

2009 Sales Data

Medical

Sandwich – 68-A Leveridge Lane Unit #4 Sold 05-29-2009 for \$800,000.00. This unit was previously owned by the Cape Cod Hospital and according to the master deed (Briar Patch Crossing Condo.) Dated May 19, 1995 consists of 29 rooms totaling 7,171 SF was purchased by East Main Street Development LLC, Drs. E. Cohen, W G Johnson Jr., E. Geraniotis, R. Hartnett.

Barnstable – 88 Railroad Avenue this 3,426 SF colonial style commercial property on .46 Acre lot (formerly Hospice Foundation of Cape Cod) sold 09-24-2009 for \$420,000.00 to Latham Centers Inc. of Brewster.

Brewster - 1217 Main Street this 2,142 Sf building built in 1880 the attached barn was home to Brewster Acupuncture. The 25,500 SF lot and buildings sold 12-15-2009 for \$349,900.00.

*South Dennis – 902-904 Unit U-1-1 this office condo consisting of 510 SF was sold at foreclosure 12-18-2009 for \$105,000.00.

Restaurant

West Dennis – 675 Main Street (Route 28) aka the Breakfast Room sold 01-21-2009 for \$400,000.00 with the seller Walter V. McGourty providing a mortgage of \$450,000.00 to Over Easy Realty Trust, Deborah Klimshuk the new owner.

Bourne – 1131 Sandwich Road aka Sagamore Inn, a casual Italian Restaurant. This 3,984 Sf commercial / Residential building on 2.0 Acre lot sold 01-23-2009 for \$650,000.00.

Buzzards Bay -225 Main Street (Bourne) aka Betty Ann's Dairy Freeze & Mini Golf sold 02-13-2009 for \$335,000.00. Total two building, one being Restaurant the second being Mini Golf totaling 1,060 SF on 22,788 SF lot. Lot has 18' right of way on North Side for access to the single family home located in the lot behind.

Provincetown – 43 Race Point Road Unit G (Building 3) Condo. 1,087 SF condo. located on the first floor Building 3 Unit G consisting of 1 Commercial Kitchen (Commercial Catering) 1 Bathroom and 1 Office. Sold 2-13-2009 for \$290,000.00

*Wellfleet – 2207 State Highway Route 6 **AKA Eric's Sea Food Restaurant** sold 02-23-2009 for \$391,563.00 this sale was a mortgage take-back from the previous owner. This 2,020 SF building built in 1954 has the restaurant on the first floor and a studio apartment on the second floor and is situated on a 19,600 SF lot.

Hyannis - 586 Main Street home to the Roobar Restaurant. This property consists of a 3,900 Sf building on .23 Acre lot and sold 03-03-2009 for \$675,000.00. Rumor has it that the new owner will not continue operating the restaurant.

Falmouth – LLC Realty Trustee, Louis J. Cheschi, Jr. of 327 Gifford Street (formerly known as Sorrento's Café) sold 4-14-09 to LBM Financial, LLC, Marcello Mallegi, (also previously the mortgage holder) for \$906,000.00. LBM Financial, LLC then purchased the property for \$100.00 under the name of Nu Yankee, LLC.

*Wellfleet – 2207 State Highway Route 6 **AKA Eric's Sea Food Restaurant** sold 04-10-2009 for \$460,000.00. Once again the Seller is holding the mortgage to facilitate the sale. See prev. sale 2-23-2009.

Yarmouthport – 43 Route 6A, better known as Abbicci's sold 05-13-2009 for \$985,000.00. This 3,069 SF Restaurant plus the owner's 2 bedroom 2 bath home is situated on a .70 Acre lot with previously extensive remodeling on both building was purchased by Willow Realty Trust, J. Ford O'Connor. Newly reopened, Lyric is the creation of Ann Austin.

Orleans – 63 Route 6A this 4,560 SF building on 27,878 Sf lot sold on 05-29-09 for \$755,000.00 AKA Fog Cutter Restaurant, AKA Coast Restaurant, AKA American BBQ,.....

Hyannis – 644 West Main Street Aka Daily Paper Breakfast & Lunch Restaurant sold 06-16-2009 for \$825,000.00 the same buyer purchase **626 West Main** Parcel for \$825,000.00 plus **29 Dunns Pond Road** which is residential zoned and abuts the other two properties. The Bank of Cape Cod helped facilitate this 3 parcel deal.

Harwichport – 600 Route 28 this 4, 543 SF Building on a 26,572 SF lot is home to Bank Street Grille sold 06-15-2009 for \$625,000.00 to 3137 LLC, Justin Brackett.

Sandwich – 289 Cotuit Road this building was built in 2002 (as per town record) and was home to Pizza by Evan sold 06-15-2009 for \$1,200,000.00 and was situated on a 100,188 SF lot.

Osterville – 1304 Main Street (Parcel #2 from 1322 Main Street) This 56,630 Sf parcel with a 1,344 SF building was sold 07-01-2009 for \$700,000.00. AKA Carol Williams Catering AKA La Petite Maison

Wellfleet – 15 Lecount Hollow Road –this 3,228 SF building is home to the South Wellfleet Clam Shack Restaurant and has a two bedroom residential apartment in the rear and second floor and is situated on 1.500 Acre lot sold 07-02-2009 for \$600,000.00

South Yarmouth – **1338 Route 28** AKA Riverway Lobster House Restaurant plus **1330 Route 28** Office building plus **19 North Main** Street Parking lot sold 06-29-2009 for \$1.3M. The restaurant building consist of 8,058 SF the office building consists of 1,211 SF and all this including the parcel for parking totals to 1.19 Acres.

West Harwich – 11 Main Street (Route 28) AKA **Friendly's** consisting of a 2,529 Sf building on 1.310 Acre lot 08-28-2009 for \$850,000.00. Friendly Ice Cream Corp has entered into a lease with the owner beginning 8-21-2009 and expires 12-27-2016 also has the right to extend 3 additional successive periods of 5 years each.

Bourne – 269 Main Street this 528 SF building on a 10,000 SF lot sold 10-01-2009 for \$144,000.00 (formerly Lobster & Seafood Market).

West Yarmouth – 464 Route 28 aka **Egg & I of West Yarmouth** sold 10-23-2009 for \$500,000.00. The building is 3,260 SF with a drive through window and is situated on 1.07 Acre lot.

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

Sandwich – 8 Morse Road. This two family Antique sold 01-09-2009 for \$760,000.00.

Provincetown – 5 Browne Street. This 1,948 SF (total of 3 separate buildings on site) on 7,445 SF lot sold 01-28-2009 for \$860,000.00 with Seamens Savings Bank helping to facilitate the deal. The property consists of 4 units. Main house closes to street have two units the rest single units.

Hyannis – 394 Bearse's Way. This Duplex (2-family) consists of 1,440 SF with 2 full baths and a total of 4 Bedrooms was foreclosed on 01-29-2009

Harwich – 8 Satucket Road. This 2,027 SF Three Family home built in 1830 has a total of 8 Rooms 4 Bedrooms and 3 Baths on 23,522 SF Lot sold 01-30-2009 for \$979,381.00.

Dennisport – **Seabreeze Condominiums** 54,48,60,64, and 66 Center Street. Building #54 has two units, Building 58 has 16 Units Building 60 has 2 Units, and building 64 has 2 Units and last but not least building #66 has 18 Units. All are two bedroom apartments and total 40 Units. Sold foreclosure deed 02-05-2009 for \$1,620,000.00 to Kasl-Seabreeze LLC. (\$40,500.00 per unit)

Hyannis – 72-76 Nautical Road. This 1,760 SF Bank owned (Prev. Foreclosure \$285,290.00) Duplex consists of 4 bedrooms ad 2 baths on .18 Acre lot sold 02-13-2009 for \$135,000.00.

