

**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
65 Spring Grove Road	Hollister	5	3 1	67	3,300	\$172.73	194,713	\$579,900	14	\$570,000	02/22/13
0 Calistoga Drive	Hollister	4	2 1	95	2,189	\$205.57	6,120	\$459,900	1	\$450,000	02/22/13
871 Joe Borovich Drive	Hollister	3	2 0	1	1,300	\$242.31	6,141	\$299,900	20	\$315,000	02/19/13
431 Tuscany Place	Hollister	3	2 0	5	1,700	\$182.35	7,377	\$298,888	19	\$310,000	02/20/13
1249 Morningside Drive	Hollister	3	2 0	12	1,100	\$245.45	6,082	\$275,000	14	\$270,000	02/18/13
20 Rustic Street	Hollister	3	1 0	21	1,000	\$125.00	3,500	\$129,900	110	\$125,000	02/21/13

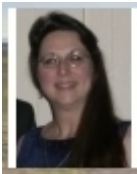
<b># LISTINGS:</b>	<b>6</b>	<b>AVG VALUES:</b>		<b>34</b>	<b>1,765</b>	<b>\$195.57</b>	<b>37,322</b>	<b>\$340,581</b>	<b>30</b>	<b>\$340,000</b>
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<b># LISTINGS TOTAL:</b>	<b>6</b>	<b>AVG VALUES FOR ALL:</b>		<b>34</b>	<b>1,765</b>	<b>\$195.57</b>		<b>\$340,581</b>	<b>30</b>	<b>\$340,000</b>
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#### Quick Statistics ( 6 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$129,900	\$579,900	\$299,394
<b>Sale Price</b>	\$125,000	\$570,000	\$312,500

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



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### Summary of Comparable Properties

#### Single Family Residential

<b>Sold</b>	<b>65 Spring Grove Road, Hollister 95023 (San Benito - N. County)</b>	<b>\$579,900</b>	<b>MLS: 81241258</b>
	<b>Beds: 5 beds      Baths Full/Partial: 3 1</b>		<b>DOM: 67</b>



Property Overview		Pricing / Dates	
Area:	<b>San Benito - N. County (180)</b>	List:	<b>\$579,900</b> Date: <b>11/16/2012</b>
Bds,Bth:	<b>5, 3 1</b> Age: <b>14</b>	Original:	<b>\$599,999</b> Date: <b>11/16/2012</b>
Sqft:	<b>3,300</b> Lot: <b>194,713</b>	Sold	<b>\$570,000</b> Date: <b>1/22/2013</b>

#### Remarks

WOW HOME IS PRICED TO SELL FAST, EXQUISITE ARCHITECTURALLY DESIGNED CLASSIC CALIF COUNTRY HOME. GEORGEOUS VIEWS OF FOOTHILLS, FIELDS AND ORCHARDS. SPRING GROVE SCHOOL DIST. EASY COMMUTE TO SAN JOSE FROM THIS NORTH COUNTY LOCATION. LARGE POOL 5 FLAT ACRES, HARDWOOD FLOORING, GRANITE COUNTER TOPS, STAINLESS STEEL APPLIANCES, HIGH CEILING AND MUCH MUCH MORE.

#### 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> 3 or More Car Garage	

Listed By Executive Team, Executive Estates, Inc

<b>Sold</b>	<b>0 Calistoga Drive, Hollister 95023 (Hollister)</b>	<b>\$459,900</b>	<b>MLS: 81239115</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 95</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$459,900</b> Date: <b>10/25/2012</b>
Bds,Bth:	<b>4, 2 1</b> Age: <b>1</b>	Original:	<b>\$449,900</b> Date: <b>10/25/2012</b>
Sqft:	<b>2,189</b> Lot: <b>6,120</b>	Sold	<b>\$450,000</b> Date: <b>1/28/2013</b>

#### Remarks

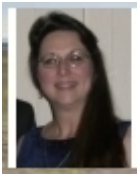
Something for everyone! New home under construction w/ approx. completion date middle of January. Still time to select paint & carpet colors! Granite counters, stained beachwood cabinets, prepped for AC, RV/boat parking, huge great room w/ fireplace. Formal dining, Fireplace in master bedroom, shower & 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

