

**Lori Uhl McClelland** | DRE#: 01265380

Broker/Owner/CRS/GRI/CDPE - Realty World Providence Properties  
Simple... Savvy... Service...

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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
0 Hilltop Road	Hollister	4	2 1	35	2,189	\$205.57	6,300	\$449,900	1	\$450,000	01/14/13
2480 Glenview Drive	Hollister	4	2 1	8	3,059	\$139.92	9,788	\$429,900	13	\$428,000	01/18/13
2101 Hickory Court	Hollister	4	2 1	14	2,270	\$169.60	9,009	\$363,825	16	\$385,000	01/09/13
1261 Crestview Drive	Hollister	5	2 1	30	2,200	\$172.73	7,357	\$395,000	16	\$380,000	01/18/13
661 La Baig Drive	Hollister	5	3 0	32	2,550	\$149.02	5,992	\$389,900	14	\$380,000	01/11/13
2120 Pecan Court	Hollister	4	2 1	46	1,864	\$168.45	7,000	\$329,990	15	\$314,000	01/15/13
1990 Carousel Drive	Hollister	3	2 0	9	1,720	\$177.91	6,660	\$299,900	15	\$306,000	01/17/13
2140 Calistoga Drive	Hollister	4	2 0	65	1,800	\$161.11	7,260	\$261,900	21	\$290,000	01/15/13
810 Feather Court	Hollister	4	2 0	53	1,275	\$224.31	6,910	\$277,000	13	\$286,000	01/18/13
931 Peridot Court	Hollister	3	2 0	11	2,100	\$130.95	6,000	\$272,500	14	\$275,000	01/15/13
50 Circle Drive	Hollister	3	2 0	109	1,765	\$152.97	8,176	\$309,900	58	\$270,000	01/23/13
2934 Airline Highway	Hollister	3	2 0	369	1,690	\$153.85	39,639	\$260,000	15	\$260,000	01/16/13
571 Spring Drive	Hollister	3	2 0	15	1,450	\$175.86	6,050	\$275,000	22	\$255,000	01/08/13
2141 Glarner Street	Hollister	3	2 0	1	1,330	\$187.97	6,820	\$249,900	19	\$250,000	01/11/13
820 Paseo Drive	Hollister	3	2 0	0	1,160	\$215.52	6,930	\$250,000	20	\$250,000	01/18/13
890 Argonne Avenue	Hollister	3	2 0	329	1,730	\$138.15	6,256	\$249,900	26	\$239,000	01/18/13
731 Las Palmas Drive	Hollister	3	2 1	58	1,170	\$171.79	2,106	\$194,900	13	\$201,000	01/25/13
237 Line Street	Hollister	2	1 0	7	850	\$177.65	4,500	\$150,000	63	\$151,000	01/14/13
1047 Victoria Street	Hollister	2	1 0	142	650	\$192.31	4,218	\$155,000	93	\$125,000	01/15/13

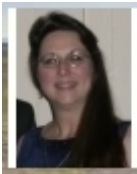
<b># LISTINGS:</b>	<b>19</b>	<b>AVG VALUES:</b>	<b>70</b>	<b>1,727</b>	<b>\$171.88</b>	<b>8,262</b>	<b>\$292,864</b>	<b>25</b>	<b>\$289,211</b>
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<b># LISTINGS TOTAL:</b>	<b>19</b>	<b>AVG VALUES FOR ALL:</b>	<b>70</b>	<b>1,727</b>	<b>\$171.88</b>		<b>\$292,864</b>	<b>25</b>	<b>\$289,211</b>
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#### Quick Statistics ( 19 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$150,000	\$449,900	\$275,000
<b>Sale Price</b>	\$125,000	\$450,000	\$275,000

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



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**Summary of Comparable Properties**

**Single Family Residential**

**Sold** 0 Hilltop Road, Hollister 95023 (Hollister) **\$449,900** MLS: 81239114  
 Beds: 4 beds Baths Full/Partial: 2|1 DOM: 35