Bourne – 15 Carlton Road. This 2,496 SF 2 family raised ranch consists of a total of 4 bedrooms 2 baths on a 14,600 SF lot sold 02-13-2009 For \$230,000.00

Falmouth – 16 Windward Way this 4-Unit Apartment building consisting of 2,168 SF on .369 Acre lot sold 2-12-2009 for \$415,000.00

Hyannis – 394 Bearse's Way this 1,440 SF Duplex (Bank owned) on .17 Acre lot sold 02-19-2009 for \$115,000. (*Foreclosed 01-29-2009 by Deutsche Bank National T. Co. for \$197,616.00*)

Eastham – 200 Meetinghouse Road this 2,016 SF two-family (apt. in basement as per field card) on a 32,925 SF lot sold 02-19-2009 for \$305,000.00.

Provincetown – 765 Commercial Street consists of a 4,728 SF contemporary style two-family built in 1976 on an 18,890 SF lot. Sold 02-19-2009 for \$1,366,000.00

Yarmouthport – 168 Main Street Route 6A – AKA **Agape Bed & Breakfast** (circa 1843) this 4,418 Sf two story building consists of 4 guestrooms and one suite features antique furnishings, private “ensuite” baths, working fireplaces in two of the rooms, and fresh flowers in-season. This property sold 02-20-2009 for \$475,000.00. (*Previous sale 06/06 \$721,900*) Short Sale

Eastham- 4775 State Highway this 1,356 SF Multi-Family (2 Units) property on 30,880 SF lot sold 03-13 2009 for \$255,000.00

Falmouth 66-A Lakeview Avenue this 1,378.5 SF two family on 0.208 Acre lot sold 03-16-2009 for \$350,000.00

Bourne – 6 Bournedale Road This three-family property consists of 1 Fl with 6 Rooms plus Bath, 2nd Fl Apt. 3 Rms + Bath and 1 Apt 2 Rms + Bath. Total of 4 Bedrooms 3Baths on a 20,300 SF lot sold 4/-3/2009 for \$150,000.00

Provincetown – 10 Law Street consists of a 2,031 Sf three family building built in 1995 on an 8,410 Sf... lot sold 04-10-2009 for \$825,000.00

Provincetown – 386 Commercial Street, **AKA The Commons**, this 15 unit full service Inn plus managers quarters consists of two building totaling 8,363 SF on 8,756 SF lot sold 04-03-2009 by Foreclosure Deed for \$1,215,000.00.

Truro – 5 Andrew Way this multi-family (2) home w/ in-law with kitchen apartment consists of 2,995 SF total on 1.160 Acres sold (within the family) for \$800,000.00 on 4/15/2009.

*Hyannis – 17-19 Fresh Holes Road. This Duplex consists of 4 Bedrooms and 2 Two full baths on 1, 440 SF living space on .23 Acre lot. Sold 04 24-09 for \$112,858 Foreclosure Deed.

East Dennis, -26 Highland Road – this legal two-family home consists of 2,764 SF building built in 1964 with additions in 12/19/2001 (as per field card) with rental history on a 21,780 SF lot sold 4-29-2009 for \$1,085,000.00.

Provincetown – 67 Captain Berties Way, this two family consisting of 2,160 SF building on 5,750 SF lot sold 04-17-09 for \$355,000.00. Previous foreclosure through Sovereign Bank

Yarmouth – 17 Whittier Place this one story 3 bedroom / 3 bath two-family as recorded on the Barnstable Registry of Deeds this LC CERT; 188387 DATED 4/29/2009 SOLD \$255,001 TO JOSH WILBAR & JOSHUA L. WILLBAR. This two-family previously sold on 04-21-09 by foreclosure deed for \$247,500 to JP Morgan Chase Bank

*Hyannis – 17-19 Fresh Holes Road. This Duplex consists of 4 Bedrooms and 2 Two full baths on 1,440 SF living space on .23 Acre lot. Sold 4-30-2009 for \$410,000.00. *Note - Sold 04-24-09 for \$112,858 Foreclosure Deed.

Sandwich – 110 Tupper Road. **Seth Pope House 1699 Bed and Breakfast.** This antique colonial was building in 1699 and this 10 room licensed B&B sits on 1.2 acres. The home is currently being used as a single family resident, but remains a licensed B&B. 5 Bedrooms and 4 Baths. 6 Fireplaces. Three of the bedrooms have private baths this 4,500 SF home sold 05-05-2009 for \$534,700.00.

Dennisport – 191 Captain Chase Road this 876 Sf two-family duplex building in 1995 on 10,454 SF lot sold 05-13-2009 for \$280,000.00

*South Dennis – 70 Upper County Road this 2,088 SF two-storied two-family Duplex on 7,405 SF lot sold 05-20-2009 for \$149,625.00 (Foreclosure Deeds) HSBC Bank USA purchase.

South Yarmouth 24-26 Seaview Avenue this one story duplex totaling 912 SF with a total of 4 bedrooms and 2 baths sold 05-20-2009 \$1.00 (In-house flip ownership name change)

Bourne – 8 Taylor Road this 1,620 SF two-family antique on 2.080 Acre lot sold 05-26-2009 for \$7,500.00 (in-house flip)

Falmouth – 46 King Street – this 2,640 SF 4 Unit Apartment House on 0.256 Acre lot sold 05-27-2009 for \$453,550.00.

Yarmouth – 48-50 Camp Street this 4 bedrooms 3 bath Duplex consisting of 2,014 SF on 1.03 Acre lot sold 05-22-2009 for \$226,000.00

Bourne – 11 Bridge Street this 4 bedroom 2 bath two family home consists of 2,208 SF building on 6,081 SF lot sold 05-29-2009 for \$232,500.00

*Yarmouth 223-A&B Higgins Crowell Road This 2-family duplex sold 06-08-22009 for \$200,000.00 (Foreclosure Deed) 1,368 SF building with a total of 3 Bedrooms 2 baths on .76 Acre.

Hyannis – 156 & 164 Main Street aka Park Street Village sold 06-18-2009 for \$1,400,000.00 this 9 building compound consisting of 13,143 SF and 32 Bedrooms total on 1.22 Acres.

Eastham – 355 Massasoit Road AKA Eastham Heating & Kooling consists of a 1,424 SF building (3 bedrooms 1 bath) built in 1915 on 28,750 SF lot sold 07-15-2009 for \$249,900.00.

Dennis – 10 Old Mayfair Road this 2,000 SF Duplex on 10,109 Sf lot sold 07-24-2009 for \$220,000.00.

Eastham – 90 Silver Oak Road consists of a 1,118 SF two family (as per field card) home on a 35,284 SF lot sold 07-23-2009 for \$190,000.00

*Falmouth – 1 Main Street AKA **the Inn at One Main Street** consists of a 3,664 SF Antique (Victorian built in 1892) has 6 Rental units plus a 1 bedroom 1bath owners quarters on the first floor. All this on 0.383 Acres Sold (Foreclosure Deed) Buyer: BMR Funding, LLC, having the same address as the previously mortgage holder (SPCP Group, LLC 2 Greenwich Plaza, 1st Floor, Greenwich, CT 06820 07-24-09 for \$475,000.00

Harwich – 4 Cove Landing Road consisting of two family contemporary styled home 1st being 1,320 SF the 2nd being 1,345 SF o a 39,24 SF lot sold 07/28/09 for \$1,482,632.00 (in-house name change flip Seller Notel Partners/ Buyers Wequassett Inn LLP) with the sellers holding the full mortgage of \$1,457,632.86. SEE: 2 SWAN DRIVE HARWICH LAND PURCHASE.

