

**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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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      |
|----------------------|-------------------|----|-----|-----|-------|----------|----------|------------|-----|------------|----------|
| 966 Oak Creek Court  | Hollister         | 4  | 3 0 | 52  | 2,730 | \$208.42 | 10,267   | \$589,900  | 10  | \$569,000  | 10/30/13 |
| 138 Marks Drive      | Hollister         | 3  | 3 0 | 42  | 2,514 | \$182.58 | 9,727    | \$449,900  | 38  | \$459,000  | 10/29/13 |
| 141 Le Chateau Drive | Hollister         | 5  | 3 0 | 98  | 2,530 | \$164.82 | 6,874    | \$424,900  | 14  | \$417,000  | 10/31/13 |
| 2151 Cypress Street  | Hollister         | 3  | 2 0 | 30  | 2,020 | \$205.45 | 6,965    | \$445,000  |     | \$415,000  | 11/01/13 |
| 401 2Nd Street       | San Juan Bautista | 3  | 2 0 | 423 | 2,000 | \$197.00 | 9,009    | \$399,000  | 163 | \$394,000  | 10/29/13 |
| 1201 Freedom Drive   | Hollister         | 3  | 2 0 | 11  | 1,766 | \$198.19 | 6,050    | \$368,888  | 13  | \$350,000  | 10/29/13 |
| 1306 Sally Street    | Hollister         | 2  | 1 0 | 29  | 900   | \$300.00 | 4,500    | \$260,000  | 83  | \$270,000  | 11/01/13 |
| 667 6Th Street       | Hollister         | 2  | 1 0 | 30  | 850   | \$277.65 | 6,020    | \$230,000  | 73  | \$236,000  | 10/31/13 |

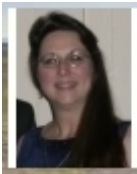
|                    |          |                    |  |           |              |                 |              |                  |           |                  |
|--------------------|----------|--------------------|--|-----------|--------------|-----------------|--------------|------------------|-----------|------------------|
| <b># LISTINGS:</b> | <b>8</b> | <b>AVG VALUES:</b> |  | <b>89</b> | <b>1,914</b> | <b>\$216.76</b> | <b>7,427</b> | <b>\$395,949</b> | <b>56</b> | <b>\$388,750</b> |
|--------------------|----------|--------------------|--|-----------|--------------|-----------------|--------------|------------------|-----------|------------------|

|                          |          |                            |  |           |              |                 |  |                  |           |                  |
|--------------------------|----------|----------------------------|--|-----------|--------------|-----------------|--|------------------|-----------|------------------|
| <b># LISTINGS TOTAL:</b> | <b>8</b> | <b>AVG VALUES FOR ALL:</b> |  | <b>89</b> | <b>1,914</b> | <b>\$216.76</b> |  | <b>\$395,949</b> | <b>56</b> | <b>\$388,750</b> |
|--------------------------|----------|----------------------------|--|-----------|--------------|-----------------|--|------------------|-----------|------------------|

#### Quick Statistics ( 8 Listings Total )

|                   | Min       | Max       | Median    |
|-------------------|-----------|-----------|-----------|
| <b>List Price</b> | \$230,000 | \$589,900 | \$411,950 |
| <b>Sale Price</b> | \$236,000 | \$569,000 | \$404,500 |

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>966 Oak Creek Court, Hollister 95023 (Hollister)</b> | <b>\$589,900</b> | <b>MLS: 81330424</b> |
|             | <b>Beds: 4 beds Baths Full/Partial: 3 0</b>             |                  | <b>DOM: 52</b>       |



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **4, 3|0** Age: **10**  
 Sqft: **2,730** Lot: **10,267**

#### Pricing / Dates

List: **\$589,900** Date: **08/18/2013**  
 Original: **\$655,000** Date: **08/18/2013**  
 Sold **\$569,000** Date: **10/30/2013**

#### Remarks

Gorgeous Custom Home Desirable Oak Creek Neighborhood. oversized garage with extra off street parking on Quiet Cul De Sac Spacious Open floor plan with Large Great Room, formal Dining and Living Room - Great For Family Entertaining. features many Custom Upgrades including Kitchen Aid Appliances, double ovens, 5 burner Gas Cooktop Spa Tub Ez Access Attic Storage Kinetic Water System Gas Fpl Hardwood Granite Counters Crown Molding & MORE

