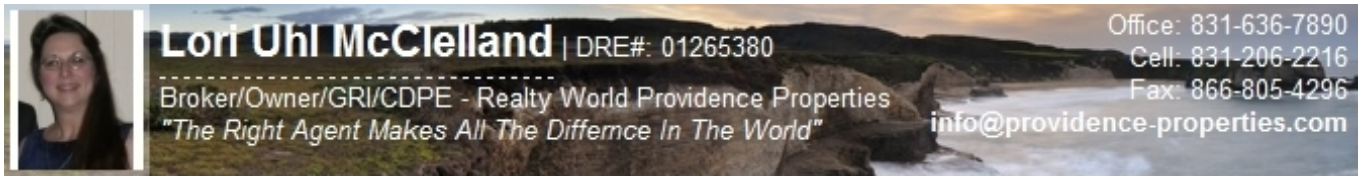

Summary of Comparable Properties

Single Family Residential

SOLD

Address	City	Bd	Ba	DOM	SqFt	$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
477 Magladry Road	North San Benito Co	3	3|0	97	2,500	$246.00	1,089,000	$649,000	76	$615,000	11/21/11
321 Marks Drive	Ridgemark	4	3|0	42	2,700	$192.59	10,440	$549,900	38	$520,000	11/21/11
3380 Monte Bello Court	Hollister	4	2|1	1	3,000	$170.00	43,560	$489,900	11	$510,000	11/23/11
470 Bordeaux Place	Hollister	3	2|0	139	1,740	$140.80	6,000	$245,000	16	$245,000	11/23/11
411 6Th Street	San Juan Bautista	4	2|1	18	2,005	$124.69	5,000	$239,900	9	$250,000	11/23/11
471 Tuscany Place	Hollister	3	2|0	149	1,740	$133.85	6,000	$234,900	18	$232,900	11/23/11
115 Haydon Street	Hollister	2	2|0	59	1,200	$143.75	4,508	$178,900	64	$172,500	11/23/11
605 6Th Street	Hollister	2	1|0	76	839	$196.66	2,800	$169,900	102	$165,000	11/23/11
# LISTINGS:	**8**	**AVG VALUES:**		**73**	**1,966**	**$168.54**	**145,914**	**$344,675**	**42**	**$338,800**	
# LISTINGS TOTAL:	**8**	**AVG VALUES FOR ALL:**		**73**	**1,966**	**$168.54**		**$344,675**	**42**	**$338,800**	

Quick Statistics (8 Listings Total)

	Min	Max	Median
List Price	$169,900	$649,000	$242,450
Sale Price	$165,000	$615,000	$247,500

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Summary of Comparable Properties

Single Family Residential

Sold | **477 Magladry Road, Hollister 95023 (San Benito - N. County)** | **$649,000** | **MLS: 81124626**
Beds: 3 beds | **Baths Full/Partial: 3|0** | **DOM: 97**

Property Overview

Area:	**San Benito - N. County (180)**		
Bds,Bth:	**3, 3|0**	Age:	**76**
Sqft:	**2,500**	Lot:	**1,089,000**

Pricing / Dates

List:	**$649,000**	Date:	**05/31/2011**
Original:	**$725,000**	Date:	**05/31/2011**
Sold	**$615,000**	Date:	**9/5/2011**

Remarks

25 ACRE HORSE PROPERTY WITH LOTS OF POTENTIAL. COVERED RIDING ARENA. FENCED AND CROSSED FENCED PASTURES. 8 STALL BARN WITH WASH RACK. MAIN HOME HAS A MASTER SUITE, HARDWOOD FLOORING. ALSO A SEPERATE CARETAKERS QUARTERS.