Yarmouth – 53 Parkers Neck Road this two family 1,872 SF home is situated on .26 Acre lot sold 07-24-2009 for \$400,000.00

Yarmouth – 10 Geneva Road this 1,364 SF two family home built in 1950 is situated on .20 Acre consisting of a total of 4 bedrooms and two baths sold 07-31-2009 for \$130,000.00

Yarmouth – 102 Wilfin Road – this 1,584 SF two family home is situated on .36 Acre lot and consists of a total of 3 bedrooms 3 baths sold 07-31-09 for \$240,000.00 (family-flip)

East Dennis – 60 School Street this three-family home consists of 3,784 SF on a 16,553 SF parcel sold 08-28-09 for \$300,000. (in-house family flip)

Falmouth – 17 Millfield Street is a three family home consisting of 2,756 SF built in 1900 and has 6 rooms/6 bedrooms/6 baths totaling 3 units. Located across the street from the water and boat moorings this property sold 08-28-2009 for \$1,000,000.00

*Harwich Port – 86 Sisson Road aka **Circadia Bistro Country Inn & Tavern** sold 09-14-2009 for \$570,000.00 (Foreclosure Deed) This historic landmark Inn & Restaurant has 5 Guest Rooms with private baths, attached owner's quarters 2 bdr/2baths. Private Dining Rooms plus Tavern Room with seating for 140 guests. Extra housing for employees plus an in-ground swimming pool all situated on a 6.49 acres lot. Bank owned but I doubt for long.

Orleans – 187 Beach Road this 3,601 SF three-family home on 1.150 Acre lot sold 09-20-2009 for \$165,000.00 this was a family in-house flip. The town of Orleans (field Card) shows an assessed amount of \$722,000.00.

*Hyannis – 42/46/&60 School Street this multi-family consisting of multiple buildings totaling 3,633 SF on .23 Acre combined lots sold by Foreclosure Deed in the Amount of \$476,000.00 on 09-22-2009.

Falmouth – 22 Cahoon CT this 1,646 SF two family home built in 1860 on 0.141 Acre consisting of 4 bedrooms and two full baths total sold 09-28-2009 for \$315,000.00.

South Dennis – 5 Rose Terrace this 1973 Two story duplex having a total of 4 bedrooms and two full baths & consisting of 1,824 Sf on a 9,583 Sf lot sold 10-14-09 for \$212,000.00

West Dennis – 180 Swan River Road this ranch style duplex consisting of a total of 4 bedrooms and 3 baths built in 1980 with a new area of 1,163 SF on a 7,405 SF lot sold 10-09-2009 for \$199,900.00

Provincetown – 95 Bradford Street this two family antique built in 1890 is two stories with a total of 4 bedrooms 2 full baths totaling 1,960 SF on a 3,006 SF lot sold 10-08-2009 for \$325,000.00.

Yarmouth Port – 112 Main Street Route 6A, *AKA The Kings Inne* sold 10-26 2009 for \$890,000.00. This property consists of 5 Units 3 of which are suites. This three story colonial is listed in the Historical Registry and is 3,466 Sq Ft of living space on a .38 Acre lot.

East Dennis – 4 Surrey Lane, this two family home totaling 4,449 SF building on 1.040 Acre lot sold 10-30-2009 for \$730,000.00.

Harwichport – 486 Route 28 Main Street this 2,744 SF Office building plus a 578 Res. Cottage plus a 452 SF 2nd Res. Cottage on a 21,780 SF lot sold 10-30-2009 for \$178,000.00 (1/3 interest sold In-house family flip.)

Provincetown – 124 Commercial Street this 1,326 Sf Antique two family home on 0.064 Sf lot sold 11-03-2009 for \$525,000.00

Wellfleet – 50 Timway Road this two family contemporary totaling 1,960 SF built in 1976 situated on a 25,700 SF lot sold 10-30-2009 for \$190,000.00.

Hyannis – 17 Hiram Road this 1,440 SF Duplex with a total of 8 rooms / 4 bedrooms and 2 full baths on .27 Acre lot sold 11-05-2009 for \$115,000.00

*North Falmouth – 8 Trickett Street this 984 SF two-family ranch style home built in 1961 on a 0.286 Acre lot sold 11-18-09 for \$202,500.00 (Foreclosure Deed Deutsche Bank Natl T Co.

Provincetown – 476 Commercial Street, this 6 Unit Multi-Family home consists of 3,240 SF on a 5,576 SF lot sold 11 13-2009 for \$939,411.00

*Falmouth – 27 Main Street – *AKA Mostly Hall* This Bed & Breakfast consisting of 3,364 SF this historic property (circa 1849) has 4 levels, 8 bedrooms, 8 full baths spacious common areas, 30 foot wide “mostly halls” on the first and second floors, as well as private owner’s quarters. Spacious and beautifully landscaped grounds have been a point of pride to the present and previous owners. The large private fenced in backyard with its Gazebo provides space for guests to relax and enjoy the quiet or a place for small gatherings. (Information from MLS listing) Sold 11-19-2009 for \$780,000.00 (Foreclosure Deeds)

Mashpee – 58 Saddleback Road This Two-Family Cape Cod Style home consisting of 2,204 SF building on 28,601 SF lot sold 11-20-2009 for \$360,000.00.

Provincetown – 30 Conant Street this antique two family home building in 1850 consist of 1,638 SF on a 4,034 SF Lot sold 11-23-2009 for \$569,000.00

Provincetown – 15 Nelson Avenue this 1,728 Sf ranch style two family home on a 0.164 Acre lot sold 11-19-2009 for \$480,000.00

*West Dennis – 424 Main Street this 2,413 SF Three-Family antique built in 1854 has a total of 11 rooms with 4 bedrooms – three baths and 3 kitchens all on 21,780 SF lot sold (foreclosure Deed) 12-2-2009 for \$140,472.00 buyer is Bank Of America.

Eastham – 65 Governor Prence Road – this two-family consists of two buildings totaling 3,145 SF on 37,026 SF lot sold 12-11-2009 for \$672,500.00.

Provincetown – 24 Franklin Street this 2,013 SF three-family antique 2 1/2 story home built in 1850 on a 4,100 SF lot sold 12-10-2009 for \$450,000.00

Wellfleet – 90 Wixom Avenue this Two-Family 1,472 SF Cape has an In-Law apartment in the attached Ell. The building was built in 1984 on a 12,632 SF Lot Sold 12-11-2009 for \$175,000.00.

Hyannis – 18 Bodfish Place is a 2,128 SF two-family duplex consisting of 4 bedrooms & 4 baths on 0.23 Acres was purchased by Chiles Holding Ltd., Dana M. Chiles at foreclosure for \$175,000.00 on 12-18-2009 and then.....flipped the sale and the buyer became the seller and sold this two-family duplex for \$232,000.00 on 12-22-2009.

Hyannis – 41 Spring Street is a two family Cape style with attached small apartment. The total number of rooms is 9 with 4 bedrooms and two full baths totally 1,770 Sf on 0.12 Acre lot Sold 12-31-2009 for \$169,950.00

Hyannis – 16 Watson Street this 1,140 SF two family home on 0.21 Acre lot sold 12-31-2009 for \$97,000.00 with full Seller financing. (In-house flip)

Shopping Centers/Redevelopment

Hyannis – 525 South Street. This 9,240 SF 3storied building has been renovated extensively by the previous owner. It consists of 4 Town house style residential units ranging from 1,300 to 1,400 SF. And three commercial units located on the first floor. Elevator gives access to the second floor. This property sold 05-05-2009 for \$970,000.00

Hyannis – 328 Main Street aka Mayflower Realty Properties. This retail / multi-tenanted combination of buildings and land lots sold 05-26-2009 for \$1,200,000.00. 328 Main consists of

a 1,994 SF office bldg. on 0.06 Acre, 330 Main, 2,534 Sf Ind. Comm. Store building on 0.04 Acre lot, 334 Main is a 7, 323 SF Restaurant on 0.15 Acre Lot, 338 Main consists of 6,162 SF Office Bldg. on 0.06 Acre lot, turn the corner on 18 Barnstable Road is 0.04 Acre lot, 20 is 0.08 Acre lot, 20A – Land 0.03, 20B 0.03 Acre lot, 20C 0.03 Acre lot, 20D 1,198 SF Warehouse on 0.04 Acre lot, 26 Barnstable Road, 0.08 Acre Lot.

Bourne – 25 Perry Avenue this 3.500 Acre parcel with three buildings totaling 6,118 SF aka Busted Knuckle Service Garage as well as home to Harvester Seafood & Shell Fish Inc. sold 06-12-2009 for \$750,000.00 to Falmouth Housing Corp.

