

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	240010639SD	S	1833 GREEN ACRES DRIVE	ALP	91901		2	16,800	0	\$950,000			1956	90,169/2.07	N		11/12/24	154/154
2	240015900SD	S	4062 Charles St	LMSA	91941		2	0	0	\$915,000			1942	6,300/0.1446	N		11/15/24	83/83
3	240024490SD	S	2838 Redwood St	SD	92104		2	0	0	\$1,735,000			1909	5,007/0.1149	N		11/12/24	16/16
4	240021668SD	S	741 43 Dover Ct	SD	92109		2	160,000	5	\$3,374,000			2010	2,402/0.0551	N		11/14/24	6/6
5	240023565SD	S	6860 Wunderlin Ave	SD	92114		2	72,000	6	\$854,999			1958	12,400/0.2847			11/15/24	8/8
6	PTP2405262	S	1311 E First ST	NAC	91950	TRUS	3	72,000	4	\$1,000,000	413.91	2416	1953/APP	6,320/0.1451	N	0	11/15/24	17/17
7	240002518SD	S	8921 Cotto Avenue	SAN	92071		3	103,380	8	\$1,025,000			2023				11/14/24	245/245
8	240021139SD	S	12632 Laurel St	LAK	92040		4	75,600	4	\$1,275,000			1971	5,823/0.1337			11/12/24	31/31

Closed •

List / Sold: **\$959,000/\$950,000** ↓

1833 GREEN ACRES DRIVE • Alpine 91901
2 units • **\$479,500/unit** • **sqft** • **90,169 sqft lot** • **No \$/Sqft data** •
Built in 1956
FREEWAY 8 TO TAVERN RD TO GREEN ACRES CrossStreet: **TAVERN**

154 days on the market
Listing ID: 240010639SD



ALPINE 2 HOMES ON 2 ACRES GATED AND FENCED 3 BEDROOM 2 BATH 2400 SF HOME PLUS 1 BEDROOM 1 BATH GUEST HOUSE OR ADU HUGE 29X27 DETACHED GARAGE OR SHOP WITH 10 FT DOORS AND 220 ELECTRIC. CIRCLE DRIVEWAY GRAPE VINEYARD CLOSE TO SCHOOL AND SHOPPING CENTRAL AIR AND HEAT ALSO 2 FIREPLACES VERY QUIET AND PRIVATE LOCATION PLENTY OF ROOM TO ROAM GUEST HOUSE RENTS FOR \$1400 CAN RENT FOR MORE OWNER LIVES IN MAIN HOUSE.VA AND FHA TERMS OK

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$999,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Combination, Electric, Forced Air, Propane
- SellerConsiderConcessionYN:
- Cap Rate: 0
- \$16800 Gross Scheduled Income

Interior

- Appliances: Propane Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00455649
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	6		\$0		\$3,900
2:		1	1	0		\$1,400		\$1,600
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 1
- Ranges: 1
- Refrigerator: 2
- Wall AC:

Additional Information

- 91901 - Alpine area
- San Diego County
- Parcel # 4044002300

Michael Lembeck

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Cell Phone: 714-742-3700

Citivest Realty Services, Inc

State License #: 01875823
4340 Von Karman Ave, #200
Newport Beach, 92660

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Closed •

List / Sold: **\$919,000/\$915,000** ↓

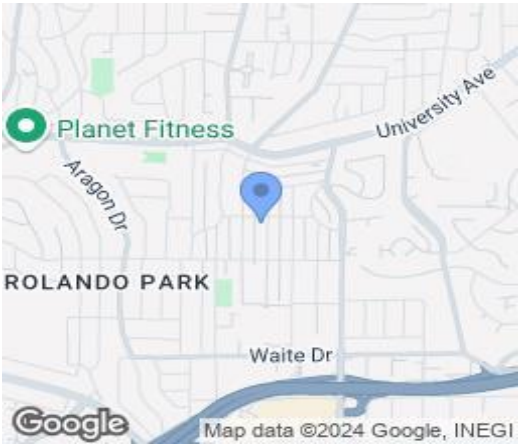
4062 Charles St • La Mesa 91941

83 days on the market

2 units • \$459,500/unit • sqft • 6,300 sqft lot • No \$/Sqft data •
Built in 1942