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$449,900
Bds,Bth:	4, 2 1	Original:	\$449,900
Age:	1	Sold:	\$450,000
Sqft:	2,189	Lot:	6,300
		Date:	10/25/2012
		Date:	10/25/2012
		Date:	11/29/2012

**Remarks**  
 Something for everyone! New home under construction w/ approx. completion date middle of December. Still time to select paint & carpet colors! Granite counters, stained beachwood cabinets, prepped for AC, RV/boat parking, huge great room w/ fireplace. Formal dining, fireplace in master bedroom, shower & tub in master bath. Even has deck off master for your morning coffee! Custom stucco & drywall.

**Property Features**

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Breakfast Bar, Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 2 Car Garage, Off Street Parking, RV or Boat Parking	

Listed By Jason Noble, Nino Real Estate

**Sold** 2480 Glenview Drive, Hollister 95023 (Hollister) **\$429,900** MLS: 81242557  
 Beds: 4 beds Baths Full/Partial: 2|1 DOM: 8



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$429,900
Bds,Bth:	4, 2 1	Original:	\$429,900
Age:	13	Sold:	\$428,000
Sqft:	3,059	Lot:	9,788
		Date:	12/05/2012
		Date:	12/05/2012
		Date:	12/13/2012

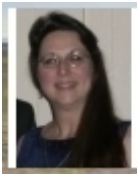
**Remarks**  
 Entertainer's Delight! Beautiful large home in desirable location. Close to stores. This home boast elegant hardwood floors. New interior paint and carpet. Backyard pool with spa awaits you. Great RV parking, low yard maintenance. Palm trees surround this oasis yard!

**Property Features**

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Vedana Freitas, RE/MAX Synergy

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### Summary of Comparable Properties

<b>Sold</b>	<b>1261 Crestview Drive, Hollister 95023 (Hollister)</b>	<b>\$395,000</b>	<b>MLS: 81237249</b>
	<b>Beds: 5 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 30</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **5, 2|1**      Age: **16**  
 Sqft: **2,200**      Lot: **7,357**

#### Pricing / Dates

List: **\$395,000**      Date: **10/10/2012**  
 Original: **\$395,000**      Date: **10/10/2012**  
 Sold: **\$380,000**      Date: **11/9/2012**

#### Remarks

Granite kitchen counters, tile floors, laminate floors, new paint, granite counter tops in bathrooms all these upgrades grace a very desirable floor plan. Open family room kitchen area faces your own private retreat complete with good size pool, a spa and several levels of low maintenance living and entertaining. Room for everyone. A must see!

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Breakfast Room

##### Formal Dining Area

Living Rm/Dining Rm Combo

##### Pool Options

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##### Garage/Parking

2 Car Garage

Listed By Christine M. Fortney, Intero Real Estate Services

<b>Sold</b>	<b>661 La Baig Drive, Hollister 95023 (Hollister)</b>	<b>\$389,900</b>	<b>MLS: 81239149</b>
	<b>Beds: 5 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 32</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **5, 3|0**      Age: **14**  
 Sqft: **2,550**      Lot: **5,992**

#### Pricing / Dates

List: **\$389,900**      Date: **10/26/2012**  
 Original: **\$424,900**      Date: **10/26/2012**  
 Sold: **\$380,000**      Date: **11/27/2012**

#### Remarks

Need a lot of bedrooms? Here it is! 5 bedroom, 3 full baths. Formal living/dining room. Family room w/ fireplace. Granite counters in kitchen, new appliances, carpet, interior and exterior paint, vinyl, door hardware, light fixtures, landscaping, and more! AC and three car garage, inside laundry. Ready to go see it now? Come on, what are you waiting for? New and mature rose bushes :)

#### Property Features

##### Family Room

Separate Family Room, Family Room Kitchen

##### Informal Dining Area

Eat in Kitchen

##### Formal Dining Area

Living Rm/Dining Rm Combo

##### Pool Options

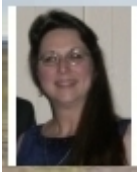
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##### Garage/Parking

