



**RE/MAX**  
**SABRINA BELLECI**  
 REALTOR® | INCLINE NEIGHBOR  
**775.354.9745**

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3RD QUARTER | REAL ESTATE REVIEW  
**CHAMPIONSHIP GOLF COURSE**

**2022 3RD QUARTER SALES TRENDS**



**TOTAL  
 HOMES  
 SOLD**

**2**

Q3 2021 Total:

**2**

No Change This Year



**AVERAGE  
 SOLD  
 PRICE**

**\$2,595,000**

Q3 2021 Average:

**\$1,760,000**

47.4% Increase This Year



**AVERAGE  
 DAYS ON  
 MARKET**

**75**

Q3 2021 Average:

**45**

30 Days More This Year



**AVERAGE  
 SOLD PRICE TO  
 LIST PRICE RATIO**

**93.6%**

Q3 2021 Average:

**93.8%**

0.2% Decrease This Year

**Dear Future Friends and Neighbors,**

These statistics represent the current market trends in your community. For an in-depth analysis on how these trends affect your home's value, call me today at **775.354.9745** for a free consultation.

Data based on listings from IVR MLS from July 1st to September 30th, 2021 and 2022. Information deemed accurate but not guaranteed.

**CHAMPIONSHIP  
 GOLF COURSE**

FALL 2022 | REAL ESTATE MARKET REPORT



PRESENTED BY  
**SABRINA BELLECI**

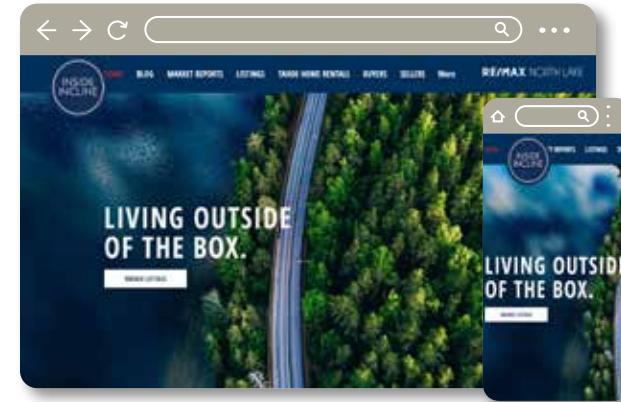
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If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.

## CHAMPIONSHIP GOLF COURSE REAL ESTATE MARKET REPORT

### HOMES CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Glenrock #56	3	3	1,400	\$725,000
Active	Country Club	5	4	2,900	\$2,445,000
Active	Fairway	5	6	5,400	\$5,325,000

THERE ARE 2 HOMES CURRENTLY PENDING

### HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	485 Country Club	3	4	3,386	\$3,450,000	\$3,450,000	08/17/22
Sold	950 Northwood	5	4	2,724	\$1,995,000	\$1,740,000	08/05/22
Sold	976 Sand Iron	3	2	1,720	\$2,750,000	\$2,500,000	06/17/22
Sold	608 Caddie	4	5	4,492	\$3,600,000	\$3,100,000	04/26/22
Sold	978 Glenrock #36	3	3	1,440	\$805,000	\$800,000	04/05/22
Sold	987 Chip	3	4	3,546	\$2,995,000	\$2,995,000	01/07/22
Sold	950 Fairway Park	3	3	1,440	\$1,550,000	\$1,470,000	11/09/21
Sold	475 Country Club	4	4	4,304	\$3,900,000	\$3,700,000	11/03/21
Sold	513 Catherine	2	2	1,386	\$1,049,000	\$1,050,000	10/08/21
Sold	916 Harold #31	3	2	1,536	\$779,000	\$720,000	09/30/21
Sold	970 Fairway	3	4	3,003	\$2,940,000	\$2,800,000	07/23/21
Sold	967 Fourth Green	5	7	5,948	\$3,975,000	\$4,000,000	06/16/21