*Harwich – 161 Route 28 Sold 11-17-2009 for \$850,000.00 (Foreclosure Deed) AKA ***Gateway on the River***, is a partially completed condo development, comprised of 13 Townhouse and garden style units located on the Herring River on Route 28 in Harwich. The units include nine townhouses averaging 967 SF and four garden-style units averaging 903 SF. The townhouse units provide direct entry with upside down floor plan, with the bedrooms on the first floor and living room and kitchen on the upper levels allowing for outstanding water views of the Herring River.

The building was constructed between 2007-2008 and is currently completely enclosed with interior build out required. The property consists of a single two story wood frame building on poured concrete foundations and vinyl siding exteriors. The property features all two bedroom, one bathroom and one-half bathrooms in both townhouse and garden-style floor plans. Proposed unit amenities include fully equipped kitchens, stackable washers/dryers, bay windows (select units), gas fireplaces (select units) and decks located off of the living room. (Information gathered from Loopnet.com)

Bourne – 37 Holt Road is a parking lot consisting of 6970 SF that sold 12-23-09 for \$210,000.00
Bourne – 168 Main Street is a parking lot consisting of 5,663 SF that sold 12-23-09 for \$500,000. Both of these (parking lot) parcels are adjacent to Buzzards Bay Garage and were purchased by the same buyer.

Office/Retail/Financial

Yarmouth South – 64 Long Pond Drive. Multi-Use Prim Res. & Commercial buildings totaling 3,180 SF (both buildings) on .29 Acre lot sold 01-02-2009 for \$210,000.00. Aka home to J. Miller Pictureframer. The main house 1,804 SF has three bedrooms and two baths as per field card. The commercial Shop & Workroom is 1,376 SF with 1.5 Stories carpeted and with forced air heat / AC.

Harwich - 120 Route 28 U: 204 this commercial condo consists of 217 SF office space sold 01-09-2009 for \$20,000.00. Aka West Harwich Professional Center.

Marstons Mill – 40 Industry Road Unit 12. This office condo consists of 1,176 SF with one ½ bath sold 01-29-2009 for \$140,000.00

Falmouth – 81 Technology Park Drive this 14,148 SF Office Style Building built in 1997 having 6 bathrooms on a 10.997 Acre lot sold 02-20-2009 for \$785,000.00

Provincetown – 2 Commercial Street, Unit 2, this 1,080 SF commercial condo consists of three rooms including retail space, storage area, and bathroom. Sold 02-20-2009 for \$229,000.00

Brewster – 354 Harwich Road This 720 Sf multi-use res. 30,000 SF lot sold 02-27-09 for \$150,000.00 (well below town assessed value)

Sandwich – 598 Route 6A. This property sold 03-11-2009 for \$112,000.00 (In-house flip) with the property remaining in the Torrey family. Cape Cod Cooperative helped to facilitate the sale.

Barnstable – 68 Center Street, 1st Floor Commercial /Condominium Unit #19 consisting of 2,787 SF sold 03-18-2009 for \$425,000.00 book 23539 pg 257 / **Second filing for the same sale to correct deed error for unit 19 was 4/15/09 (See Book 23616 pg 161.)**

Chatham – 279 Orleans Road Condominium Unit 279. This Office Retail Commercial Condo. consist of 1,024 SF on the first floor plus basement sold 03-16-2009 for \$159,00.00

Sandwich – 449 Route 130 Unit 15 consisting of 584 SF this office condo sold 3-12-2009 for \$67,000.00

Hyannis – 540 Main Street Unit #15 this 1st floor and basement with 1st floor rear access consisting of 15,186 SF sold 4-15-09 for \$357,000 to WDB Properties LLC, William Baker also owner of Unit 14.

Hyannis – 286 South Street. This 3,540 SF building on .25 Acre lot building in 1900 and owned & occupied by the American National Red Cross Cape Cod & Islands Chapter sold 4-3-09 for \$542,500.00 to Hill Family Trust, Joan B. & David B Hill Trustees. Rumor has it that the Red Cross will remain and lease the space.

Chatham – 1291 Main Street Unit #3 consists of 1,843 SF on first floor sold 4-14-09 for \$350,000.00. This is part of the “Cornfield” property. Unit #3 was previously known as the Pampered Palate Café.

Eastham – 3-Unit #5 Main Street, this 600 SF 1st floor commercial condominium located in Bldg. B within the Main Street Mercantile Plaza sold 4-09-2009 for \$66,000.00.

Brewster – 400 Tubman Road aka Hydrograss of New England, this multi-use residential/Commercial warehouse property consists of a three bedroom 2 bath home (1,456 SF) and a warehouse (1,800SF) on 14,900 Acre lot, sold on 4-23-2009 for \$639,000.00 with full seller financing.

Chatham – 45 Barcliff Avenue Ext. – aka Chatham Pier Fish Market Inc., sold 04-29-2009 for \$800,000.00 Foreclosure Deed. Rockland Trust and SBA (New England Certified Dev. Corp) helped facilitate this sale. The market consists of 2,595 SF building built in 2004 on .13 Acre lot. Formerly known as Nantucket Fish Co., Inc. (Wholesale Seafood) See Foreclosures for listing.

South Dennis – 366 Upper County Road this 330 SF office building (retail –Service) on 40,075 SF lot sold 04-29-2009 for \$200,000.00. (in-house sale) AKA All Cape Fence

Provincetown - 357 Unit 11 Commercial Street. This 555 SF 1st floor – right hand side of building sold 4-16-2009 for \$265,000.00

Chatham – 636 Main Street this 5,568 Sf mixed use building on .29 Acre lot sold 05-01-2009 for \$1,425,000.00. AKA the home of Tanikas Gift Shop.

Falmouth – 405 Worcester Ct. This 3,100 SF Condo. Office Space sold 05-06-2009 for \$115,500.00 by Foreclosure Deed (Citizens N/A)

Provincetown – 289 Commercial Street, this 2,023SF three storied building with small retail on the first floor and residential apt. on 2nd floor all on a 2,657 SF lot sold 05-01-2009 for \$485,000.00.

East Dennis – 1070 Route 134 Unit #5,6,&7 aka Woodside Park consisting of 751+ 679 + 745SF totaling 2,175 SF for the three office condos built in 1989 sold 05-15-2009 for \$75,000.00

Hyannis – 1645 Falmouth Road Unit 2F this 599 SF commercial / office condo sold by foreclosure deed for \$50,000.00 to Lori Case Investment Trust from TD Bank.

East Dennis – 463 Route 6A, this 2,272 SF mix-use/res. Home built in 1986 is situated on 20,038 SF sold 05-29-2009 for \$472,000.00

East Dennis – 1389 Route 6A this 3,388 SF Mixed-Use/Comm building on 1.380 Acre lot sold 05-29-09 by foreclosure deed for \$360,000.00. The buyer, Mark Brown & Anne Venditti, being the mortgage holder(s) for the previous owner, Tucker Nominee Trust, Ruth Tucker-Nese.

Orleans – 14 Lots Hollow Road this 8,448 SF Office building zoned multi-use commercial, is situated on 36,590 Sf lot sold 05-28-2009 for \$820,000.00. AKA home to TD Banknorth Insurance Agency.

Harwich – 544 Route 28 **Unit #4** This 1,629 two story condominium is aka (Mason Jar Condo.) home to the Mason family, deli, and Port Frame Gallery. Sold 06-10-2009 for \$200,000.00

Osterville – 1112 Main Street Unit 17 this 1,110 SF Commercial Condo sold 06-16-2009 for \$195,000.00

Dennisport – 31 Mill Street this mixed use residential property sold 06-12-2009 for \$215,000.00. The building is 1,824 SF on a 13,504 SF lot and is home to Hair Looms Salon.

Harwich – 120 Unit 205 Route 28 this 245 SF Commercial Office Unit sold 06-16-2009 for \$15,000.00

Orleans – 57 Route 6A Condos #1 & #6 the first floor unit #1 was home to Cape Buyer Brokers but as of the sale this 972 Sf office condo was vacant. The second story condo also purchased #6 is 1,860 SF Condo Aka Massage Institute. Both condos (under 1 deed) were purchased 06-11-2009 for \$150,000.00.

