

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
1490 Jenner Court	Hollister	3	2 0	9	1,650	\$224.24	10,000	\$299,000	20	\$370,000	06/24/13
1006 3Rd Street	San Juan Bautista	2	2 1	35	1,430	\$192.31	3,885	\$275,000	32	\$275,000	06/27/13
40 Ortiz Court	Hollister	3	1 0	1	1,233	\$154.10	5,998	\$190,000	42	\$190,000	06/26/13

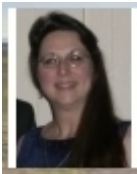
# LISTINGS:	3	AVG VALUES:		15	1,438	\$190.22	6,628	\$254,667	31	\$278,333
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# LISTINGS TOTAL:	3	AVG VALUES FOR ALL:		15	1,438	\$190.22		\$254,667	31	\$278,333
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Quick Statistics (3 Listings Total)

	Min	Max	Median
List Price	\$190,000	\$299,000	\$275,000
Sale Price	\$190,000	\$370,000	\$275,000

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



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Summary of Comparable Properties

Single Family Residential

Sold	1490 Jenner Court, Hollister 95023 (Hollister)	\$299,000	MLS: 81309537
	Beds: 3 beds Baths Full/Partial: 2 0		DOM: 9



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 2|0** Age: **20**
 Sqft: **1,650** Lot: **10,000**

Pricing / Dates

List: **\$299,000** Date: **03/26/2013**
 Original: **\$299,000** Date: **03/26/2013**
 Sold: **\$370,000** Date: **4/4/2013**

Remarks

Lovely 1650 s/f 3 bed 2 bath home. Great open floor plan, shows beautifully. Family room with adjoining dining area. Spacious separate room can be living room or formal dining room. Kitchen is light and bright with breakfast bar. Great nook area for sitting area. Huge backyard has fantastic patio area. Lots of privacy. Pass through garage. Space for boat or RV.

Property Features

Family Room
No Family Room

Informal Dining Area
Breakfast Nook

Formal Dining Area
No Formal Dining Area

Pool Options
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Garage/Parking
2 Car Garage

Listed By Elizabeth Ayala, Alain Pinel Realtors

Sold	1006 3Rd Street, San Juan Bautista 95045 (San Juan Bautista)	\$275,000	MLS: 81312534
	Beds: 2 beds Baths Full/Partial: 2 1		DOM: 35



Property Overview

Area: **San Juan Bautista (183)**
 Bds,Bth: **2, 2|1** Age: **32**
 Sqft: **1,430** Lot: **3,885**

Pricing / Dates

List: **\$275,000** Date: **04/17/2013**
 Original: **\$275,000** Date: **04/17/2013**
 Sold: **\$275,000** Date: **5/22/2013**

Remarks

Excellent location - short walk to downtown shops & restaurants. Very open & bright floorplan. You will love the private lot with mature landscaping! Beautiful updated baths, newer tile floor in the kitchen and wood floors in the living room. Newer roof. Don't miss this beautiful home!!!

Property Features

Family Room
No Family Room

Informal Dining Area
Eat in Kitchen

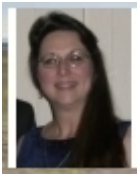
Formal Dining Area
Living Rm/Dining Rm Combo

Pool Options
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Garage/Parking
Attached, 2 Car Garage

Listed By Stacey Tomasello, Intero Real Estate Services

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Summary of Comparable Properties

Sold	40 Ortiz Court, Hollister 95023 (Hollister)	\$190,000	MLS: 81315709
	Beds: 3 beds Baths Full/Partial: 1 0		DOM: 1



Property Overview

Area: **Hollister (182)**
 Bds,Bth: **3, 1|0** Age: **42**
 Sqft: **1,233** Lot: **5,998**

Pricing / Dates

List: **\$190,000** Date: **05/08/2013**
 Original: **\$190,000** Date: **05/08/2013**
 Sold: **\$190,000** Date: **5/9/2013**

Remarks

Very Nice** 4bedroom 1 Bath ** MUST SEE PROPERTY**

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
No Garage/Parking

Listed By Brenda Lopez, Pierce Real Estate

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