

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

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

#### Single Family Residential

#### SOLD

Address	City	Bd	Ba	DOM	SqFt	\$/SqFt	Lot (SF)	List Price	Age	Sale Price	COE
353 Marks Drive	Hollister	4	2 1	9	2,478	\$213.80	13,861	\$529,800	32	\$529,800	06/12/13
95 Bruces Court	Hollister	3	2 1	6	2,973	\$174.23	13,328	\$549,800	25	\$518,000	06/11/13
705 Oak Ridge Drive	Hollister	4	2 0	67	2,419	\$198.43		\$465,000	15	\$480,000	06/12/13
2771 Valley View Road	Hollister	4	2 1	12	2,450	\$185.71	7,474	\$449,900	24	\$455,000	06/10/13
1341 Trente Court	Hollister	4	3 0	8	2,414	\$173.99	6,780	\$429,000	14	\$420,000	06/11/13
51 Pine Tree Avenue	Aromas	4	2 0	48	1,812	\$221.85	17,424	\$373,387	41	\$402,000	06/11/13
1911 Spruce Drive	Hollister	4	2 0	5	1,620	\$222.22	5,959	\$335,000	16	\$360,000	06/12/13
1069 Line Street	Hollister	3	2 0	49	1,715	\$209.91	7,535	\$329,900	30	\$360,000	06/11/13
2371 Paradise Drive	Hollister	3	2 0	5	1,452	\$220.39	7,795	\$319,999	15	\$320,000	06/10/13
652 Carr Avenue	Aromas	1	1 0	48	831	\$352.59	71,002	\$289,900	63	\$293,000	06/11/13
521 Arbour Lane	Hollister	3	2 0	28	1,745	\$154.73	6,000	\$259,000	21	\$270,000	06/12/13
1030 Central Avenue	Hollister	2	1 0	5	900	\$227.78	6,000	\$189,900	28	\$205,000	06/11/13

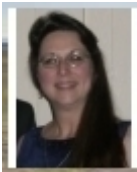
<b># LISTINGS:</b>	<b>12</b>	<b>AVG VALUES:</b>		<b>24</b>	<b>1,901</b>	<b>\$212.97</b>	<b>13,597</b>	<b>\$376,716</b>	<b>27</b>	<b>\$384,400</b>
--------------------	-----------	--------------------	--	-----------	--------------	-----------------	---------------	------------------	-----------	------------------

<b># LISTINGS TOTAL:</b>	<b>12</b>	<b>AVG VALUES FOR ALL:</b>		<b>24</b>	<b>1,901</b>	<b>\$212.97</b>		<b>\$376,716</b>	<b>27</b>	<b>\$384,400</b>
--------------------------	-----------	----------------------------	--	-----------	--------------	-----------------	--	------------------	-----------	------------------

#### Quick Statistics ( 12 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$189,900	\$549,800	\$354,194
<b>Sale Price</b>	\$205,000	\$529,800	\$381,000

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



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

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

#### Single Family Residential

<b>Sold</b>	<b>95 Bruces Court, Hollister 95023 (Ridgemark)</b>	<b>\$549,800</b>	<b>MLS: 81310010</b>
	<b>Beds: 3 beds Baths Full/Partial: 2 1</b>		<b>DOM: 6</b>



Property Overview		Pricing / Dates	
Area:	<b>Ridgemark (186)</b>	List:	<b>\$549,800</b> Date: <b>03/30/2013</b>
Bds,Bth:	<b>3, 2 1</b>	Age:	<b>25</b> Date: <b>03/30/2013</b>
Sqft:	<b>2,973</b>	Lot:	<b>13,328</b> Sold: <b>\$518,000</b> Date: <b>4/5/2013</b>

**Remarks**  
 Located on quiet culdesac with golf course views. 13,328 SF lot, 3bd+den and library, 2.5ba, grand marble entry, sunken L.R. w/cathedral beam ceilings, formal D.R., Hrdwd floors in kitchen, nook and library, island in kitchen, lots of storage, and built ins. New Carpets.MBR has vaulted ceilings & MBR ba has spa tub, laundry rm in bedroom wing.Detached storage unit that could be used for golf cart.

