

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	NDP2211245	S	809 Grapevine RD	VST	92083	STD	2	\$0	0	\$870,000 	\$769.91	1130	1963/ASR	10,100/0.23	N	2	12/30/22	11/30
2	220027252SD	S	805 807 Dover Ct	SD	92109		2	\$31,680	0	\$1,300,000 			1948	2,400/0.05			12/27/22	15/116
3	220027251SD	S	809 811 Dover Ct	SD	92109		2	\$41,676	0	\$1,300,000 			1948	2,400/0.05			12/27/22	15/15
4	220026284SD	S	1068 1070 Chalcedony	SD	92109		2	\$68,400	3	\$1,680,675 			1941	6,237/0.14			12/30/22	42/42
5	220023287SD	S	807 809 Capistrano Pl	SD	92109		2	\$83,400	0	\$2,600,000 			1987	2,254/0.05	N		12/29/22	80/216
6	220029854SD	S	414 16 Nautilus St	LAJ	92037		3	\$0	0	\$2,900,000 			1931				12/30/22	4/4
7	220009052SD	S	3627 29 33rd St	SD	92104		3	\$7,200	4	\$1,500,000 			1943	6,404/0.14			12/29/22	162/162
8	PTP2207456	S	803 N 3rd St	ELC	92021	STD	4	\$48,108	3	\$1,200,000 	\$374.53	3204	1973/ASR	8,276/0.19	N	0	12/27/22	9/9

Closed •

List / Sold: **\$869,000/\$870,000** ↑

809 Grapevine Rd • Vista 92083

11 days on the market

**2 units • \$434,500/unit • 1,130 sqft • 10,100 sqft lot • \$769.91/sqft •
Built in 1963**

Listing ID: NDP2211245

Emerald to Olive E to Grapevine.



The best of everything. Beautifully remodeled rare find in this neighborhood, single story home with Granny Flat attached. This beautiful gem has vaulted ceiling, new Samsung appliances, Shaker cabinets, Piedmont Blend vinyl flooring, Quartz countertops, gorgeous new bathrooms with Opal grey porcelain flooring and Quartz counters. Main house has 3 beds and 2 full baths. Granny Flat has its own separate entrance and back entrance, private yard with storage, and is a full 1 bedroom 1 full bath. Fully equipped kitchen. Great income opportunity. This home sits on a large flat lot, low maintenance yards, private backyard with no homes seen behind, giving you that open sky view from the back patio. Cooling: Mini Splits Wall units

Facts & Features

- Sold On 12/30/2022
- Original List Price of \$869,900
- 1 Buildings
- 6 Total parking spaces
- Cooling: See Remarks
- \$0
- Laundry: In Garage
- Cap Rate: 0
- 0 electric meters available
- 0 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Back Yard, Landscaped, Level, Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01357966
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:		3	2	2		\$0	\$0	\$3,750
2:		1	1	2		\$0	\$0	\$2,150

Of Units With:

- Separate Electric: 0
- Gas Meters: 0
- Water Meters: 0
- Carpet:
- Dishwasher: 2
- Disposal:
- Drapes:
- Patio:
- Ranges: 2
- Refrigerator: 2
- Wall AC: 3

Additional Information

- Standard sale
- 92083 - Vista area

- San Diego County
- Parcel # 1622210200

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







CUSTOMER FULL: Residential Income LISTING ID: NDP2211245

Printed: 01/01/2023 6:12:29 AM

Closed •

List / Sold:

\$1,375,000/\$1,300,000 ↓

15 days on the market

Listing ID: 220027252SD

805 807 Dover Ct • San Diego 92109

**2 units • \$687,500/unit • sqft • 2,400 sqft lot • No \$/Sqft data •
Built in 1948**

CrossStreet: Mission Blvd



Two units (a duplex) for sale in South Mission Beach for a terrific investment property and/or a redevelopment opportunity. Situated on a 30 ft by 80 ft lot, the property features two units each of approximately 620 sqft both configured as: 1 bedroom + dining room/den, and 1 bathroom. Units have exclusive-use outdoor spaces and a bonus front yard area along the court. Property includes one 2-car garage, a shared laundry room, and a storage room. Redevelopment of this property may allow a total of two dwellings totaling 2,640 sqft. *** For an even greater income or development opportunity, lookup the two next-door properties that are separately also for sale: 809-811 Dover Ct (2,400 sqft lot) and 2941-2943 Mission Blvd (3,414 sqft corner lot). *** Great walkability to the bay, ocean, shops and restaurants. ***Please note that interior photos are of the next-door property which has an identical floor plan and similar finishes.*** Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 805 Unit # for Unit 2: 807 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/27/2022
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0
- \$31680 Gross Scheduled Income
- \$31680 Net Operating Income

