

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

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

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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
7954 Lovers Lane	Hollister	3	2 0	106	1,600	\$500.00	3,294,007	\$747,000	24	\$800,000	01/09/14
820 Via Vaquero Norte	San Juan Bautista	3	3 0	103	2,887	\$207.83	18,901	\$599,900	15	\$600,000	01/09/14
298 Marks Drive	Hollister	3	3 0	10	2,152	\$241.64	10,019	\$519,900	36	\$520,000	01/07/14
945 Lanini Drive	Hollister	4	2 1	43	2,121	\$235.74	11,099	\$523,500	27	\$500,000	01/10/14
1450 Farragot Drive	Hollister	4	2 0	137	1,909	\$183.34	7,200	\$389,000		\$350,000	01/10/14
52 Hawkins Street	Hollister	2	2 0	5	952	\$283.61	6,970	\$270,000	114	\$270,000	01/07/14

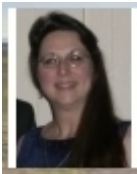
<b># LISTINGS:</b>	<b>6</b>	<b>AVG VALUES:</b>		<b>67</b>	<b>1,937</b>	<b>\$275.36</b>	<b>558,033</b>	<b>\$508,217</b>	<b>43</b>	<b>\$506,667</b>
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<b># LISTINGS TOTAL:</b>	<b>6</b>	<b>AVG VALUES FOR ALL:</b>		<b>67</b>	<b>1,937</b>	<b>\$275.36</b>		<b>\$508,217</b>	<b>43</b>	<b>\$506,667</b>
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#### Quick Statistics ( 6 Listings Total )

	Min	Max	Median
<b>List Price</b>	\$270,000	\$747,000	\$521,700
<b>Sale Price</b>	\$270,000	\$800,000	\$510,000

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>7954 Lovers Lane, Hollister 95023 (San Benito - N. County)</b>	<b>\$747,000</b>	<b>MLS: 81237728</b>
	<b>Beds: 3 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 106</b>



Property Overview		Pricing / Dates	
Area:	<b>San Benito - N. County (180)</b>	List:	<b>\$747,000</b> Date: <b>10/15/2012</b>
Bds,Bth:	<b>3, 2 0</b> Age: <b>24</b>	Original:	<b>\$747,000</b> Date: <b>09/18/2012</b>
Sqft:	<b>1,600</b> Lot: <b>3,294,007</b>	Sold	<b>\$800,000</b> Date: <b>1/9/2014</b>
		OffMktDate:	<b>10/16/2013</b>

**Remarks**  
 Very private country setting in desirable North County area situated on 75 acres!Property features two homes that have both been beautifully remodeled!Home one features quartz counter tops in kitchen & baths,redwood ceilings,hardwood floors,upgrades throughout!Live in main home,rent the other while working on your own organic walnut orchard on this property!Too many amenities to list!!!

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> No Informal Dining Area	<b>Formal Dining Area</b> No Formal Dining Area
<b>Pool Options</b> Possible Pool Site	<b>Garage/Parking</b> Guest Parking, Off Street Parking	

Listed By Donna Silva, Nino Real Estate

<b>Sold</b>	<b>820 Via Vaquero Norte , San Juan Bautista 95045 (San Juan Bau)</b>	<b>\$599,900</b>	<b>MLS: 81325863</b>
	<b>Beds: 3 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 103</b>



Property Overview		Pricing / Dates	
Area:	<b>San Juan Bautista (183)</b>	List:	<b>\$599,900</b> Date: <b>07/17/2013</b>
Bds,Bth:	<b>3, 3 0</b> Age: <b>15</b>	Original:	<b>\$709,900</b> Date: <b>07/17/2013</b>
Sqft:	<b>2,887</b> Lot: <b>18,901</b>	Sold	<b>\$600,000</b> Date: <b>1/9/2014</b>

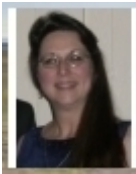
**Remarks**  
 Spectacular views from this single story home at Rancho Larios! Enjoy the views while relaxing in your new home that has fresh interior & exterior paint, new stainless appliances, engineered hardwood flooring, granite counters in kitchen, new rear landscaping & much more! Home has room for boat or RV, & has 2 AC units. One bedroom could be in-law/guest quarters. Even has office with built-ins!