Property Features

Family Room
Dining Area in Family Room

Informal Dining Area
No Informal Dining Area

Formal Dining Area
No Formal Dining Area

Pool Options
- -

Garage/Parking
Guest Parking, RV or Boat Parking, Uncovered

Listed By Lynn Shaffer, Western Security Funding

Sold | **321 Marks Drive, Hollister 95023 (Ridgemark)** | **$549,900** | **MLS: 81133920**
Beds: 4 beds | **Baths Full/Partial: 3|0** | **DOM: 42**

Property Overview

Area:	**Ridgemark (186)**		
Bds,Bth:	**4, 3|0**	Age:	**38**
Sqft:	**2,700**	Lot:	**10,440**

Pricing / Dates

List:	**$549,900**	Date:	**08/03/2011**
Original:	**$549,900**	Date:	**08/03/2011**
Sold	**$520,000**	Date:	**9/14/2011**

Remarks

EXCEPTIONAL!Words cannot do justice!This home has been completely remodeled.Hardwood floors throughout. 2 master suites.Picture windows show views of the fairway.Family kitchen you have dreamed of.Large center island with granite countertops. Stainless steel appliances, 2 dishwashers and more! See thru fireplace. 300sq ft shop could be converted to 4 car garage. Golf Cart door opens to Fairway.WOW

Property Features

Family Room
Separate Family Room, Family Room Kitchen

Informal Dining Area
Breakfast Bar, Eat in Kitchen

Formal Dining Area
Separate Dining Room

Pool Options
- -

Garage/Parking
Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Kim Lavagnino, Intero Real Estate Services

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Summary of Comparable Properties

Sold | **3380 Monte Bello Court, Hollister 95023 (Hollister)** | **$489,900 MLS: 81130201**
Beds: 4 beds Baths Full/Partial: 2|1 | **DOM: 1**

Property Overview

Area:	**Hollister (182)**		
Bds,Bth:	**4, 2|1**	Age:	**11**
Sqft:	**3,000**	Lot:	**43,560**

Pricing / Dates

List:	**$489,900**	Date:	**07/09/2011**
Original:	**$489,900**	Date:	**07/09/2011**
Sold	**$510,000**	Date:	**7/10/2011**

Remarks

Not your run of the mill home! Very extensive list of "after built" upgrades. SIX CAR GARAGE!! Pebble-tech inground pool/spa. Custom crown molding and granite edging. Four fireplaces (including one in step down courtyard). Gated Community of 19 homes with small park. Custom foam trim and unique finish - unlike any others in subdivision. Must see to appreciate.

Property Features

Family Room
Separate Family Room

Informal Dining Area
Breakfast Bar, Eat in Kitchen

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
- -

Garage/Parking
Attached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, RV or Boat Parking,

Listed By Jason Noble, Nino Real Estate

Sold | **470 Bordeaux Place, Hollister 95023 (Hollister)** | **$245,000 MLS: 81123110**
Beds: 3 beds Baths Full/Partial: 2|0 | **DOM: 139**

Property Overview

Area:	**Hollister (182)**		
Bds,Bth:	**3, 2|0**	Age:	**16**
Sqft:	**1,740**	Lot:	**6,000**

Pricing / Dates

List:	**$245,000**	Date:	**05/23/2011**
Original:	**$249,000**	Date:	**05/23/2011**
Sold	**$245,000**	Date:	**10/9/2011**

Remarks

Original Owner of property.This is a regular sale and not an REO. New carpet and hardwood. Interior painted. Bring your offer.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Eat in Kitchen, Dining "L"

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
- -

Garage/Parking
2 Car Garage

Listed By Sherry Dolfin, Century 21 Action

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Summary of Comparable Properties

Sold | **411 6Th Street, San Juan Bautista 95045 (San Juan Bautista)** | **$239,900** | **MLS: 81135351**
Beds: 4 beds | **Baths Full/Partial: 2|1** | **DOM: 18**

Property Overview

Area:	**San Juan Bautista (183)**		
Bds,Bth:	**4, 2|1**	Age:	**9**
Sqft:	**2,005**	Lot:	**5,000**