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

Listed By Marilyn J Ferreira, Intero Real Estate Services

<b>Sold</b>	<b>353 Marks Drive, Hollister 95023 (Ridgemark)</b>	<b>\$529,800</b>	<b>MLS: 81311336</b>
	<b>Beds: 4 beds Baths Full/Partial: 2 1</b>		<b>DOM: 9</b>



Property Overview		Pricing / Dates	
Area:	<b>Ridgemark (186)</b>	List:	<b>\$529,800</b> Date: <b>04/09/2013</b>
Bds,Bth:	<b>4, 2 1</b>	Age:	<b>32</b> Date: <b>04/09/2013</b>
Sqft:	<b>2,478</b>	Lot:	<b>13,861</b> Sold: <b>\$529,800</b> Date: <b>4/18/2013</b>

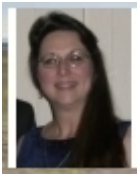
**Remarks**  
 A gated entry inner courtyard, serene and peaceful, w/fish pond and lush greenery, double door glass entry. Home has been updated 4bd,2.5 ba on 13,831 SF- golf course lot.Mature trees park like grounds, tasteful interior decor, tile entry.4th bedroom has hardwood floors and is off entry ideal for office. Updated kitchen.Mstr bdr bath remodeled.Don't wait this home will go fast.

#### Property Features

<b>Family Room</b> Family Room Kitchen	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, Electric Door or Gate Opener, Guest Parking, 2 Car Garage	

Listed By Marilyn J Ferreira, Intero Real Estate Services

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



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

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

<b>Sold</b>	<b>705 Oak Ridge Drive, Hollister 95023 (Hollister)</b>	<b>\$465,000</b>	<b>MLS: 81306337</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 67</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$465,000</b> Date: <b>03/01/2013</b>
Bds,Bth:	<b>4, 2 0</b> Age: <b>15</b>	Original:	<b>\$479,000</b> Date: <b>03/01/2013</b>
Sqft:	<b>2,419</b> Lot: <b>0</b>	Sold	<b>\$480,000</b> Date: <b>5/7/2013</b>

#### Remarks

California living! This is a sprawling California Style Contemporary 4 bd 2 bth with a fireplace and a large family room with sliding glass doors that open to a paved patio. It doesn't get better than this! All at a great price!

#### Property Features

**Family Room**  
Separate Family Room

**Informal Dining Area**  
Breakfast Room

**Formal Dining Area**  
Separate Dining Room

**Pool Options**  
--

**Garage/Parking**  
3 or More Car Garage

Listed By Christine M. Fortney, Intero Real Estate Services

<b>Sold</b>	<b>2771 Valley View Road, Hollister 95023 (Hollister)</b>	<b>\$449,900</b>	<b>MLS: 81311749</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 12</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$449,900</b> Date: <b>04/11/2013</b>
Bds,Bth:	<b>4, 2 1</b> Age: <b>24</b>	Original:	<b>\$449,900</b> Date: <b>04/11/2013</b>
Sqft:	<b>2,450</b> Lot: <b>7,474</b>	Sold	<b>\$455,000</b> Date: <b>4/23/2013</b>

#### Remarks

WOW! Gorgeous 4bd/2.5ba with upstairs loft area, including family room, living room. Last 4 years seller has installed new Porcelain tile, wood flooring, stacked stone around fireplace, replaced pool heater/pump, interior paint, complete remodel of upstairs and downstairs bathroom! Very nice home with Beautiful backyard & pool/spa.

#### Property Features

**Family Room**  
Separate Family Room

**Informal Dining Area**  
Breakfast Room

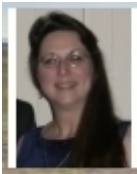
**Formal Dining Area**  
Living Rm/Dining Rm Combo

**Pool Options**  
--

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

Listed By Chantel Henson, Vanco Real Estate Executives

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



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

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

<b>Sold</b>	<b>1341 Trente Court, Hollister 95023 (Hollister)</b>	<b>\$429,000</b>	<b>MLS: 81313763</b>
	<b>Beds: 4 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 8</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$429,000</b> Date: <b>04/25/2013</b>
Bds,Bth:	<b>4, 3 0</b>	Original:	<b>\$429,000</b> Date: <b>04/25/2013</b>
Sqft:	<b>2,414</b>	Sold	<b>\$420,000</b> Date: <b>5/3/2013</b>
Age:	<b>14</b>		
Lot:	<b>6,780</b>		

#### Remarks

Beautiful 4-bedroom home in good location. Bedroom and Full Bathroom downstairs, 3-car garage, wood floors, granite counter tops and A/C. Large lot with covered patio and beautiful landscaping. Conveniently located near shopping and other amenities. Don't miss it!!

