

Lori Uhl McClelland | DRE#: 01265380

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

Cell: 831-206-2216

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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
1140 Alder Street	Hollister	4	3 0	13	2,500	\$166.80	7,370	\$414,900	17	\$417,000	02/14/13
582 5Th Street	Hollister	4	2 1	237	2,855	\$139.40	10,360	\$409,800	123	\$398,000	02/11/13
460 Vista Park Hill Court	Hollister	4	2 0	59	2,099	\$161.98	13,800	\$340,000	63	\$340,000	02/13/13
430 Tuscany Place	Hollister	4	2 1	0	2,233	\$148.01	7,457	\$349,900	19	\$330,500	02/15/13
348 Seely Avenue	Aromas	3	2 0	40	1,152	\$286.46	107,593	\$329,900	42	\$330,000	02/11/13
833 Los Viboras Road	Hollister	3	1 0	30	1,250	\$224.00	819,363	\$355,000	113	\$280,000	02/13/13
729 Canal Alley	Hollister	4	2 0	0	1,337	\$179.51	4,400	\$240,000	0	\$240,000	02/13/13
470 El Camino Paraiso	Hollister	3	1 1	10	1,800	\$122.22	8,280	\$210,000	46	\$220,000	02/13/13
37 Chappell Circle	Hollister	4	2 0	25	1,400	\$127.86	5,141	\$179,900	63	\$179,000	02/15/13

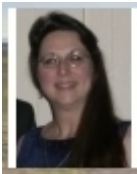
# LISTINGS:	9	AVG VALUES:		46	1,847	\$172.92	109,307	\$314,378	54	\$303,833
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# LISTINGS TOTAL:	9	AVG VALUES FOR ALL:		46	1,847	\$172.92		\$314,378	54	\$303,833
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Quick Statistics (9 Listings Total)

	Min	Max	Median
List Price	\$179,900	\$414,900	\$340,000
Sale Price	\$179,000	\$417,000	\$330,000

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



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Summary of Comparable Properties

Single Family Residential

Sold 1140 Alder Street, Hollister 95023 (Hollister) **\$414,900** MLS: 81243635
Beds: 4 beds Baths Full/Partial: 3|0 DOM: 13



Property Overview

Area: Hollister (182)
Bds,Bth: 4, 3|0 Age: 17
Sqft: 2,500 Lot: 7,370

Pricing / Dates

List: \$414,900 Date: 12/22/2012
Original: \$394,900 Date: 12/22/2012
Sold: \$417,000 Date: 1/4/2013

Remarks

Fannie Mae Home Path property. Own w/ as little as 3% down. Ask your realtor or lender today! 5 bedrooms, 3 full baths, living room-dining room combination, family room w/ fireplace open to kitchen. Beautiful yard in park like setting w/ covered trellis patio. Air conditioned, three car garage, new carpeting throughout, near neighborhood park, tile roof, plantation shutters. Must see today!

Property Features

Family Room

Separate Family Room, Family Room Kitchen

Informal Dining Area

Breakfast Bar, Eat in Kitchen

Formal Dining Area

Living Rm/Dining Rm Combo

Pool Options

--

Garage/Parking

Attached, 3 or More Car Garage

Listed By Jason Noble, Nino Real Estate

Sold 582 5Th Street, Hollister 95023 (Hollister) **\$409,800** MLS: 81216114
Beds: 4 beds Baths Full/Partial: 2|1 DOM: 237



Property Overview

Area: Hollister (182)
Bds,Bth: 4, 2|1 Age: 123
Sqft: 2,855 Lot: 10,360

Pricing / Dates

List: \$409,800 Date: 05/01/2012
Original: \$459,800 Date: 05/01/2012
Sold: \$398,000 Date: 12/24/2012

Remarks

Stately Queen Anne restored to original grandeur.2855sf in main house + 603 sf 1bd/1ba aptment over garage w/rental income of \$850/mo.4bd,2.5 ba in main home,new foundation & 40 yr comp.roof,updated ktchn & MBR ba, hrdwd flrs, frml DR, Playroom, inside utility rm, office, LR + Parlor.(Frplc.original facing ornamental only)LOVE THE ATTENTION to original woodwk,moldings & stain glass wndws.HD zning

Property Features

Family Room

Separate Family Room

Informal Dining Area

Eat in Kitchen

Formal Dining Area

Separate Dining Room

Pool Options

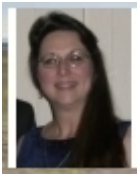
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Garage/Parking

Alley Access, Detached, 2 Car Garage

Listed By Marilyn J Ferreira, Intero Real Estate Services

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Summary of Comparable Properties

Sold	833 Los Viboras Road, Hollister 95023 (San Benito - N. County)	\$355,000	MLS: 81230123
	Beds: 3 beds Baths Full/Partial: 1 0		DOM: 30



Property Overview

Area: **San Benito - N. County (180)**
 Bds,Bth: **3, 1|0** Age: **113**
 Sqft: **1,250** Lot: **819,363**

Pricing / Dates

List: **\$355,000** Date: **08/11/2012**
 Original: **\$400,000** Date: **08/11/2012**
 Sold: **\$280,000** Date: **9/10/2012**

Remarks

Property needs major remodeling, almost only land value.Future development potential.Tenant occupied.Tentative map approved for 3 lot subdivision.One well and owning 1/2 of an other well, plus 4" blue valve water. As per Fema flood Zone A.

