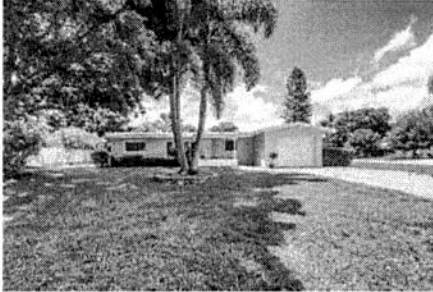


Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 1 Information



**1650 N Harvard CT, FORT MYERS, FL 33901**

Price:	\$225,000	MLS Listing ID:	219044042
Status:	Sold (09/23/2019)	MLS Association:	Naples Area
Type:	Single Family	MLS Area:	FM02 - Fort Myers Area
Beds:	3	City:	Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	0	Community:	COLONIAL MANOR
Year Built:	1962	Acres:	.3
Living Sq Ft:	1,588	Lot Sqft:	0
Virtual Tour:			

Property Description

**Public Remarks:** What a Sweet Home! NO HOA, DESIRABLE LOCATION and SO Many Upgrades! This 3 Bedroom 2 Full Bathroom Home is Upgraded and Ready for a New Family to Love! Recent Upgrades Include: All New Luxury Vinyl Plank Flooring Throughout the Entire Home, Renovated Chef's Kitchen w/ Granite Countertops, New Open Shelving, New Appliances, New Sink, New Garbage Disposal, New Plumbing Throughout Home, New A/C Unit, New Custom and Completely Remodeled Bathrooms, New Washer and Dryer, Freshly Painted Inside and Out! This Home has New Windows and Storm Shutters for Peace of Mind. The Home Sits on a Large Corner Lot on a Low Traffic Cul-de-sac! The Backyard is Completely Fenced in and the Front Yard has the most Beautiful Tree with Curb Appeal. Hurry! Easy and A Joy to Show!

**Legal Description:** COLONIAL MANOR BLK B PB 10 PG 1 LOT 13  
**Private Remarks:** As Is Contracts Only Please  
**Showing Instructions:** 24 Hour Notice

Features

<b>General Info:</b>	Pets allowed
<b>Location:</b>	Northern exposure
<b>Stories:</b>	Single story
<b>Lot:</b>	Corner lot, Oversized lot
<b>Fencing:</b>	Fenced yard
<b>Parking:</b>	1 car garage, Attached parking, Automatic garage door
<b>Construction:</b>	Concrete block/stucco, Stucco exterior
<b>Roof:</b>	Shingle roof
<b>Exterior:</b>	Enclosed porch
<b>Heating/Cooling:</b>	Central air conditioning, Central heat
<b>Interior:</b>	Ceiling fan(s), Window treatments, Secondary bedrooms split from master bedroom
<b>Flooring:</b>	Vinyl flooring
<b>Win/Doors:</b>	Picture window, Shutters
<b>Rooms:</b>	Living/dining room combination
<b>Utilities:</b>	Public sewer services, Public water supply, TV cable available
<b>Inclusions:</b>	Microwave oven, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

Sold Information

<b>Sold Date:</b>	09/23/2019	<b>Original Price:</b>	\$249,900	<b>Selling Agent:</b>	Amy Lortz
<b>Sold Price:</b>	\$225,000	<b>Sales Team:</b>		<b>Selling Office:</b>	NextHome Advisors

Property Information

<b>Lot:</b>	13	<b>Zoning:</b>	RS-7	<b>Elem School:</b>	SCHOOL CHOICE
<b>Block:</b>	B	<b>APN:</b>	35-44-24-P3-0110B.0130	<b>Middle School:</b>	SCHOOL CHOICE
<b>Unit:</b>	0	<b>Lot Dimensions:</b>	0x0x0x0	<b>High School:</b>	SCHOOL CHOICE

Financial Information

<b>HOA Fee:</b>	\$0	<b>Maintenance Fee:</b>	\$0	<b>Terms:</b>	Buyer Finance/Cash
<b>HOA Freq:</b>		<b>Maintenance Freq:</b>		<b>Possession:</b>	At Closing
<b>Taxes:</b>	\$1,873	<b>Tax Year:</b>	2018	<b>Homestead:</b>	

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# Licensee Detail Report + Photos & Map

Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

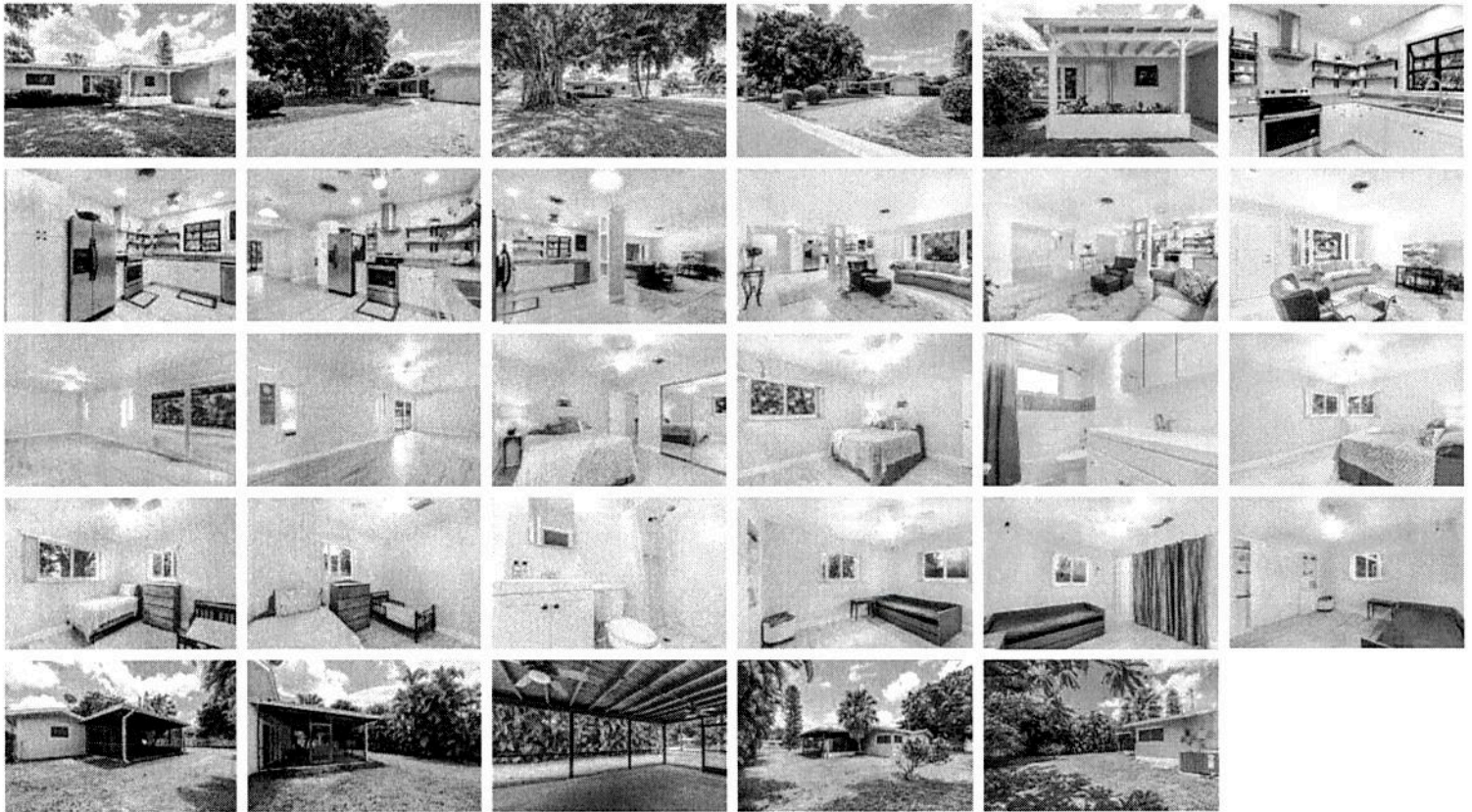
Brad@BankOnIt.com

## Property 1 Information Continued

### Listing Information

Owner Name: <b>Jennifer M &amp; Teatanibure Eno</b>	Owner Phone:	Bonus:
Buyer Agent Comp: <b>3%</b>	Non Rep Comp: <b>0%</b>	Trans Agent Comp <b>3%</b>
Licensee Name: <b>Amy N. Summerlot</b>	Office Name: <b>DomainRealty.com LLC</b>	Office Address: <b>24201 Walden Center Dr #206 Bonita Springs, FL 34134</b>
Licensee Phone:	Office Phone: <b>(239) 301-4301</b>	Broker Name: <b>Adam Ruud</b>
Licensee Fax:	Office Fax:	Broker Phone: <b>(239) 919-6888</b>
Licensee Toll Free:	Office Toll Free:	Broker Email: <b>adamruud7@gmail.com</b>
Licensee Email: <b>amy@keytosold.com</b>	Office Email: <b>adam@domainrealty.com</b>	

### Additional Images



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Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 1 Information Continued

Map of Property



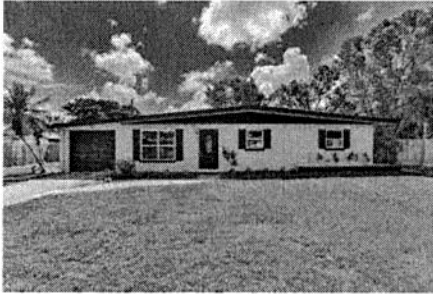
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Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

**Property 2 Information**



**4351 ORANGEWOOD AVE, FORT MYERS, FL 33901**

Price:	\$212,000	MLS Listing ID:	218047190
Status:	Sold (10/24/2018)	MLS Association:	Royal Palm Coast
Type:	Single Family	MLS Area:	FM02 - Fort Myers Area
Beds:	3	City:	Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	0	Community:	COLONIAL MANOR
Year Built:	1960	Acres:	.3
Living Sq Ft:	1,331	Lot Sqft:	0
Virtual Tour:	<a href="http://tours.pinnaclevirtualtours.com/idx/312995">http://tours.pinnaclevirtualtours.com/idx/312995</a>		

