

Lori Uhl McClelland | DRE#: 01265380
 Broker/Owner/GRI/CDPE - Realty World Providence Properties
"The Right Agent Makes All The Difference In The World"

Office: 831-636-7890
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Summary of Comparable Properties

Single Family Residential

SOLD

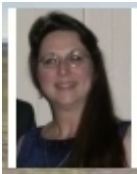
Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
50 K T Road	Hollister	4	3 0	13	3,000	\$260.00	869,457	\$799,000	10	\$780,000	02/17/12
5626 Sundown Lane	Tres Pinos	6	3 0	274	3,200	\$156.25	135,036	\$499,900	13	\$499,999	02/16/12
155 Comstock Road	Hollister	3	2 0	236	1,907	\$243.52	226,947	\$472,770	28	\$464,400	02/17/12
1375 Edgewood Drive	Hollister	3	2 1	12	2,529	\$187.82	43,995	\$464,000	5	\$475,000	02/14/12
1621 Foxwood Street	Hollister	5	3 0	27	2,200	\$125.00	6,000	\$284,200	15	\$275,000	02/17/12
1650 Foxwood Street	Hollister	5	3 0	36	2,200	\$114.09	6,000	\$249,950	14	\$251,000	02/14/12
861 C Street	Hollister	4	2 0	11	1,532	\$156.59	8,628	\$239,900	16	\$239,900	02/17/12
1006 3Rd Street	San Juan Bautista	2	2 1	56	1,430	\$136.36	3,885	\$219,000	31	\$195,000	02/17/12
801 Bonnie View Drive	Hollister	3	2 0	28	1,683	\$118.84	7,032	\$199,900	23	\$200,000	02/14/12
304 Carpenteria Avenue	Aromas	2	2 0	312	2,200	\$90.91	11,340	\$199,000		\$200,000	02/16/12
968 East Street	Hollister	2	1 0	93	1,608	\$87.38	7,930	\$149,900	87	\$140,500	02/16/12
440 Bridgevale Road	Hollister	3	1 0	3	900	\$72.22	9,650	\$54,900	100	\$65,000	02/15/12
# LISTINGS:	12	AVG VALUES:		92	2,032	\$145.75	111,325	\$319,368	31	\$315,483	

LISTINGS TOTAL: 12 AVG VALUES FOR ALL: 92 2,032 \$145.75 \$319,368 31 \$315,483

Quick Statistics (12 Listings Total)

	Min	Max	Median
List Price	\$54,900	\$799,000	\$244,925
Sale Price	\$65,000	\$780,000	\$245,450

The above information is deemed to be accurate but not guaranteed.



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Summary of Comparable Properties

Single Family Residential

Sold 50 K T Road, Hollister 95023 (Hollister) **\$799,000** MLS: 81149114
 Beds: 4 beds Baths Full/Partial: 3|0 DOM: 13



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$799,000 Date: 12/01/2011
Bds,Bth:	4, 3 0 Age: 10	Original:	\$799,000 Date: 12/01/2011
Sqft:	3,000 Lot: 869,457	Sold:	\$780,000 Date: 12/14/2011

Remarks
 Gorgeous Executive Ranch Estate, 20 Acres of Horse Property, with Mature, Income-Producing Syrah Vineyards and Olive Grove, and beautiful Mountain and River views. This home is remarkable, is in phenomenal condition, and has been loved and cared for by the owners for the last 6+ years. In rolling hills behind Ridgemark Golf and CC, near Vineyard Estates, 5 minutes from Inn at Tres Pinos.

Property Features

Family Room Dining Area in Family Room, Family Room Kitc	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking Attached, 2 Car Garage	

Listed By Justin King, CSR Real Estate Services

Sold 5626 Sundown Lane, Tres Pinos 95075 (Tres Pinos) **\$499,900** MLS: 81105487
 Beds: 6 beds Baths Full/Partial: 3|0 DOM: 274



Property Overview		Pricing / Dates	
Area:	Tres Pinos (184)	List:	\$499,900 Date: 02/07/2011
Bds,Bth:	6, 3 0 Age: 13	Original:	\$575,000 Date: 02/07/2011
Sqft:	3,200 Lot: 135,036	Sold:	\$499,999 Date: 11/8/2011

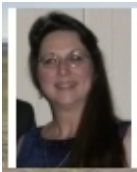
Remarks
 Property includes 2500sf two story shop w/rough-in bathroom and exterior stairs to upper level. Two 2500 gal. water tanks with pump for ag water. Underground pasture watering system. Set up for horses. Fenced with electric remote entry gate. Very nice vinyl pool needs repair. This property is VERY Clean and turn key with unobstructed mountain views. Short Sale.