Interior

Exterior

- Fencing: Partial

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:		1	1			\$1,320		\$2,100
2:		1	1			\$1,320		\$2,100
3:			0					
4:			0					

Of Units With:

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

- Disposal:

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237040200

Michael Lembeck

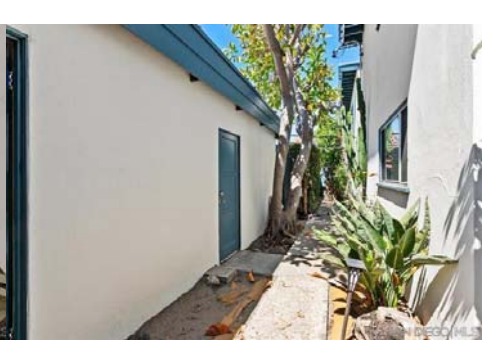
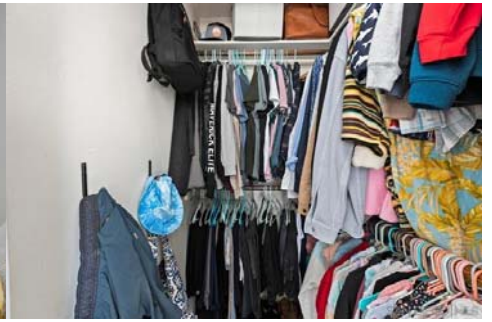
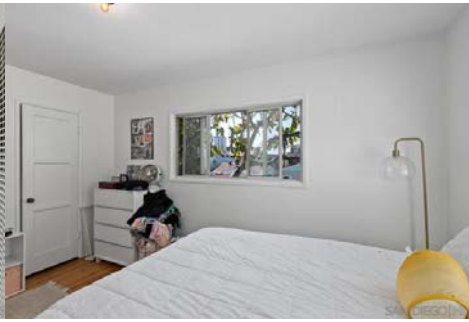
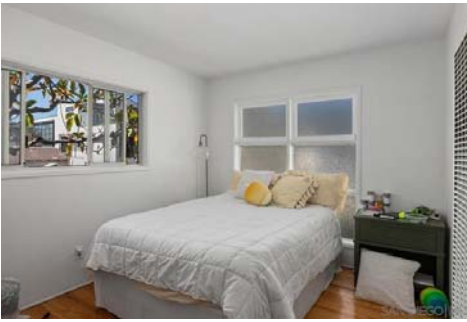
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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CUSTOMER FULL: Residential Income LISTING ID: 220027252SD

Printed: 01/01/2023 6:12:32 AM

Closed •

List / Sold:

\$1,375,000/\$1,300,000 ↓

15 days on the market

Listing ID: 220027251SD

809 811 Dover Ct • San Diego 92109

**2 units • \$687,500/unit • sqft • 2,400 sqft lot • No \$/Sqft data •
Built in 1948**

CrossStreet: Mission Blvd



Two units (a duplex) for sale in South Mission Beach for a terrific investment property and/or a redevelopment opportunity. Situated on a 30 ft by 80 ft lot (2,400 sqft), the property features two units each of approximately 620 sqft both configured as: 1 bedroom + dining room/den, and 1 bathroom. Units have exclusive-use outdoor spaces and a bonus front yard area along the court. Property includes one 2-car garage, a shared laundry room, and a storage room. Redevelopment of this property may allow a total of two dwellings totaling 2,640 sqft. *** For an even greater income or development opportunity, lookup the two next-door properties that are separately also for sale: 805-807 Dover Ct (2,400 sqft lot) and 2941-2943 Mission Blvd (3,414 sqft corner lot). *** Great walkability to the bay, ocean, shops and restaurants. Exterior: Wood/Stucco Sewer: Sewer Connected Unit # for Unit 1: 809 Unit # for Unit 2: 811 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/27/2022
- Original List Price of \$1,375,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas
- Cap Rate: 0
- \$41676 Gross Scheduled Income
- \$41676 Net Operating Income

