

MONTHLY SALES AND LEASE REPORT

As Reported In The New England Real Estate Journal

Month of JULY, 2006

Key: Desc = Property Type; S/L = Sale or Lease

SELLER/LESSOR	REP. OF SELLER	BUYER/LESSEE	REP. OF BUYER	ADDRESS	PRICE	SIZE	DESC.	S/L
R.E. Capital Partners	CB Richard Ellis	Invesco Real Estate Advisors	—	350 Washington St., Boston, Mass.	\$128 million	—	retail/office	sale
—	—	KS Partners	KS Partners	33 Boston Post Rd., Marlborough, Mass.	\$8.15 million	113,050 s/f	office	sale
—	Press/Cuozzo Commercial Services	Ponte Vecchio Properties	C21 All Points	265 Orange St., New Haven, Conn.	\$375,000	4,000 s/f	commercial	sale
Beacon Capital Properties	Cushman & Wakefield	Murphy & King, P.C.	Cresa Partners	One Beacon St., Boston, Mass.	—	20,663 s/f	office	lease
Water St. Mill Corporation	Greater Boston Commercial Properties, Inc.	13-26 Water St., LLC	—	13 Water St., Holliston, Mass.	\$1.411 million	—	office	sale
Boulevard Motel Corporation	New England Hotel Realty	Haverhill Hospitality	—	Haverhill, Mass.	—	131 rooms	residential	sale
The Davis Companies	The Davis Companies	CSG Systems International, Inc.	—	One Burlington Woods, Burlington, Mass.	—	10,000 s/f	office	lease
The Davis Companies	The Davis Companies	Corporate Technologies, Inc.	—	Three Burlington Woods, Burlington, Mass.	—	19,000 s/f	office	lease
CMI Property, Inc.	Elliot & Company	Turfgrass	Turfgrass	129-147 Morgan Dr., Norwood, Mass.	—	3,400 s/f	office/commercial	lease
Cummings Properties	Cummings Properties	Waddell & Reed Financial Advisors	—	Route 128, Woburn, Mass.	—	6,000 s/f	office	lease
Feldco Development	Feldco Development	Brady Sullivan Properties	Brady Sullican Properties	315 South Willow St., Manchester, N.H.	—	100,000 s/f	retail/office	sale
Harold Abbott	The Kane Company	American Cottage, LLC	The Kane Company	9 Gilford East Dr., Gilford, N.H.	—	14,350 s/f on 2.52 acres	retail/office/commercial	lease
DGM Realty	Stebbins Commercial Properties, Inc.	Tyflot, Inc.	M.J. Moreau Communities,	305 Massabesic St., Manchester, N.H.	\$1.225 million	35,000 s/f	commercial	sale
J.W.J. Realty, Inc.	Geri Reilly Real Estate	Catamount/South Burlington, LLC	Redstone	1795 Shelburne Rd., So. Burlington, Vt.	\$1.8 million	13,000 s/f on 2.8 acres	retail	sale
1838 Partners, LLC	Grubb & Ellis/Northern New England	Getman, Schulthess & Steere, PA	—	1838 Elm St., Manchester, N.H.	—	10,000 s/f	office	sale
Goodwin Community Health and Seacoast Orthopedics	KW Commercial	Wentworth Douglas Hospital	—	19 Old Rollinsford Rd., Dover, N.H.	\$739,750	8,450 s/f	office	sale
Brixmor Property Group	Brixmor Property Group	Postal Center USA	—	West High St., Somersworth, N.H.	—	1,500 s/f	retail	lease
Print Solutions (Kevin Boyarsky)	Concord Commercial	ROI Irrevocable Trust	Phoenix Realty	32 Manchester St., Concord, N.H.	\$600,000	—	retail	sale
Dorothy Carter	Town & Shore Associates	PHP on Walton, LLC	—	68 Walton St., Portland, Me.	\$330,000	5 units on 3,449 s/f	residential	sale
—	The Dunham Group	Northeast Lab Services	CBRE/The Boulos Company	999 Forest Ave., Portland, Me.	—	2,630 s/f	office	lease
—	The Dunham Group	Dragon Fire Martial Arts	CBRE/The Boulos Company	650 Main St., So. Portland, Me.	—	5,490 s/f	office/retail	lease
—	Cardente Real Estate	Farr Horizons Health Center	—	2234 Middle Rd., Falmouth, Mass.	—	1,650 s/f	office	lease
—	Cardente Real Estate	Flat Iron Gallery	—	594 Congress St., Portland, Me.	—	2,562 s/f	office/retail	lease
Pratton Properties	United Multi Family	Pratt Street Apartments	—	20 Eames St., 66 Pratt St., Framingham, Mass.	\$2.535 million	36 units	residential	sale
Captain Parker Arms Apartments	NAI Hunneman	Avalon Bay VAP Acquisition II	—	Worthen Rd., Lexington, Mass.	\$20.8 million	94 units	residential	sale
The Davis Companies	Colliers International	Linguistic Systems, Inc. Radius Health, Inc. Percipio Media	Jones Lang LaSalle Cushman & Wakefield	201 Broadway, Cambridge, Mass.	—	20,000 s/f (total)	office	lease
The Davis Companies	The Davis Companies	Technical Education Research Centers, Inc.	Cushman & Wakefield	2067 Mass. Ave., Cambridge, Mass.	—	30,000 s/f	office	lease
Marlborough Street Realty Trust	Boston Realty Advisors	—	—	300 Marlborough St., Boston	\$3.775 million	9 units	residential	sale

