

FOR LEASE

OFFICE SPACE

5 Hicks Street, New Bedford, MA
1,100 SF 2nd Fl Office Space

215 Pleasant Street, Fall River, MA
4,400 SF Entire 3rd Fl Office Space

398 County Street, New Bedford, MA
Magnificent Space on 2nd & 3rd Floors

126-30 Union St, New Bedford, MA
1,500 SF Prime Location

401 County Street, 2nd Fl, New Bedford, MA
2,800 SF Downtown Office Space

127 Faunce Corner Road, Dartmouth, MA
5,000 SF End Cap Storefront Retail/Office

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 Office Space, 2nd Fl

899 Pleasant Street, New Bedford, MA
Up to 3,000 SF Two 2nd Fl Offices

RETAIL SPACE

340 Front Street, Marion, MA
1,550 SF Space in High Traffic Area

154 Faunce Corner Rd, Dartmouth, MA
1,911 SF Plaza off of Route 195

145 Faunce Corner Crossing, Dartmouth MA
U:2,8, 9 Up to 5,400 SF Space in Busy Plaza

161 Pope's Island, New Bedford, MA
1,322-2,146 SF Waterfront District

4 Plaza Way, Fairhaven, MA
14,698 SF Retail/Office Space

32 Howland Road, Fairhaven, MA
3,784 SF Space on Highly Traveled Road

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

67-73 Huttleston Avenue, Fairhaven, MA
600 SF Plaza on Route 6

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

2 Sarah's Way, Fairhaven, MA
2,600 SF Space in Highly Visible Plaza

832 State Road, Dartmouth, MA
2,520 SF Retail at Route 6 Intersection

12 Sconticut Neck Rd, Fairhaven, MA
1,400 SF Retail Space in Busy Route 6 Plaza

INDUSTRIAL/WAREHOUSE

1450 N Main Street, Raynham, MA
25,360 SF Heated Warehouse Space

401 County Street, New Bedford, MA
860 SF Detached Storage Garage

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

Contact Us at (508) 990-4280 or
www.CoastalCommercialRE.com

An Overview of President Biden's Proposed Cut Back

Over the years, real estate investors have enjoyed specific tax breaks for significant types of investments, including the addition of larger properties and multifamily assets to their portfolios. Investors today, as well as in the past, could defer paying taxes on property-investment gains of over half a million dollars, effectively limiting their tax burden.



In a proposal by President Biden, the tax deferral may be abolished, resulting in a net increase in the amount of taxes faced by investors of multifamily and other types of properties. However, and it is important to note, this proposed sweeping change will directly impact only properties above the \$500,000 value in capital gains.

This proposed change doesn't just impact the original property investor. With the current tax payment deferment, known as 1031 or like-kind exchange, the investor can continue to roll the gains on real estate sale profits forward on an indefinite basis. When the original investor dies, the capital gains can often be limited through stepping up, allowing the heirs to inherit without the associated tax bill, which can be significant. However, this ability to use a step up of the cost of property is also part of the planned removal. Currently, by using the market value at the time of inheriting rather than the original purchase value (stepping up), the overall capital gains for the property are dramatically reduced for most estates. Removing the stepping up option leaves a significant tax burden for heirs of homes and other properties.

The good news is that smaller, individual investors or properties with less than \$500,000 in capital gains will be protected from the proposed provision. These smaller investors, typically individuals, will continue to benefit from the current 1031 exchange rules. There are other changes included in the proposal, known as the American Families Plan. Biden has proposed a tax increase for those earning more than a million dollars from the current level of twenty percent to thirty-nine point six percent. This is a significant increase, with the additional funds earmarked for a range of different social spending initiatives from paid sick leave, health care expansion, and options for students to attend community college without tuition.

While there is support for the proposed changes, it is split mainly along political lines. Economists argue these changes may negatively impact large investors by reducing interest in the real estate market, limiting sales, and potentially leading to higher rents and property shortages on the market. Investors would have benefits in holding the property longer, reducing overall liquidity in the market. If the proposal will pass and when it may come into effect is not known at this time.



Cash-On-Cash Rate

*Calculation of the total cash earned
on the total cash invested.*

SOLD

Retail

1470 New State Hwy, Raynham, MA \$4,550,000
569 Winthrop St, Rehoboth, MA \$727,000
362 New State Hwy, Raynham, MA \$858,000
44 Troy St, Fall River, MA \$535,000
460 W Grove St, Middleboro, MA \$1,703,000
5707 Post Rd, E Greenwich, RI \$1,250,000
2073 Acushnet Ave, New Bedford, MA \$368,000
6 Sheridan St, Dartmouth, MA \$425,000
18-24 S Main St, Mansfield, MA \$405,000
20 Main St, Brockton, MA \$355,000

Office

20 Constitution Dr, Taunton, MA \$2,800,000
200 Waterman St, Providence, RI \$950,000
16 Shore St, New Bedford, MA \$279,000
1167-77 Ashley Blvd, New Bedford, MA \$725,000
302 Highland St, Fall River, MA \$680,000
485 Nantasket Ave, Hull, MA \$900,000
148 W Grove St, 1st Fl, Middleboro, MA \$99,000

Multi Unit

84 Obery St, Plymouth, MA \$21,200,000
75 Wales St, Abington, MA \$900,000
345 Beverage St, Pawtucket, MA \$630,000
1650 Acushnet Ave, New Bedford, MA \$390,000
20 Lafrance Ct, New Bedford, MA \$375,000
76 Stetson St, Fall River, MA \$495,000
269 Bay St, Taunton, MA \$567,800
1940 S Main St, Fall River, MA \$625,000
150 Roosevelt Ave, N Attleboro, MA \$730,000
54 Broadway, Taunton, MA \$875,000
232 Ocean St, Marshfield, MA \$560,000
127 Hawthorne St, New Bedford, MA \$565,000
176 Bay St, Taunton, MA \$622,000
247 Dover St, Fall River, MA \$485,000
85 E Ashland St, Brockton, MA \$784,900

