

**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
1991 Chittenden Road	San Juan Bautista	3	2 0	116	2,700	\$250.00	328,442	\$739,800	22	\$675,000	08/14/13
40 Ralphs Way	Hollister	4	2 1	62	2,946	\$223.35	15,581	\$669,999	14	\$658,000	08/16/13
700 Heatherwood Estates Drive	Hollister	3	2 1	83	1,985	\$314.86	217,800	\$625,000	16	\$625,000	08/12/13
420 Recht Street	Hollister	5	3 0	35	2,550	\$164.67	6,011	\$419,900	13	\$419,900	08/14/13
2100 Osborne Circle	Hollister	3	2 0	31	1,500	\$253.33	8,046	\$389,900	18	\$380,000	08/16/13
560 Chardonnay Way	Hollister	3	2 0	41	1,605	\$208.72	6,125	\$329,900		\$335,000	08/16/13
700 Liege Drive	Hollister	3	2 0	11	1,120	\$285.71	6,416	\$305,000	20	\$320,000	08/16/13
856 Central Avenue	Hollister	3	1 0	3	975	\$246.15	7,200	\$245,000	105	\$240,000	08/14/13
559 Virginia Drive	Hollister	3	2 0	167	1,200	\$191.67	5,382	\$235,000	87	\$230,000	08/16/13

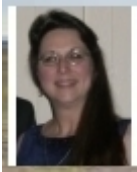
<b># LISTINGS:</b>	<b>9</b>	<b>AVG VALUES:</b>		<b>61</b>	<b>1,842</b>	<b>\$237.61</b>	<b>66,778</b>	<b>\$439,944</b>	<b>37</b>	<b>\$431,433</b>
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<b># LISTINGS TOTAL:</b>	<b>9</b>	<b>AVG VALUES FOR ALL:</b>		<b>61</b>	<b>1,842</b>	<b>\$237.61</b>		<b>\$439,944</b>	<b>37</b>	<b>\$431,433</b>
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#### Quick Statistics ( 9 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$235,000	\$739,800	\$389,900
<b>Sale Price</b>	\$230,000	\$675,000	\$380,000

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>1991 Chittenden Road, San Juan Bautista 95045 (San Juan Bautista)</b>	<b>\$739,800</b>	<b>MLS: 81306517</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 116</b>



Property Overview		Pricing / Dates	
Area:	San Juan Bautista (183)	List:	\$739,800      Date: 03/01/2013
Bds,Bth:	3, 2 0      Age: 22	Original:	\$749,800      Date: 03/01/2013
Sqft:	2,700      Lot: 328,442	Sold:	\$675,000      Date: 6/25/2013

**Remarks**  
2 units on one..30X40 metal RV barn shop, 2 barns a 4 stall mare hotel and 6 stall with hay storage and tack room 120'X250' fenced and gated arena suitable for barrels or gym Second living unit 1440 sq ft 3/2 FR, LR, DR \$1500 a month rent..new picture Mar 4th

#### Property Features

<b>Family Room</b> Separate 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> Attached, 2 Car Garage	

Listed By Ray Pierce, Pierce Real Estate

<b>Sold</b>	<b>40 Ralphs Way, Hollister 95023 (Ridgemark)</b>	<b>\$669,999</b>	<b>MLS: 81316600</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 62</b>



Property Overview		Pricing / Dates	
Area:	Ridgemark (186)	List:	\$669,999      Date: 05/15/2013
Bds,Bth:	4, 2 1      Age: 14	Original:	\$669,999      Date: 05/15/2013
Sqft:	2,946      Lot: 15,581	Sold:	\$658,000      Date: 7/16/2013

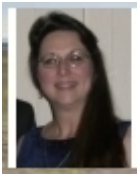
**Remarks**  
Gorgeous,resort style home has it all!Spacious kitchen w/pantry,granite countertops,thermador gas range,double oven w/convection,large island with pendant lighting.Custom media storage cabinet w/granite top in family rm.Master bdrm has large walkin closet & sunroom,master bath has jacuzzi tub.Enjoy staycations in tropical back yard w/pool&spa,outdoor living area.Too many upgrades to list!Must see!

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook, Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> Pool Sweep Included, Solar Pool System	<b>Garage/Parking</b> Attached, 3 or More Car Garage	

Listed By Monica Weltz, Flora Real Estate Group

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### Summary of Comparable Properties

<b>Sold</b>	<b>700 Heatherwood Estates Drive, Hollister 95023 (Hollister)</b>	<b>\$625,000</b>	<b>MLS: 81308280</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 83</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|1**      Age: **16**  
 Sqft: **1,985**      Lot: **217,800**

#### Pricing / Dates

List: **\$625,000**      Date: **03/15/2013**  
 Original: **\$699,000**      Date: **03/15/2013**  
 Sold **\$625,000**      Date: **6/6/2013**

#### Remarks

This beautiful ranch style home offers a large open floor plan and 360 degree views of beautiful countryside. The home sits on 5 flat acres with a horse barn, tac rooms and is Nicholas fenced. Fantastic Reduction!!! Close to wineries, shopping, golf, hiking.