**Property Description**

**Public Remarks:** Ready to move in!!! Single Family Home completely renovated includes 3bed/2bth, florida room, one car garage, oversized fenced backyard with built-in fireplace or grill and room for pool. One car garage has been converted into bonus room which could be used as a play room, 4th bedroom or a man cave, you name it! Updates include: roof, kitchen cabinets, granite counters, stainless steel appliances, bathrooms, tile floors throughout, interior/exterior painting and air conditioning. NO HOA FEES. With immediate access to shopping areas, restaurants, schools, etc. Easy commute to Cape Coral, Fort Myers Beach, Naples and surrounding areas as well as International SWFL Airport.

**Legal Description:** COLONIAL MANOR BLK A PB 10 PG 1 LOT 10

**Private Remarks:** Please submit offers on Far-Bar As-Is contract to [purchasepropertyelvia@gmail.com](mailto:purchasepropertyelvia@gmail.com) accompanied by proof of funds or pre-qual letter. Property is being sold in As-Is condition with right to inspections.

**Showing Instructions:** Key Box - Supra iBox, Short Notice OK, Vacant

**Features**

**General Info:** Pets allowed

**Location:** Northwestern exposure

**Stories:** Single story

**Recreation:** BBQ

**Lot:** Oversized lot

**Fencing:** Fenced yard

**Parking:** 2 car garage, Attached parking

**Construction:** Concrete block/stucco, Frame and stucco exterior, Stucco exterior

**Roof:** Shingle roof

**Exterior:** Wood deck

**Heating/Cooling:** Central air conditioning, Central heat

**Interior:** Ceiling fan(s)

**Flooring:** Tile flooring

**Rooms:** Living/dining room combination, Sun room

**Laundry:** Laundry area in garage/carport

**Utilities:** Public sewer services, Public water supply, TV cable available

**Inclusions:** Microwave oven, Dishwasher, Refrigerator, Range and Oven

**Sold Information**

<b>Sold Date:</b>	10/24/2018	<b>Original Price:</b>	\$212,000	<b>Selling Agent:</b>	Alfonso Reyes
<b>Sold Price:</b>	\$212,000	<b>Sales Team:</b>		<b>Selling Office:</b>	Starlink Realty, Inc

**Property Information**

<b>Lot:</b>	10	<b>Zoning:</b>	RS-7	<b>Elem School:</b>	SCHOOL CHOICE LEE COUNTY DISTR
<b>Block:</b>	A	<b>APN:</b>	35-44-24-P3-0110A.0100	<b>Middle School:</b>	SCHOOL CHOICE LEE COUNTY DISTR
<b>Unit:</b>	N/A	<b>Lot Dimensions:</b>	115x133x84x140	<b>High School:</b>	SCHOOL CHOICE LEE COUNTY DISTR

**Financial Information**

<b>HOA Fee:</b>	\$0	<b>Maintenance Fee:</b>	\$0	<b>Terms:</b>	Buyer Finance/Cash
<b>HOA Freq:</b>		<b>Maintenance Freq:</b>		<b>Possession:</b>	At Closing
<b>Taxes:</b>	\$1,043	<b>Tax Year:</b>	2017	<b>Homestead:</b>	

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Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 2 Information Continued

Listing Information

Owner Name: <b>Brian &amp; Shari Gear</b>	Owner Phone:	Bonus:
Buyer Agent Comp: <b>3%</b>	Non Rep Comp: <b>0%</b>	Trans Agent Comp: <b>3%</b>
Licensee Name: <b>Elvia Arana</b>	Office Name: <b>Rawlings Realty, Inc</b>	Office Address: <b>1400 Colonial Blvd. #77</b>
Licensee Phone:	Office Phone: <b>(239) 482-7785</b>	<b>Ft Myers, FL 33907</b>
Licensee Fax: <b>(239) 437-1776</b>	Office Fax: <b>(239) 437-1776</b>	Broker Name: <b>Diana L. Rawlings-Bever</b>
Licensee Toll Free:	Office Toll Free: <b>(800) 741-6789</b>	Broker Phone:
Licensee Email: <b>elvia.arana@yahoo.com</b>	Office Email: <b>Info@RawlingsRealty.com</b>	Broker Email: <b>Rawlings1@aol.com</b>