South Dennis – 5, 9, & 11 Atlantic Avenue Units 3,4,5, &6, Building B. Consisting of approximately 916 SF, 859 SF, 1046 SF. And 1381 SF, respectively sold 06-18-2009 for \$250,000.00 these units are listed as office Condos.

Orleans – 18 Giddiah Hill Road consists of a 1,552 Sf building built in 1987 on 9,583 SF lot sold 06-25-09 for \$200,000.00. AKA Cove Woodworking.

Sandwich – 145 Route 130 (Forestdale) aka Russo's Cape Cod Bark & Landscape this 746,183 SF Parcel sold (in-house family) to the next generation on 06-18-09 for \$600,000.

Truro – 11 Truro Center Road Unit #2 consists of 704 SF office condo unit sold 06-30-2009 for \$335,000.00.

East Falmouth – 36 Old Meeting House Road this mixed use 2,607.5 SF building on .900 Acre lot sold 07-17-2009 for \$332,500.00 home to Jim Vidal Metal Works (Family flip)

Falmouth – 278 Teaticket Highway- this 4,136 SF building have 4 Units consisting of retail stores / apartments situated on 0.163 Acre lot sold 07-22-2009 for \$350,000.00. AKA home to Cape Mac Computers.

Bourne - 53 Main Street Condo A consists of 1,132 SF (Field Card) includes two rooms plus ½ bath. Sold 08-05-09 for \$101,000.00

Brewster – 3861 Main Street this Mix use 2,340 SF (Prim Res) home plus a 1,008 SF Barn consisting of 2 rooms & 1 bath (Com) on 31,285 SF Lot sold 07-31-2009 for \$595,000.00.

Harwich – 123-3 Queen Anne Road This 2,400 SF Condo Steel building with office/Warehouse sold 07-31-2009 for \$239,000.00

Harwich – 210 Unit 16 Queen Anne Road – this commercial condo consists of 837 SF with a bath sold 08-04-2009 for \$58,000.00.

Hyannis – 46 North Street sold August 10, 2009 for \$1,250,000.00. This 26,000 SF Building on 2.38 Acre lot in the Hyannis Growth Incentive Zone.

*North Falmouth – 40 Edgerton Drive (as per field card) this property consists of 1.594 Acres and has a 9,900 SF Office building. Sold 08-14-2009 to the Spencer Savings Bank for \$214,193.00 by Foreclosure Deed

Brewster – Long Pond Road plus Underpass Road plus 501 Underpass Road sold 08-28-2009 ½ interest (family in-house) in these three parcels for \$300,000. Underpass Road & Long Pond Road are commercial dev. Land (use for parking) and 501 Underpass Road has a retail building consisting of 4,000 Sf AKA **Ferretti Market**. The three lots combined equal 80,525 SF

Harwich – 678 Main Street AKA known as Coutinho-Boisse Funeral Home, sold 09-22-09 for \$675,000.00 with the Seller holding \$540,000.00 paper. This property consists of a 3,106 SF building on 32,670 SF lot.

Brewster – 38 Thad Ellis Road AKA Art House Gallery, this 1,067 SF building on 8,600 SF lot sold 09 28-2009 for \$242,000.00

*Dennis – 9 Atlantic Avenue Unit 2 Bldg. B Aka MMJ Condo's this 2,400 SF office condo sold (Foreclosure Deed) 09-24-09 for \$65,000.00

Hyannis – 420 South Street this 1,524 SF office building on .24 Acre lot sold 10-2-09 for \$210,000.00 with the Seller retaining the mortgage for the full amount of purchase. (Sykes & Cole Law Office)

Cataumet – 1340 County Road this 3,198 SF office building on 39,646 SF lot sold 10-01-2009 for \$380,000.00. (Mary French Dance Studio)

Provincetown – 1 Meadow Road Unit 1A is a 298 SF Retail/Condo. used as an Artist Studio sold 10-22-2009 for \$71,000.00.

Falmouth – 2 Water Street this 1,573 SF bank building formerly **Bank of America** on 0.059 Acre lot sold 10-29-2009 for \$2,262,100.00 to Martha's Vineyard Savings Bank.

Barnstable – 3239 Main Street Route 6A this 2,610 SF Bank Building formerly **Bank of America** situated on 0.38 Acre lot sold 11-06-2009 for \$585,900.00

Osterville – 3072 Falmouth Road / Route 28 consisting of a 2,048F Mixed Use Prim. Res & Com. Building on 2.19 Acres sold 11-09-2009 for \$270,000.00.

Mashpee – 400 Nathan Ellis Highway consists of 5,241 SF General Office Building 4 Units on a 32,882 SF lot sold 11-23-2009 for \$786,000.00.

West Dennis – 259 Main Street formerly known as Florence Crockett Real Estate this mixed use prim commercial & Res. Building consists of 1,328 Sf built in 1880 listed as a single family home plus a 1,264 SF office building both situated on a 21,70 SF lot sold 12-04-2009 for \$197,000.00

Provincetown – 148 – Unit \$ Commercial Street this commercial 434 SF condo consists of 1 room with ½ bath built in 1850 (as per field card) sold 12-08-2009 for \$365,000.00

Provincetown – 193-Unit 6B Commercial Street this commercial 2nd floor mid Office Condo. Consisting of 495 SF (1 room w/1/2 bath) as per field card sold 12-08-2009 for \$300,000.00

Hyannis – 865 Attucks Lane AKA Willy's this 12,750 SF health club on 2.46 Acres sold 11-16-2009.

Bourne - 33 Cohasset Avenue consists of 5,680SF office building mixed use Commercial – Residential on 22,047 SF lot sold 12-15-2009 for \$519,500.00.

West Harwich – 120 Unit 305 Route 28 this 267 Sf office condo unit sold 12-16-2009 for \$25,000.00

Sandwich – 101 Unit 4 Route 6A AKA Atlas Computer Services, this retail condo consisting of 1,276 SF and sold 12-11-2009 for \$140,000.00

Barnstable – 1330 Phinneys Lane this 5,580 SF Office building built in 2000 on 1.34 Acres sold 12-18-2009 for \$1,100,000.

Hyannis – 29 Bassett Lane this 10,368 SF Office Building on 0.53 Acre lot sold 12-22-2009 for \$650,000.00.

Falmouth – 3 Water Street, this 2,548 SF Office building was built in 1844 and has been the home for the Children's School of Science Inc., on a 0.243 Acre parcel. This property sold 12-22-2009 for \$670,000.00. The new owners are WBGH Educational Foundation.

Industrial/Warehouse

Sandwich - 8 Jan Sebastian Drive Condo. # 16 this 1,250 SF approx. (as per Master Deed) consists of 2 room and is an Industrial condominium sold 01-26-2009 for \$170,000.00.

Chatham – 150 Enterprise Drive Condo Unit # 11 this 1,000 SF approx. (As per Deed) is listed as an industrial condominium sold 3/30/09 \$178,500.00.

Harwich – 202 Queen Anne Road this 3,600 SF metal frame warehouse on 21,344 SF sold 04/16/2009 for \$300,000.00 (AKA Cape Stone Works)

Harwich – 330 Route 28. This 2,874 SF(Warehouse) building on 24,173 SF lot sold 04-30-09 for \$325,000.00 The New owners (Harwichport Pizza) are planning on opening a Pizza Restaurant at this location.

Chatham – 299 Commerce Park No. this 2,560 SF industrial warehouse built in 1986 on 1.06 Acre lot sold 05-15-2009 for \$835,000.00.

Dennis – 235 Great Western Road South Dennis, home to Sweetser Engineering. This 3, 100 SF pre-fab metal warehouse / office building on 42,689 SF lot sold 05-22-2009 for \$171,000.00 (in-house flip).

