



FOR LEASE

OFFICE SPACE

191-201 Pope's Island, New Bedford, MA
1,200-1,900 SF 2 Retail/Office Spaces

398 County Street, New Bedford, MA
2,000 SF Office on the 1st Floor

67-69 Brigham Street, New Bedford, MA
1,440 SF State-of-the-Art Medical Office

675 Paramount Drive, Raynham, MA
3 Units at Raynham Woods Medical Center

4-18 S. Water Street, New Bedford, MA
1,385 SF on 2nd Floor in Historic District

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

60 Brigham Street, New Bedford, MA
3,656 SF Medical/Gen. Office Space on 2nd Fl

RETAIL SPACE

154 Faunce Corner Road, UF, Dartmouth, MA
1,911 SF Storefront in Busy Strip Plaza

161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

178 Huttleston Avenue, Fairhaven, MA
4,085 SF in High Traffic Location on Busy Rt 6

191-201 Pope's Island, New Bedford, MA
1,200-1,900 SF 2 Retail/Office Spaces

331 State Road, Dartmouth, MA
3,000 SF in Busy Plaza w/10 Units

Sarah's Way, Fairhaven, MA
2,000-3,622 SF 3 Retail Spaces in CVS Plaza

INDUSTRIAL/WAREHOUSE

211 Pope's Island, Suite 4, New Bedford, MA
1,400 SF Storage/Contractor Space

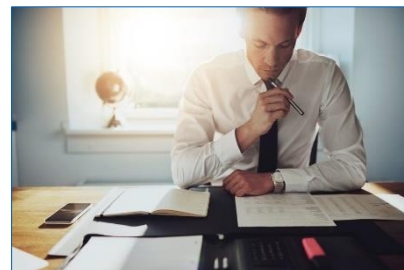
161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

376 Nash Road, New Bedford, MA
17,000 SF Freezer and/or 8,000 SF Flex Space

**Contact us at (508) 990-4280
for further information**

What the Passage of FASAB 56 Now Means to You as an Investor

While the media and the American public were all caught up in the firestorm of the confirmation hearings for Supreme Court Justice Brett Kavanaugh, the Federal Accounting Standards Advisory Board announced FASAB 56, a resolution that allows companies to alter and misrepresent their financial statements if it is deemed to be in the best interest of national security. In addition, the resolution allows companies to maintain secrecy to the general public about ever having misrepresented their financial statements, too.



It's very interesting to note that this announcement came just months after former U.S. Cabinet Member Catherine Austin Fitts, along with Michigan State University Professor Mark Skidmore, discovered that more than \$21 trillion had gone missing and unaccounted for between both the Department of Defense and the Department of Housing and Urban Development, with a very high percentage of the money having gone missing from within the Defense Department. Taking this even further, when Professor Skidmore announced that he had determined through published online government financial statements that the \$21 trillion had gone missing and unaccounted for, the financial statements then suddenly disappeared from the internet.

What this means is that the financial statements of companies that do business with the government cannot really be relied upon, because, if they are deemed to be falling within the provisions of FASAB 56, the companies can now legally misrepresent their financial statements. How much can a company alter their financial statements in order to bolster the value of their company stock? In a world where corporate greed seems to be running rampant, and executive bonuses are oftentimes tied to company performance, how far might some top executives go, knowing that the truth can always remain secret?

This is truly mind boggling to come to terms with! But what this does, in many ways, is it makes commercial real estate an even better, safer investment when compared to many stocks. As long as you have tenants in place who cannot claim secrecy for their financial statements under FASAB 56, which will represent the vast majority of companies, you should be OK, as long as you always do your due diligence.

Putting all of this together, real estate, when purchased at the right time, at the right price, and with good tenants in place, will always be a great long-term investment for you.



Do you have a
Commercial Real Estate Question?

Email us and we will answer it
in our next month's newsletter!

CCRE@nerycorp.com

Modified Gross Lease

A rental agreement where the tenant pays base rent plus a proportional share of other property costs, such as common area maintenance, utilities, property taxes, insurance, etc. Tenants and landlords, with the help of their agents, negotiate which costs are included in the rent.

Sold

Retail

2 Galleria Mall Dr, Taunton, MA \$7,500,000
805 Pine Hill Rd, Westport, MA \$1,400,000
1708 S Main St, Fall River, MA \$730,000
422 W Grove St, Middleboro, MA \$8,755,000
1505 Ocean St, Marshfield, MA \$600,000
15 Groveland St, Abington, MA \$550,000
520 Colony Place Rd, Plymouth, MA \$500,000
815 Taunton Ave, E Providence, RI \$765,000
14 Kimball Ave, Westerly, RI \$350,000
350 Prospect St, Pawtucket, RI \$190,000
2984 E Main Rd, Portsmouth, RI \$170,000
3297 Post Rd, Warwick, RI \$140,000

Office

716 County St, Taunton, MA \$650,000
2639 S County Trl, E Greenwich, RI \$655,200
2538 E. Main Rd, Portsmouth, RI \$375,000
770-774 Hartford Ave, Johnston, RI \$249,000
465 Reservoir Ave, Cranston, RI \$219,000
250 Centerville Rd, A/1st Fl, Warwick, RI \$209,000

Multi Unit

153 4th St, Fall River, MA \$375,000
627 Washington St, S Easton, MA \$325,000
118 Water St, Warren, RI \$235,000

Industrial

40 Herman Melville Blvd, New Bedford, MA \$20.25M
380-382 4th St, Fall River, MA \$250,000
4 First St, Bridgewater, MA \$1,659,000
1775 Ocean St, Marshfield, MA \$789,510
229 Quaker Hwy, N Smithfield, RI \$1,800,000
30 Industrial Rd, Cumberland, RI \$1,200,000
101 Hallene Rd, Warwick, RI \$750,000
37 Tripps Ln, Riverside, RI \$625,000

**For More Information on
Buying or Selling Your Property,
Call Us at (508) 990-4280**

Don't Miss These Leasing Opportunities

331 State Rd, Dartmouth 3,000 SF Unit in 10 Unit Mall

Prominent in-line position in an extremely busy and well-known retail plaza. Located on high traffic portion of State Road, across the street from the Dartmouth Mall. Excellent signage on both Route 6 and Westport Road.