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Eat in Kitchen	<b>Formal Dining Area</b> Living Rm/Dining Rm Combo
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 3 or More Car Garage	

Listed By David B Clink, Intero Real Estate Services

<b>Sold</b>	<b>51 Pine Tree Avenue, Aromas 95004 (Aromas)</b>	<b>\$373,387</b>	<b>MLS: 81314843</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 48</b>



Property Overview		Pricing / Dates	
Area:	<b>Aromas (185)</b>	List:	<b>\$373,387</b> Date: <b>05/02/2013</b>
Bds,Bth:	<b>4, 2 0</b>	Original:	<b>\$373,387</b> Date: <b>03/21/2013</b>
Sqft:	<b>1,812</b>	Sold	<b>\$402,000</b> Date: <b>5/8/2013</b>
Age:	<b>41</b>		
Lot:	<b>17,424</b>		

#### Remarks

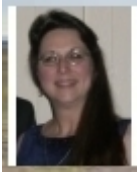
Sunny light home nestled on a quiet lot close to Aromas. Parking ,usable private yard, valley views,remodled kitchen

#### Property Features

<b>Family Room</b> No Family Room	<b>Informal Dining Area</b> Breakfast Nook, Dining "L"	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 2 Car Garage	

Listed By Doug Byrd, Monterey Bay Realty

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



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

Cell: 831-206-2216

Fax: 866-805-4296

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

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

<b>Sold</b>	<b>1911 Spruce Drive, Hollister 95023 (Hollister)</b>	<b>\$335,000</b>	<b>MLS: 81315718</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 5</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$335,000</b> Date: <b>05/08/2013</b>
Bds,Bth:	<b>4, 2 0</b>	Original:	<b>\$335,000</b> Date: <b>05/08/2013</b>
Sqft:	<b>1,620</b>	Sold	<b>\$360,000</b> Date: <b>5/13/2013</b>
Age:	<b>16</b>		
Lot:	<b>5,959</b>		

#### Remarks

One Story Sunnyslope home with RV parking. 4 bedrooms 2 bath, covered wood decking in established landscaped backyard. 2 car garage. 4th bedroom could be bedroom/office/den  
**REGULAR SALE!!!**

#### Property Features

**Family Room**  
Family Room Kitchen

**Informal Dining Area**  
Eat in Kitchen

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
2 Car Garage, RV or Boat Parking

Listed By Julie Bonnet, Bertao Real Estate Group.

<b>Sold</b>	<b>1069 Line Street, Hollister 95023 (Hollister)</b>	<b>\$329,900</b>	<b>MLS: 81310221</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 49</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$329,900</b> Date: <b>04/01/2013</b>
Bds,Bth:	<b>3, 2 0</b>	Original:	<b>\$329,900</b> Date: <b>04/01/2013</b>
Sqft:	<b>1,715</b>	Sold	<b>\$360,000</b> Date: <b>5/20/2013</b>
Age:	<b>30</b>		
Lot:	<b>7,535</b>		

#### Remarks

Worth a closer look! Large corner lot, with room for boat or RV behind fence. Home has new roof, interior and exterior painting, granite slab counters in kitchen, new appliances in kitchen, carpet and vinyl, door hardware, baseboards, garage door, plumbing fixtures, front landscaping, and new light fixtures.

#### Property Features

**Family Room**  
Separate Family Room

**Informal Dining Area**  
Breakfast Nook, Breakfast Bar

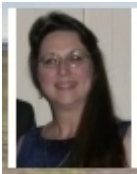
**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

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

Listed By Jason Noble, Nino Real Estate

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



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

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

<b>Sold</b>	<b>2371 Paradise Drive, Hollister 95023 (Hollister)</b>	<b>\$319,999</b>	<b>MLS: 81307386</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 5</b>



Property Overview		Pricing / Dates	
Area:	<b>Hollister (182)</b>	List:	<b>\$319,999</b> Date: <b>03/10/2013</b>
Bds,Bth:	<b>3, 2 0</b>	Age:	<b>15</b> Original: <b>\$319,999</b> Date: <b>03/10/2013</b>
Sqft:	<b>1,452</b>	Lot:	<b>7,795</b> Sold <b>\$320,000</b> Date: <b>3/15/2013</b>

#### Remarks

This is a must see home!!! Three bedrooms and Two full baths in this cozy home. Large bedrooms and open floor plan make this house a home. The back yard offers so much potential for the gardening enthusiast. Great home that is move in ready. The exterior will have a fresh cont and started on 3/11/13.