Orleans – 21 Bog Hollow Road this pre-fab metal building consists of 3,100 SF built in 1972 on 1.100 Acre Lot sold 05-27-2009 for \$350,000.00

Harwich – 210 Queen Ann Road, Unit 18 This Commercial Condo Bay with Office consists of 815 SF sold 06-17-2009 for \$56,500.00.

*Wellfleet – 1065 State Highway Route 6, consisting of a 3,150 SF Warehouse on 1.830 Acre lot sold 06-11-09 (Foreclosure Deed) for \$176,000.00. Town assessment for tax purposes has the land valued at \$305,220.00 and the building at \$67,900.00. (2009)

Bourne – 4 Crane Circle Unit #3 – Commercial/ Ind. Condo consisting of 1,375 SF sold 07-24-2009 for \$160,000.00

*Falmouth – 11 Tradesman Circle Building A-1 this 1,822 SF Industrial warehouse condo. sold 07-17-2009 (Foreclosure Deed) for \$165,000.00 with Rockland Trust helping to facilitate this deal.

Chatham – 138 Commerce Park So. This 8,000 SF Industrial Warehouse on .69 Acre lot sold 08-10-2009 for \$550,000.00

Hyannis – 372 Yarmouth Road this 5,000 SF plus second floor office & Messanine storage. 1,500 +/- SF of finished first floor office and show space. Large open room at entrance, three private offices, conference room plus spacious kitchen and bath. All first floor office construction took place during 2004. This building is situated on 0.33 Acre parcel with parking located along side and in front of building. Built in 1984 has a ceiling height of 20' heated by Gas/FHA and has private septic. Zoning B. Sold 8-14-2009 \$524,138.00. AKA Bayside Electric.

East Falmouth – 33-A Village Common Drive this property consists of a 40,400 SF Prefab Steel building built in 1997 on 4.195 Acres sold 08-21-2009 for \$4,600,000.00. AKA Sovran Storage.

Mashpee – 103 Unit D Industrial Drive this 1,250 Industrial Condo is one of 4 Units in the High Bay Industrial strip. This building was built in 1007 each unit equal in size with a 12X14' overhead roll up door with 24' high ceiling. Unit D sold 08-28-2009 for \$170,000.00.

Hyannis – 92 Rosary Lane Unit #14 consisting of 1,000 SF Gas Heat, ½ bath. Townwater, shared septic. 3 phase electric available in complex. Garage door 10' X 14' Sold 09-11-09 for \$85,000.00.

Hyannis -210 Airport Way this commercial warehouse consisting of 10,555 SF on a 1.12 Acre lot sold 11-06-2009 for \$300,000.00 (in-house change in the name of ownership)

Mashpee – 56-9 Bowdoin Road this Commercial/Industrial Condo. steel structure building consisting of 1, 560 SF built in 1986 with 2 rooms ½ bath plus large overhead door sold 11-16-2009 for \$192,000.00. Seller financing helped facilitate this deal.

Yarmouth – 164 Mid-Tech Drive Industrial Condo unit #4 consisting of 1,107 SF with 400 SF Mezzanine – unfinished (as per town website field card.) Sold 12-01-2009 for \$125,000.00

Mashpee – 103 Units 2E & 2F Industrial Drive these two warehouse commercial condo. units each consisting of 1, 189 SF for a total of 2,378 SF space sold 12-15-2009 for \$350,000.00

Automotive Related Sales including retail sales

Falmouth – 1196 Sandwich Road. This 2,436 SF Gas Station & Convenience Store sold 01-02-2009 for \$2,275,000.00 to **Christy's of Cape Cod** with a mortgage being held by the Seller. (H&B Petroleum Inc.).

Hyannis – 317 Falmouth Road. This 2,560 SF building consist of a Gas Station with Convenience Mini-Mart sold 02-03-2009 for \$3,700,000.00 from **Christy's of Cape Cod LLC**, to Hess Corp.

Hyannis 156 Iyannough Road. This 1,766 SF mini-mart / gas Station sold 02-03-2009 for \$2,000,000.00 from **Chrisco Realty LLC.**, to Hess Corp.

Orleans – 401 S Orleans Road. This 6,648 SF building with a Christy's Market and Gas Station plus 2,110 Sf Building (Post Office and Clock Shop) plus 891 SF building (King & I) located at the South Orleans Plaza on 1.604 Acre lot sold 02-03-2009 for \$2,300.000 from Christy's of Cape Cod LLC to Hess Corp.

Yarmouth – 441 Route 28 This 3,288 SF building Gas Station & Mini-Mart on .95 Acre lot sold 02-03-2009 for \$2,300,000.00 from **Christy's Of Cape Cod LLC**, to Hess Corp

South Yarmouth – 1353 Route 28 this 2,131 SF building Gas Station & Mini-Mart on .70 Acre lot sold 02-03-2009 for \$2,500,000.00 **Christy's Of Cape Cod LLC, to Hess Corp.**

Provincetown – 30 Harry Kemp Way. This 10,629 Sf lot has two storage buildings totaling 1,803 SF space and sold 03-04-2009 for \$450,000.00 with Seamens Savings Bank helping to facilitate this sale.

*Yarmouth – 84 Route 28 this 2,100 Sf Auto Repair building on .49 Acre sold 05-06-2009 for \$550,000.00 (Foreclosure Deed)

Yarmouthport – 3 Enterprise Road aka Enterprise Autobody this industrial warehouse consisting of 2,480 Sf on .33 Acre sold 06-18-09 for \$348,500 with the seller facilitating the deal with a \$348,500.00 mortgage.

Cotuit – 4738 Falmouth Road AKA Santuit Sunoco consisting of a 500 Sf building built in 1988 and listed as Gas Station on .65 Acres sold 07-10-09 for \$432,850.00

Bourne – Buzzards Bay- 261 Main Street Aka XTRA Mart this 1,900 SF building built in 1947 situated on 15,000 SF lot Sold 07-10-2009 for \$760,750.00. Buyers also purchased 4738 Falmouth Road Cotuit. See preceding sale.

Hyannis – 90 High School Ext. Road home to Puritan Buick Pontiac GMC Truck this property consists of a 50,712 Sf building with show rooms / offices / Auto repair shop / etc. on 3.32 Acres sold 07-29-2009 for \$2,500,000.00 with the seller holding a \$600K mortgage.

Falmouth – 464 Main Street AKA Meineke Car Care Center, this 1,686 Sf building on 0.698 Acre (30,400 SF) lot sold 08-05-2009 for \$535,000.00

*Bourne – 74 Cranberry Highway AKA Sagamore Car Wash & Detail Center sold by foreclosure deed on 08-14-2009 for \$375,000.00 to the Spencer Savings Bank. This property consists of a 3,076 SF Building (Auto Wash) on a 25,968 SF lot.

*Falmouth – 502 Main Street AKA Falmouth Mutual Service Station this 1,189 SF building on .338 Acre parcel sold 08-21-2009 (Foreclosure Deed) to Community Bank for \$550,000.00

Falmouth – 502 Main Street Aka Falmouth Mutual Service Station this 1,189 SF building on .338 acre parcel sold 09-11-2009 for \$543,750.00

Bourne – 74 Cranberry Highway AKA Sagamore Car Wash & Detail Center sold 10-02-2009 for \$281,250.00. (See Foreclosure deed 8/14/2009 for 375K to Spencer Savings Bank) This property consists of a 3,076 SF building on a 25,968 SF lot.

Hyannis – 551 Yarmouth Road Aka Auto Bath of Cape Cod – this 2,508 SF Car Wash building was built I 1987 and is situated on .21 Acre lot sold 11-24-2009 for \$625,000.00.

Hyannis 436 Yarmouth Road Formerly Bargain Rent A Car and now Town Taxi sold 12-15-2009 for \$575,000.00. This property consists of a 6,628 SF building built in 1957 on 0.56 Acre lot.

Bourne – 60 MacArthur Blvd. this 14,900 Sf building containing showroom, offices, & auto service bays on 2.250 Acre lot sold 12-10-2009 for \$2,990,000.00. Grantee grants and conveys to Grantor in full consideration and satisfaction and discharge of Grantor's debt and other

obligations (Grantee takes ownership of the property for the remaining loan balance owned to him.) AKA Showcase Nissan Suzuki Inc.