ONLY ONE UNIT LEFT



675 Paramount Dr., Raynham 3 Units in Medical Center

Located at the front of the Raynham Woods Commerce Center, this Class A Medical Space is at the hub of the southeastern Massachusetts highway system at the intersection of Routes 24, 44, & I-495

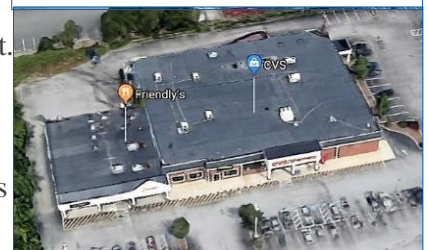
CLASS A SPACE



2-17 Sarah's Way, Fairhaven 3 Retail Spaces • 2,000–3,622 SF

Join high volume CVS and Pet Depot. End caps available! Well-positioned on Route 6 at signalized intersection, allowing for great access and exposure with almost 20,000 vehicles per day. Large pylon opportunity on new sign.

HIGH VOLUME STORES



2031 Purchase St., New Bedford 3,200 SF Unit on 1st Floor

Substantially reconstructed building with a new roof, new electrical, new mechanicals, and new interior makeover. Ready for final tenant improvements. Well located with immediate access to Route 195.

A MUST SEE INSIDE



FOR SALE

**7,200 SF Building w/Garages
& Inside Parking**

\$375,000

Call Lori at 508-736-2387 for Complete Details



NEW BEDFORD, MA

Healthy Aging Tips

Although some aging is impossible to prevent, much aging can be delayed or reduced with regular exercise, according to recent research. Regular exercise can improve and lengthen life significantly, regardless of at what age you begin doing it. So, it has become more important than ever for people to exercise to improve their health, so that they can then live longer and remain active.



Strength training has been shown to not only be beneficial to those wanting to stay healthy and free of injuries, but it also benefits a number of health conditions such as Parkinson's disease and arthritis, which tend to be more common in older people.

While many older people may be understandably limited in the range of exercises that they can perform, and some may be at higher risk due to specific issues, the benefits of exercise far outweigh the risks in the majority of cases.

Moderate exercise, a well-balanced diet, and the maintaining of a healthy weight can all prevent high cholesterol, obesity, diabetes, and high blood pressure in the short term, as well as reduce the risk of dementia in the long term.

Saving Time and Money

Travel is great, but it can cost an awful lot of time and money. However, the good news is that there are a number of tips that can help to save you money, as well as cut down on some of the headaches that can result from unnecessary stresses that also take up far too much of our time.



One good tip is to take a photograph of the section and row that your car is parked in at the airport, thus making it easier to find it again when you come back from your trip.

Similarly, you should also take a photograph of your suitcase to make it easier to both identify and locate if it happens to become lost.

It is also a good idea to have a change of clothes packed within your carry-on bag, just in case the baggage you have checked goes missing.

Another clever tip is to bring along a power board, which means that you will only need to buy one foreign adaptor to utilize all your devices.



FALL RIVER, MA

FOR SALE

**26,733 SF Waterfront Lot
for Up to 48 Condos**

\$1.5M

Call Richard at 508-990-4280 for Complete Details

FOR SALE

NEW BEDFORD, MA



**17,000 Freezer + 42,609 SF Flex Building
\$2.5M**

NEW BEDFORD, MA



**2,960 Classic New England Church
\$189,000**

FALL RIVER, MA



**8,688 SF Office Space on High Traffic Rd
\$675,000**

NEW BEDFORD, MA



**1,760 SF on Rt 6/Rockdale Ave
\$195,000**

NEW BEDFORD, MA



**4,143 SF Auto Shop in High Traffic Area
\$299,500**

Coastal Commercial Real Estate
700 Pleasant Street, Suite 330
New Bedford, MA 02740
508-990-4280
www.coastalcommercialre.com



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Lori A. Nery
CBR, LMS, GRI, Vice-President



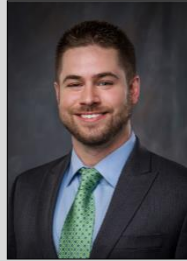
LoriNery@comcast.net
508-736-2387

Richard Stang, Esq.



R.Stang@nerycorp.com
508-990-4280

Justin Grolley, CBI, MBA



J.Grolley@nerycorp.com
508-965-8683

Joe Pinto



J.Pinto@nerycorp.com
774-400-9532

Kevin A. Nery
CBB, CBI, M&AMI, President



K.Nery@nerycorp.com
508-990-4280

FOR SALE

FALL RIVER, MA



**1,256 SF Retail/Convenience
Store on Corner
\$225,000**

NEW BEDFORD, MA



**2 Acre Corner Lot at New
Bedford Business Park Entrance
\$200,000**

FALL RIVER, MA



**1,707 SF Retail w/2 Units
on Corner Lot & Parking
\$169,900**

FAIRHAVEN, MA



**2,406 SF Retail/Office Building on
Busy Rt. 6
\$459,900**

NEW BEDFORD, MA



**4,554 SF Retail/Service
Freestanding Building
\$275,000**

FALL RIVER, MA



**2,734 SF Retail/Office Building &
2,098 SF Two-Family Residence
\$375,000**