### CURRENT ACTIVITY IN CHAMPIONSHIP GOLF COURSE

Active Pending Sold

**12**

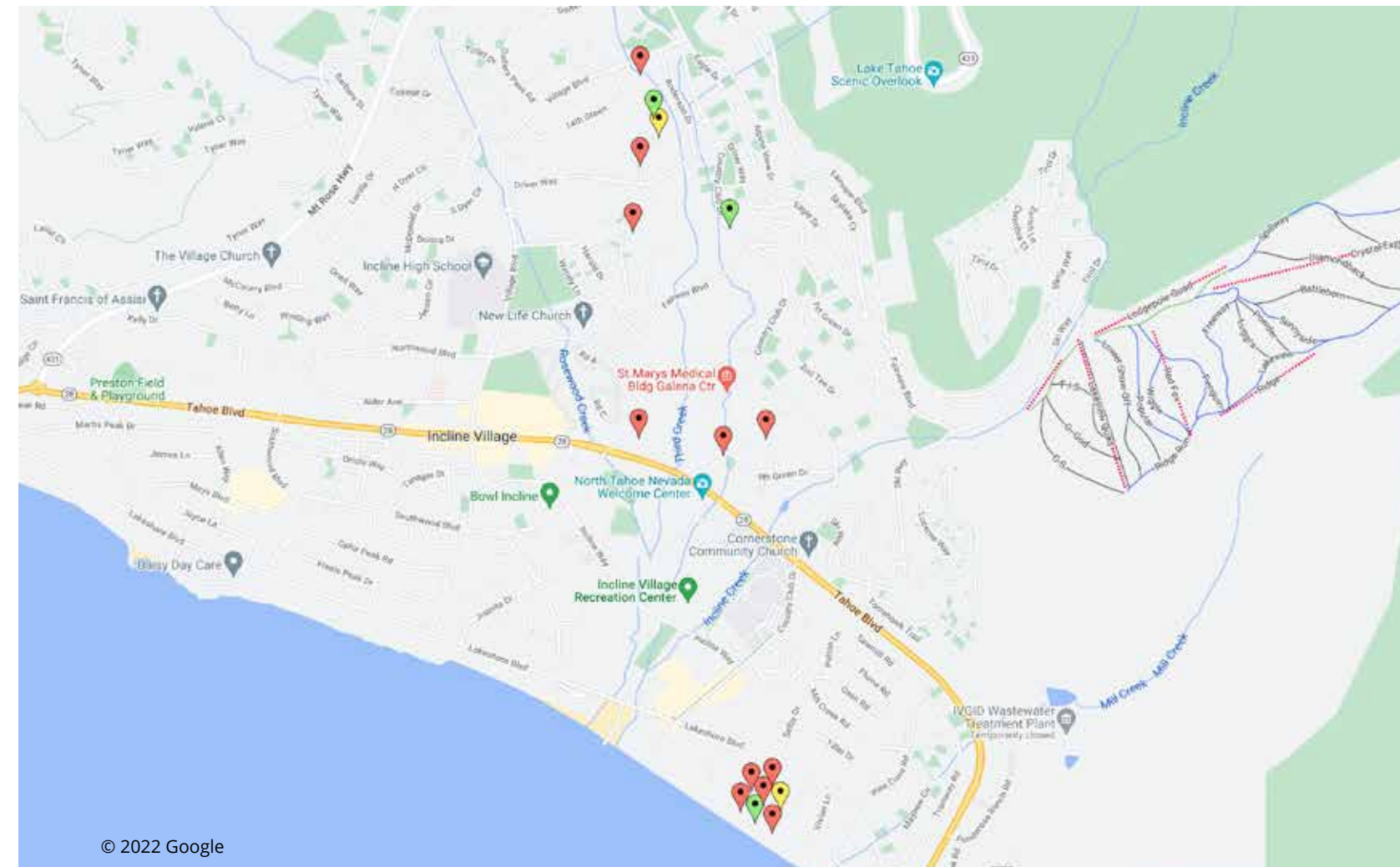
Homes Recently Sold

**\$2,360,417**

Average Sold Price

**59**

Average Days On Market (Solds)



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This map is a visual representation of the data on the opposing page. The data and corresponding location pins are deemed to be accurate but not guaranteed. Some location pins may not be visible and/or updated with the latest location data.

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 ★★★★★

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# CRYSTAL BAY

FALL 2022 | REAL ESTATE MARKET REPORT

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WORKING  
 WITH A  
**LOCAL  
 EXPERT**  
 IS VITAL  
 IN A  
 SHIFTING  
 MARKET



### RESOURCES TO MAKE YOUR HOME STAND OUT

Assessment and execution of preparation and repairs that will bring the greatest return.



### STRATEGIC MARKETING TO REACH SERIOUS BUYERS

Print and digital marketing designed to attract more buyers and offers.



### EFFECTIVELY NAVIGATING THE FINE PRINT

Guidance with paperwork to help you avoid costly missteps and make the process easier.

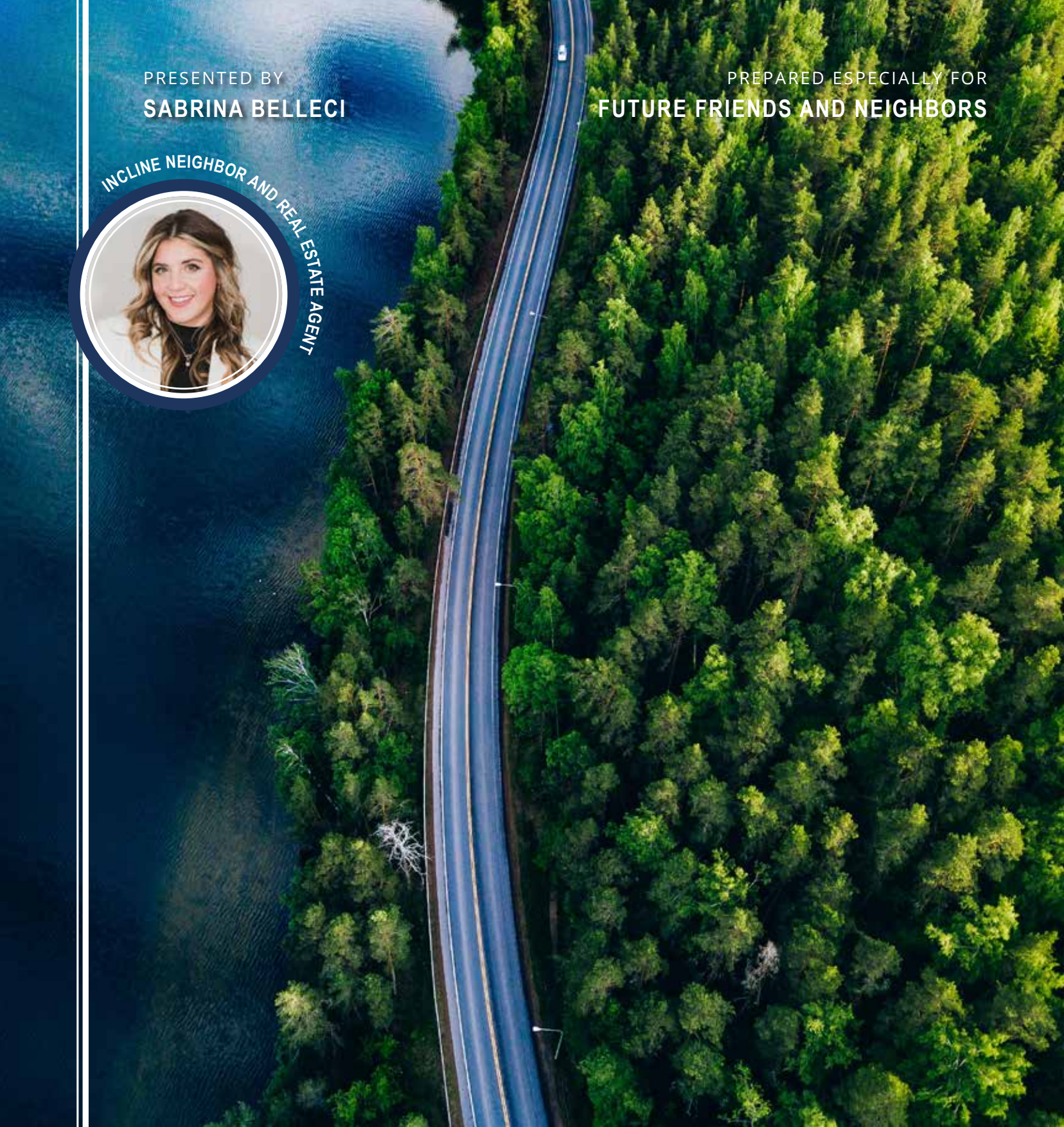


### EXPERT NEGOTIATION FOCUSED ON YOUR SUCCESS

Protecting your best interests to ensure you receive the best offer on your home sale.

### FUTURE FRIENDS AND NEIGHBORS,

If you're thinking of selling your home, let's assess your home's value and explore what options will maximize your success. Call today!

