to correct a wrong Exhibit A on the previously filed record. See 03-6-2008 recording.

Hyannis, 26 Pine Grove Avenue sold 04-16-2008 for \$292,500.00 to Deutsche Bank National Trust Company. Holding Mortgage for \$355,000.00 (foreclosure prev. sale price) this boarding house consists of 1,326 SF on .32 Acres.

CAREY COMMERCIAL INC

BUSINESS AND INVESTMENT PROPERTY

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Centerville, 864 Craigville Beach Road this multi-family duplex consisting of 1,350 SF on .14 Acre lot was purchased by Novastar Mortgage Inc. on 04-28-2008 for \$403,750.00 foreclosure.

Brewster, 134 Main Street sold to US Bank on 05-13-2008 for \$466,250.00 This mixed-use primary commercial /res. building consists of 5,248 SF building on 28,068 SF lot .Aka Gaskill Antiques.

Mashpee – 253 Great Neck Road, - Paul A. Rose & Eastern Bank sold this 383,764 SF Quarry on 05-20-2008 by foreclosure Deed for \$190,000.00 to Randjay RT & Jeffrey G. Fagerberg.

Falmouth - 16 Windward Way this 2,168 SF apartment building contains four units and is situated on .368 Acre lot sold 06-25-2008 for \$531,250.00 to First Horizon Home Loans. Foreclosure

Wareham – 167 & 171 Onset Avenue AKA Watch Habor Inn / Blue Oyster Grille sold at foreclosure 06-13-2008 for \$1,250,000.00. 171 Onset Avenue being the new restaurant for the property aka Wickets Restaurant abuts the pool at the Inn. These locations were purchased separately and total 19,468 SF Lot.

Hyannis, 25 Hirammar Road this 1,440 SF Duplex consisting of 4 bedrooms w/ 2 full baths total 8 rooms on .18 Acres sold 08-28-2008 for \$233,367.74 to Federal Home Loan Mortgage Corp.

Provincetown – 67 Captain Berties Way consists of a 2,160 SF two-family colonial style home with 4 bedrooms 3 baths with a total of 8 rooms situated on a 5,750 SF lot sold 08-28-2008 by Foreclosure Deed to Sovereign Bank for \$482,144.00.

Chatham, 1547 & 1563 Main Street, AKA Mariner Motel – This small landmark motel is 10 Units consisting of 5,275 SF plus owners quarters attached on .78 Acres. Plus defunct restaurant property known as the Sou'wester consisting of 3,625 SF building on .43 Acre Lot. Both properties sold by Foreclosure Deed on 02-26-2008 for \$1,050,000.00

Hyannis, 54 Fresh Holes Road this 1,440 Sf family duplex on .19 Acre lot sold at foreclosure to Household Finance Corp. II for \$118,300.00 on 10-09-2008

Dennisport, 405 Old Wharf Road – formerly known as the Spouter Whale Motel was purchased in 2004 with plans for time-sharing the property. Those plans were stopped by the Town of Dennis and subsequently the property went to foreclosure. The property was purchased at auction on 10-22-2008 for \$2,600,000.00 by Old Wharf Village LLC, Charles M. Edgar of Chatham.

Bourne – 1 Lafayette Avenue sold to LaSalle Bank through a foreclosure deed on 11-12-2008 for \$154,920.00 this 1,418 SF antique two family home situated on 5,775 SF parcel.

**Land Sold:
\$10,103,771**

Harwich, 196 Queen Anne Road containing 20,909 SF Developable Land in an industrial zone sold for \$38,000.00 on 03-20-2008 to James K. Williams.

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Dennis, 1 Rice Lane consists of 21,443 SF accessory land purchased by Setpen Realty Trust, Seth M. & Penelope S. Pearson for \$20,000.00 on 03-20-2008

Brewster, 15 Cape Lane sold 04-18-2008 for \$1,000,000.00 this commercial Dev. Parcel consists of 46,261 SF.

Brewster, Freeman's Way (Rear) Commercial Undevelopable Land consisting of 187, 308 SF (multi lot) sold on 05-21-2008 for \$120,000.00. Buyer: Springburn 2 LLC, Robert A. Finlayson.