Listing ID: 240015900SD

CrossStreet: Stuart Ave



Centrally located, tucked away in a quaint La Mesa community, with easy access to freeways, shopping, schools and restaurants. This income producing home provides a plethora of opportunity from potential rental income to multi-generational living. The main house is a 2 bed 1 bath, 800 sqft with hardwood flooring and a spacious layout. The attached additional unit is set up as a 1 bed 1 bath ADU with the option to be opened up to the main home. Each unit has its own laundry, yard space, and parking. The property also features a permitted detached two car garage with ally access and solar. The property also features a permitted detached two car garage with ally access and solar.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$950,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: See Remarks, Wall/Window Unit(s)
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01350268
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$0		
2:		1	1			\$0		
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 0
- Ranges: 1
- Refrigerator: 2
- Wall AC:

Additional Information

- 91941 - La Mesa area
- San Diego County
- Parcel # 4743010400

Michael Lembeck

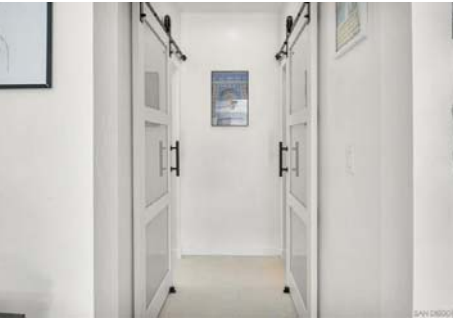
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SAN DIEGO

Closed •

List / Sold:

\$1,845,000/\$1,735,000 ↓

2838 Redwood St • San Diego 92104

16 days on the market

2 units • \$922,500/unit • sqft • 5,007 sqft lot • No \$/Sqft data •
Built in 1909

Listing ID: 240024490SD

Redwood Street west, corner of Granada and Redwood. CrossStreet: Granda Ave



Welcome to this stunning Craftsman home in the heart of a vibrant North Park community, where historic charm meets modern living. This beautifully restored 3-bedroom, 2-bathroom main house exudes character with original wood floors, built-in cabinetry, and an abundance of natural light throughout. The home offers upgraded kitchen + bathrooms, owned solar system, air conditioning, 220v outlet for an EV charger, and a 400 square foot detached ADU. The ADU features a full kitchen, bathroom, high ceilings, and open floor plan - perfect for guests, a creative flex studio space, or rental income. The spacious patio and indoor-outdoor living spaces make this yard ideal for entertaining. This rare North Park gem is ideally located within walking distance to the vibrant shops and restaurants on 30th street, a half block from Bird park and Balboas golf course, and just minutes from the San Diego Zoo. Come enjoy the charm this walkable lively sought-after neighborhood community offers!

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,945,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Natural Gas
- SellerConsiderConcessionYN:
- Cap Rate: 0

Interior

- Appliances: Gas Water Heater

Exterior

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	0		\$0		\$6,500
2:		0	1	0		\$0		\$2,500
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:

- Patio: 2
- Ranges: 2
- Refrigerator: 2
- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4535201400

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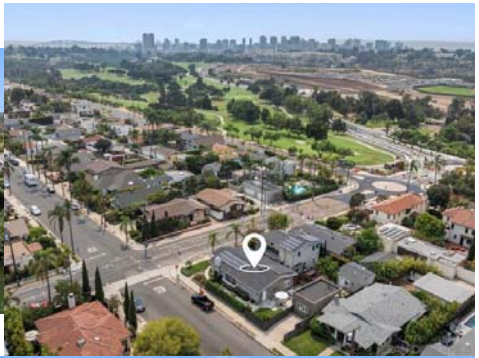


FLOOR PLAN

Matterport







Closed •

List / Sold:

741 43 Dover Ct • San Diego 92109

2 units • \$1,750,000/unit • sqft • 2,402 sqft lot • No \$/Sqft data •
Built in 2010