Industrial

220 O'Neil Blvd, Attleboro, MA \$875,000
190S Meadow Rd, Plymouth, MA \$975,000
72 Oxford St, Providence, RI \$475,000
161 Ridge St, Providence, RI \$250,000
190 S Meadow Rd, Plymouth, MA \$975,000

Health Care

34 N Pearl St, Brockton, MA \$2,467,500

Land

1000 New State Hwy, Raynham, MA \$4,400,000
1530-1544 Fall River Ave, Seekonk, MA \$800,000

Specialty

32 Elm St, Westerly, RI \$1,000,000

Warehouse

24 Church St, Whitman, MA \$449,900

Contact Us at
(508) 990-4280 or Visit Us at
www.CoastalCommercialRE.com

Making Retirement Fun

Retirement can often be a lonely and boring time for many people but the reality is it does not have to be that way. There are a number of ways to gain inspiration and make retirement the best time of your life.



Gaining financial independence is one of the best ways to make the most out of your retirement years. Start saving as soon as you possibly can, learn about investing or get a financial retirement and ensure that you have a plan in place to be able to enjoy your retirement to the full.

One of the most important tips to make retirement work is to ensure you have interests and hobbies that excite and inspire you. Too many people equate their work with their actual identity, and thus when they leave work the result can be apathy and depression. It is never too late to find new hobbies and interests so experiment to find ones you like.

Lowering the Cost of Divorce

Divorce is an expensive business, and even in the event of an amicable breakup the splitting of financial assets, let alone the issue of alimony is rarely an easy or pleasant process.



Divorces can cost upwards of \$15,000 though they can be achieved for a good deal less money.

It is vital that the divorcing spouses try to get along and attempt to ascertain what the cost of a divorce might be even before the hiring of mediators or divorce lawyers. Fighting couples generally make divorce a much more expensive process than it needs to be, and that cost can be minimal if they are able to come to easy agreements on certain issues.

The best advice is to try and work things out before the professionals get involved and to discuss topics such as health insurance, alimony, taxes, property and if children are involved child support and parenting times. The harder the disagreements and the fights, the more costly the process of divorce will be to both parties.

FOR LEASE!

**Magnificent Office Spaces
1st & 2nd Floors
High Traffic Location**

Contact Lori at (508) 736-2387
or lorinery@comcast.net



New Bedford, MA

New Development Opportunity FOR LEASE

161 Pope's Island, New Bedford, MA



Join the marine community of waterfront properties, businesses & enjoy the high traffic count on the New Bedford/Fairhaven line!

New 2021 construction creating four 1st floor commercial/retail office units ranging from 1,322 SF - 2,146 SF.

Units can be combined for a larger layout.

Contact Richard Stang at 508-990-4280 or r.stang@nerycorp.com

The Benefits and Risks of Cinnamon

One of the world's most widely used spices is cinnamon, which also contains medicinal possibilities. Diabetes is a disease that has plagued humanity for many centuries but there are a number of foods that can have a healing impact on the body and cinnamon has benefits for diabetics.

Cinnamon is a great source of antioxidants, which benefit many aspects of the body including the skin and hair. It also has anti-inflammatory properties that help cut down on the likelihood of developing health conditions like cardiovascular diseases, stroke, and hypertension.

Cinnamon has positive anti-neurodegeneration effects. The degeneration of the ability to function properly in the brain causes Alzheimer's and Parkinson's disease, but cinnamon has been shown to upregulate DJ-1 and Parkin, neuroprotective proteins, as well as to protect dopaminergic neurons.

However, consuming too much cinnamon can have negative effects, resulting in mouth sores, low glucose levels, and a risk of liver disease and cancer.

FOR LEASE!

Up to 3,000 SF Two
2nd Floor Office Spaces
\$20NNN

Contact Lori at (508) 736-2387
or lorinery@comcast.net



New Bedford, MA

FOR SALE

FALL RIVER, MA



26,733 SF Lot for Condos
Overlooking Mt. Hope Bay \$1.5 M

FALL RIVER, MA



2,421 SF Fully Permitted
Auto Service \$650,000

FALL RIVER, MA



2,955 SF Retail Building on
High Traffic Route \$350,000

NEW BEDFORD, MA



2,890 SF Two Storefronts &
One Apartment \$295,000

NEW BEDFORD, MA



1,269 SF Office/Retail on Corner
Lot \$154,500

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



Follow Us!



Lori A. Nery®

CBR, LMS, GRI, Vice-President



LoriNery@comcast.net
508-736-2387

Richard Stang, Esq.



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

Claudia M. Warrington®



C.Warrington@nerycorp.com
774-328-1832

Joe Pinto®



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

Kevin A. Nery

CBB, LCBI, M&AMI, President



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

FOR SALE

NEW BEDFORD, MA



13,000 SF 3 Buildings in Prominent
North End \$750,000

NEW BEDFORD, MA



1,245 SF Units 2 & 3, State of the
Art Medical Offices with Parking
\$155,000

NEW BEDFORD, MA



4,300 SF Newly Renovated Mixed-
Use Office/Residential
\$399,000

PLYMOUTH, MA



4,020 SF Day Care/Retail/
Residential Cape
\$850,000

NEW BEDFORD, MA



3,635 SF Mixed-Use
Office/Residential in Downtown
\$449,900

SWANSEA, MA



2.89 Acres Commercial/
Industrial Lot \$1.5M