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Breakfast Nook, Breakfast Bar

##### Formal Dining Area

Separate Dining Room

##### Pool Options

Pool Sweep Included, Gas Heated Pool, Pool C

##### Garage/Parking

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

Listed By Doug Kuerschner, Coldwell Banker-Gilroy

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>138 Marks Drive, Hollister 95023 (Ridgemark)</b> | <b>\$449,900</b> | <b>MLS: 81322974</b> |
|             | <b>Beds: 3 beds Baths Full/Partial: 3 0</b>         |                  | <b>DOM: 42</b>       |



#### Property Overview

Area: **Ridgemark (186)**  
 Bds,Bth: **3, 3|0** Age: **38**  
 Sqft: **2,514** Lot: **9,727**

#### Pricing / Dates

List: **\$449,900** Date: **06/26/2013**  
 Original: **\$490,000** Date: **06/26/2013**  
 Sold **\$459,000** Date: **10/29/2013**  
 OffMktDate: **09/25/2013**

#### Remarks

3 bedroom, 3 bath home featuring spacious formal living with fireplace, formal dining area, family room with fireplace, open kitchen, built in pool, situated in Ridgemark.

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

No Informal Dining Area

##### Formal Dining Area

Separate Dining Room

##### Pool Options

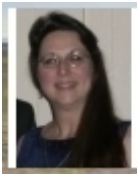
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##### Garage/Parking

2 Car Garage

Listed By Kim Ribeiro, Coldwell Banker Kaljian & Asso

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|             |  |                  |                      |
|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>141 Le Chateau Drive, Hollister 95023 (Hollister)</b> | <b>\$424,900</b> | <b>MLS: 81333562</b> |
|             | <b>Beds: 5 beds      Baths Full/Partial: 3 0</b>         |                  | <b>DOM: 98</b>       |



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **5, 3|0**      Age: **14**  
 Sqft: **2,530**      Lot: **6,874**

#### Pricing / Dates

List: **\$424,900**      Date: **09/10/2013**  
 Original: **\$430,000**      Date: **06/19/2013**  
 Sold: **\$417,000**      Date: **10/31/2013**

#### Remarks

Very Nice Corner Lot in La Baig Estates. Great For large Family, Close to middle and elementary schools and shopping. Needs LOTS OF TLC.....SELLER VERY MOTIVATED TO SELL...FOUND THEIR REPLACEMENT PROPERTY.....

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Breakfast Nook

##### Formal Dining Area

Separate Dining Room, Living Rm/Dining Rm C

##### Pool Options

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##### Garage/Parking

Off Street Parking, 3 or More Car Garage

Listed By Alma Gonzalez, American Heritage Group

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>2151 Cypress Street, Hollister 95023 (Hollister)</b> | <b>\$445,000</b> | <b>MLS: 81331543</b> |
|             | <b>Beds: 3 beds      Baths Full/Partial: 2 0</b>        |                  | <b>DOM: 30</b>       |



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **3, 2|0**      Age:  
 Sqft: **2,020**      Lot: **6,965**

#### Pricing / Dates

List: **\$445,000**      Date: **08/25/2013**  
 Original: **\$445,000**      Date: **08/25/2013**  
 Sold: **\$415,000**      Date: **11/1/2013**

#### Remarks

expanded master bedroom can be returned to another separate bedroom for approx. \$500. This is a one owner in near perfect condition on a corner lot with a very private backyard. This house is a beauty with an open floor plan and easy traffic flow. Living room dining room and family room all feature high vaulted ceilings. Large master this plan is light bright.

#### Property Features

##### Family Room

Separate Family Room

##### Informal Dining Area

Breakfast Nook

##### Formal Dining Area

Living Rm/Dining Rm Combo

##### Pool Options

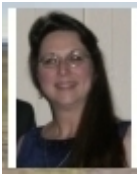
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##### Garage/Parking

3 or More Car Garage

Listed By Ray Pierce, Pierce Real Estate

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|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>401 2Nd Street, San Juan Bautista 95045 (San Juan Bautista)</b> | <b>\$399,000</b> | <b>MLS: 81226105</b> |
|             | <b>Beds: 3 beds      Baths Full/Partial: 2 0</b>                   |                  | <b>DOM: 423</b>      |