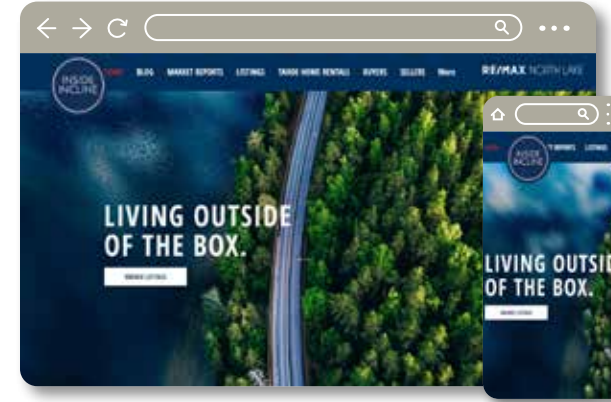






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If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.

# CRYSTAL BAY

## REAL ESTATE MARKET REPORT

### HOMES CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Tuscarora	3	2	1,800	\$1,998,000
Active	Wassou	3	3	1,700	\$2,995,000
Active	Wassou	3	4	3,700	\$3,000,000
Active	Wassou	4	3	2,300	\$3,995,000
Active	Gonowabie	5	7	5,600	\$28,850,000
Active	Crystal	4	8	9,000	\$29,000,000
Active	Highway #28	8	12	16,200	\$64,500,000

THERE ARE 0 HOMES CURRENTLY PENDING

### HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	515 Gonowabie	5	6	3,800	\$5,995,000	\$5,900,000	07/15/22
Sold	232 Wassou	2	2	800	\$699,000	\$700,000	06/13/22
Sold	155 Wassou	4	4	4,200	\$4,995,000	\$5,000,000	04/29/22
Sold	315 Tuscarora	3	3	1,700	\$1,350,000	\$1,200,000	12/03/21
Sold	115 Lakeview	2	3	1,400	\$1,100,000	\$850,000	11/22/21
Sold	24 Crystal	5	7	6,700	\$25,370,594	\$25,370,594	06/25/21
Sold	370 Wassou	3	3	1,900	\$1,925,000	\$2,000,000	06/04/21
Sold	435 Amagosa	2	2	1,600	\$1,349,000	\$1,360,000	04/23/21
Sold	380 Wassou	4	3	2,300	\$2,300,000	\$2,500,000	04/20/21
Sold	580 Gonowabie	4	5	8,600	\$32,500,000	\$31,500,000	01/19/21
Sold	295 Tuscarora	1	2	700	\$1,100,000	\$1,090,000	01/14/21
Sold	355 Gonowabie	3	2	2,000	\$1,985,000	\$1,900,000	12/18/20
Sold	444 Gonowabie	6	7	6,700	\$15,650,000	\$15,450,000	12/04/20
Sold	520 Gonowabie	5	6	4,800	\$7,850,000	\$7,850,000	11/25/20

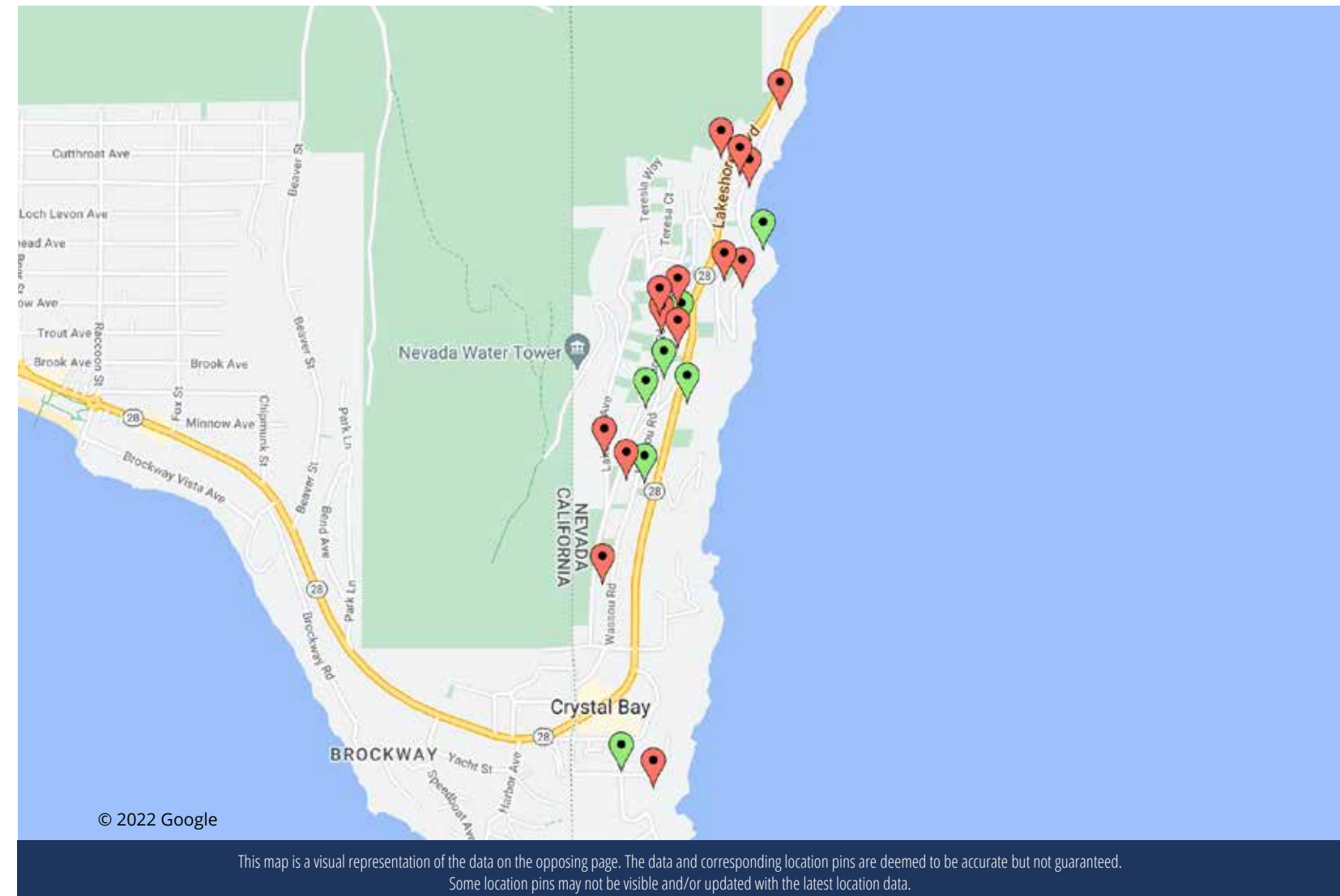
### CURRENT ACTIVITY IN CRYSTAL BAY

🟢 Active 🟡 Pending 🟠 Sold

**14**  
Homes Recently Sold

**\$7,333,614**  
Average Sold Price

**194**  
Average Days On Market (Solds)



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# EAST SLOPE

FALL 2022 | REAL ESTATE MARKET REPORT

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**SABRINA BELLECI**

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**FUTURE FRIENDS AND NEIGHBORS**