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**Summary of Comparable Properties**

**Sold** 871 Joe Borovich Drive, Hollister 95023 (Hollister) **\$299,900** MLS: 81303588  
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 1



**Property Overview**

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0** Age: **20**  
 Sqft: **1,300** Lot: **6,141**

**Pricing / Dates**

List: **\$299,900** Date: **02/06/2013**  
 Original: **\$299,900** Date: **02/06/2013**  
 Sold **\$315,000** Date: **2/7/2013**

**Remarks**

Wow! Gotta see what is in here! Everything from remodeled kitchen with upgraded cabinets, granite counters AND island, tiled floors, stainless appliances, including new gas stainless stove & microhood. Extensive use of can lights throughout home. Large living room, new carpet, interior & exterior paint. Has gas & 220 for dryer, storage shed in back yard, dog run, air conditioning & much more!

**Property Features**

**Family Room**  
 No Family Room

**Informal Dining Area**  
 Breakfast Nook

**Formal Dining Area**  
 No Formal Dining Area

**Pool Options**  
 --

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

Listed By Jason Noble, Nino Real Estate

**Sold** 431 Tuscany Place, Hollister 95023 (Hollister) **\$298,888** MLS: 81301425  
 Beds: 3 beds Baths Full/Partial: 2|0 DOM: 5



**Property Overview**

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0** Age: **19**  
 Sqft: **1,700** Lot: **7,377**

**Pricing / Dates**

List: **\$298,888** Date: **01/16/2013**  
 Original: **\$298,888** Date: **01/16/2013**  
 Sold **\$310,000** Date: **1/21/2013**

**Remarks**

Custom touches throughout. Bright and open floor plan. Perfect for a family, first-timers, or move-up. New paint, custom colors. Hardwood floors. NICE cul-de-sac lot. Detached outdoor shed, wired for electricity. Ready to move in! Appointment required (dogs on property).

**Property Features**

**Family Room**  
 Family Room Kitchen

**Informal Dining Area**  
 Eat in Kitchen

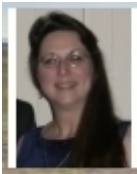
**Formal Dining Area**  
 Living Rm/Dining Rm Combo

**Pool Options**  
 --

**Garage/Parking**  
 2 Car Garage

Listed By Dorothy Coulter, Century 21-Alpha

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### Summary of Comparable Properties

<b>Sold</b>	<b>1249 Morningside Drive, Hollister 95023 (Hollister)</b>	<b>\$275,000</b>	<b>MLS: 81243298</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 12</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **14**  
 Sqft: **1,100**      Lot: **6,082**

#### Pricing / Dates

List: **\$275,000**      Date: **12/16/2012**  
 Original: **\$275,000**      Date: **12/16/2012**  
 Sold: **\$270,000**      Date: **12/28/2012**

#### Remarks

Cozy comfortable home with 3 bedrooms and 2 bathrooms. This home offers 1100 square feet of living space and a spacious 6200 square foot lot. The garage has plenty of shelving and storage. Fresh paint and carpet makes this home move in ready. Make this a top on your list of homes to see.

#### 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

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##### Garage/Parking

2 Car Garage

Listed By Tony Lobue, Dual Pride Properties

<b>Sold</b>	<b>20 Rustic Street, Hollister 95023 (Hollister)</b>	<b>\$129,900</b>	<b>MLS: 81242975</b>
	<b>Beds: 3 beds      Baths Full/Partial: 1 0</b>		<b>DOM: 21</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 1|0**      Age: **110**  
 Sqft: **1,000**      Lot: **3,500**

#### Pricing / Dates

List: **\$129,900**      Date: **12/12/2012**  
 Original: **\$129,900**      Date: **12/12/2012**  
 Sold: **\$125,000**      Date: **1/2/2013**

#### Remarks

Investor Special!!! Fixer-upper with 3 bedrooms and is located in town. House needs some work but for the right buyer, this is a no-brainer. Close to shopping, schools and easy freeway access. Ideal for 1st time home buyer or investor looking for cash-flow positive rental. Buyers to verify all information provided.

#### 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

Off Street Parking

Listed By Michael J. Satterwhite, Owners Equity

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