#### Property Features

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

Listed By Tony Lobue, Dual Pride Properties

<b>Sold</b>	<b>652 Carr Avenue, Aromas 95004 (Aromas)</b>	<b>\$289,900</b>	<b>MLS: 81308089</b>
	<b>Beds: 1 beds      Baths Full/Partial: 1 0</b>		<b>DOM: 48</b>



Property Overview		Pricing / Dates	
Area:	<b>Aromas (185)</b>	List:	<b>\$289,900</b> Date: <b>03/14/2013</b>
Bds,Bth:	<b>1, 1 0</b>	Age:	<b>63</b> Original: <b>\$374,900</b> Date: <b>03/14/2013</b>
Sqft:	<b>831</b>	Lot:	<b>71,002</b> Sold <b>\$293,000</b> Date: <b>5/1/2013</b>

#### Remarks

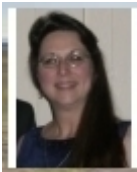
Tucked into the hills of Aromas yet close to town is this 1 bedroom 1 bath home on 1.63 acres. Lots of room for animals, gardens and outdoor fun. As addition space, the basement has two useable rooms. Real Country living for as little as 3% down.

#### 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> Off Street Parking	

Listed By Sandy Kaplan, Santa Cruz Properties

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



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

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

Cell: 831-206-2216

Fax: 866-805-4296

lori@lorimcclelland.com

www.lorimcclelland.com

### Summary of Comparable Properties

**Sold** **521 Arbour Lane, Hollister 95023 (Hollister)** **\$259,000** **MLS: 81300363**  
**Beds: 3 beds** **Baths Full/Partial: 2|0** **DOM: 28**



#### Property Overview

Area: **Hollister (182)**  
Bds,Bth: **3, 2|0** Age: **21**  
Sqft: **1,745** Lot: **6,000**

#### Pricing / Dates

List: **\$259,000** Date: **01/06/2013**  
Original: **\$259,000** Date: **12/10/2012**  
Sold **\$270,000** Date: **1/7/2013**

#### Remarks

Three bedroom, two bath home perfect for 1st time homebuyer on cul-de-sac. Vaulted ceilings and open floor plan with decked back yard for family enjoyment. Just needs a little TLC.

#### Property Features

**Family Room**  
Family Room Kitchen

**Informal Dining Area**  
Breakfast Nook, Eat in Kitchen

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

**Pool Options**  
--

**Garage/Parking**  
2 Car Garage

Listed By Therese Doglione, Flora Real Estate Group

**Sold** **1030 Central Avenue, Hollister 95023 (Hollister)** **\$189,900** **MLS: 81312896**  
**Beds: 2 beds** **Baths Full/Partial: 1|0** **DOM: 5**



#### Property Overview

Area: **Hollister (182)**  
Bds,Bth: **2, 1|0** Age: **28**  
Sqft: **900** Lot: **6,000**

#### Pricing / Dates

List: **\$189,900** Date: **04/19/2013**  
Original: **\$189,900** Date: **04/19/2013**  
Sold **\$205,000** Date: **4/24/2013**

#### Remarks

GREAT STARTER HOME FOR THAT FIRST TIME HOME BUYER OR INVESTOR. SINGLE CAR GARAGE CONVERTED INTO 308 SQ. FT. OF IMPROVED/STORAGE AREA, NOT PERMITTED OR INCLUDED IN TOTAL HOME SQUARE FOOTAGE. VERY SPACIOUS LANDSCAPED BACK YARD. FIVE YEAR OLD COMPOSITION ROOF AND CARPETS. CLOSE TO CALAVERAS ELEMENTARY SCHOOL. COMPLETELY INSULATED WITH DUAL PANED WINDOWS THROUGHOUT. INTERIOR LAUNDRY.

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Eat in Kitchen

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
No Garage/Parking

Listed By David Baumgartner, Intero Real Estate Services

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