## 2022 3RD QUARTER SALES TRENDS



**TOTAL  
 HOMES  
 SOLD**

**4**

Q3 2021 Total:

**7**

3 Less This Year



**AVERAGE  
 SOLD  
 PRICE**

**\$5,462,500**

Q3 2021 Average:

**\$3,301,857**

65.4% Increase This Year



**AVERAGE  
 DAYS ON  
 MARKET**

**84**

Q3 2021 Average:

**67**

17 Days More This Year



**AVERAGE  
 SOLD PRICE TO  
 LIST PRICE RATIO**

**94.4%**

Q3 2021 Average:

**102.9%**

8.5% Decrease This Year

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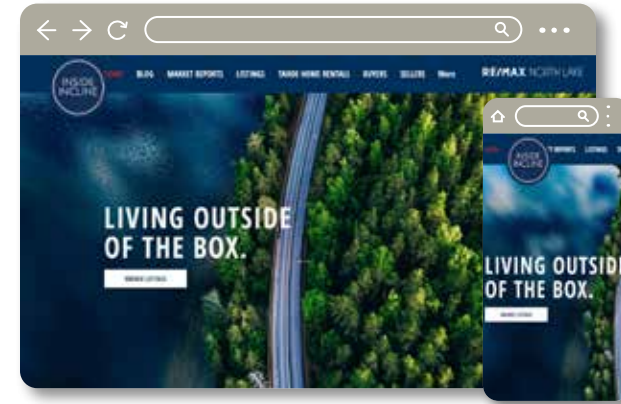
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# EAST SLOPE

## REAL ESTATE MARKET REPORT

HOMES FOR SALE (SHOWING 5 OF 12)

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Pyrite	6	5	4,600	\$4,595,000
Active	Eagle	4	6	5,500	\$7,995,000
Active	Fairview	5	5	4,600	\$8,750,000
Active	Driver	5	6	6,100	\$10,000,000
Active	Eagle	5	5	5,900	\$10,150,000

THERE ARE 0 HOMES CURRENTLY PENDING

HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	565 Driver	4	3	2,000	\$1,998,000	\$1,625,000	10/04/22
Sold	635 Fairview	5	4	4,100	\$4,200,000	\$3,900,000	08/23/22
Sold	967 Granite	4	3	2,400	\$1,790,000	\$1,575,000	08/15/22
Sold	551 Alpine View	4	6	4,400	\$9,475,000	\$9,175,000	07/15/22
Sold	715 Burgundy	5	7	5,500	\$7,200,000	\$7,200,000	07/05/22
Sold	760 Eagle	3	3	2,800	\$1,675,000	\$1,634,000	06/30/22
Sold	725 Fairview #5	4	3	2,300	\$2,195,000	\$2,050,000	05/06/22
Sold	477 1st Green	4	4	3,100	\$2,995,000	\$2,650,000	05/06/22
Sold	949 Fairview	4	7	7,300	\$3,500,000	\$4,480,000	05/01/22
Sold	593 Alpine View	6	6	4,800	\$9,390,000	\$10,000,000	04/29/22

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### CURRENT ACTIVITY IN EAST SLOPE

Active Pending Sold

**\$4,885,167**

Average Active List Price

**10**

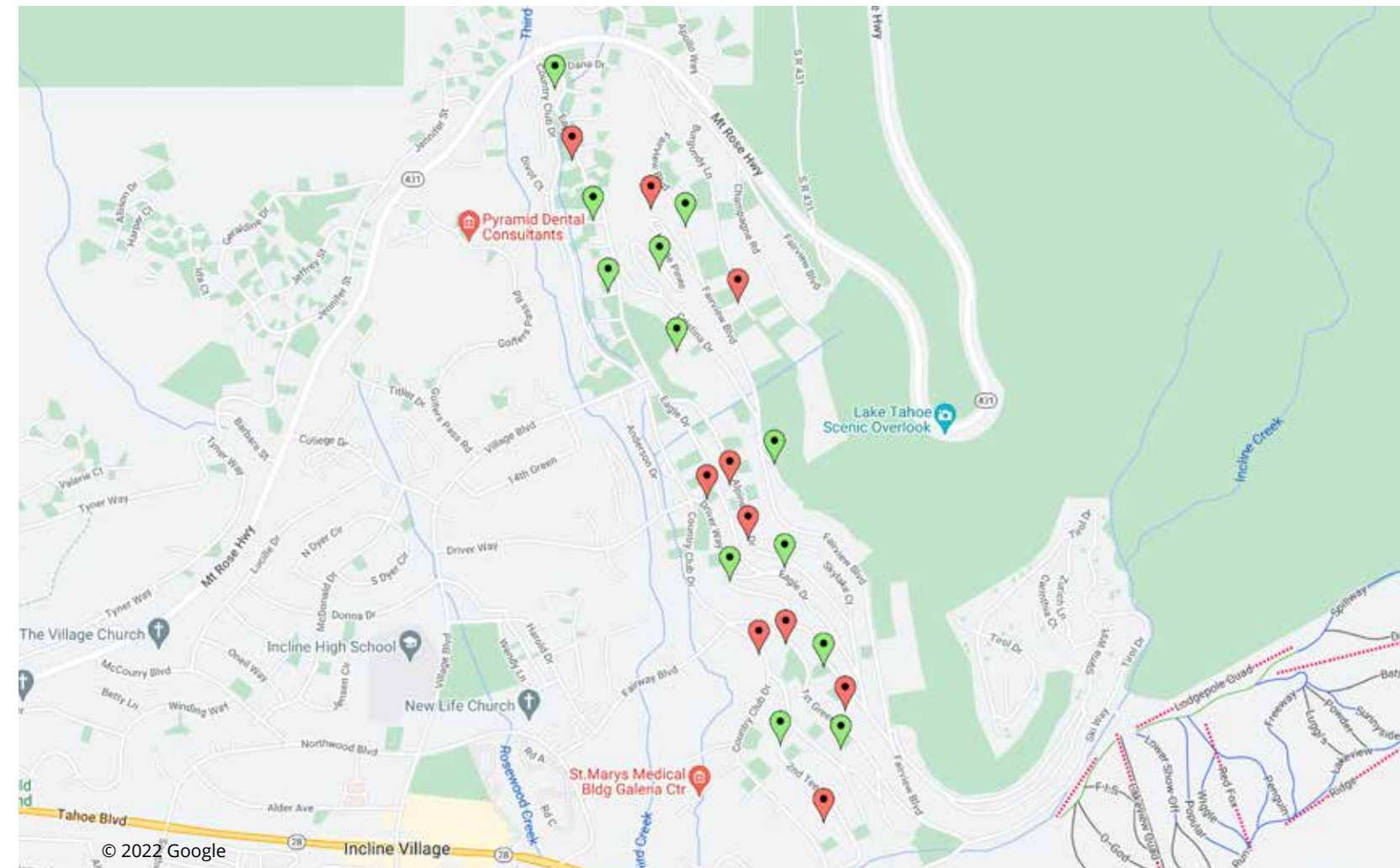
Homes Recently Sold

**\$4,428,900**

Average Sold Price

**107**

Average Days On Market (Solds)