Additional Images



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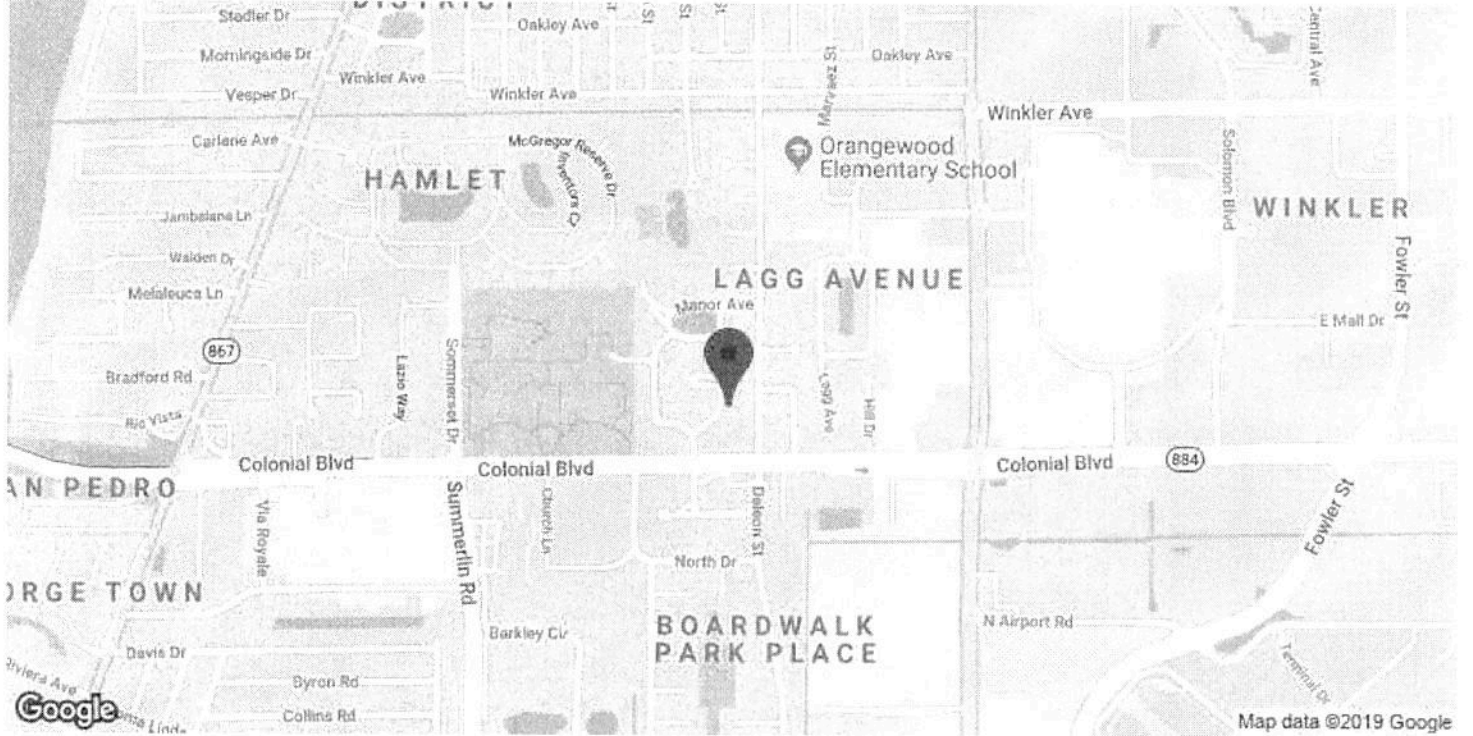
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Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

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Property 2 Information Continued

Map of Property



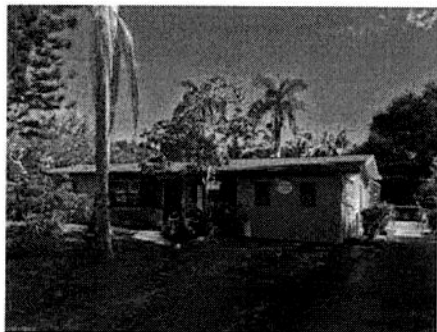
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Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

**Property 3 Information**



**1654 Harvard CT, FORT MYERS, FL 33901**

Price:	\$205,000	MLS Listing ID:	218038581
Status:	Sold (10/02/2018)	MLS Association:	Royal Palm Coast
Type:	Single Family	MLS Area:	FM02 - Fort Myers Area
Beds:	3	City:	Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	0	Community:	COLONIAL MANOR
Year Built:	1962	Acres:	.25
Living Sq Ft:	1,730	Lot Sqft:	0
Virtual Tour:			

**Property Description**

**Public Remarks:** Hidden Gem with lots to offer amazing location with 3 bedroom, pool & large fenced yard! Huge living area with beautiful bay window, laminate flooring and custom fixtures. Bright open kitchen with lots of cabinets, tile counter tops, stainless appliances and great lighting. Spacious master suite features plenty of storage, access to patio and separate tub/shower. This home was made for entertaining, private feed backyard with gazebo and storage shed. Large screened lanai with oversized pool that is perfect for parties and weekend barbecues. This home is a great find for the first time home buyer or investor call to make your private showing today!

**Driving Directions:** Between Deleon & McGregor....Deleon to Manor, left onto Orangewood and right onto Harvard. Home is second on the right.