Attached, Electric Door or Gate Opener, Off Street Parking, 3 or More Car Garage

Listed By Jason Noble, Nino Real Estate

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### Summary of Comparable Properties

<b>Sold</b>	<b>2101 Hickory Court, Hollister 95023 (Hollister)</b>	<b>\$363,825</b> <b>MLS: 81241251</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>	<b>DOM: 14</b>



Property Overview	Pricing / Dates		
Area: <b>Hollister (182)</b>	List: <b>\$363,825</b>	Date: <b>11/15/2012</b>	
Bds,Bth: <b>4, 2 1</b>	Age: <b>16</b>	Original: <b>\$363,825</b>	Date: <b>11/15/2012</b>
Sqft: <b>2,270</b>	Lot: <b>9,009</b>	Sold <b>\$385,000</b>	Date: <b>11/29/2012</b>

**Remarks**

Look no further! Beautifully maintained home on an oversized cul-de-sac lot. This home features a family room with fireplace. Formal living/dining room. Hardwood floors, spacious kitchen pantry, A/C, kitchen island, master bath soaking tub.

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> Possible Pool Site	<b>Garage/Parking</b> 2 Car Garage	

Listed By Karey Grimsley, Nino Real Estate

<b>Sold</b>	<b>2120 Pecan Court, Hollister 95023 (Hollister)</b>	<b>\$329,990</b> <b>MLS: 81233442</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>	<b>DOM: 46</b>



Property Overview	Pricing / Dates		
Area: <b>Hollister (182)</b>	List: <b>\$329,990</b>	Date: <b>09/10/2012</b>	
Bds,Bth: <b>4, 2 1</b>	Age: <b>15</b>	Original: <b>\$329,990</b>	Date: <b>09/10/2012</b>
Sqft: <b>1,864</b>	Lot: <b>7,000</b>	Sold <b>\$314,000</b>	Date: <b>10/26/2012</b>

**Remarks**

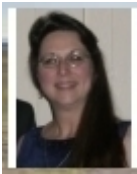
GREAT HOME ON WELL ESTABLISHED SUNNYSLOPE VILLAGE, FEATURING 4 BEDROOMS 2 1/2 BATH, INSIDE LAUNDRY AND WOOD BURNING FIREPLACE, CUL DE SAC LOCATION, PARK NEAR BY....AND POSSIBLE R.V. PARKING.

#### Property Features

<b>Family Room</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Bar	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Margarita Noriega-manzo, Nino Real Estate

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### Summary of Comparable Properties

<b>Sold</b>	<b>50 Circle Drive, Hollister 95023 (Hollister)</b>	<b>\$309,900</b>	<b>MLS: 81235035</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 109</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **58**  
 Sqft: **1,765**      Lot: **8,176**

#### Pricing / Dates

List: **\$309,900**      Date: **09/22/2012**  
 Original: **\$299,900**      Date: **09/22/2012**  
 Sold **\$270,000**      Date: **1/9/2013**

#### Remarks

Summer may be over, but still time to enjoy the pool! New interior and exterior paint, carpet, tile at entry, vinyl, granite slab counters in kitchen and bath, appliances in kitchen, front landscaping, door hardware and more! Huge family room, fruit tress along driveway, large living room with fireplace insert. Some newer vinyl windows, too! New 30" gas cooktop, too!

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Eat in Kitchen

##### Formal Dining Area

No Formal Dining Area

##### Pool Options

Gas Heated Pool

##### Garage/Parking

Detached, Guest Parking, 2 Car Garage, Off Street Parking

Listed By Jason Noble, Nino Real Estate

<b>Sold</b>	<b>1990 Carousel Drive, Hollister 95023 (Hollister)</b>	<b>\$299,900</b>	<b>MLS: 81240102</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 9</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **15**  
 Sqft: **1,720**      Lot: **6,660**

#### Pricing / Dates

List: **\$299,900**      Date: **11/05/2012**  
 Original: **\$299,900**      Date: **11/05/2012**  
 Sold **\$306,000**      Date: **11/14/2012**

#### Remarks

Pool Party!! Located in a nice neighborhood with tree lined streets near shopping and schools. Nice 3 bedroom with bonus room for office, playroom or possible 4th bedroom. Single story with easy care yard and beautiful in ground pool/spa. This home is move in ready...make it yours in time to ring in the New Year! Buyer to verify all information.