Mashpee – 160 Falmouth Road this commercially developable land consisting of 60,984 SF sold on 05-28-2008 for \$600,000.00

Wareham, 2489 Cranberry Highway consisting of 3,780 SF Commercial Undevelopable Land sold 06-05-2008 for \$25,000.00

South Chatham – 82 Commerce Park sold 06-30-2008 for \$265,000.00 zoned Industrial Land as per the field card this 10,002 SF Ind. Parcel is undevelopable.

Brewster – Lot A (3643 Main Street) this 1,120 SF parcel sold 08-05-08 to Richard B. Winslow & Theresa Winslow owner of the property aka East End Liquor Store with apt on 2nd floor with this parcel abuts. |

Hyannis – Lot #3 1056 Iyannough Road This 37,897 SF Commercial Dev. Land sold 08-31-08 for \$850,000.00 Parking lot part of Corson Cadillac of Hyannis,

Hyannis, 144 Ridgewood Avenue this .76 Acre commercial dev. Land sold 08-26-2008 for \$190,000.00.

Harwich, 6 Deerfield Road this Industrial Pot. Dev. Land consists of 30,038 SF lot sold 08-29-2008 for \$260,000.00.

Hyannis, 180 Walton Avenue Lot B22 consisting of 18,121.21 +/- SF sold 09-15-2008 for \$300,000.00 to 180 Walton Avenue Realty Trust, Gayle E. Schmitz & also purchased in conjunction with this sale was 173 Walton Avenue & 123 Falmouth Road, Bryan W. Readon, Lots B21,23,24,25. Sold 09-15-2008 for \$1,200,000.00. The Bank of Cape Cod helped facilitate these purchases with a loan of \$600,000.00.

Bourne – 20 Jonathan Bourne Drive this 1.910 Acre commercial parcel sold 11-18-2008 for \$300,000.00. The buyers, CRE Realty Inc., Thomas E. Donovan, also own the abutting parcel 24 Jonathan Bourne Drive.

Dennis – Great Western Road Buyer: RJ Nardone Construction Inc was awarded the right to purchase approximately 8,000 SF parcel / easement from Crowell Construction Inc on 11-18-2008 for \$10,000.00 giving them access to Diamond Road.

Lodging: Motels, Hotel

Dollar Volume: \$4,908,000

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South Yarmouth – Ocean Mist – 97 South Shore Dr. Shore Road Acquisition LLC, Leon D. Narbonne Sr. purchased Unit 116 Bldg B. for \$92,000.00 to add to its acquisitions of previous purchased 42 units.

West Falmouth, 614 West Falmouth Highway aka The Ideal Spot Motel. This property has 12 efficiency units and 2 motels rooms on .854 Acres. The Buyers plan to make 5 Condominium Units. The sale price was \$899,900.00 and recorded on 02-13-2008. The buyer is reportedly trying to obtain condo conversion permits for 6 units.

Centerville – 966 Craigville Beach Road, Ocean View Motel. This two story 3,382 SF building with 10 Units / 10 Full Baths + ½ bath (restriction on deed not to exceed 10 bedrooms) on 0.13 Acre lot Sold on 03/05/2008 for \$1,100,000.00 to RF Daly Realty LLC, Raymond F. Daly Jr..

East Wareham – 3026 Cranberry Highway aka Silver Lake Motel sold on 04-04-2008 for \$600,000.00 to Chanchal Corp., Jayesh Patel with the Seller holding \$600K in paper. This property consists of 2,992 Sf, building 2,400 SF Bldg., and the third building of 2,580 SF all on 1.30 AC lot.

Falmouth – 6 Luscombe Avenue a Woods Hole Inn /23 Units total 20 Rooms plus retail tenant 1 being the Naked Lobster Rest. (Clam Shack facing the water) Other Candy Shop etc. consisting of a 5,605 SF building on .239 Acres sold 05-02-2008 for \$1,925,000.