**Legal Description:** COLONIAL MANOR BLK B PB 10 PG 1 LOT 14

**Private Remarks:** Home is being sold AS IS, please call or text Courtney Dorsey for all showings 239-980-4861

**Showing Instructions:** Call Listing Agent, Short Notice OK

**Features**

**General Info:** Pets allowed

**Location:** Northern exposure

**Recreation:** Swimming pool, In-ground swimming pool

**Construction:** Stucco exterior

**Roof:** Shingle roof

**Exterior:** Gazebo, Enclosed porch, Storage/out-building(s)

**Heating/Cooling:** Central air conditioning, Central heat

**Interior:** Breakfast bar, Tub and separate shower

**Flooring:** Tile flooring

**Win/Doors:** French door(s), Jalousie windows

**Utilities:** Public sewer services, Public water supply, TV cable available

**Inclusions:** Refrigerator, Range and Oven

**Sold Information**

<b>Sold Date:</b>	10/02/2018	<b>Original Price:</b>	\$209,900	<b>Selling Agent:</b>	Larry Fitch
<b>Sold Price:</b>	\$205,000	<b>Sales Team:</b>		<b>Selling Office:</b>	Priceless Realty, Inc.

**Property Information**

<b>Lot:</b>	14	<b>Zoning:</b>	RS-7	<b>Elem School:</b>	
<b>Block:</b>	B	<b>APN:</b>	35-44-24-P3-0110B.0140	<b>Middle School:</b>	
<b>Unit:</b>	0	<b>Lot Dimensions:</b>	0x0x0x0	<b>High School:</b>	

**Financial Information**

<b>HOA Fee:</b>	\$0	<b>Maintenance Fee:</b>	\$0	<b>Terms:</b>	Buyer Finance/Cash
<b>HOA Freq:</b>		<b>Maintenance Freq:</b>		<b>Possession:</b>	At Closing
<b>Taxes:</b>	\$2,284	<b>Tax Year:</b>	2017	<b>Homestead:</b>	

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Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 3 Information Continued

Listing Information

Owner Name: <b>Justin R Herbott</b>	Owner Phone:	Bonus:
Buyer Agent Comp: <b>3%</b>	Non Rep Comp: <b>0%</b>	Trans Agent Comp: <b>3%</b>
Licensee Name: <b>Courtney Dorsey</b>	Office Name: <b>Banyan Realty</b>	Office Address: <b>1920 Victoria Avenue Fort Myers, FL 33901</b>
Licensee Phone: <b>(239) 936-3639</b>	Office Phone:	Broker Name: <b>Courtney Dorsey</b>
Licensee Fax: <b>(239) 278-1964</b>	Office Fax:	Broker Phone: <b>(239) 936-3639</b>
Licensee Toll Free:	Office Toll Free:	Broker Email: <b>Courtney@BanyanRealty.com</b>
Licensee Email: <b>Courtney@BanyanRealty.com</b>	Office Email: <b>Courtney@BanyanRealty.com</b>	

Additional Images



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Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 3 Information Continued

Map of Property



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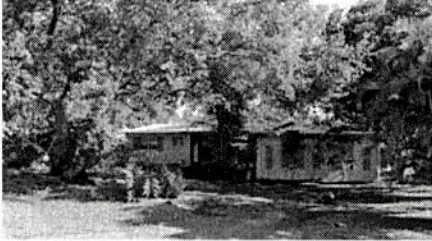
Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 4 Information

**1824 Paul ST, FORT MYERS, FL 33901**



Price:	\$196,000	MLS Listing ID:	219004455
Status:	Sold (04/15/2019)	MLS Association:	Royal Palm Coast
Type:	Single Family	MLS Area:	FM02 - Fort Myers Area
Beds:	3	City:	Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	0	Community:	COLONIAL TERRACE
Year Built:	1966	Acres:	.18
Living Sq Ft:	1,699	Lot Sqft:	0
Virtual Tour:			

Property Description

**Public Remarks:** You own private oasis, this home is a charming mid-century ranch with a lush landscaping. The fenced backyard boasts an inground pool and is surrounded by tropical landscaping. Tile flooring in the main living area adds to the charm. The large florida/room den is perfect for entertaining. The kitchen has a lovely mosaic backsplash with wood cabinets and stainless steel appliances. New roof installed in 2018. Close to shopping and downtown River District.

**Driving Directions:** Cleveland Ave (US41 S) Follow Cleveland Ave to Commercial DrContinue on Commercial Dr. Take Ellen Ave to Paul St

**Legal Description:** COLONIAL TERRACE SUB BLK 1 PB 10 PG 58 LOT 43

**Private Remarks:** The backyard pool cage and fence will be repaired through insurance proceeds being held by the lender due to Irma damage. Please allow for 2 hours notice due to pets. Note: This listing is NOT an auction. The property was listed prior to final judgment and the auction has been cancelled by the lenders. Engel & Vikers Agent does not warrant the accuracy of fees & measurements, as the information provided is for information only & it is subject to errors, omissions, assessments, or change of fees without notice. This material is based upon information, which we consider reliable, but because third parties have supplied it, we cannot represent that it is accurate or complete, & it should not be relied upon as such. It is the responsibility of the agent & or their client to verify all fees, potential assessments, and measurements.