#### Property Features

##### Family Room

No Family Room

##### Informal Dining Area

Eat in Kitchen

##### Formal Dining Area

No Formal Dining Area

##### Pool Options

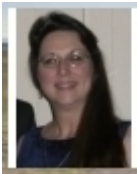
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##### Garage/Parking

Attached, 2 Car Garage

Listed By Tammy Davis, Realty World Providence Properties

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### Summary of Comparable Properties

<b>Sold</b>	<b>810 Feather Court, Hollister 95023 (Hollister)</b>	<b>\$277,000</b>	<b>MLS: 81237736</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 53</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **4, 2|0**      Age: **13**  
 Sqft: **1,275**      Lot: **6,910**

#### Pricing / Dates

List: **\$277,000**      Date: **10/15/2012**  
 Original: **\$297,000**      Date: **10/15/2012**  
 Sold: **\$286,000**      Date: **12/7/2012**

#### Remarks

This Charming 4 bedroom 2 bath home is nestled in one of the most sought after school districts in San Benito County. This immaculate home and yard is situated on a corner lot close to school, shopping, and restaurants. The exterior already has a garden, dog run, outdoor fire pit and grill. Beautiful concrete and stone work surround the home.

#### Property Features

##### Family Room

No Family Room

##### Informal Dining Area

Breakfast Nook, Eat in Kitchen

##### Formal Dining Area

No Formal Dining Area

##### Pool Options

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##### Garage/Parking

Attached, 2 Car Garage

Listed By Lisa Faria, Intero Real Estate Services

<b>Sold</b>	<b>571 Spring Drive, Hollister 95023 (Hollister)</b>	<b>\$275,000</b>	<b>MLS: 81238259</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 15</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **22**  
 Sqft: **1,450**      Lot: **6,050**

#### Pricing / Dates

List: **\$275,000**      Date: **10/19/2012**  
 Original: **\$275,000**      Date: **10/19/2012**  
 Sold: **\$255,000**      Date: **11/3/2012**

#### Remarks

This lovely home offers a spacious rooms with 3 large bedrooms and 2 full baths. This is a move in ready home with fresh paint and carpet. Large back yard with lots of potential. Make this house your home and put this on your list of must see homes.

#### Property Features

##### Family Room

Separate Family Room, Dining Area in Family R

##### Informal Dining Area

Eat in Kitchen

##### Formal Dining Area

Living Rm/Dining Rm Combo

##### Pool Options

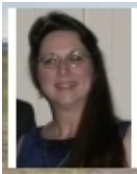
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##### Garage/Parking

2 Car Garage

Listed By Tony Lobue, Dual Pride Properties

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### Summary of Comparable Properties

<b>Sold</b>	<b>931 Peridot Court, Hollister 95023 (Hollister)</b>	<b>\$272,500</b>	<b>MLS: 81241107</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 11</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **14**  
 Sqft: **2,100**      Lot: **6,000**

#### Pricing / Dates

List: **\$272,500**      Date: **11/14/2012**  
 Original: **\$272,500**      Date: **11/14/2012**  
 Sold **\$275,000**      Date: **11/25/2012**

#### Remarks

A Family home. An Immaculate 3 bedroom home with 4th room used as a office. Completed with beautiful hardwood flooring, tile and carpet throughout. Open kitchen into a family room with fireplace waiting for a cozy night. Pre wired for Alarm Service and has Surround Sound. Two car garage and large patio with mature fruit trees in the back yard. A hot tub to splash around in too!