Pricing / Dates

List:	**$239,900**	Date:	**08/12/2011**
Original:	**$239,900**	Date:	**08/12/2011**
Sold	**$250,000**	Date:	**8/30/2011**

Remarks

WATCH VIDEO Tour (like your own, personal tour). Comfortable, turn-key home. 18" tile floor, jetted tub, skylight, Bose Surround Sound in family room, Dish Network outlet in every room including garage, can lighting through out, ceiling fans plus central A/C, double pane windows, gas fireplace. Drought-resistant yards. 3 mi. from Hwy. 101 so close to everything! Nice neighborhood. Quiet street.

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Eat in Kitchen

Formal Dining Area
Separate Dining Room

Pool Options
- -

Garage/Parking
Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Michael Walters, Realty World-Innovative

Sold | **471 Tuscany Place, Hollister 95023 (Hollister)** | **$234,900** | **MLS: 81113692**
Beds: 3 beds | **Baths Full/Partial: 2|0** | **DOM: 149**

Property Overview

Area:	**Hollister (182)**		
Bds,Bth:	**3, 2|0**	Age:	**18**
Sqft:	**1,740**	Lot:	**6,000**

Pricing / Dates

List:	**$234,900**	Date:	**03/30/2011**
Original:	**$268,900**	Date:	**03/30/2011**
Sold	**$232,900**	Date:	**8/26/2011**

Remarks

Nice Vintage Estates Lombardia plan home on a quiet cul-de-sac.Close to schools, shopping, easy commute location. Laminate floors in kitchen, nook, family room. Indoor laundry room; alarm system, water softener...more! Come see this great home and make it yours today!

Property Features

Family Room
Family Room Kitchen

Informal Dining Area
Breakfast Nook

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
- -

Garage/Parking
Attached, Electric Door or Gate Opener, 2 Car Garage

Listed By Deborah Harter, The Platinum Real Estate Group

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Summary of Comparable Properties

Sold | **115 Haydon Street, Hollister 95023 (Hollister)** | **$178,900** | **MLS: 81133779**
Beds: 2 beds | **Baths Full/Partial: 2|0** | **DOM: 59**

Property Overview

Area:	**Hollister (182)**		
Bds,Bth:	**2, 2|0**	Age:	**64**
Sqft:	**1,200**	Lot:	**4,508**

Pricing / Dates

List:	**$178,900**	Date:	**08/02/2011**
Original:	**$189,900**	Date:	**08/02/2011**
Sold	**$172,500**	Date:	**9/30/2011**

Remarks

Charming Craftsman Style Home within walking distance to downtown Hollister shops and restaurants. Good overall condition. This property is a perfect the first time home buyer or for someone downsizing. Updated electrical. Flooring options negotiable. New paint and new touches.

Property Features

Family Room
Dining Area in Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
- -

Garage/Parking
Off Street Parking

Listed By Mark William Thomas, Lighthouse Realty

Sold | **605 6Th Street, Hollister 95023 (Hollister)** | **$169,900** | **MLS: 81128743**
Beds: 2 beds | **Baths Full/Partial: 1|0** | **DOM: 76**

Property Overview

Area:	**Hollister (182)**		
Bds,Bth:	**2, 1|0**	Age:	**102**
Sqft:	**839**	Lot:	**2,800**

Pricing / Dates

List:	**$169,900**	Date:	**06/29/2011**
Original:	**$199,900**	Date:	**06/29/2011**
Sold	**$165,000**	Date:	**9/13/2011**

Remarks

What a little cutie! Like a doll house. Has newer compostion roof, vinyl windows, doors, upgraded plumbing and electrical. New interior and exterior paint, carpet, totally new kitchen, and new landscaping. Close to Dunne Park and Sacred Heart Church/School. Must see to appreciate.

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
- -

Garage/Parking
Detached, 1 Car Garage

Listed By Jason Noble, Nino Real Estate

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