**Showing Instructions:** Call Listing Agent,Pet On Premises,Short Notice OK

Features

**General Info:** Pets allowed  
**Location:** Southeastern exposure  
**Stories:** Single story  
**Recreation:** Swimming pool, Above ground pool  
**Lot:** Trees  
**Fencing:** Fenced yard  
**Parking:** Attached parking, Circular driveway  
**Construction:** Concrete blockstucco, Stucco exterior  
**Roof:** Shingle roof  
**Exterior:** Enclosed porch  
**Heating/Cooling:** Central air conditioning, Central heat  
**Interior:** Pantry  
**Flooring:** Tile flooring, Vinyl flooring  
**Rooms:** Living/dining room combination, Master bedroom on main floor, Sun room  
**Laundry:** Indoor laundry room  
**Utilities:** TV cable available  
**Inclusions:** Microwave oven, Disposal, Refrigerator, Clothes dryer

Sold Information

Sold Date:	04/15/2019	Original Price:	\$215,000	Selling Agent:	Abby Stiller
Sold Price:	\$196,000	Sales Team:		Selling Office:	RE/MAX Realty Group

Property Information

Lot:	43	Zoning:	RS-7	Elem School:	
Block:	1	APN:	35-44-24-P3-01501.0430	Middle School:	
Unit:	1	Lot Dimensions:	97x97x80x80	High School:	

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# Licensee Detail Report + Photos & Map

Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

## Property 4 Information Continued

### Financial Information

HOA Fee: <b>\$0</b>	Maintenance Fee: <b>\$0</b>	Terms: <b>Buyer Finance/Cash</b>
HOA Freq:	Maintenance Freq:	Possession: <b>At Closing</b>
Taxes: <b>\$2,931</b>	Tax Year: <b>2017</b>	Homestead:

### Listing Information

Owner Name: <b>Harold Scott Cornish</b>	Owner Phone:	Bonus:
Buyer Agent Comp: <b>3%</b>	Non Rep Comp: <b>0</b>	Trans Agent Comp: <b>3%</b>
Licensee Name: <b>Susan Christiano</b>	Office Name: <b>Engel &amp; Volkers Fort Myers</b>	Office Address: <b>2283 Main St. Susan Christiano Ft. Myers, FL 33901</b>
Licensee Phone: <b>(239) 898-1194</b>	Office Phone: <b>(239) 333-2400</b>	Broker Name: <b>Susan Christiano</b>
Licensee Fax:	Office Fax:	Broker Phone: <b>(239) 898-1194</b>
Licensee Toll Free:	Office Toll Free:	Broker Email: <b>susanchristiano813@gmail.com</b>
Licensee Email: <b>susanchristiano813@gmail.com</b>	Office Email: <b>susan.christiano@engelvolkers.com</b>	

### Additional Images



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Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

Property 4 Information Continued

Map of Property



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Bradley Freeman

Bank On It Realty  
Office: (954) 515-0030  
Fax: (954) 515-0033

Brad@BankOnIt.com

**Property 5 Information**



**4411 Lagg AVE, FORT MYERS, FL 33901**

Price:	\$167,500	MLS Listing ID:	219004892
Status:	Sold (05/10/2019)	MLS Association:	Royal Palm Coast
Type:	Single Family	MLS Area:	FM02 - Fort Myers Area
Beds:	3	City:	Fort Myers
Full Baths:	2	County:	Lee
Half Baths:	1	Community:	COLONIAL TERRACE
Year Built:	1957	Acres:	.17
Living Sq Ft:	1,180	Lot Sqft:	0
Virtual Tour:			

**Property Description**

**Public Remarks:** CHARMING POOL HOME, MUST SEE!! Beautiful well thought out upgraded home with granite counter, stainless appliances, crown Molding, nicely appointed finishes. This 3 bedroom, 1 1/2 bath home is tiled thru out, with a large laundry room, and a beautiful outside living space. As you walk thru the sliding doors your view opens up to the fun large outside livingroom/lanai area, great for entertaining, all adjacent to a lovely petite pool. The large completely private fenced yard with a 6ft fence, great for the family dog or dogs, or afternoon barbeque. This mid century home has many options for enclosing the outside lanai into an under air living area. The home is located close to all the best that SWFL has to offer from golfing, shopping, downtown FM, restaurants, as well as quick access to cape coral or south to the beaches.. location, location, location. All while living on a dead end road in a private very friendly quite lake neighborhood with lots of kids riding bikes, walking dogs on the side walks and playing sports, the neighborhood has one entrance, so very little traffic. this property IS NOT IN FLOOD ZONE! added bonus!!This home is a rare find...