Property Features

Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options No Pool Heater	Garage/Parking Attached, Electric Door or Gate Opener, Guest Parking, Off Street Parking, RV or Boat Parking,	

Listed By Robert C Lintner, Pizzimenti Hill & Associates Inc

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Summary of Comparable Properties

Sold 155 Comstock Road, Hollister 95023 (San Benito - N. County) \$472,770 MLS: 81126854
Beds: 3 beds Baths Full/Partial: 2|0 DOM: 236



Property Overview

Area: San Benito - N. County (180)
Bds,Bth: 3, 2|0 Age: 28
Sqft: 1,907 Lot: 226,947

Pricing / Dates

List: \$472,770 Date: 06/16/2011
Original: \$469,900 Date: 06/16/2011
Sold \$464,400 Date: 2/7/2012

Remarks

TFT'd no fault of property - Beautifully maintained North County home! Remodeled! Granite counters in kitchen & baths, tile floors throughout, crown molding, custom paint, stainless appliances, lighting, fixtures and more! 5 acres, with barn and arena - Desired North County School District, blue valve water - good access to Hwy 101.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Breakfast Bar

Formal Dining Area

Separate Dining Room, Living Rm/Dining Rm C

Pool Options

--

Garage/Parking

Attached, 2 Car Garage

Listed By Valerie Smith, Intero Real Estate Services

Sold 1375 Edgewood Drive, Hollister 95023 (Hollister) \$464,000 MLS: 81150442
Beds: 3 beds Baths Full/Partial: 2|1 DOM: 12



Property Overview

Area: Hollister (182)
Bds,Bth: 3, 2|1 Age: 5
Sqft: 2,529 Lot: 43,995

Pricing / Dates

List: \$464,000 Date: 12/15/2011
Original: \$464,000 Date: 12/15/2011
Sold \$475,000 Date: 12/27/2011

Remarks

Beautiful custom home on a fenced 1 acre lot. Large gourmet kitchen w/ granite countertops, stainless steel appliances, 5 burner gas range, island with its own sink & a pantry. Hardwood floors in living areas & high ceilings throughout. Spacious Master Bedroom Suite with Two-way Fireplace, tiled bathroom w/double vanity, jetted tub, separate shower & walk-in closet. Must see!

Property Features

Family Room

No Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

No Formal Dining Area

Pool Options

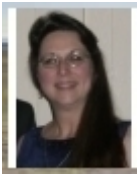
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Garage/Parking

Attached, Electric Door or Gate Opener, RV or Boat Parking, 3 or More Car Garage

Listed By Candace Bradfield, Premier Real Estate

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Summary of Comparable Properties

Sold **1621 Foxwood Street, Hollister 95023 (Hollister)** **\$284,200** **MLS: 81146553**
Beds: 5 beds **Baths Full/Partial: 3|0** **DOM: 27**



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **15**
 Sqft: **2,200** Lot: **6,000**

Pricing / Dates

List: **\$284,200** Date: **11/04/2011**
 Original: **\$292,900** Date: **11/04/2011**
 Sold **\$275,000** Date: **12/1/2011**

Remarks

5 bed 3 bath home in Valley View Estates. Home features a bedroom and full bathroom downstairs. Living/dining room and family room with fireplace. Eat in kitchen with island. 2 car garage.

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

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Garage/Parking

2 Car Garage

Listed By Douglas Flora, Flora Real Estate Group

Sold **1650 Foxwood Street, Hollister 95023 (Hollister)** **\$249,950** **MLS: 81138628**
Beds: 5 beds **Baths Full/Partial: 3|0** **DOM: 36**



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **5, 3|0** Age: **14**
 Sqft: **2,200** Lot: **6,000**

Pricing / Dates

List: **\$249,950** Date: **09/06/2011**
 Original: **\$289,950** Date: **09/06/2011**
 Sold **\$251,000** Date: **10/12/2011**
 OffMktDate: **01/31/2012**

Remarks

SHORT-SALE*SPACIOUS 2200 SQ. FT.,5 BEDRM,3 BATH HOME PRICED TO SALE! FEATURES INCLUDE HARD-WOOD FLOOR ENTRY, FORMAL LIVING ROOM, KITCHEN WITH EAT-IN AREA, SEPARATE FAMILY ROOM, AND OAK CABINETS IN KITCHEN AND BATHROOMS*HOME FEATURES A GOURMET KITCHEN*VAULTED CEILINGS* MATURE LANDSCAPING*MUST SEE! SUBMIT OFFER WITH PROOF OF FUNDS

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

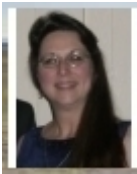
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Garage/Parking

Attached, 2 Car Garage

Listed By Mo Bani-tab, Intero San Jose, Willow Glen Lincoln Ave

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Summary of Comparable Properties

Sold **861 C Street, Hollister 95023 (Hollister)** **\$239,900** **MLS: 81147919**
Beds: 4 beds **Baths Full/Partial: 2|0** **DOM: 11**



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **16**
 Sqft: **1,532** Lot: **8,628**

Pricing / Dates

List: **\$239,900** Date: **11/17/2011**
 Original: **\$239,900** Date: **11/17/2011**
 Sold **\$239,900** Date: **11/28/2011**

Remarks

Great home in nice neighborhood! This very well maintained home features beautiful hardwood floors in LR/DR combo, tile throughout family room, kitchen and hall. Super clean, light and bright! Indoor laundry, washer/dryer included, extra storage in garage, small shed, large backyard and more!