Interior

Exterior

- Fencing: Partial

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:		1	1			\$1,373		\$2,100
2:		1	1			\$2,100		\$2,100
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237040300

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

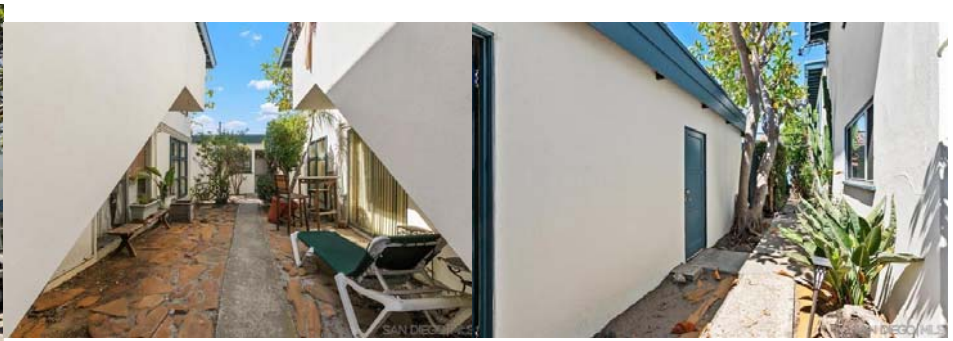
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

▼ Click arrow to display photos







Closed •

List / Sold:

\$1,850,000/\$1,680,675 ↓

42 days on the market

Listing ID: 220026284SD

1068 1070 Chalcedony • San Diego 92109

**2 units • \$925,000/unit • sqft • 6,237 sqft lot • No \$/Sqft data •
Built in 1941**

CrossStreet: Dawes



Two houses on 50x125 ft lot located just 5 blocks from the beach. Great development opportunity or live in one and rent the other. Zoning would allow additional units. Quiet neighborhood, good location close to waves, restaurants and all Pacific Beach has to offer. First time on the market in over 50 years. This is a Trust Sale to settle an estate. Has been a long-term rental. Tenants are month to month but would like to stay. The front house is a 2-bedroom 1 bath plus a den. Formal dining area, private closed in patio and yard plus double garage. The back house is a 2-bedroom one bath with car port and private patio area. Unit # for Unit 1: 1068 Unit # for Unit 2: 1070 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/30/2022
- Original List Price of \$1,850,000
- 2 Buildings
- Levels: One
- Heating: Natural Gas
- Cap Rate: 3
- \$68400 Gross Scheduled Income
- \$57900 Net Operating Income

Interior

Exterior

- Fencing: Partial

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		\$3,100		\$3,500
2:		2	1	0		\$2,600		\$2,800
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4154901300

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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Closed •

List / Sold:

\$2,795,000/\$2,600,000 ↓

80 days on the market

Listing ID: 220023287SD

807 809 Capistrano Pl • San Diego 92109

2 units • **\$1,397,500/unit** • **sqft** • **2,254 sqft lot** • **No \$/Sqft data** •
Built in 1987

CrossStreet: Mission Blvd.



Incredible duplex centrally located in South Mission Beach walking distance to sand, shops, conveniences & restaurants! The lower unit (807) consists of 2 bedrooms, 2 full bathrooms, 950 sq. ft. and features updated flooring, newer kitchen counters, fireplace, stackable washer/dryer in unit, additional storage, sunny patio, and 2 car carport tandem parking. The upper unit (809) consists of 3 bedrooms, 2 full bathrooms, 1,455 sq. ft. and features vaulted ceilings, open floor plan, skylights providing abundant natural light, fireplace, side-by-side washer/dryer in unit, additional storage, sunny balcony with some ocean view, and 2 car side-by-side attached garage. This is a wonderful opportunity not to be missed! Sewer: Sewer Connected Unit # for Unit 1: 807 Unit # for Unit 2: 809 Number of Furnished Units: 0 Topography: LL

Facts & Features

- Sold On 12/29/2022
- Original List Price of \$2,795,000
- 1 Buildings
- Levels: Two
- Heating: Natural Gas, Forced Air
- Cap Rate: 0
- \$83400 Gross Scheduled Income

Interior

- Appliances: Gas Water Heater

Exterior

- Fencing: Partial

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	2	0		\$2,550		\$2,995
2:		3	2	2		\$4,400		\$5,000
3:			0					
4:			0					

Of Units With:

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

Additional Information

- 92109 - Pacific Beach area
- San Diego County
- Parcel # 4237340200

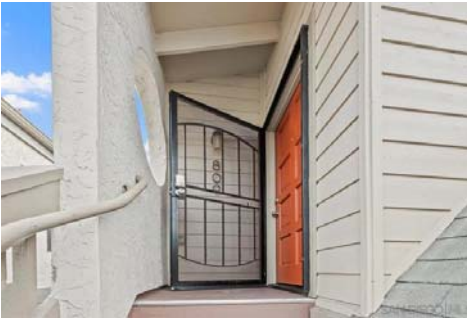
Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

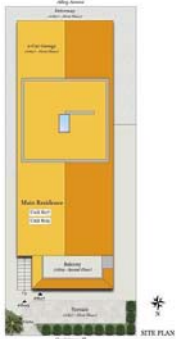
Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold:

\$2,950,000/\$2,900,000 ↓

4 days on the market

414 16 Nautilus St • La Jolla 92037

3 units • \$983,333/unit • sqft • No lot size data • No \$/Sqft data •
Built in 1931

Listing ID: 220029854SD

La Jolla Blvd to Nautilus head WEST towards the Pacific Ocean CrossStreet: La Jolla Blvd



3 HOMES at Windansea Beach, a Natural Water Park, and a beautiful neighborhood on the coast of California where the average temperature is 72 degrees. These three homes are on Nautilus St, with the Pacific Ocean and Neptune Place as your cross streets. You will enjoy seeing the Sunsets every night or going to the beach to enjoy the ocean water. You can Fish, Tidepool, Surf, and sit in the Sun on any given day. The owner has remodeled the front house (414) Completely with a new kitchen and bathrooms. Air Conditioner and a Gas Fireplace are in the front home. The Studio in the middle is so cute, with everything you want to be in a home. Brand New construction by local contractors and architects makes (412) Nautilus a phenomenal place to live with a new and oversized two-car garage and a separate 3rd story roof deck with views of the Pacific Ocean and the beautiful mountains nearby. The Master Bath has a Steam Shower, and a Spa set up to enjoy on the backyard patio. Gorgeous landscaping in the front yard includes the ocean view down the street. The garage has a separate plug for electric cars. The Robb Report Stated that La Jolla is one of the Best Places to Live in America. It is time for you to live your dream and enjoy your life. Make this your place where all your dreams can come true. 3 HOMES at Windansea Beach, a Natural Water Park, is a beautiful neighborhood on the coast of California where the average temperature is 72 degrees. These three homes are on Nautilus St, with the Pacific Ocean and Neptune Place as your cross streets. You will enjoy seeing the Sunsets every night or going to the beach to enjoy the ocean water. You can Fish, Tidepool, Surf, and sit in the Sun on any given day. The owner has remodeled the front house (414) Completely with a new kitchen and bathrooms. Air Conditioner and a Gas Fireplace are in the front home. The Studio in the middle is so cute, with everything you want to be in a home. Brand New construction by local contractors and architects makes (412) Nautilus a phenomenal place to live with a new and oversized two-car garage and a separate 3rd story roof deck with views of the Pacific Ocean and the beautiful mountains nearby. The Master Bath has a Steam Shower, and a Spa set up to enjoy on the backyard patio. Gorgeous landscaping in the front yard includes the ocean view down the street. The garage has a separate plug for electric cars. The Robb Report Stated that La Jolla is one of the Best Places to Live in America. It is true. Text us for a private showing of these remarkable Villa by the Sea. Unit # for Unit 1: 414 Unit # for Unit 2: 416 Unit # for Unit 3: 412 Number of Furnished Units: 0

Facts & Features

- Sold On 12/30/2022
- Original List Price of \$2,950,000
- 3 Buildings
- Levels: One
- Cooling: Central Air, Wall/Window Unit(s), See Remarks
- Cap Rate: 0

Interior

Exterior

- Security Features: Gated Community

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 00320807
- 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	2			\$0		\$6,500
2:		0	1			\$0		\$2,500
3:		0	1			\$0		\$3,500
4:			0					

Of Units With:

- Separate Electric:
 - Gas Meters:
 - Water Meters:
 - Carpet:
 - Dishwasher: 1
 - Disposal:
- Drapes:
 - Patio: 3
 - Ranges: 2
 - Refrigerator: 3
 - Wall AC:

Additional Information

- 92037 - La Jolla area
- San Diego County
- Parcel # 3512701600

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

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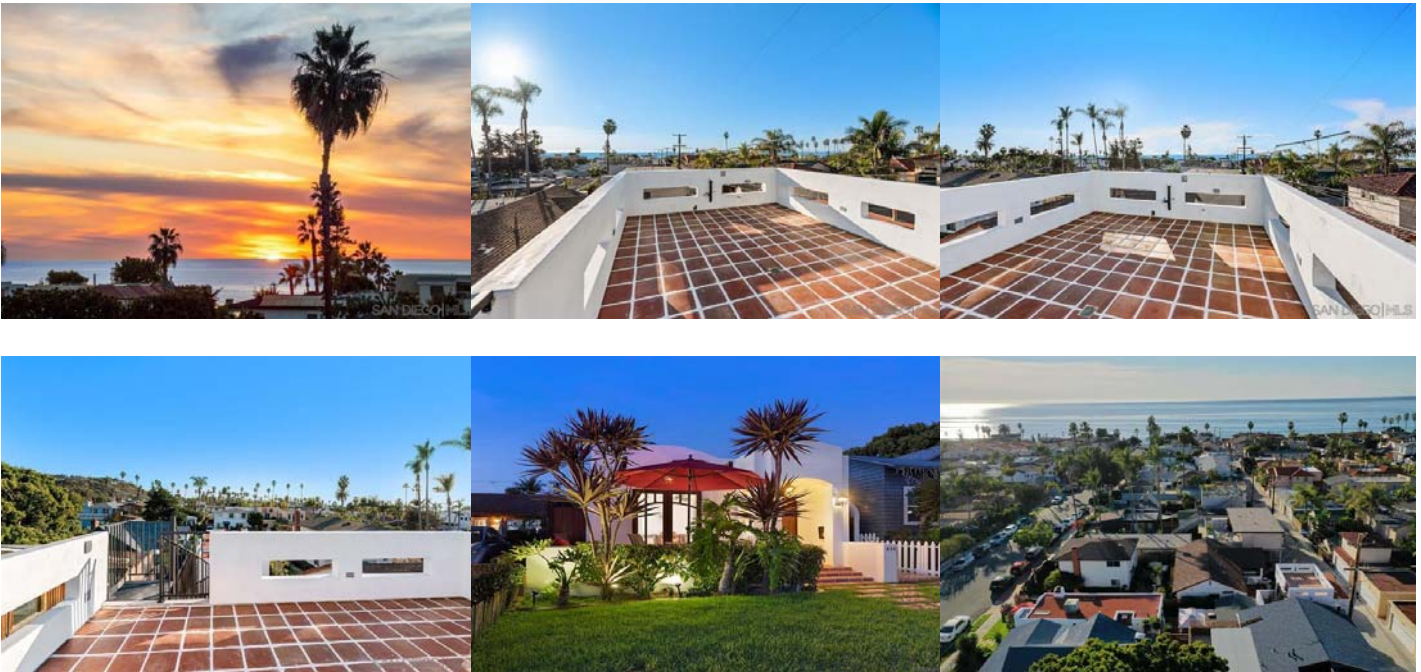












CUSTOMER FULL: Residential Income LISTING ID: 220029854SD

Printed: 01/01/2023 6:12:43 AM

Closed •

List / Sold:

\$1,500,000/\$1,500,000 ↓

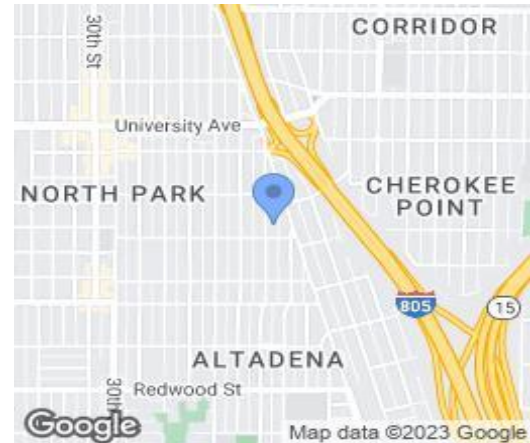
162 days on the market

Listing ID: 220009052SD

3627 29 33rd St • San Diego 92104

**3 units • \$500,000/unit • sqft • 6,404 sqft lot • No \$/Sqft data •
Built in 1943**

CrossStreet: Dwight St



Beautiful Craftsman 2 Bed 1 Bath Home with Two Additional 1 Bed 1 Bath Units located in quiet neighborhood in North Park. Pride of ownership is well represented in this property. Front house is approximately 900 square feet and has upgrades throughout without ruining the craftsman's feel of the House. Has a Detached garage with additional parking in Driveway. Back two units are fully furnished Vacation rentals that on average bringing in 2K a month and more in Summer Months. The middle unit has a full remodel. The back unit has multiple upgrades throughout. Property has space to build 2 ADU's on the property to turn to a 5 plex. Located close to freeway access and walking distance to everything North Park has to offer. This unique property located in one of the highest desired neighborhoods is priced to move quick. Don't miss this rare opportunity! Unit # for Unit 1: 3627 Unit # for Unit 2: 3629 Unit # for Unit 3: 3629.5 Unit 1 Parking Spaces: 0 Unit 2 Parking Spaces: 0 Unit 3 Parking Spaces: 0 Unit 4 Parking Spaces: 0 Number of Furnished Units: 2

Facts & Features

- Sold On 12/29/2022
- Original List Price of \$1,595,000
- 2 Buildings
- Levels: One
- Cap Rate: 3.66
- \$7200 Gross Scheduled Income
- \$63072 Net Operating Income

Interior

Exterior

- Fencing: Partial

Annual Expenses

- Total Operating Expense:
- Electric:
- Gas:
- Furniture Replacement:
- Trash:
- Cable TV: 02142875
- 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			\$3,200		\$3,495
2:		1	1			\$2,000		\$2,000
3:		1	1			\$2,000		\$2,000
4:			0					

Of Units With:

- Separate Electric:
- Gas Meters:
- Water Meters:
- Carpet:
- Dishwasher: 1
- Disposal:
- Drapes:
- Patio: 3
- Ranges: 3
- Refrigerator: 3
- Wall AC:

Additional Information

- 92104 - North Park area
- San Diego County
- Parcel # 4465121200

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos









Closed • **Quadruplex**

List / Sold: **\$1,200,000/\$1,200,000**

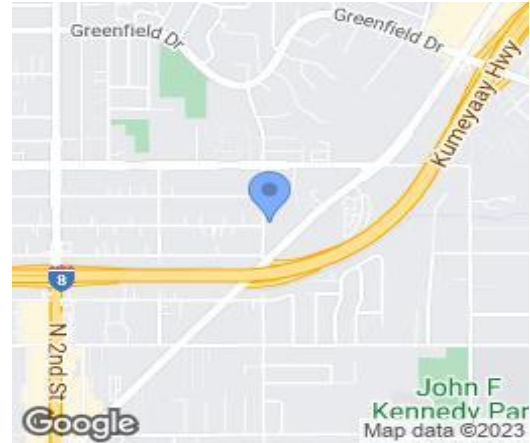
803 N 3rd St • El Cajon 92021

9 days on the market

4 units • **\$300,000/unit** • **3,204 sqft** • **8,276 sqft lot** • **\$374.53/sqft** •
Built in 1973

Listing ID: PTP2207456

Cross street - Broadway



Wonderful Fourplex with great income potential in desirable El Cajon. Please do not disturb tenants. Showing with accepted offer only.

Facts & Features

- Sold On 12/27/2022
- Original List Price of \$1,200,000
- 1 Buildings
- 6 Total parking spaces
- \$0
- Laundry: Community
- Cap Rate: 2.7
- \$48108 Gross Scheduled Income
- \$32242 Net Operating Income
- 4 electric meters available
- 5 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Level
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$16,000
- Electric:
- Gas: \$50
- Furniture Replacement:
- Trash: \$190
- Cable TV: 01527365
- Gardener:
- Licenses:
- Insurance: \$910
- Maintenance:
- Workman's Comp:
- Professional Management: 100
- Water/Sewer: \$210
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	1	1	0		\$950	\$950	\$1,400
2:	2	1	1	0		\$900	\$900	\$1,600
3:	2	1	1	0		\$984	\$984	\$1,600
4:	3	1	1	0		\$1,175	\$1,175	\$1,800

Of Units With:

- Separate Electric: 4
- Gas Meters: 5
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale
- 92021 - El Cajon area

- San Diego County
- Parcel # 5073103600

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

▼ Click arrow to display photos



CUSTOMER FULL: Residential Income LISTING ID: PTP2207456

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