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—	—	The Church in New Haven	Press/Cuozzo Commercial Services	918 Greenway Rd., Woodbridge, Conn.	\$470,000	3,072 s/f (house) 2,690 s/f (garage)	residential	sale
Seacoast Hospice	NAI Norwood	QMMR Realty (Qessential Medical Market Research)	—	10 Hampton Rd., Exeter, N.H.	\$475,000	6,132 s/f	office	sale
Haymac, LLC	Haynes Management, Inc.	Lotsa Helping Hands, Inc.	McPherson Corporation	34 Washington St., Wellesley Hills, Mass.	—	6,936 s/f	office	lease
Ludlow Mills	—	Westmass Area Development Corp.	Westmass Area Development Corp.	Ludlow, Mass.	—	1.45 million s/f on 170 acres	commercial	sale
Development Association	Development Association	McLeod & Dewey Associates	Development Association	630-32 Silver St., Agawam, Mass.	—	2,700 s/f	commercial	lease
Agawam Silver, LLC	Agawam Silver, LLC	Great Eastern Energy	Development Association	630 Silver St., Agawam, Mass.	—	—	office	lease
Development Association	Development Association	Microtest Laboratories	Development Association	68 Gold St., Agawam, Mass.	—	8,000 s/f	commercial	lease
Manchem, LLC	Development Association	Innovative Plastic Systems	Development Association	15 Third St., Palmer, Mass.	—	5,122 s/f	commercial	lease
Century Investment Company	Century Investment Company	Pet Supplies "Plus"	Century Investment Company	175 Memorial Ave., West Springfield, Mass.	—	9,700 s/f	retail	lease
Century Investment Company	Century Investment Company	Cellular Sales	Eastern Retail Properties	175 Memorial Ave., West Springfield, Mass.	—	3,700 s/f	retail	lease
Country Squire Apartments	King & Newton, LLC	—	—	Springfield, Mass.	\$2.5 million	38 units on 3.2 acres	residential	sale
Mathieu Ford Sales, Inc. Susan Inferra & Norman Norman and Theresa Sibley	Glickman Kovago & Co.	CVS	—	297 Central St., 57 Maple St., and 36 Linden, St. Winchendon, Mass.	\$1.442 million (total)	1.7 acres of land	retail	sale
Falmouth Holding Realty Corp.	Sea Watch Realty, Inc.	1 800 Mattress.Com (Sleepy's LLC)	Sea Watch Realty Inc.	96 Davis Streits, Falmouth, Mass.	—	5,000 s/f	retail	lease
The Community Bank	Sea Watch Realty	Franey Medical Labs	—	Mercantile Way, Mashpee, Mass.	\$320,000	1.64 acres	commercial	sale
—	Parsons Commercial Group, Inc.	Boundary Fence and Railing Systems, Inc.	UGL Equis	40 Locke Dr., Marlborough, Mass.	—	18,000 s/f	commercial	lease
The Rovisys Company	The Shaffer Company	Aldata Solutions, Inc.	Greater Boston Commercial Properties	377 Simarano Dr., Marlborough, Mass.	—	5,489 s/f	office	lease
Haynes Management	Northeast Select Properties	Aldata Solutions, Inc.	Greater Boston Commercial Properties	Mt. Royal Ave., Marlborough, Mass.	—	1,908 s/f	office	lease
T & T Realty Trust	Greater Boston Commercial Properties	Residential Mortgage Services	Greater Boston Commercial Properties	87 Elm St., Hopkinton, Mass.	—	2,300 s/f	office	lease
—	Hayes & Sherry Real Estate Services	Ratcliffe Harten Burke & Galamaga, LLP	—	40 Westminster St., Providence, R.I.	—	6,000 s/f	office	lease
Trammell Crow Company	CBRE/N.E.	Crimzon Rose International	Olympus Group Real Estate	1600 Division Rd., West Warwick, R.I.	—	106,000 s/f	commercial	lease
City of Pawtucket	—	Pawtucket Armory Arts Center (Brian Thibeault)	—	172 Exchange St., Pawtucket, R.I.	\$561,000	48,000 s/f	commercial	sale
Blackridge Properties	Coldwell Banker Commercial Division	Aztec Technologies	—	Foxborough, Mass.	—	1,840 s/f	office/ residential	sale
Mortgage Guarantee & Title Company	Hayes & Sherry	Consolidated Holdings, LLC	—	450 Veterans Memorial Pwy., East Providence, R.I.	\$939,000	9,215 s/f	office	sale
989 Reservoir Ave., LLC	Albert Realtors	Land J Realty	Phipps Realty	989 Reservoir Ave., Cranston, R.I.	\$876,000	8,392 s/f	office	sale
GTECH Center	CB Richard Ellis	Rockland Trust Company	MG Commercial	10 Memorial Blvd., Providence, R.I.	—	3,600 s/f	office	lease
First Bristol Corporation	First Bristol Corporation	Care New England	Abbott Properties	171 Service Pl., Warwick, R.I.	—	27,000 s/f	office	lease
First Bristol Corporation	First Bristol Corporation	First Marblehead Corporation	—	171 Service Pl., Warwick, R.I.	—	26,000 s/f	office	lease