CrossStreet: Mission Blvd

\$3,499,999/\$3,374,000 ↓

6 days on the market

Listing ID: 240021668SD



Nestled within South Mission Beach, lies a captivating oasis of luxury living. Welcome to a meticulously crafted two-on-one property. Features 4BR and 5.5BA, offering the utmost in comfort and convenience. Connecting door between units making it easy to live in one and rent the other, rent the entire property, or turn into your primary residence. Sold fully furnished with owned Solar. Two tandem garages fitting up to four cars. Just steps from the waves and sands of the Pacific Ocean. From the moment you enter, a sense of tranquility envelops you, inviting you to unwind and relish the coastal lifestyle. Ascending to the rooftop deck, you instantly see 180-degree views of the ocean, La Jolla, and parts of Mission Bay. This elevated sanctuary promises an unbeatable experience of beach living. Immerse yourself in the energy of Mission Beach as you stroll to a nearby cafe for coffee, indulge in a burrito, or embark on an exhilarating surfing excursion. Close proximity to Belmont Park, Pacific Beach, Ocean Beach, Point Loma, and Sunset Cliffs, every day presents new opportunities for exploration and discovery. Don't miss your chance to claim this coveted piece of paradise. Nestled within South Mission Beach, lies a captivating oasis of luxury living. Welcome to a meticulously crafted two-on-one property. Features 4BR and 5.5BA, offering the utmost in comfort and convenience. Connecting door between units making it easy to live in one and rent the other, rent the entire property, or turn into your primary residence. Sold fully furnished with owned Solar. Two tandem garages fitting up to four cars. Just steps from the waves and sands of the Pacific Ocean. From the moment you enter, a sense of tranquility envelops you, inviting you to unwind and relish the coastal lifestyle. Ascending to the rooftop deck, you instantly see 180-degree views of the ocean, La Jolla, and parts of Mission Bay. This elevated sanctuary promises an unbeatable experience of beach living. Immerse yourself in the energy of Mission Beach as you stroll to a nearby cafe for coffee, indulge in a burrito, or embark on an exhilarating surfing excursion. Close proximity to Belmont Park, Pacific Beach, Ocean Beach, Point Loma, and Sunset Cliffs, every day presents new opportunities for exploration and discovery. Don't miss your chance to claim this coveted piece of paradise.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$3,499,999
- 1 Buildings
- Levels: Three Or More
- 0 Total parking spaces
- Cooling: Central Air
- Heating: Electric, Forced Air, Natural Gas, Solar
- SellerConsiderConcessionYN:
- Cap Rate: 5
- \$160000 Gross Scheduled Income
- \$160000 Net Operating Income

Interior

- Appliances: Tankless Water Heater

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

- Licenses:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	3	2		\$80,000		\$80,000
2:		2	3	2		\$80,000		\$80,000
3:			0					
4:			0					

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher: 2
 - Disposal:
- Drapes:
 - Patio: 2
 - Ranges: 2
 - Refrigerator: 2
 - Wall AC:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4236941700

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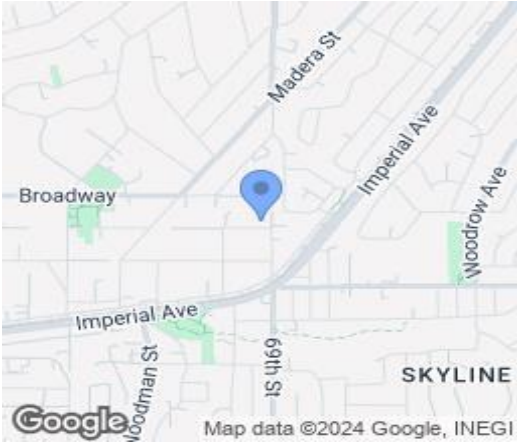
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Amazing Investment Opportunity! 2 houses in 1 lot. The main house is a 4 bedrooms and 2 full baths PLUS with back unit 2 bedrooms and 1 bath on 12,400 sq ft lot. Recently upgraded kitchens with shaker cabinets, quartz countertops, subway tile backsplash. These charming residence's is set on a generous lot, offering an ideal blend of comfort and modern living. The home boasts an open floor plan with numerous updates, ensuring a contemporary and inviting atmosphere. One of the standout features is the PAID OFF solar system, providing energy efficiency and cost savings. The property includes not one, but two distinct backyards, perfect for a variety of outdoor activities. The upper-level yard is fenced in and features it an ideal space for pets or children to play. This ADU/ back house presents a great income-producing opportunity or potential as an Airbnb. Live in the back and rent front. The opportunities are endless! Both homes has new roof! And, so much more. Conveniently located close to freeways and shopping centers, this home provides easy access to all the amenities you need. Don't miss out on this incredible opportunity! schedule your viewing today!

Facts & Features

- Sold On 11/15/2024
 - Original List Price of \$849,999
 - 2 Buildings
 - Levels: One
 - 0 Total parking spaces
 - Cooling: Central Air
 - Heating:
 - SellerConsiderConcessionYN:
- Cap Rate: 6
 - \$72000 Gross Scheduled Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
 - Electric:
 - Gas:
 - Furniture Replacement:
 - Trash:
 - Cable TV: 01885775
 - Gardener:
 - Licenses:
- Insurance:
 - Maintenance:
 - Workman's Comp:
 - Professional Management:
 - Water/Sewer:
 - Other Expense:
 - Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		4	2			\$0		\$4,000
2:		2	1			\$0		\$2,000
3:			0					
4:			0					

Of Units With:

- Separate Electric:
- Drapes:

- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:

- Patio: 2
- Ranges: 2
- Refrigerator: 1
- Wall AC:

Additional Information

- 92114 - Encanto area
- San Diego County
- Parcel # 5442114800

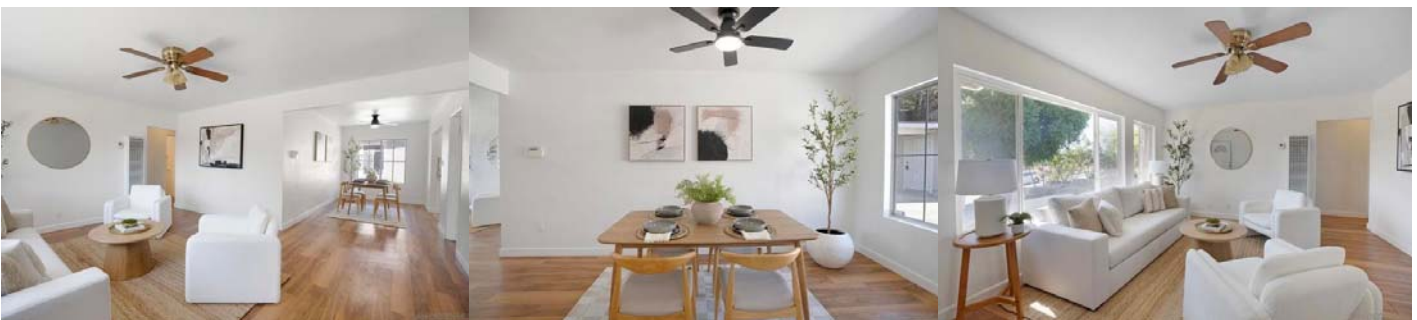
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Closed • **Triplex**

List / Sold:

\$1,100,000/\$1,000,000 ↓

17 days on the market

Listing ID: PTP2405262

1311 E First St • National City 91950

**3 units • \$366,667/unit • 2,416 sqft • 6,320 sqft lot • \$413.91/sqft •
Built in 1953**

I-805 North to 47th Street or I-805 South to Palm Avenue, turn right on E 1st Avenue to property 1311 E 1st Street.



The property is located in National City. The neighborhood consists of mostly single-family residences, apartments, condos and a small mix of 2-4 units and commercial properties located in close proximity. Shopping, schools, and other public services are located nearby, including The National City Golf Course. Great investment opportunity to live in the main home and to rent out the 2 rear units. Tenants in all 3 units paying rents close to market rates providing strong cash flow potential. Triplex is located in the heart of National City on a 6,320 sq ft lot consisting of one detached (1) 3BR /1BA 1,066 sq ft main house, and two (2) 2BR / 1BA 675 sq ft duplex units in the rear. Open parking and coin operated community laundry on site. All interior photos were taken when current 3 tenants took possession.

Facts & Features

- Sold On 11/15/2024
- Original List Price of \$1,100,000
- 2 Buildings
- 0 Total parking spaces
- \$0
- SellerConsiderConcessionYN:
- Laundry: Common Area, Community, Outside
- Cap Rate: 4.3
- \$72000 Gross Scheduled Income
- \$47351 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$6,646
- Electric: \$2,285.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$1,108
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$2,185
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$1,068
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	3	1	0			\$2,250	\$2,250	\$2,500
2:	2	1	0			\$1,800	\$1,800	\$1,800
3:	2	1	0			\$1,700	\$1,700	\$1,800

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Trust sale

- 91950 - National City area
- San Diego County
- Parcel # 5540120700

Michael Lembeck

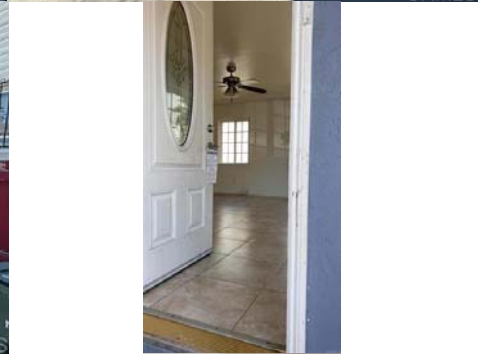
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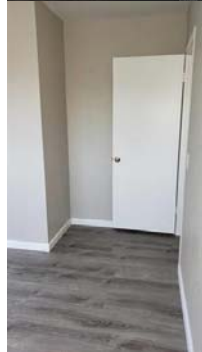
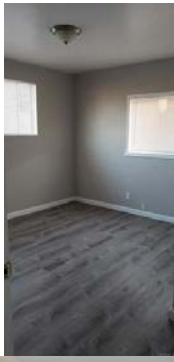
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CUSTOMER FULL: Residential Income LISTING ID: PTP2405262