#### Property Features

<b>Family Room</b> Family Room Kitchen	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Susan Fixsen, Pacific Oak Real Estate Services

<b>Sold</b>	<b>2140 Calistoga Drive, Hollister 95023 (Hollister)</b>	<b>\$261,900</b>	<b>MLS: 81230293</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 65</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **4, 2|0**      Age: **21**  
 Sqft: **1,800**      Lot: **7,260**

#### Pricing / Dates

List: **\$261,900**      Date: **08/13/2012**  
 Original: **\$261,900**      Date: **08/13/2012**  
 Sold **\$290,000**      Date: **10/17/2012**  
 OffMktDate: **12/12/2012**

#### Remarks

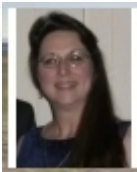
Final Approval..Walnut Park Home featuring Great Room, Bedrooms & 3 Car Garage.

#### Property Features

<b>Family Room</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Nook, Breakfast Bar	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> 3 or More Car Garage	

Listed By Joanna Hooks, Intero Real Estate Services

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### Summary of Comparable Properties

<b>Sold</b>	<b>2934 Airline Highway, Hollister 95023 (Hollister)</b>	<b>\$260,000</b>	<b>MLS: 81148400</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 369</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **15**  
 Sqft: **1,690**      Lot: **39,639**

#### Pricing / Dates

List: **\$260,000**      Date: **11/21/2011**  
 Original: **\$249,900**      Date: **11/21/2011**  
 Sold **\$260,000**      Date: **11/24/2012**  
 OffMktDate: **12/06/2012**

#### Remarks

A small country home located on the outskirts of town. Situated on a parcel about 3/4 of an acre, the home is approximately 1700 square feet of living space. Features include a formal living room, large family room with wood burning stove and a large kitchen area off of the family room.

#### Property Features

##### Family Room

Family Room Kitchen

##### Informal Dining Area

Breakfast Room

##### Formal Dining Area

Living Rm/Dining Rm Combo

##### Pool Options

--

##### Garage/Parking

2 Car Garage

Listed By Steve Toste, Coldwell Banker-Gilroy

<b>Sold</b>	<b>820 Paseo Drive, Hollister 95023 (Hollister)</b>	<b>\$250,000</b>	<b>MLS: 81243128</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 0</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **20**  
 Sqft: **1,160**      Lot: **6,930**

#### Pricing / Dates

List: **\$250,000**      Date: **12/13/2012**  
 Original: **\$250,000**      Date: **12/13/2012**  
 Sold **\$250,000**      Date: **12/13/2012**

#### Remarks

Darling 3 bedroom, 2 bath home on a corner lot with an open floor plan. This home includes a Tile Roof, Easy Care Laminate Flooring and a Security system. The Bathroom Vanities have been updated. The Backyard is very spacious with an In Ground pool.

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Eat in Kitchen

##### Formal Dining Area

No Formal Dining Area

##### Pool Options

--

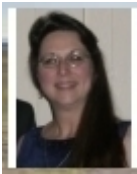
##### Garage/Parking

2 Car Garage

Listed By Charlene King, Flora Real Estate Group

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





**Lori Uhl McClelland** | DRE#: 01265380

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### Summary of Comparable Properties

<b>Sold</b>	<b>2141 Glarner Street, Hollister 95023 (Hollister)</b>	<b>\$249,900</b> <b>MLS: 81233362</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>	<b>DOM: 1</b>



Property Overview	Pricing / Dates		
Area: <b>Hollister (182)</b>	List: <b>\$249,900</b>	Date: <b>09/08/2012</b>	
Bds,Bth: <b>3, 2 0</b>	Age: <b>19</b>	Original: <b>\$249,900</b>	
Sqft: <b>1,330</b>	Lot: <b>6,820</b>	Date: <b>09/08/2012</b>	
		Sold <b>\$250,000</b>	
		Date: <b>9/9/2012</b>	

#### Remarks

Nice 3 bedroom, 2 bath home in Sunnyslope Village in a cul de sac. The Home offers indoor laundry and a very large backyard with a storage shed. On the side of the two car garage there is a wide area for Hobby Vehicles. There is a Neighborhood Dog Park only a couple of blocks away!