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Sabre Development Company	MG Commercial Real Estate	Egg Roll Café	—	63 Airport Rd., Warwick, R.I.	—	2,400 s/f	retail	lease
—	MG Commercial Real Estate	Claddagh Connection	—	20 Commerce Rd., Seekonk, Mass.	—	2,000 s/f	retail	lease
—	MG Commercial Real Estate	Datastream Plus	—	1285 Park Ave., Cranston, R.I.	—	1,350 s/f	retail	lease
—	MG Commercial Real Estate	Bay Business Machines	—	44 Albion Rd., Lincoln, R.I.	—	3,700 s/f	retail	lease
—	Residential Properties, Ltd.	—	Residential Properties Ltd.	2 Waterway, Narragansett, R.I.	\$3 million	5,000 s/f	residential	sale
Warren Metacom	NAI Hunneman	Diversified Funding	—	Route 136, Warren, R.I.	\$3.85 million	63 units	residential	sale
Hubbell Inc.	Coldwell Banker Commercial and USI	Town of Orange, Conn.	—	Orange, Conn.	\$7.1 million	372 acres	—	sale
Combined Properties, Inc.	Combined Properties, Inc.	Steele Canvas Basket	—	201 Williams St., Chelsea, Mass.	—	23,634 s/f	commercial	lease
—	Denenberg Realty Advisors	Julie and Dustin Thai	Town Hall Realty	1676 Dorchester Ave., Dorchester, Mas.	\$700,000	8,704 s/f	retail	sale
—	Denenberg Realty Advisors	Maribeth Perry	Metro Business Brokers	7-13 Central St., Franklin, Mass.	\$555,000	3,494 s/f	retail/ office	sale
George Millett	Baldwin Realty Group	Meridian Woodworking	—	443 Summer St., Brockton, Mass.	—	6,000 s/f	commercial	lease
15 Bonazzoli, LLC	O'Brien Commercial Properties	Digital Audio Services	—	15 Bonazzoli Ave., Hudson, Mass.	—	2,800 s/f	commercial	lease
New Boston Fund, Inc.	New Boston Fund Inc.	The Silverman Group	—	35 & 55 Corporate Dr., 126 Monroe Tpke., 204 Spring Hill Rd., 30 Trefoil Dr., Trumbull, Conn.	—	230,677 s/f in 5 buildings	office/ commercial	sale
FTC Liquidation Company	O,R & L Commercial	Turbine Technologies	Turbine Technologies	65 Spring Lane, Farmington, Conn.	\$105 million	42,500 s/f	commercial	sale
Ya Jung Kao Teng	Arnold Peck's Commercial World	Joe & Ania Catalano	Goldblatt Associates Commercial Real Estate	430 Boston Post Rd., Milford, Conn.	\$575,000	4,530 s/f	retail	sale
Levesque Lawrence and Klimas Walter III	R.M. Bradley Brokerage Company	Midstate Site Development	Colliers International	75 West Dudley Town Rd., Bloomfield, Conn.	\$475,000	9,050 s/f	commercial	sale
Chuck's Steakhouse, Inc.	Colonial Properties	Mansei Inc.	ReMax Right	1003 Boston Post Rd., West Haven, Conn.	\$550,000	5,679 s/f	retail	sale
—	—	East Coast Contractors & Zero Draft	John Hastings, Inc.	1085 Connecticut Ave., Bridgeport, Conn.	—	8,000 s/f	commercial/ office	lease
—	—	Aspire Fitness	John Hastings, Inc.	44 Main St., Westport, Conn.	—	1,587 s/f	retail	lease
—	—	Ceres Services Company	John Hastings, Inc.	Wilton, Conn.	—	1,100 s/f	—	lease
—	—	Positive Family Behavior	John Hastings, Inc.	196 Danbury Rd., Wilton, Conn.	—	700 s/f	office	lease
—	—	Knox & Company	John Hastings, Inc.	830 Post Rd. East Westport, Conn.	—	2,380 s/f	office	lease
—	—	Hair Innovations Design Team	John Hastings, Inc.	Westport, Conn.	—	1,075 s/f	retail	lease
RFR Realty	RFR Realty	Blair & Potts	Collier International	4 Stamford Plaza, Stamford, Conn.	—	8,736 s/f	office	lease
—	Watch Hill Properties	Bunge Global Markets, Inc.	Vidal/Wettenstein	46 Miller St., Fairfield, Conn.	—	1,500 s/f	office	lease
Branco, Inc.	The Geenty Group	UZID, LLC	Weichert Realtors	222 Universal Dr., North Haven, Conn.	—	6,321 s/f	commercial	lease
Parish Farms, LLC	The Geenty Group	Win Wholesale Property	The Geenty Group	21 Business Park Dr., Branford, Conn.	—	2,000 s/f	office	lease
D'Amato Investments	The Geenty Group	—	The Geenty Group	161 Research Dr., Milford, Conn.	—	800 s/f	commercial	lease