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Eat in Kitchen

##### Formal Dining Area

No Formal Dining Area

##### Pool Options

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##### Garage/Parking

Attached, 3 or More Car Garage

Listed By Lisa Faria, Intero Real Estate Services

<b>Sold</b>	<b>420 Recht Street, Hollister 95023 (Hollister)</b>	<b>\$419,900</b>	<b>MLS: 81320243</b>
	<b>Beds: 5 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 35</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **5, 3|0**      Age: **13**  
 Sqft: **2,550**      Lot: **6,011**

#### Pricing / Dates

List: **\$419,900**      Date: **06/08/2013**  
 Original: **\$429,900**      Date: **06/08/2013**  
 Sold **\$419,900**      Date: **7/13/2013**

#### Remarks

Great home for large family - open floor plan, downstairs bedroom and full bath, master bedroom boasts additional suite can be used for nursery, gym, office (I would make it a shoe closet). Spacious lot has room for RV or other toys, close to schools, shopping and commute. Freshly painted in and out, interior two tone paint, new carpet and vinyl, gas log fireplace in FR, LR/DR, mirrored closets

#### Property Features

##### Family Room

Family Room Kitchen

##### Informal Dining Area

Breakfast Nook

##### Formal Dining Area

Living Rm/Dining Rm Combo

##### Pool Options

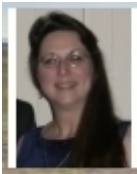
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##### Garage/Parking

Attached, 2 Car Garage

Listed By Vedana Freitas, RE/MAX Synergy

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### Summary of Comparable Properties

<b>Sold</b>	<b>2100 Osborne Circle, Hollister 95023 (Hollister)</b>	<b>\$389,900</b>	<b>MLS: 81318898</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 31</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **18**  
 Sqft: **1,500**      Lot: **8,046**

#### Pricing / Dates

List: **\$389,900**      Date: **05/31/2013**  
 Original: **\$379,900**      Date: **05/31/2013**  
 Sold: **\$380,000**      Date: **7/1/2013**

#### Remarks

gr8 family home.well maintained.no neighbors to the rear.ez to show

#### Property Features

**Family Room**  
Separate Family Room

**Informal Dining Area**  
Breakfast Nook

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
Attached, 2 Car Garage

Listed By Doug Kuerschner, Coldwell Banker-Gilroy

<b>Sold</b>	<b>560 Chardonnay Way, Hollister 95023 (Hollister)</b>	<b>\$329,900</b>	<b>MLS: 81317875</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 41</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age:  
 Sqft: **1,605**      Lot: **6,125**

#### Pricing / Dates

List: **\$329,900**      Date: **05/22/2013**  
 Original: **\$329,900**      Date: **05/22/2013**  
 Sold: **\$335,000**      Date: **7/2/2013**

#### Remarks

Traditional sale. Do not disturb the tenants. Seller wants to sell so great price for this home. Outstanding location in the community 3 Bedrooms 2 Baths. Garage converted permits unknown. Property to be sold (as-is)

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Eat in Kitchen

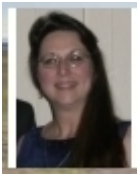
**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
2 Car Garage

Listed By Enrique P Martinez, Intero Real Estate Services

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### Summary of Comparable Properties

<b>Sold</b>	<b>700 Liege Drive, Hollister 95023 (Hollister)</b>	<b>\$305,000</b>	<b>MLS: 81322748</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 11</b>



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$305,000
Bds,Bth:	3, 2 0	Original:	\$305,000
Age:	20	Sold:	\$320,000
Sqft:	1,120	Date:	06/25/2013
Lot:	6,416	Date:	06/25/2013
		Date:	7/6/2013

#### Remarks

This is a delightful retreat home, the backyard is green and peaceful,,home is very clean with an excellent price hurry this one will not last long.

#### 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 Ray Pierce, Pierce Real Estate

<b>Sold</b>	<b>856 Central Avenue, Hollister 95023 (Hollister)</b>	<b>\$245,000</b>	<b>MLS: 81313027</b>
	<b>Beds: 3 beds      Baths Full/Partial: 1 0</b>		<b>DOM: 3</b>



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$245,000
Bds,Bth:	3, 1 0	Original:	\$245,000
Age:	105	Sold:	\$240,000
Sqft:	975	Date:	04/19/2013
Lot:	7,200	Date:	04/19/2013
		Date:	4/22/2013

#### Remarks

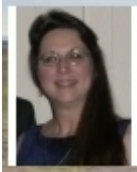
Well maintained 2 Homes on 1 lot. Both homes 3 bedroom/1 bath. Live in one and rent the other. Both units remodeled less than 8 years ago.

#### Property Features

<b>Family Room</b> Family Room Kitchen	<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> 1 Car Carport, Alley Access	

Listed By Ray Rojas, Realty World - Cornerstone Properties

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### Summary of Comparable Properties

<b>Sold</b>	<b>559 Virginia Drive, Hollister 95023 (Hollister)</b>	<b>\$235,000</b>	<b>MLS: 81243272</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 167</b>



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age: **87**  
 Sqft: **1,200**      Lot: **5,382**

#### Pricing / Dates

List: **\$235,000**      Date: **12/15/2012**  
 Original: **\$229,900**      Date: **12/15/2012**  
 Sold: **\$230,000**      Date: **5/31/2013**

#### Remarks

Approved Short sale. Opportunity knocks! Don't miss out on this outstanding price. This home is located on stablsh neighborhood.

#### Property Features

**Family Room**  
Separate Family Room

**Informal Dining Area**  
No Informal Dining Area

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

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

Listed By Enrique P Martinez, Intero Real Estate Services

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