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# McCLOUD CONDOMINIUMS

FALL 2022 | REAL ESTATE MARKET REPORT

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## 3RD QUARTER | REAL ESTATE REVIEW McCLOUD CONDOMINIUMS

### 2022 3RD QUARTER SALES TRENDS



**TOTAL  
 HOMES  
 SOLD**

**1**

Q3 2021 Total:

**3**

2 Less This Year



**AVERAGE  
 SOLD  
 PRICE**

**\$1,075,000**

Q3 2021 Average:

**\$923,333**

16.4% Increase This Year



**AVERAGE  
 DAYS ON  
 MARKET**

**62**

Q3 2021 Average:

**27**

35 Days More This Year



**AVERAGE  
 SOLD PRICE TO  
 LIST PRICE RATIO**

**93.5%**

Q3 2021 Average:

**98.5%**

5% Decrease This Year

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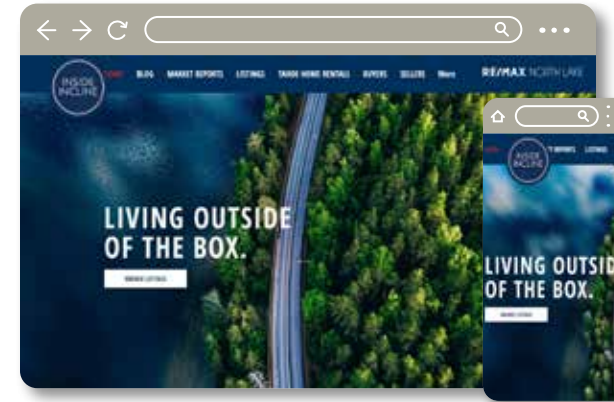
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# McCLOUD CONDOMINIUMS

## REAL ESTATE MARKET REPORT

### CONDOS CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Village #151	2	2	1,000	\$990,000
Active	Village #77	2	2	1,100	\$1,250,000



There are 0 condos currently pending. Your McCloud Condominium is in demand. To know what your condo is worth, call me today at **775.354.9745**.

### CONDOS RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	120 Village #149	2	2	1,000	\$1,150,000	\$1,075,000	08/24/22
Sold	931 Incline #243	2	2	1,000	\$1,090,000	\$1,005,000	06/29/22
Sold	144 Village #91	2	2	1,000	\$998,000	\$998,000	06/23/22
Sold	939 Incline #212	2	2	1,100	\$1,100,000	\$1,100,000	05/20/22
Sold	144 Village #33	2	2	1,300	\$990,000	\$990,000	04/01/22
Sold	170 Village #23	2	2	1,000	\$1,150,000	\$1,150,000	03/30/22
Sold	120 Village #124	2	2	1,100	\$1,050,000	\$1,150,000	03/14/22
Sold	939 Incline #200	2	2	1,000	\$1,015,000	\$1,150,000	03/02/22
Sold	170 Village #17	2	2	1,100	\$949,000	\$945,000	01/24/22
Sold	120 Village #143	2	2	1,000	\$982,500	\$1,080,000	01/10/22

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### 2022 3RD QUARTER SALES TRENDS



**TOTAL  
 HOMES  
 SOLD**

**5**

Q3 2021 Total:

**6**

1 Less This Year



**AVERAGE  
 SOLD  
 PRICE**

**\$3,005,000**

Q3 2021 Average:

**\$1,516,333**

98.2% Increase This Year



**AVERAGE  
 DAYS ON  
 MARKET**

**119**

Q3 2021 Average:

**63**

56 Days More This Year



**AVERAGE  
 SOLD PRICE TO  
 LIST PRICE RATIO**

**91.5%**

Q3 2021 Average:

**99.0%**

7.5% Decrease This Year

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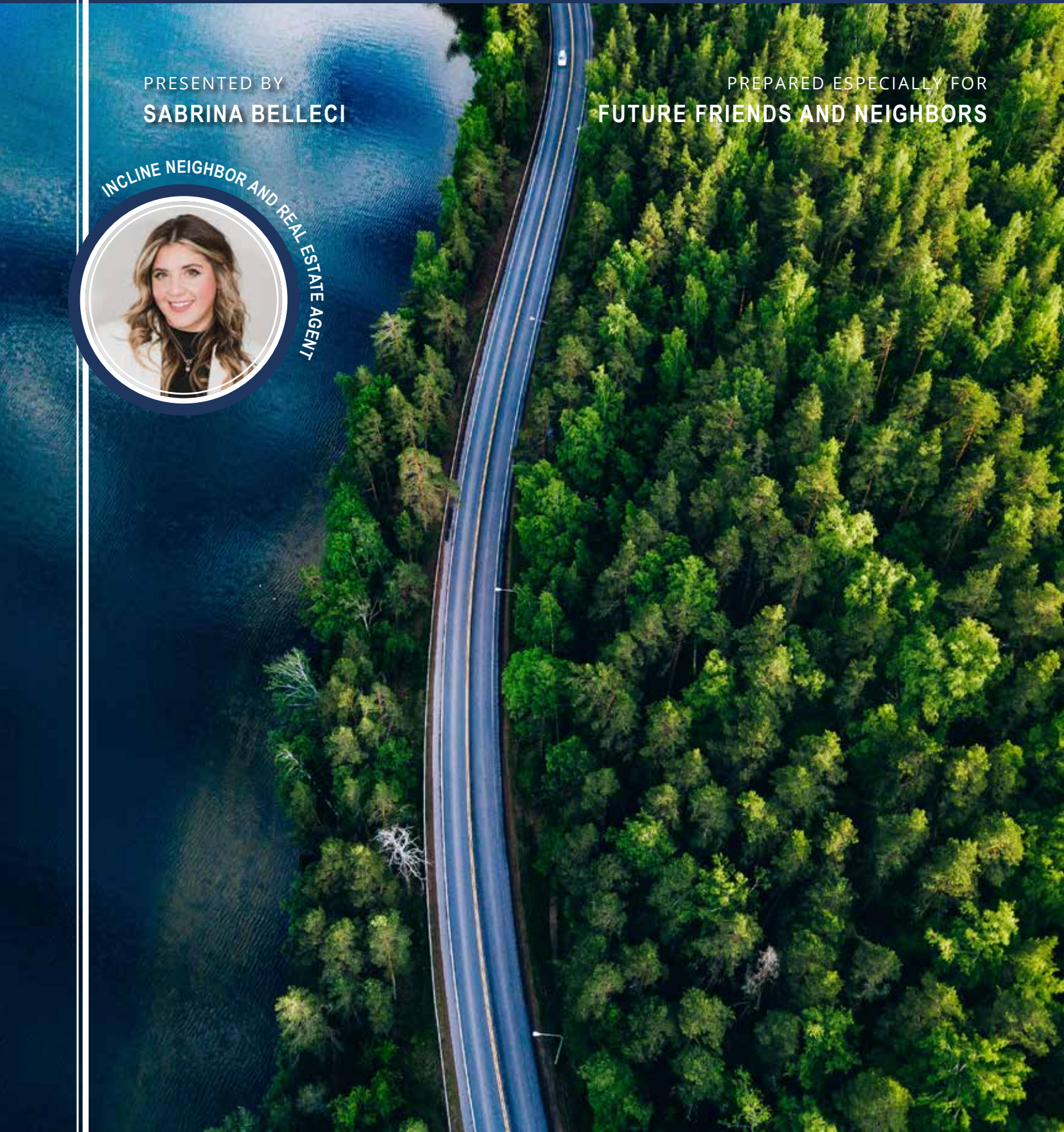
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# PONDEROSA