#### Property Overview

Area: **San Juan Bautista (183)**  
 Bds,Bth: **3, 2|0**      Age: **163**  
 Sqft: **2,000**      Lot: **9,009**

#### Pricing / Dates

List: **\$399,000**      Date: **07/12/2012**  
 Original: **\$425,000**      Date: **07/12/2012**  
 Sold: **\$394,000**      Date: **10/29/2013**

#### Remarks

One of San Juan Bautistas oldest Historic home is available. Well maintained and kept. Beautiful gardens offer privacy - Outside studio has many uses - location is across street from Mission Office -

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
No Informal Dining Area

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

**Pool Options**  
--

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

Listed By Pat Riley, Patricia Louise Riley, Broker

|             |  |                  |                      |
|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>1201 Freedom Drive, Hollister 95023 (Hollister)</b> | <b>\$368,888</b> | <b>MLS: 81335153</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: **13**  
 Sqft: **1,766**      Lot: **6,050**

#### Pricing / Dates

List: **\$368,888**      Date: **09/23/2013**  
 Original: **\$388,888**      Date: **09/23/2013**  
 Sold: **\$350,000**      Date: **10/29/2013**

#### Remarks

Bargain priced single level home! Quiet, well maintained neighborhood w/pride of ownership. Professionally landscaped w/auto irrigation & beautiful hardscape. Old fashioned covered front porch. Open floor plan w/LR/DR combo, Den w/double doors, Family Kitchen w/island & sliding glass door to large patio great for entertaining. High ceilings & plenty of windows & light throughout. Includes Frig, W&D

#### Property Features

**Family Room**  
Family Room Kitchen

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

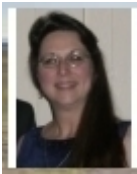
**Formal Dining Area**  
Living Rm/Dining Rm Combo

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

Listed By John V. Pinto, John V. Pinto, Broker

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### Summary of Comparable Properties

|             |   |                  |                      |
|-------------|---|------------------|----------------------|
| <b>Sold</b> | <b>1306 Sally Street, Hollister 95023 (Hollister)</b> | <b>\$260,000</b> | <b>MLS: 81325014</b> |
|             | <b>Beds: 2 beds      Baths Full/Partial: 1 0</b>      |                  | <b>DOM: 29</b>       |



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **2, 1|0**      Age: **83**  
 Sqft: **900**      Lot: **4,500**

#### Pricing / Dates

List: **\$260,000**      Date: **07/11/2013**  
 Original: **\$260,000**      Date: **07/11/2013**  
 Sold **\$270,000**      Date: **11/1/2013**  
 OffMktDate: **11/01/2013**

#### Remarks

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
No Informal Dining Area

**Formal Dining Area**  
Separate Dining Room

**Pool Options**  
--

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

Listed By Ray Pierce, Pierce Real Estate

|             |  |                  |                      |
|-------------|--|------------------|----------------------|
| <b>Sold</b> | <b>667 6Th Street, Hollister 95023 (Hollister)</b> | <b>\$230,000</b> | <b>MLS: 81316565</b> |
|             | <b>Beds: 2 beds      Baths Full/Partial: 1 0</b>   |                  | <b>DOM: 30</b>       |



#### Property Overview

Area: **Hollister (182)**  
 Bds,Bth: **2, 1|0**      Age: **73**  
 Sqft: **850**      Lot: **6,020**

#### Pricing / Dates

List: **\$230,000**      Date: **05/14/2013**  
 Original: **\$230,000**      Date: **05/14/2013**  
 Sold **\$236,000**      Date: **10/31/2013**

#### Remarks

SMALL HOME IN MATURE SECTION OF HOLLISTER...OUTBUILDING IS DETACHED GARAGE THAT ALSO HAS TWO ROOMS FOR HOBBYIST OR STORAGE OR????????...CARPET AND PAINT 2 YEARS AGO....GREAT FIXER UPPER OR????????CLOSE TO SHOPPING, SCHOOLS, DOWNTOWN, RESTAURANTS, 6000 SQ FT LOT WITH MANY POSSIBILITIES....CONDITION IS ONLY FAIR.....

#### Property Features

**Family Room**  
No Family Room

**Informal Dining Area**  
Eat in Kitchen

**Formal Dining Area**  
No Formal Dining Area

**Pool Options**  
--

**Garage/Parking**  
Detached, 1 Car Garage

Listed By David Hart, Home Town Realty

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