Wellfleet – 1500 State Highway Route 6 Aka Neighborhood Motors Auto & Coach this 3,600 SF service garage built in 1993 and situated on 1.030 Acre parcel, sold 12-31-2009 for \$400,000.00.

Bourne – (Buzzards Bay) 170 MacArthur Blvd. This 1.288 Acres (Lot A) with three buildings totaling 10,820 SF (AKA Great Rock Tractor Co.,) sold 12-31-09 for \$928,900.00.

Auction/Foreclosures

Eastham – 355 Massasoit Road sold 01-20-2009 for \$389,000.00 to Deutsche Bank National T Co. This Mixed Use Prim Res. & Commercial property consists of 1,424 SF building on 28,750 SF lot. AKA J&J Home & Garden Services.

Harwich – 888 Route 28 “HANDKERCHIEF SHOALS” (Foreclosure Deed) This 26 unit motel on 2.71 Acre lot was purchased on 4/03/2009 by Schoolhouse, LLC, Craig R. Borden for \$110,000.00 +.

Provincetown – 386 Commercial Street, **AKA The Commons**, this 15 unit full service Inn plus managers quarters consists of two building totaling 8,363 SF on 8,756 SF lot sold 04-03-2009 by Foreclosure Deed for \$1,215,000.00.

Hyannis – 17-19 Fresh Holes Road. This Duplex consists of 4 Bedrooms and 2 Two full baths on 1,440 SF living space on .23 Acre lot. Sold to Tribeca Lending Corp. Jersey City, NJ on 04 24-09 for \$112,858 Foreclosure Deed. Previous sale 09/04 for \$237,500.

Chatham – 45 Barcliff Avenue Ext. – aka Chatham Pier Fish Market Inc., sold 04-29-2009 for \$800,000.00 Foreclosure Deed. Rockland Trust and SBA (New England Certified Dev. Corp) helped facilitate this sale. The market consists of 2,595 SF building built in 2004 on .13 Acre lot. Formerly known as Nantucket Fish Co., Inc. (Wholesale Seafood) See retail also for listing

Yarmouth – 17 Whittier Place this one story 3 bedroom / 3 bath two-family sold 04-21-09 by foreclosure deed for \$247,500 to JP Morgan Chase Bank SEE LC CERT; 188387 DATED 4/29/2009 SOLD \$255,001 TO JOSH WILBAR 7 JOSHUA L. WILLBAR

*Yarmouth – 84 Route 28 this 2,100 Sf Auto Repair building on .49 Acre sold 05-06-2009 for \$550,000.00 (Foreclosure Deed) See Automotive.

*South Dennis – 70 Upper County Road this 2,088 SF two-storied two-family Duplex on 7,405 SF lot sold 05-20-2009 for \$149,625.00 (Foreclosure Deeds) HSBC Bank USA purchase.

* Chatham – 2661 Main Street AKA “Harding House” this .50 Acre property consists of three building totaling 5,179 SF. The main house is built in 1850 contains 3,602 SF., 2nd building is 1,185 SF, 3rd building is 392 SF. This property sold 06-05-2009 for \$480,000.00 (Foreclosure Deed)

* Yarmouth 223-1&B Higgins Crowell Road This 2-family duplex sold 06-08-22009 for \$200,000.00 (Foreclosure Deed) 1,368 SF building with a total of 3 Bedrooms 2 baths on .76 Acre. Seller: Richard S. Runstein & Barclays Capital RE Buyer: Deutsche Bank National T. Co.

*Mashpee – 588 Main Street consists of 48.094 Acres (Route 130) Ind/Com. Potentially developable land sold to Cape Cod Coop. Bank for \$1,500,000.00 (Foreclosure Deed)

*Wellfleet – 1065 State Highway Route 6, consisting of a 3,150 SF Warehouse on 1.830 Acre lot sold 06-11-09 (Foreclosure Deed) for \$176,000.00. Town assessment for tax purposes has the land valued at \$305,220.00 and the building at \$67,900.00. (2009)

Brewster – 1217 Main Street consisting of 2, 142 Sf building on a 25,500 SF lot was home to Brewster Acupuncture sold by foreclosure deed 06-18-2009 for \$457,726.00

Provincetown – 24 Franklin Street this three-family Antique home consists of 2,013 SF on 4,100 SF lot sold 07-113-09 for \$666,000.00 Foreclosure Deed to GMAC Mortgage LLC

*Falmouth – 1 Main Street AKA *the Inn at One Main Street* consists of a 3,664 SF Antique (Victorian built in 1892) has 6 Rental units plus a 1 bedroom 1bath owners quarters on the first floor. All this on 0.383 Acres Sold (Foreclosure Deed) Buyer: BMR Funding, LLC, having the same address as the previously mortgage holder (SPCP Group, LLC 2 Greenwich Plaza, 1st Floor, Greenwich, CT 06820 on 07-24-09 for \$475,000.00

*Falmouth – 11 Tradesman Circle Building A Unit1 this 1,822 SF Industrial warehouse condo. sold 07-17-2009 (Foreclosure Deed) for \$165,000.00 with Rockland Trust helping to facilitate this deal.

*Bourne – 5 Crane Circle this 47,916 SF commercial developable land sold for \$365,000 (Foreclosure Deed) on 8-05-2009.

*Bourne – 74 Cranberry Highway AKA Sagamore Car Wash & Detail Center sold by foreclosure deed on 08-14-2009 for \$375,000.00 to the Spencer Savings Bank. This property consists of a 3,076 SF Building (Auto Wash) on a 25,968 SF lot.

*North Falmouth – 40 Edgerton Drive (as per field card) this property consists of 1.594 Acres and has a 9,900 SF Office building. Sold 08-14-2009 to the Spencer Savings Bank for \$214,193.00 by Foreclosure Deed

*Falmouth – 502 Main Street AKA Falmouth Mutual Service Station this 1,189 SF building on .338 Acre parcel sold 08-21-2009 (Foreclosure Deed) to Community Bank for \$550,000.00

*Harwich Port – 86 Sisson Road aka Circadia Bistro Country Inn & Tavern sold 09-14-2009 for \$570,000.00 (Foreclosure Deed) This historic landmark Inn & Restaurant has 5 Guest Rooms with private baths, attached owner's quarters 2 bdr/2baths. Private Dining Rooms plus Tavern

Room with seating for 140 guests. Extra housing for employees plus an in-ground swimming pool all situated on a 6.49 acres lot. Bank owned but I doubt for long.

*Hyannis – 42/46/60 School Street this multi-family consisting of multiple buildings totaling 3,633 SF on .23 Acre combined lots sold by Foreclosure Deed in the Amount of \$476,000.00 on 09-22-2009.

*Harwich – 872 Route 28 AKA Stone Horse Motel consisting of five buildings totaling 10,541 SF +/- on 2.610 Acres Sold 09-17-2009 for \$1,000,000.00 (Foreclosure Deed) As per field card the two Story “Port Bldg” has 20 Units, Office Building has 4 Units on the second floor and the main floor consist of Office Space, the “Bow Bldg” has units #1-7, the “Starboard Bldg” has units #8-11, and the “Stern Bldg.” (6) One bedroom Units #12-17.

*Dennis – 9 Atlantic Avenue Unit 2 Bldg. B Aka MMJ Condo’s this 2,400 SF office condo sold (Foreclosure Deed) 09-24-09 for \$65,000.00

*North Falmouth – 8 Trickett Street this 984 SF two-family ranch style home built in 1961 on a 0.286 Acre lot sold 11-18-09 for \$202,500.00 (Foreclosure Deed Deutsche Bank Natl T Co.

*Harwich – 161 Route 28 Sold 11-17-2009 for \$850,000.00 (Foreclosure Deed) AKA ***Gateway on the River***, is a partially completed condo development, comprised of 13 Townhouse and garden style units located on the Herring River on Route 28 in Harwich. The units include nine townhouses averaging 967 SF and four garden-style units averaging 903 SF. The townhouse units provide direct entry with upside down floor plan, with the bedrooms on the first floor and living room and kitchen on the upper levels allowing for outstanding water views of the Herring River.