FALL 2022 | REAL ESTATE MARKET REPORT

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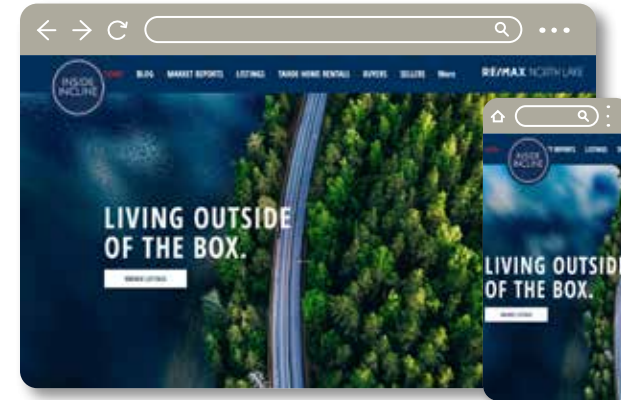






**RE/MAX**  
**SABRINA BELLECI**  
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**Dear Future Friends and Neighbors,**  
 Receive the most accurate assessment of your home's value, provided to you as a complimentary service by Sabrina Belleci, your Ponderosa real estate specialist. You will not be contacted with any other solicitation.

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If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.

# PONDEROSA

## REAL ESTATE MARKET REPORT

### HOMES FOR SALE (SHOWING 6 OF 16)

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Dale	5	5	4,700	\$5,495,000
Active	Tyner	5	6	7,400	\$5,890,000
Active	Dale	4	6	4,900	\$6,500,000
Active	Tyner	4	5	4,000	\$8,000,000
Active	Fallen Leaf	5	5	3,800	\$8,489,000
Active	Alden	5	6	5,400	\$9,750,000

### THERE ARE 3 HOMES CURRENTLY PENDING

For more information about available homes call me today at **775.354.9745**.

### HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	663 Tyner	3	3	3,000	\$2,695,000	\$2,610,000	10/11/22
Sold	558 Valley	3	2	2,200	\$1,695,000	\$1,650,000	10/05/22
Sold	582 Valley	4	3	2,300	\$2,595,000	\$2,225,000	09/30/22
Sold	602 Tyner	5	5	4,900	\$4,200,000	\$3,850,000	09/29/22
Sold	629 Tumbleweed	3	3	2,400	\$2,950,000	\$2,950,000	09/07/22
Sold	586 Rockrose	4	4	3,500	\$3,450,000	\$3,400,000	08/12/22
Sold	593 Rockrose	5	5	3,400	\$3,195,000	\$2,600,000	07/08/22
Sold	547 Sugarpine	6	7	8,300	\$13,000,000	\$11,500,000	06/30/22
Sold	560 Dale	3	4	3,000	\$2,988,000	\$3,000,000	06/15/22
Sold	609 Doeskin	7	6	4,800	\$5,975,000	\$5,975,000	05/20/22

