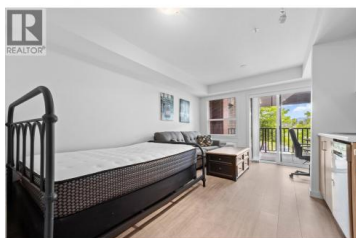
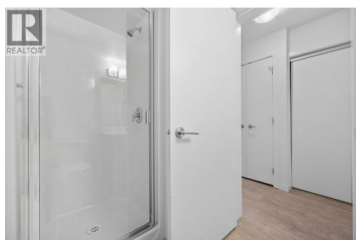
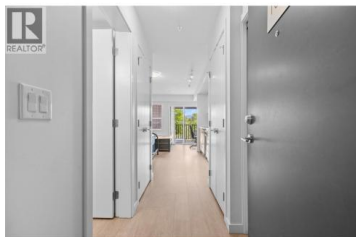


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University District

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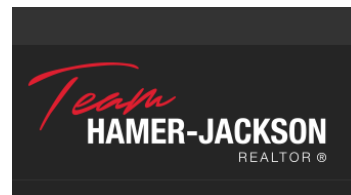


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Ben Houghton

Stillhavn Real Estate Services

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