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> 2 Car Garage	

Listed By Charlene King, Flora Real Estate Group

<b>Sold</b>	<b>890 Argonne Avenue, Hollister 95023 (Hollister)</b>	<b>\$249,900</b> <b>MLS: 81239813</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>	<b>DOM: 329</b>



Property Overview	Pricing / Dates		
Area: <b>Hollister (182)</b>	List: <b>\$249,900</b>	Date: <b>11/02/2012</b>	
Bds,Bth: <b>3, 2 0</b>	Age: <b>26</b>	Original: <b>\$249,900</b>	
Sqft: <b>1,730</b>	Lot: <b>6,256</b>	Date: <b>12/09/2011</b>	
		Sold <b>\$239,000</b>	
		Date: <b>11/2/2012</b>	

#### Remarks

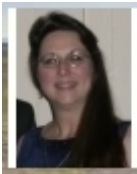
3 bed 2 bath on corner lot

#### Property Features

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 2 Car Garage	

Listed By Douglas Flora, Flora Real Estate Group

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



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### Summary of Comparable Properties

<b>Sold</b>	<b>731 Las Palmas Drive, Hollister 95023 (Hollister)</b>	<b>\$194,900</b>	<b>MLS: 81238567</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 58</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|1**      Age: **13**  
 Sqft: **1,170**      Lot: **2,106**

#### Pricing / Dates

List: **\$194,900**      Date: **10/22/2012**  
 Original: **\$194,900**      Date: **10/22/2012**  
 Sold: **\$201,000**      Date: **12/19/2012**

#### Remarks

Seller Credit of \$1,000. Cute, clean home. Close to shopping, schools and entertainment. Ready for move in.

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Breakfast Nook

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
Attached, 1 Car Garage

Listed By Lisa Scagliotti, Intero Real Estate Services

<b>Sold</b>	<b>1047 Victoria Street, Hollister 95023 (Hollister)</b>	<b>\$155,000</b>	<b>MLS: 81239822</b>
	<b>Beds: 2 beds      Baths Full/Partial: 1 0</b>		<b>DOM: 142</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **2, 1|0**      Age: **93**  
 Sqft: **650**      Lot: **4,218**

#### Pricing / Dates

List: **\$155,000**      Date: **11/02/2012**  
 Original: **\$155,000**      Date: **08/09/2012**  
 Sold: **\$125,000**      Date: **12/29/2012**

#### Remarks

Could be cute home for first time buyer, needs some TLC. good size back yard with patio and covered patio area, Bring your handy person, Property sold AS IS. \*\* BIG DOG,\*\* do not stop at property. DO NOT DISTURB TENANT

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Eat in Kitchen

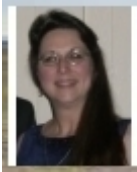
**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
2 or More Car Carport

Listed By Leona L. Naud, Silicon Valley Capital Homes & Mortgage

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### Summary of Comparable Properties

<b>Sold</b>	<b>237 Line Street, Hollister 95023 (Hollister)</b>	<b>\$150,000</b>	<b>MLS: 81242917</b>
	<b>Beds: 2 beds      Baths Full/Partial: 1 0</b>		<b>DOM: 7</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **2, 1|0**      Age: **63**  
 Sqft: **850**      Lot: **4,500**

#### Pricing / Dates

List: **\$150,000**      Date: **12/11/2012**  
 Original: **\$150,000**      Date: **12/11/2012**  
 Sold: **\$151,000**      Date: **12/18/2012**

#### Remarks

Probate Sale, home will not qualify for FHA or USDA financing. Second unit legal non-conforming

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Eat in Kitchen

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
1 Car Carport, Off Street Parking

Listed By Enrique Estrada, Hilltop Realty

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