**Legal Description:** COLONIAL TERRACE SUB BLK 1 PB 10 PG 58 LOT 50  
**Showing Instructions:** Call Listing Agent, Call Listing Office, Key Box - Supra iBox, Short Notice OK, Vacant

**Features**

General Info:	Pets allowed
Location:	Eastern exposure
Stories:	Single story
Recreation:	Swimming pool, In-ground swimming pool, In-ground, screen enclosed swimming pool
Lot:	Landscape sprinklers
Fencing:	Fenced yard
Parking:	Paved driveway
Construction:	Concrete block\stucco, Stucco exterior
Roof:	Shingle roof
Exterior:	Wood deck, Patio, Enclosed porch
Heating/Cooling:	Central air conditioning, Central heat
Interior:	Breakfast bar, Ceiling fan(s), Secondary bedrooms split from master bedroom
Flooring:	Tile flooring
Win/Doors:	French door(s), Shutters
Rooms:	Sun room
Laundry:	Indoor laundry room
Utilities:	Public sewer services, TV cable available
Inclusions:	Self-cleaning oven, Microwave oven, Disposal, Dishwasher, Refrigerator, Clothes washer, Clothes dryer, Range and Oven

**Sold Information**

Sold Date:	05/10/2019	Original Price:	\$207	Selling Agent:	Becky Kerkesner
Sold Price:	\$167,500	Sales Team:		Selling Office:	Keller Williams Realty Fort My

**Property Information**

Lot:	50	Zoning:	RS-7	Elem School:	ORANGEWOOD ELEMETARYY
Block:	1	APN:	35-44-24-P3-01501.0500	Middle School:	
Unit:	0	Lot Dimensions:	70x110x70x110	High School:	

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# Licensee Detail Report + Photos & Map

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## Property 5 Information Continued

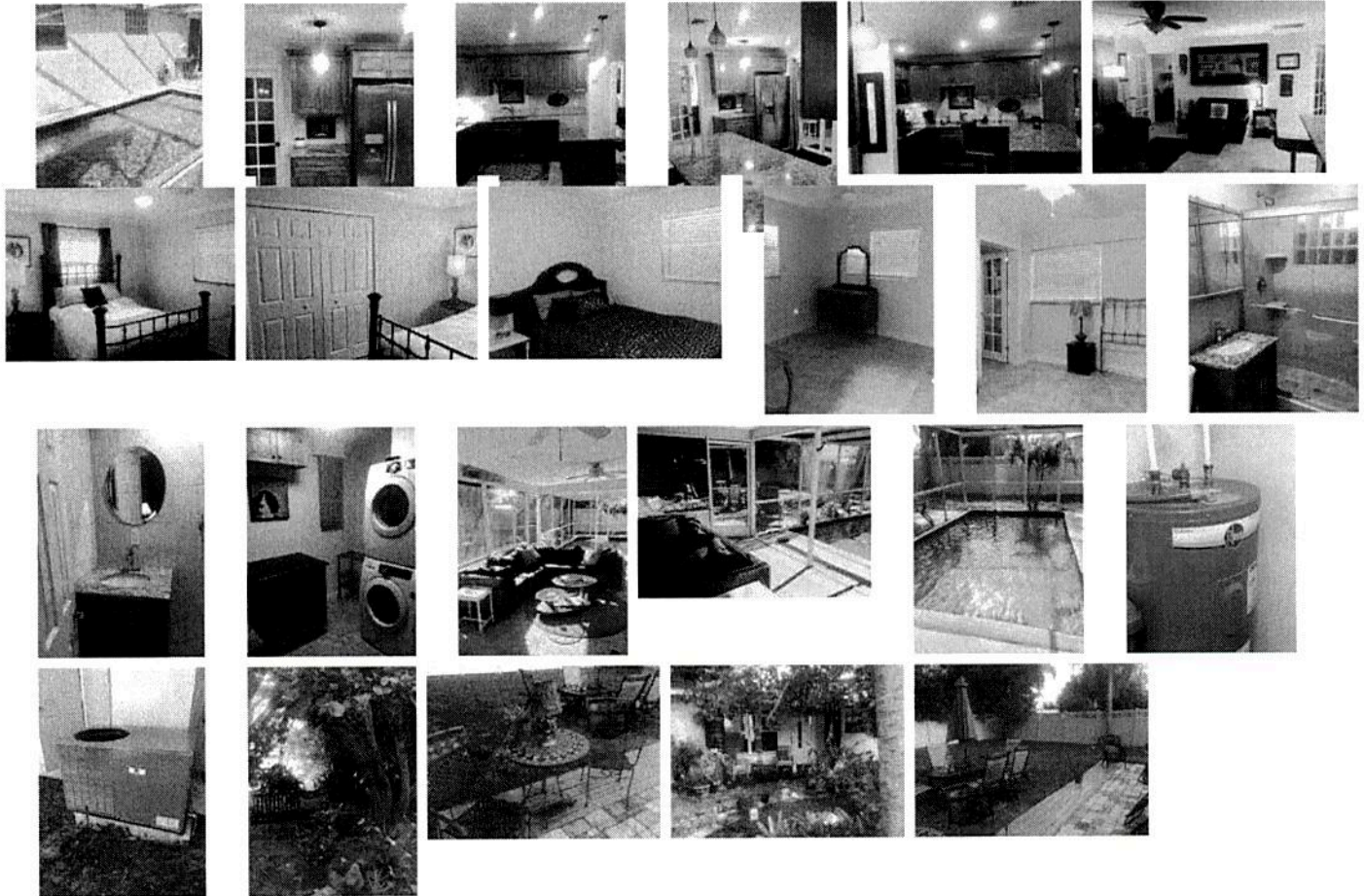
### Financial Information

HOA Fee:	\$0	Maintenance Fee:	\$0	Terms:	Buyer Finance/Cash
HOA Freq:		Maintenance Freq:		Possession:	At Closing
Taxes:	\$2,081	Tax Year:	2017	Homestead:	