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Bove Enterprises	Angel Commercial	Hawley Management Group	Angel Commercial	816 Honeyspot Rd., Stratford, Conn.	\$440,000	8,000 s/f	commercial	sale
Hawley Management Group	Angel Commercial	Stonehenge Marble and Granite	Angel Commercial	816 Honeyspot Rd., Stratford, Conn.	—	6,000 s/f	commercial	lease
Kennedy Parks	Windsor Management Company	Madico, Inc.	Coldwell Banker	429 Hayden Station Rd., Windsor, Conn.	—	5,200 s/f	retail	lease
Connecticut Ave. Associates	Windsor Management Company	Capture 3 D	CB Richard Ellis	58 B Connecticut Ave., So. Windsor, Conn.	—	2,700 s/f	commercial	lease
Westside Village Center	Windsor Management Company	Aqua Air Systems	Windsor Management Company	200 West Center St., XXXXXXX	—	1,950 s/f	retail	lease
23 Sanrico Dr., LLC	Sentry Commercial	Roger Talbot Sr.	Sentry Commercial	23 Sanrico Dr., Manchester, Conn.	\$700,000	13,034 s/f	commercial	sale
D H Realty	Levey Miller Maretz	Just Communications	Star Commercial Realty	1211 A South Broad St., Wallingford, Conn.	—	1,500 s/f	retail	lease
Scalzo Realty	Charter Realty & Dev. Corporation	HomeGoods	—	Route 7, New Milford, Conn.	—	28,000 s/f	retail	lease
Willowbrook Plaza, L.P.	H. Pearce Commercial	Comcast	—	4 Willowbrook Rd., Cromwell, Conn.	—	2,600 s/f	retail	lease
SCB Plaza	H. Pearce Commercial	Comcast	H. Pearce Commercial	199 Shunpike Rd., Cromwell, Conn.	—	2,000 s/f	retail	lease
Trolley Park, LLC	Marcus & Millichap	512-520 Main St., LLC	512-520 Main St., LLC	East Haven, Conn.	\$9.6 million	214 units	residential	sale
Emerald City Construction, 1776 Cheshire St. Assoc., Rochella Blocher 2000, Irrevocable Trust	Marcus & Millichap	492 Fountain St., LLC	Marcus & Millichap	492 Fountain St., New Haven, Conn.	\$4.25 million	72 units	residential	sale