Printed: 11/17/2024 10:44:19 AM

Closed •

List / Sold:

8921 Cottonwood Avenue • Santee 92071
3 units • \$350,000/unit • sqft • No lot size data • No \$/Sqft data •
Built in 2023
CrossStreet: Park Avenue

\$1,050,000/\$1,025,000 ↓
245 days on the market
Listing ID: 240002518SD



We are pleased to present 8921 Cottonwood Avenue, a luxury 3-unit property located in Santee, California. The subject property is situated on a parcel with a total 2,088 sq ft. The property is comprised of two (2) two-bedroom/one-bathroom units and one (1) three-bedroom/two-bathroom unit. The property has recently undergone an extensive \$700,000+ interior and exterior remodel. The unit interiors feature quartz counter tops, energy efficient remote-controlled heating and air, a large full bath with a full tile surround, ceiling fans, washer/dryer hookups, laminate plank floorings, stainless appliances, and new kitchen and bathroom cabinets. The property also has new energy efficient windows, brand new electrical, gas, and upgraded plumbing systems. Additionally, tenants can enjoy private yards and abundant off-street parking. Santee, located just 19 miles to the northeast of vibrant San Diego, presents an enticing investment opportunity. This East County suburb is characterized by a thriving community that strikes a balance between open spaces and urban amenities, creating a strong and stable local economy. Residents are drawn here by an abundance of community parks, over 60 miles of scenic trails, access to the serene San Diego River, and proximity to the stunning Cleveland National Forest.

Facts & Features

- Sold On 11/14/2024
- Original List Price of \$1,050,000
- 2 Buildings
- Levels: One
- 0 Total parking spaces
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 8.31
- \$103380 Gross Scheduled Income
- \$87306 Net Operating Income

Interior

Exterior

- Fencing: None

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV:
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		2	1			\$2,495		
2:		2	1			\$2,810		
3:		3	2			\$2,995		
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 3
- Disposal:

- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92071 - Santee area
- San Diego County
- Parcel # 3841091200

Michael Lembeck

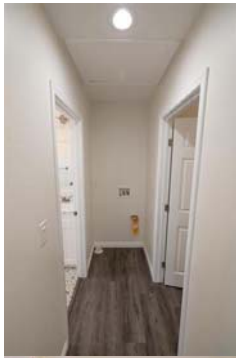
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Newport Beach, 92660

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Closed •

List / Sold:

\$1,300,000/\$1,275,000 ↓

12632 Laurel St • Lakeside 92040

31 days on the market

4 units • \$325,000/unit • sqft • 5,823 sqft lot • No \$/Sqft data •
Built in 1971

Listing ID: 240021139SD

CrossStreet: Laurel & Vine



We are pleased to present this well maintained, four-unit rental property in the heart of the East San Diego county community of Lakeside, CA. The property offers a balanced mix of two spacious 3-bed/ 1-bath units and two 2-bed / 1-bath units. Property features include ample off-street parking, backyard storage, and private laundry in the owner's unit. With just 6% of all San Diego county properties offering three bedroom units, this opportunity is ideal for investors or owner-occupants alike. Highlights include: - Excellent Unit Mix of Three and Two Bedrooms. - Upgraded Owner's Unit with private laundry, storage, and large private patio. - Low-maintenance landscape. - Plenty of off-street parking; 8 total spaces. - Proximity to scenic foothills, parks, and outdoor activities

Facts & Features

- Sold On 11/12/2024
- Original List Price of \$1,300,000
- 1 Buildings
- Levels: Two
- 0 Total parking spaces
- Cooling: Wall/Window Unit(s)
- Heating:
- SellerConsiderConcessionYN:
- Cap Rate: 3.6
- \$75600 Gross Scheduled Income
- \$46886 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 01481919
- Gardener:
- Licenses:
- Insurance:
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer:
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	1			\$0		\$2,100
2:		2	1			\$1,510		\$1,800
3:		3	1			\$1,600		\$2,100
4:		2	1			\$1,560		\$1,800

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Drapes:
- Patio: 2
- Ranges: 4

- Carpet:
- Dishwasher: 1
- Disposal:

- Refrigerator: 4
- Wall AC:

Additional Information

- 92040 - Lakeside area
- San Diego County
- Parcel # 3940621400

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Citivest Realty Services, Inc

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