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

2 Car Garage

Listed By Valerie Smith, Intero Real Estate Services

Sold **1006 3Rd Street, San Juan Bautista 95045 (San Juan Bautista)** **\$219,000** **MLS: 81141224**
Beds: 2 beds **Baths Full/Partial: 2|1** **DOM: 56**



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **2, 2|1** Age: **31**
 Sqft: **1,430** Lot: **3,885**

Pricing / Dates

List: **\$219,000** Date: **09/26/2011**
 Original: **\$219,000** Date: **09/26/2011**
 Sold **\$195,000** Date: **11/21/2011**

Remarks

This adorable home is well lit, roomy and ready for you to move right in. It is within walking distance to downtown and in a great location for commuters to the Monterey or Bay areas. The grounds feature beautiful rose bushes and lush landscaping. Don't miss this gem!

Property Features

Family Room

No Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

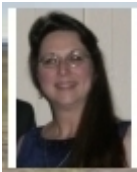
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Garage/Parking

Attached, 2 Car Garage

Listed By Cheryl Calhoun, Nino Real Estate

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Summary of Comparable Properties

Sold	801 Bonnie View Drive, Hollister 95023 (Hollister)	\$199,900	MLS: 81144620
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 28



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$199,900 Date: 10/20/2011
Bds,Bth:	3, 2 0 Age: 23	Original:	\$224,900 Date: 10/20/2011
Sqft:	1,683 Lot: 7,032	Sold	\$200,000 Date: 11/17/2011

Remarks
 short sale subject to lender approval new roof, tile flooring cul de sac location 3 bedrooms 2 full baths with den/office needs a little TLC R/V or BOAT parking possible patio decking in rear yard

Property Features

Family Room Family Room Kitchen	Informal Dining Area Breakfast Bar, Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 2 Car Garage, RV or Boat Parking	

Listed By Dana L Persijn, Intero Real Estate Services

Sold	304 Carpenteria Avenue, Aromas 95004 (Aromas)	\$199,000	MLS: 81111858
	Beds: 2 beds Baths Full/Partial: 2 0		DOM: 312



Property Overview		Pricing / Dates	
Area:	Aromas (185)	List:	\$199,000 Date: 03/17/2011
Bds,Bth:	2, 2 0 Age:	Original:	\$299,000 Date: 03/17/2011
Sqft:	2,200 Lot: 11,340	Sold	\$200,000 Date: 1/23/2012

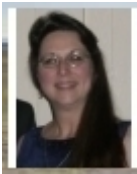
Remarks
 REDUCED \$70,000! Large Home In Downtown Aromas Waiting Your Finishing Touches. 2 Bed & 2 Half-Bath Home Has Extensive Remodels, Natural Light, Exposed Ceiling Beams, & Thick Adobe Brick Walls. Open Floorplan, Great Front Patio, & Expansive Backyard. Building Is Zoned RES. Used As A Restaurant For The Past 50+ years. Kitchen Equipment Included In Sale.

Property Features

Family Room No Family Room	Informal Dining Area Dining "L"	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking Off Street Parking, RV or Boat Parking	

Listed By John M. Flaniken, American Dream Realty

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Summary of Comparable Properties

Sold	968 East Street, Hollister 95023 (Hollister)	\$149,900	MLS: 81145927
	Beds: 2 beds Baths Full/Partial: 1 0		DOM: 93



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **2, 1|0** Age: **87**
 Sqft: **1,608** Lot: **7,930**

Pricing / Dates

List: **\$149,900** Date: **11/01/2011**
 Original: **\$199,900** Date: **11/01/2011**
 Sold **\$140,500** Date: **2/2/2012**

Remarks

NEW LOW PRICE..great home located in a nice town, close to schools and shopping centers. includes 2bed/1bath, 1608sqft, kitchen, sitting on 7930 sqft lot, no permit present per city for extra units. house needs some TLC. great buy... Can create great cash flow.. cash only..

Property Features

Family Room
Separate Family Room

Informal Dining Area
Eat in Kitchen

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
2 Car Garage

Listed By Andres Fernandez, Bay Shore Real Estate, Inc.

Sold	440 Bridgevale Road, Hollister 95023 (Hollister)	\$54,900	MLS: 81151180
	Beds: 3 beds Baths Full/Partial: 1 0		DOM: 3



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 1|0** Age: **100**
 Sqft: **900** Lot: **9,650**

Pricing / Dates

List: **\$54,900** Date: **12/27/2011**
 Original: **\$54,900** Date: **12/27/2011**
 Sold **\$65,000** Date: **12/30/2011**

Remarks

Value in the land as house on property requires structural and cosmetic repairs. Not habitable. To be sold As-Is. Subject lot is flat with alley access.

Property Features

Family Room
No Family Room

Informal Dining Area
No Informal Dining Area

Formal Dining Area
No Formal Dining Area

Pool Options
--

Garage/Parking
No Garage/Parking

Listed By Cassandra Cook, Nino Real Estate

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