### CURRENT ACTIVITY IN PONDEROSA

Active Pending Sold

**\$4,512,563**

Average Active List Price

**10**

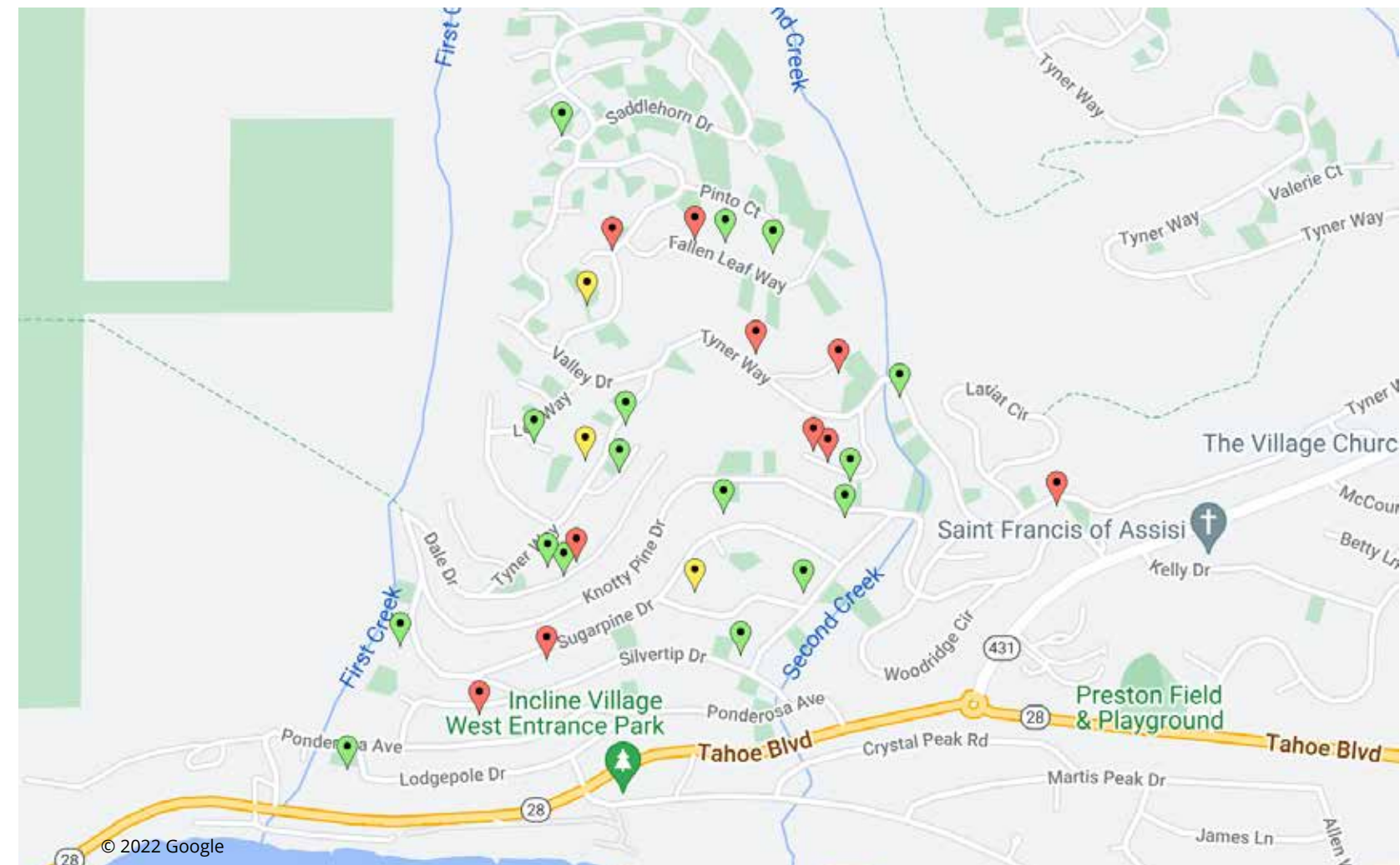
Homes Recently Sold

**\$3,976,000**

Average Sold Price

**129**

Average Days On Market (Solds)



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# THE WOODS

FALL 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY  
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## 2022 3RD QUARTER SALES TRENDS



**TOTAL  
 HOMES  
 SOLD**

**4**

Q3 2021 Total:

**12**

8 Less This Year



**AVERAGE  
 SOLD  
 PRICE**

**\$1,822,256**

Q3 2021 Average:

**\$2,076,667**

12.3% Decrease This Year



**AVERAGE  
 DAYS ON  
 MARKET**

**139**

Q3 2021 Average:

**40**

99 Days More This Year



**AVERAGE  
 SOLD PRICE TO  
 LIST PRICE RATIO**

**95.9%**

Q3 2021 Average:

**100.2%**

4.3% Decrease This Year

### Dear Future Friends and Neighbors,

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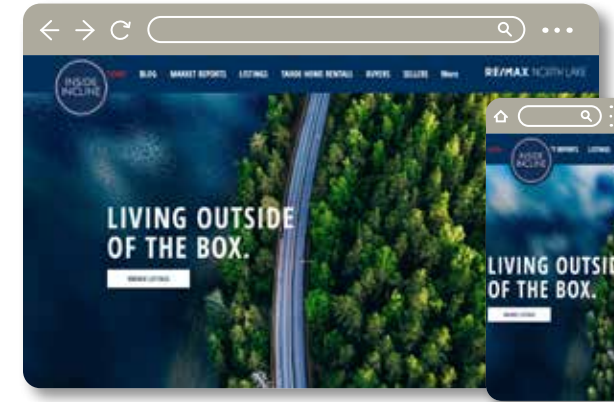
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If you want to know what your home would sell for in today's market, contact me today at **775.354.9745**.

# THE WOODS

## REAL ESTATE MARKET REPORT

### HOMES FOR SALE (SHOWING 5 OF 7)

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Rosewood	4	4	2,700	\$2,565,000
Active	Pinion Pine	4	4	2,700	\$2,600,000
Active	Rosewood	4	4	2,700	\$2,600,000
Active	College	5	5	3,900	\$5,000,000
Active	Jensen	5	6	5,500	\$7,188,000

THERE ARE 2 HOMES CURRENTLY PENDING  
 For more information about available homes, call me today at **775.354.9745**.

### HOMES RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	793 Mccourry	4	3	2,200	\$1,549,000	\$1,490,000	10/07/22
Sold	824 Oneil	4	3	1,900	\$1,690,000	\$1,632,022	09/20/22
Sold	900 Donna	3	2	1,700	\$1,695,000	\$1,650,000	09/02/22
Sold	761 Rosewood	4	4	2,700	\$2,750,000	\$2,565,000	08/08/22
Sold	727 Lynda	3	2	1,300	\$1,498,000	\$1,442,000	07/13/22
Sold	551 Lucille	3	2	1,600	\$1,690,000	\$1,690,000	05/24/22
Sold	599 Crest #54	3	1	1,100	\$750,000	\$750,000	05/13/22
Sold	735 Betty	5	5	3,800	\$4,500,000	\$4,500,000	04/25/22

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### CURRENT ACTIVITY AT THE WOODS