The building was constructed between 2007-2008 and is currently completely enclosed with interior build out required. The property consists of a single two story wood frame building on poured concrete foundations and vinyl siding exteriors. The property features all two bedroom, one bathroom and one-half bathrooms in both townhouse and garden-style floor plans. Proposed unit amenities include fully equipped kitchens, stackable washers/dryers, bay windows (select units), gas fireplaces (select units) and decks located off of the living room. (Information gathered from Loopnet)

Sandwich – 383 Route 6A consists of 8,454 SF home zoned Mixed Use Primary Res. & Comm on a .42 Acre lot sold 11-17-2009 (Foreclosure Deed) Cape Cod Coop Bank for \$650,000.00

*Falmouth – 27 Main Street – AKA ***Mostly Hall*** This Bed & Breakfast consisting of 3,364 SF this historic property (circa 1849) has 4 levels, 8 bedrooms, 8 full baths spacious common areas, 30 foot wide “mostly halls” on the first and second floors, as well as private owner’s quarters. Spacious and beautifully landscaped 1.148 Acre grounds have been a point of pride to the present and previous owners. The large private fenced in backyard with its Gazebo provides space for guests to relax and enjoy the quiet or a place for small gatherings. (Information from MLS listing) Sold 11-19-2009 for \$780,000.00 (Foreclosure Deeds)

*West Dennis – 424 Main Street this 2,413 SF Three-Family antique built in 1854 has a total of 11 rooms with 4 bedrooms – three baths and 3 kitchens all on 21,780 SF lot sold (foreclosure Deed) 12-2-2009 for \$140,472.00 buyer is Bank Of America.

*South Dennis – 902-904 Unit U-1-1 this first floor office condo consisting of 510 SF was sold at foreclosure 12-18-2009 for \$105,000.00.

Land Sold:

Bourne (Cataumet) Millennium Drive this 40,000 +/- SF commercial lot sold 01-09-2009 for \$350,000.00 to an abutter Ocean Front Property Realty Trust, Susan Knute.

Marstons Mill – 3760 Falmouth Road. This one acre commercial lot sold 03-06-2009 for \$550,000.00

Brewster – 341 Main Street This 2.399 Acre parcel sold to the Brewster Conservation Trust on 04-15-2009 for \$300,000.00. Deed has conservation land only restriction.

Mashpee – 253 Great Neck Road, North this 8.809 Acre parcel sold 06-05-2009 for \$250,000.00. This parcel was home to the Lucky 9 Farm was sold firewood, mulch, woodchips, etc. (Quarry)

*Mashpee – 588 Main Street consists of 48.094 Acres (Route 130) Ind. /Com. Potentially developable land sold to Cape Cod Coop. Bank for \$1,500,000.00 (Foreclosure Deed)

Centerville – 463 – A (lot1) Oak Street this 0.97 Acre lot zoned usage: Telephone Relay Tower, sold 06-22-2009 from New England Tel & Tel Co. to Industrial Tower and Wireless LLC, Michael J. Umano for \$760,760.00

Orleans – 353 South Orleans Road Route 28, Orleans the Town of Orleans on 06-23-2009 purchase for \$600,000.00 the land owned by the Sparrow Family approximately 4.97 acres for conservation, open space and passive recreation purposes.

Harwich – 2 Swan Drive this 1.800 Acre accessory land improved sold 07-28-09 \$2,332,358.22 (in-house name flip) Seller retaining mortgage note for \$1,259,749.31. SEE 4 COVE LANDING ROAD, HARWICH.

Eastham – 245 State Highway this 24,829 SF lot (Accessory Improved Lot) sold 07-31-2009 for \$120,000.00.

*Bourne – 5 Crane Circle this 47,916 SF commercial developable land sold for \$365,000 (Foreclosure Deed) on 8-05-2009.

Sandwich – 4 Victory Drive this 3.64 Acres of land zoned industrial with a small portion zoned residential sold 08-14-2009 for \$60,000.00 to the Housing Assistance Corp.

Sandwich – 8 Victory Drive this 2.469 Acres zoned Industrial and a small portion residential sold 08-14-09 for \$75,000.00 to the Housing Assistance Corp.

Falmouth – 0 & 24 Spring Bars Road consists of .97 Acre commercial Land sold 09-25-2009 for \$1,000,000.00.

Orleans – 21 Brewster Cross Road this 20,038 SF commercial land sold 10-05-2009 for \$150,000.00.

Wellfleet – 310 Main Street – aka Parcel A consisting of 942 SF land sold 12-07-2009 for \$15,300.00. Seller: Town of Wellfleet Buyer: Robert P. McClellan to add to property already purchased.

Lodging: Motels, Hotel

Centerville – 1555 & 1575 Iyannough Road (Route 132) aka **Rose Lodge** sold 01-08-2009 for \$2,200,000.00 with Bank of Canton holding a \$2,400,000.00 mortgage. The property was permitted recently for a bank and office building.

Harwich – 888 Route 28 **HANDKERCHIEF SHOALS** (Foreclosure Deed) This 26 unit motel on 2.71 Acre lot was purchased on 4/03/2009 by Schoolhouse, LLC, Craig R. Borden for \$110,000.00. Schoolhouse, LLC also purchased the first mortgage of \$690K and was responsible for back Taxes and Water charges.

*Chatham – 2661 Main Street AKA “**Harding House**” this .50 Acre property consists of three building totaling 5,179 SF. The main house is built in 1850 contains 3,602 SF., 2nd building is 1,185 SF, 3rd building is 392 SF. This property sold 06-05-2009 for \$480,000.00 (Foreclosure Deed)

South Yarmouth – 1261 Route 28 AKA **The Beach N’ Towne Motel** sold 08-14-2009 for \$455,000. This property consists of 21 Units plus a 2 Bedroom Owners Quarters all on 2.36 Acres. Outside pool, Basketball Court and Recreation Building w/ reading room. Large Portion of lot to rear is vacant land.

*Harwich – 872 Route 28 AKA **Stone Horse Motel** consisting of five buildings totaling 10,541 SF +/- on 2.610 Acres Sold 09-17-2009 for \$1,000,000.00 (Foreclosure Deed) As per field card the two Story “Port Bldg” has 20 Units, Office Building has 4 Units on the second floor and the main floor consist of Office Space, the “Bow Bldg” has units #1-7, the “Starboard Bldg” has units #8-11, and the “Stern Bldg.” (6) One bedroom Units #12-17.

Sandwich – 3 Bay Beach Lane consists of a 4,380 SF Cape Style home on .69 Acre waterfront lot sold 09-22-09 for \$1,350,000.00. AKA **Bay Beach B&B** will revert back to a single family home.

Hyannis – **791 Pitchers Way** – this 3,328 SF well maintained lodging/rooming house has 6 rental units plus owners apartment. Several tenants have been in place for over 6+ years. Each studio has its own full bath and all units are being rented including all utilities. Garage is also leased all this on 1.01 Acre lot sold 11-09-09 for \$400,000.00.

Eastham – 10 Captain's Quarters Court AKA ***Captain Quarters Motel & Conference Center*** consisting of 75 Units and a 2,000 SF Conference Center with a capacity for 160 people and includes a full commercial kitchen. The motel offers continental breakfast, guest laundry, outdoor pool, basketball court, two tennis courts, volleyball court, barbeque grills and picnic area. All on 5.36 Acre lot sold 12-16-2009 for \$1,700,000.00. ***The Captains Quarters Motel, Rt. 6, North Eastham*** was scheduled for Auction on November 20, 2009. Chuck Carey of Carey Commercial, Inc., produced a buyer who submitted an offer prior to the Auction. The deal was closed on 16 December 2009 for \$1.7 M in co-operation with J.J. Manning Auctioneers. The financing was arranged by Rockland Trust and ***Matt Collins of Granite State Development***. Sale arranged by Chuck Carey.