### Listing Information

Owner Name:	Traci Lea Harrier	Owner Phone:		Bonus:	
Buyer Agent Comp:	3%	Non Rep Comp:	3%	Trans Agent Comp:	3%
Licensee Name:	Traci L. Harrier	Office Name:	Island Exchange Realty LLC	Office Address:	10530 Stringfellow Rd #1 Bokeelia, FL 33922
Licensee Phone:		Office Phone:		Broker Name:	Jay R. Johnson
Licensee Fax:		Office Fax:		Broker Phone:	
Licensee Toll Free:		Office Toll Free:		Broker Email:	jrjtopgun@aol.com
Licensee Email:	TraciLea@mail.com	Office Email:	jrjtopgun@aol.com		

### Additional Images



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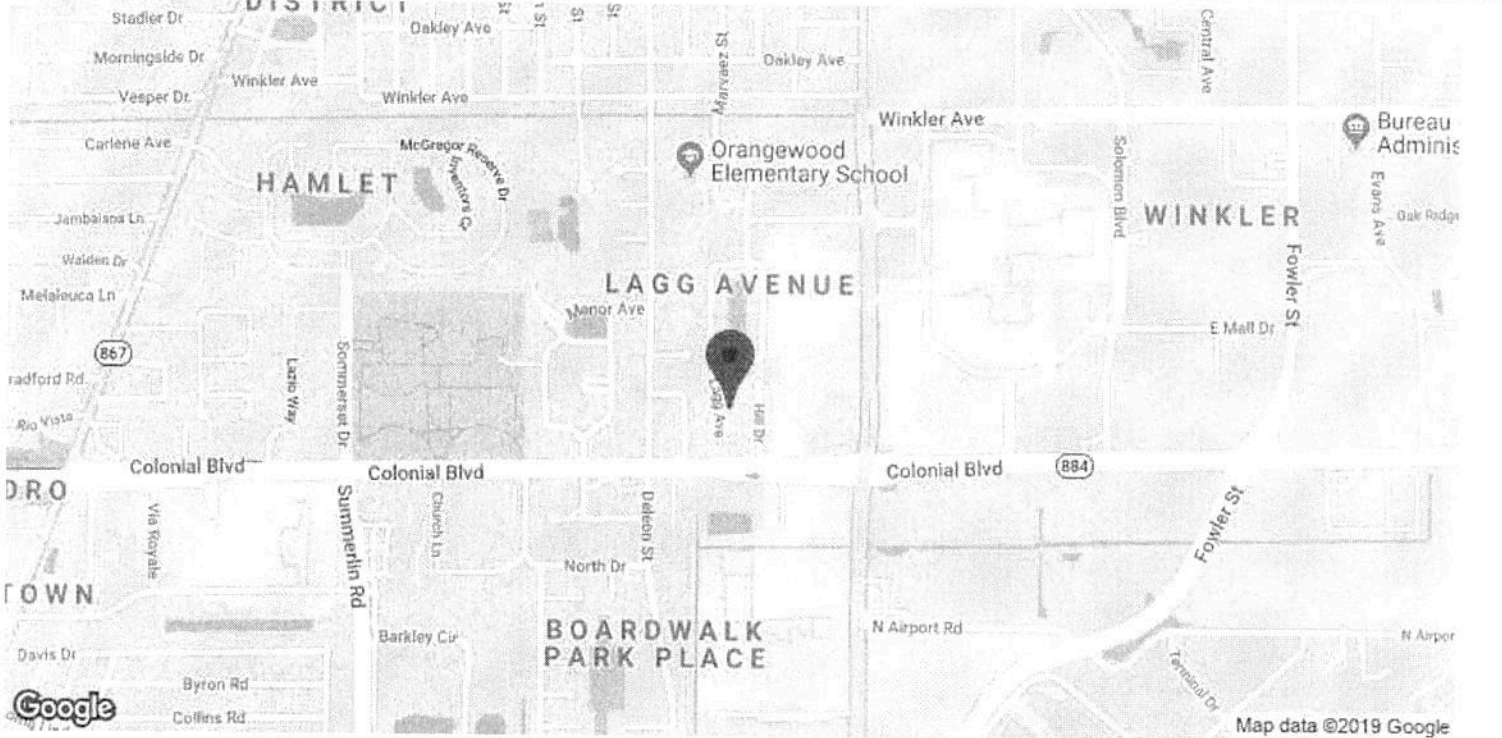
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