📍 Active   🟡 Pending   🔴 Sold

**\$3,429,000**

Average Active List Price

**8**

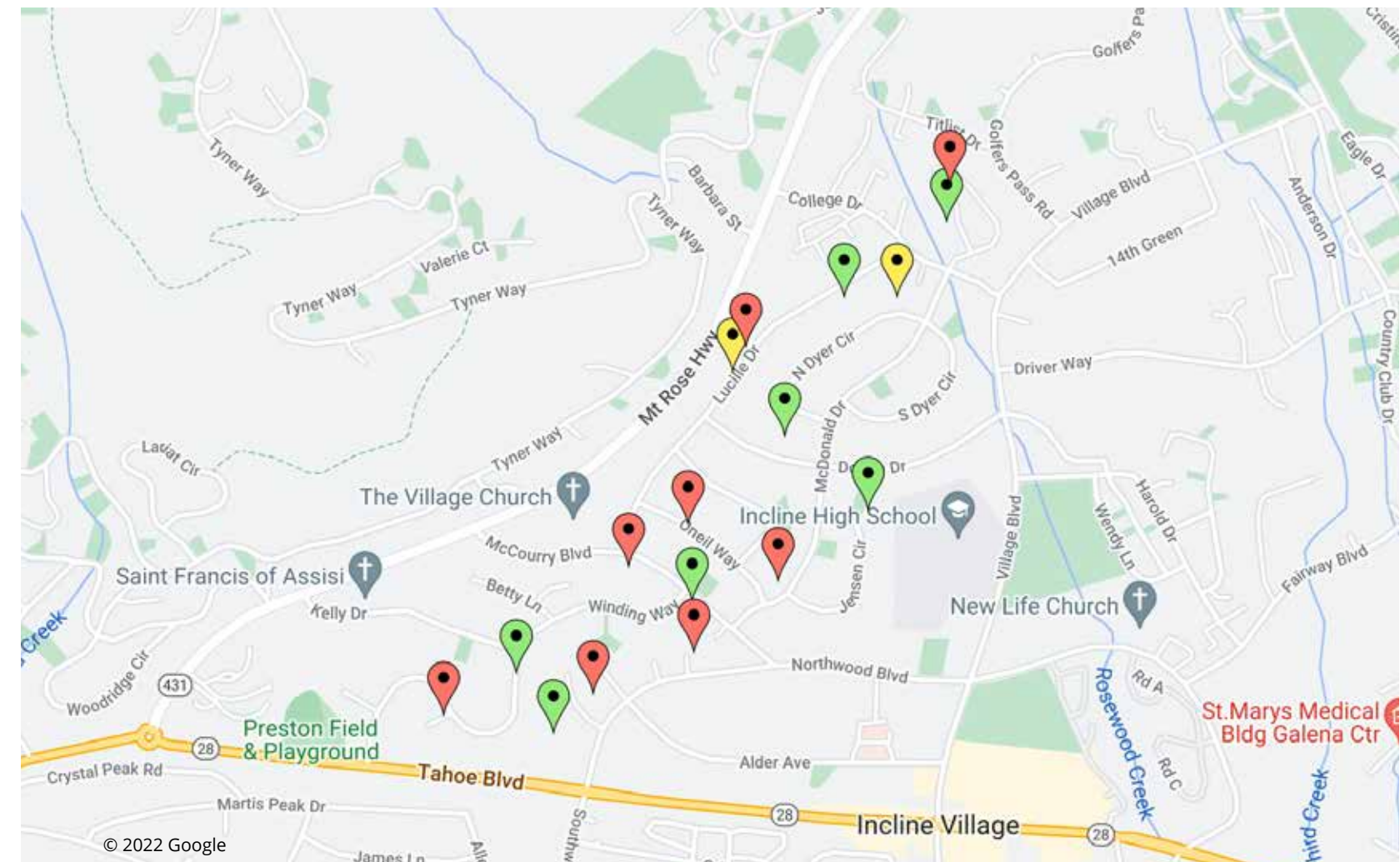
Homes Recently Sold

**\$1,964,878**

Average Sold Price

**104**

Average Days On Market (Solds)



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# THIRD CREEK CONDOMINIUMS

FALL 2022 | REAL ESTATE MARKET REPORT

PRESENTED BY  
**SABRINA BELLECI**

PREPARED ESPECIALLY FOR  
**FUTURE FRIENDS AND NEIGHBORS**



## 3RD QUARTER | REAL ESTATE REVIEW THIRD CREEK CONDOMINIUMS

### 2022 3RD QUARTER SALES TRENDS



**TOTAL  
 HOMES  
 SOLD**

**1**

Q3 2021 Total:

**3**

2 Less This Year



**AVERAGE  
 SOLD  
 PRICE**

**\$1,200,000**

Q3 2021 Average:

**\$1,458,333**

17.7% Decrease This Year



**AVERAGE  
 DAYS ON  
 MARKET**

**83**

Q3 2021 Average:

**47**

36 Days More This Year



**AVERAGE  
 SOLD PRICE TO  
 LIST PRICE RATIO**

**96.0%**

Q3 2021 Average:

**110.7%**

14.7% Decrease This Year

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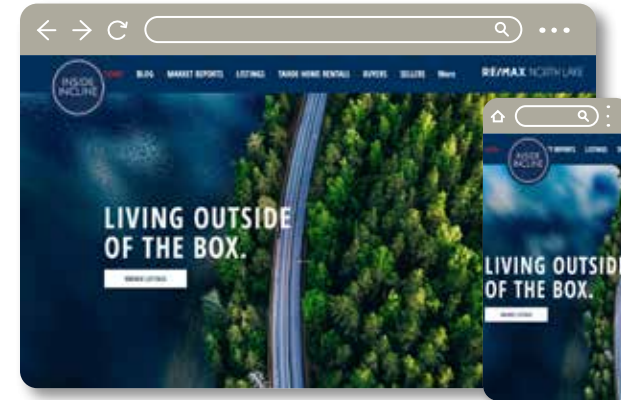
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**Dear Future Friends and Neighbors,**  
 Receive the most accurate assessment of your condo's value, provided to you as a complimentary service by Sabrina Belleci, your Third Creek Condominiums real estate specialist. You will not be contacted with any other solicitation.

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If you want to know what your condo would sell for in today's market, contact me today at **775.354.9745**.

## THIRD CREEK CONDOMINIUMS REAL ESTATE MARKET REPORT

### CONDOS CURRENTLY LISTED

Status	Street Name	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price
Active	Northwood #129	3	3	1,700	\$1,750,000
Active	Northwood #19	3	3	2,500	\$2,100,000
Active	Northwood #59	3	3	2,400	\$2,490,000



There is 1 condo currently pending. Your Third Creek Condominium is in demand. To know what your condo is worth, call me today at **775.354.9745**.

### CONDOS RECENTLY SOLD

Status	Address	Bedrooms	Bathrooms	Est. Sq. Ft.*	List Price	Sold Price	Sold Date
Sold	929 Northwood #86	2	3	1,500	\$1,250,000	\$1,200,000	09/30/22
Sold	929 Northwood #120	3	3	1,700	\$1,750,000	\$1,750,000	06/15/22
Sold	929 Northwood #16	4	5	2,900	\$2,500,000	\$2,350,000	06/07/22
Sold	929 Northwood #45	2	2	1,700	\$1,749,000	\$1,700,000	05/23/22
Sold	929 Northwood #64	4	4	2,900	\$2,950,000	\$2,950,000	04/26/22
Sold	933 Northwood #8	4	4	3,300	\$2,550,000	\$2,300,000	04/08/22
Sold	929 Northwood #121	3	3	1,700	\$1,750,000	\$1,900,000	01/14/22
Sold	933 Northwood #4	3	3	2,800	\$2,900,000	\$2,500,000	01/14/22
Sold	929 Northwood #147	3	3	1,800	\$1,725,000	\$1,800,000	12/02/21

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Assessment and execution of preparation and repairs that will bring the greatest return.



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