#### Property Features

<b>Family Room</b> Separate Family Room	<b>Informal Dining Area</b> Breakfast Nook, 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, Off Street Parking, 3 or More Car Garage	

Listed By Jason Noble, Nino Real Estate

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### Summary of Comparable Properties

<b>Sold</b>	<b>298 Marks Drive, Hollister 95023 (Ridgemark)</b>	<b>\$519,900</b>	<b>MLS: 81341554</b>
	<b>Beds: 3 beds      Baths Full/Partial: 3 0</b>		<b>DOM: 10</b>



Property Overview		Pricing / Dates	
Area:	<b>Ridgemark (186)</b>	List:	<b>\$519,900</b> Date: <b>11/21/2013</b>
Bds,Bth:	<b>3, 3 0</b> Age: <b>36</b>	Original:	<b>\$519,900</b> Date: <b>11/21/2013</b>
Sqft:	<b>2,152</b> Lot: <b>10,019</b>	Sold	<b>\$520,000</b> Date: <b>1/7/2014</b>

#### Remarks

Attractive curb appeal with interior charm. Light & airy open floor plan with extensive hard wood flooring. Corian counter tops and newer appliances in kitchen. Formal dining room. Guest room with private bath. Large, indoor laundry area. Oversized garage with extra storage. In ground pool with energy efficient pump. Fairway location with a private feel!!!

#### Property Features

<b>Family Room</b> Family Room Kitchen	<b>Informal Dining Area</b> Breakfast Nook, Breakfast Bar	<b>Formal Dining Area</b> Separate Dining Room
<b>Pool Options</b> --	<b>Garage/Parking</b> Attached, 2 Car Garage	

Listed By Augie Bertao, Bertao Real Estate Group.

<b>Sold</b>	<b>945 Lanini Drive, Hollister 95023 (Ridgemark)</b>	<b>\$523,500</b>	<b>MLS: 81339643</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 1</b>		<b>DOM: 43</b>



Property Overview		Pricing / Dates	
Area:	<b>Ridgemark (186)</b>	List:	<b>\$523,500</b> Date: <b>10/31/2013</b>
Bds,Bth:	<b>4, 2 1</b> Age: <b>27</b>	Original:	<b>\$523,500</b> Date: <b>10/31/2013</b>
Sqft:	<b>2,121</b> Lot: <b>11,099</b>	Sold	<b>\$500,000</b> Date: <b>1/10/2014</b>

#### Remarks

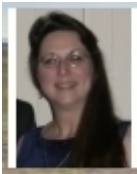
This 4 bedroom, 2.5 bath home is beautifully maintained. Formal living and dining rooms, separate family room off kitchen area and spacious master suite. Large utility room with walk in pantry. Amenities include attractive wood flooring. A/C, custom cabinetry, floor to ceiling rock fireplace and tile counter tops throughout. Attached garage includ

#### Property Features

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

Listed By Augie Bertao, Bertao Real Estate Group.

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<b>Sold</b>	<b>1450 Farragot Drive, Hollister 95023 (Hollister)</b>	<b>\$389,000</b>	<b>MLS: 81326562</b>
	<b>Beds: 4 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 137</b>



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$389,000
Bds,Bth:	4, 2 0	Original:	\$399,900
Age:		Sold:	\$350,000
Sqft:	1,909	Date:	07/22/2013
Lot:	7,200	Date:	07/22/2013
		Date:	1/10/2014

**Remarks**  
Great Home on large corner lot! Newer laminate flooring, high ceilings, crown molding, master suite with a soaker tub, and separate shower. Close to park, perfect for a first time homebuyer!

#### 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> 2 Car Garage	

Listed By Jacqueline B McAbee, Intero Real Estate Services

<b>Sold</b>	<b>52 Hawkins Street, Hollister 95023 (Hollister)</b>	<b>\$270,000</b>	<b>MLS: 81341668</b>
	<b>Beds: 2 beds      Baths Full/Partial: 2 0</b>		<b>DOM: 5</b>



Property Overview		Pricing / Dates	
Area:	Hollister (182)	List:	\$270,000
Bds,Bth:	2, 2 0	Original:	\$270,000
Age:	114	Sold:	\$270,000
Sqft:	952	Date:	11/22/2013
Lot:	6,970	Date:	11/22/2013
		Date:	1/7/2014

**Remarks**  
All you Want for Christmas! Older home that has been updated including furnace, newer roof, granite sq kitchen counter tops, 2 full baths. And a wonderful 2 car detached garage which includes extra space and a 2 room office. Extra storage unit on property. 2 bedroom and 2 bath. Fully fenced property with gate! Great for first time buyer or investor!

#### Property Features

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

Listed By Christine Fortney, Intero Real Estate Services

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