Property Features

Family Room
No Family Room

Informal Dining Area
Dining "L"

Formal Dining Area
Dining "L"

Pool Options
--

Garage/Parking
No Garage/Parking

Listed By Attila Matyas, Hun Realty Inc.

Sold	430 Tuscany Place, Hollister 95023 (Hollister)	\$349,900	MLS: 81243105
	Beds: 4 beds Baths Full/Partial: 2 1		DOM: 0



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|1** Age: **19**
 Sqft: **2,233** Lot: **7,457**

Pricing / Dates

List: **\$349,900** Date: **12/13/2012**
 Original: **\$349,900** Date: **12/13/2012**
 Sold: **\$330,500** Date: **12/13/2012**

Remarks

Move in ready. Home has new appliances, new interior paint, new carpet, new hardware, new light fixtures. Large lot in a cul-de-sac, has a covered hot tub and room for a pool. Don't miss this great opportunity.

Property Features

Family Room
Dining Area in Family Room

Informal Dining Area
Breakfast Bar

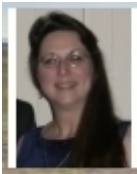
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
--

Garage/Parking
Attached, 2 Car Garage

Listed By Anthony J Ciardella, Beale Properties

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Summary of Comparable Properties

Sold	460 Vista Park Hill Court, Hollister 95023 (Hollister)	\$340,000	MLS: 81240266
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 59



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$340,000 Date: 11/07/2012
Bds,Bth:	4, 2 0	Age:	63 Original: \$340,000 Date: 11/07/2012
Sqft:	2,099	Lot:	13,800 Sold \$340,000 Date: 1/5/2013
		OffMktDate:	02/11/2013

Remarks
Wow! Wonderful home! If you want new then this is your home! New bathrooms,Kitchen,carpet,paint,exterior stucco,flooring. Beautiful kitchen remodel with granite countertops, laminate flooring through out this home. Close to downtown, shopping and schools. A real must see for your buyers! Side access for parking "toys" many options for this home!

Property Features		
Family Room Separate Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area Separate Dining Room
Pool Options --	Garage/Parking No Garage/Parking	

Listed By Christine M. Fortney, Intero Real Estate Services

Sold	348 Seely Avenue, Aromas 95004 (Aromas)	\$329,900	MLS: 81242150
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 40



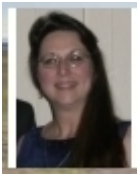
Property Overview		Pricing / Dates	
Area:	Aromas (185)	List:	\$329,900 Date: 11/30/2012
Bds,Bth:	3, 2 0	Age:	42 Original: \$379,900 Date: 11/30/2012
Sqft:	1,152	Lot:	107,593 Sold \$330,000 Date: 1/9/2013

Remarks
Find refuge surrounded by avocado trees and enjoy country living in this beautiful home. Spacious kitchen featuring, plenty of kitchen cabinetry. Spacious bedrooms and bath, new interior paint, new carpet and a new exterior deck. Great home with pride of ownership! Buyer to verify all figures of measurements. Purchase for as low as 3% down!

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 2 Car Garage	

Listed By Sigifredo Ponce, Real Time Realty

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Summary of Comparable Properties

Sold	729 Canal Alley, Hollister 95023 (Hollister)	\$240,000	MLS: 81301095
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 0



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **0**
 Sqft: **1,337** Lot: **4,400**

Pricing / Dates

List: **\$240,000** Date: **01/14/2013**
 Original: **\$240,000** Date: **01/14/2013**
 Sold: **\$240,000** Date: **1/14/2013**

Remarks

New construction

Property Features

Family Room Dining Area in Family Room	Informal Dining Area Eat in Kitchen	Formal Dining Area No Formal Dining Area
Pool Options --	Garage/Parking 2 Car Garage, Off Street Parking	

Listed By Enrique Estrada, Hilltop Realty

Sold	470 El Camino Paraiso , Hollister 95023 (Hollister)	\$210,000	MLS: 81236265
	Beds: 3 beds Baths Full/Partial: 1 1		DOM: 10



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 1|1** Age: **46**
 Sqft: **1,800** Lot: **8,280**

Pricing / Dates

List: **\$210,000** Date: **10/02/2012**
 Original: **\$210,000** Date: **10/02/2012**
 Sold: **\$220,000** Date: **10/12/2012**

Remarks

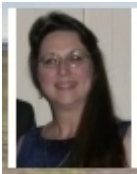
Charming home with country feel. Beautiful backyard, perfectly set up for entertaining with built in BBQ, covered patio, waterfall and pond, lush landscaping, nicely fenced. Bathroom remodeled! Huge family room with wet bar & fireplace. Cute country style kitchen. Home shows pride of ownership. Come to the open house on Sat. between 2 and 4.

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 Kim O'Connor, Choice Homes & Land

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Summary of Comparable Properties

Sold	37 Chappell Circle, Hollister 95023 (Hollister)	\$179,900	MLS: 81241692
	Beds: 4 beds Baths Full/Partial: 2 0		DOM: 25



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **4, 2|0** Age: **63**
 Sqft: **1,400** Lot: **5,141**

Pricing / Dates

List: **\$179,900** Date: **11/26/2012**
 Original: **\$179,900** Date: **11/26/2012**
 Sold: **\$179,000** Date: **12/21/2012**

Remarks

Wonderful four bedroom two bathroom home on quiet cul-de-sac. This home offers a beautiful brick fireplace in living room. There is also new carpet and paint throughout, a great backyard and a nice sized utility room.

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 Thomas Werbe, Citivest Realty Services

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