Bourne – 101 Maple Street, sold 04-09-2008 for \$12,000.00 Seller H&T Realty Inc., Thong Hoag Van. Buyer: Judith & Robert Tubbs. This motel consists of 12 units plus mgr office totaling 2,560 SF building on 14,200 SF Lot aka Jasper's Too. The former owner who sold it an held the mortgage took it back and in doing so absorbed the mortgage he held.

Dennis – 1411 Route 6A sold 04-14-2008 for \$1,511,500.00. Aka Sesuit Harbor Motel and Apartment Buildings. 23 Rental Units, a barn for seasonal employees, Main House used a owners quarters, office and 3 rental rooms and rental apartments on 2 Acres. The motel buildings total 10,070 SF.

North Eastham – 5200 State Highway aka Viking Shores consisting of 40 Units plus Commercial building and residential unit totaling 15,140SF of 3 building on 6.616 Acre sold 04-29-2008 to Scott R. & Debra R. Sverid (family) for \$1,600,000.00

Mashpee – 6 Falmouth Road, aka Santuit Inn This 18 Unit motel is 7,545 SF building on 2.100 Acre lot. Sold 04-30-2008 for \$1,200,000.00

West Dennis, - 829 Main Street AKA Huntsman Motor Lodge 28 units sold 06-19-2008 for \$1,000,000.00 this is a 26,572 parcel lot with a 16,236 Sf building.

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Falmouth – 28 Falmouth Heights Road, AKA Red Horse Inn. This 22 unit motel with 2 buildings totally 8,626 SF on .849 Acre lot sold 07-29-2008 for \$2,020,000.00

Wareham – 6 S Water Street. The Bridge View Hotel is a 2.5 storied 4,494 SF building with a 360 SF 1 Bedroom Cottage in the rear situated on .16 Acre lot sold 07-31-2008 for \$701,250.00

Dennisport – 15 Center Street This B&B plus cottages AKA West Winds sold 08-28-2008 for \$310,000.00. The main house totals 1, 248 SF and the 3 (Cottages) motel units comprise of unit 1, 2 rooms. Unit 2, 3 Rms., Unit 3, 2 Rooms totaling 846 SF on 20,473 SF lot.

Falmouth, The Captain Palmer House, 504 Palmer Avenue has gone the way of condo conversion. Unit B consists of 2,927 SF on the 2nd floor + unfinished attic. It has 3 bedrooms and 3 baths and sold 08-28-2008 for \$330,000.00.

Centerville, 946 Craigville Beach Road. This motel AKA Suni Sands Motel consist of Six individual Units (Two with Fireplace), and one 3 bedroom 2 bath large family unit. Swimming Pool and Play yard on the marsh side. Large two story barn. Built in 1950 approximately 2,502 SF total on 117, 612 SF lot sold 09-22-08 to the Town of Barnstable for \$701K. This 2.7 Acre property across the street from Craigville Beach is a great acquisition for the citizens of Barnstable. This is a government sale and therefore the price is not necessarily a true market indicator.

Hyannis, 662 Main Street aka International Inn “Cuddles & Bubbles” The 141 Unit Hotel with Victorian furniture, and columned bathrooms, made for dramatic suites. 3.17 Acre property is in the Hyannis Growth Incentive Zone making it exempt from the Cape Cod Commission meaning that it is not obstructed from having a new building of up to four stories with a parking garage under. Sold 10-07-2008 for \$5.8 M

Dennisport, 405 Old Wharf Road – formerly known as the Spouter Whale Motel was purchased in 2004 with plans for time-sharing the property. Those plans were stalled by the Town of Dennis and subsequently the property went to foreclosure. The property was purchased at auction on 10-22-2008 for \$2,600,000.00 by Old Wharf Village LLC, Charles M. Edgar of Chatham. *Also listed under foreclosure*

Brewster – Nan-Ke Rafe Path this 2.6 acre camp ground with 9 cottages totaling 3,163 SF officially became the purchase of Dream Day On Cape Cod Inc., for \$63,000.00 (two deeds) on 11-14 2008. The Camp Corporation, which operated 4-H Camp Farley in Mashpee donated the original 14 acres to Dream Day previously and when the lease ran out on the 2.6 acres the Dream Day made the purchase. Dream Day on Cape Cod has for the past 10 years been operating at this site while leasing the property.