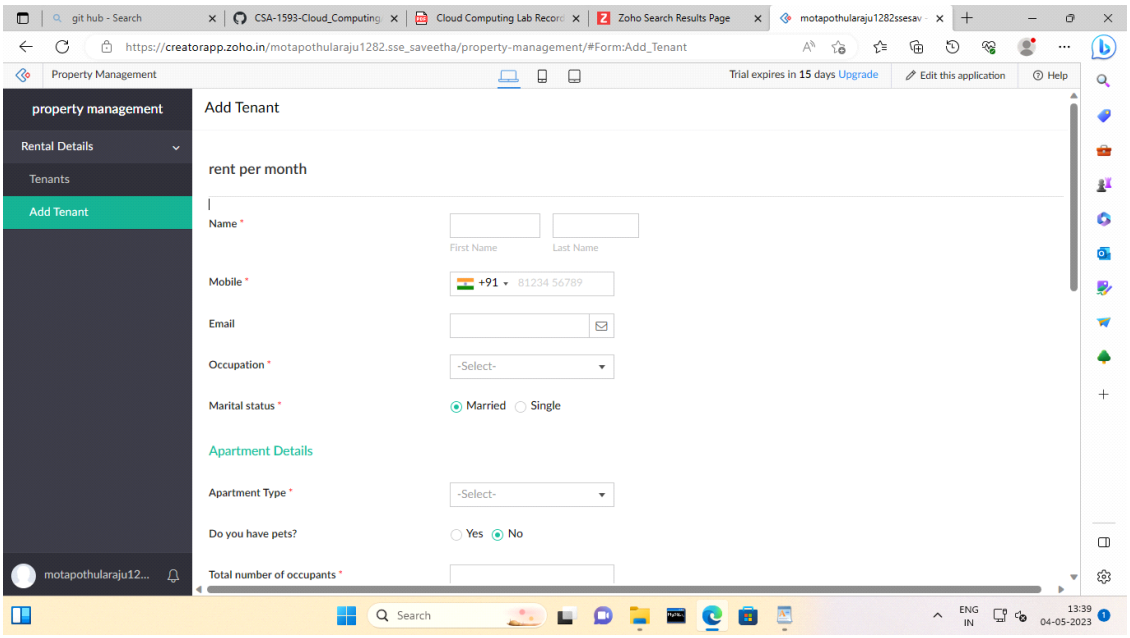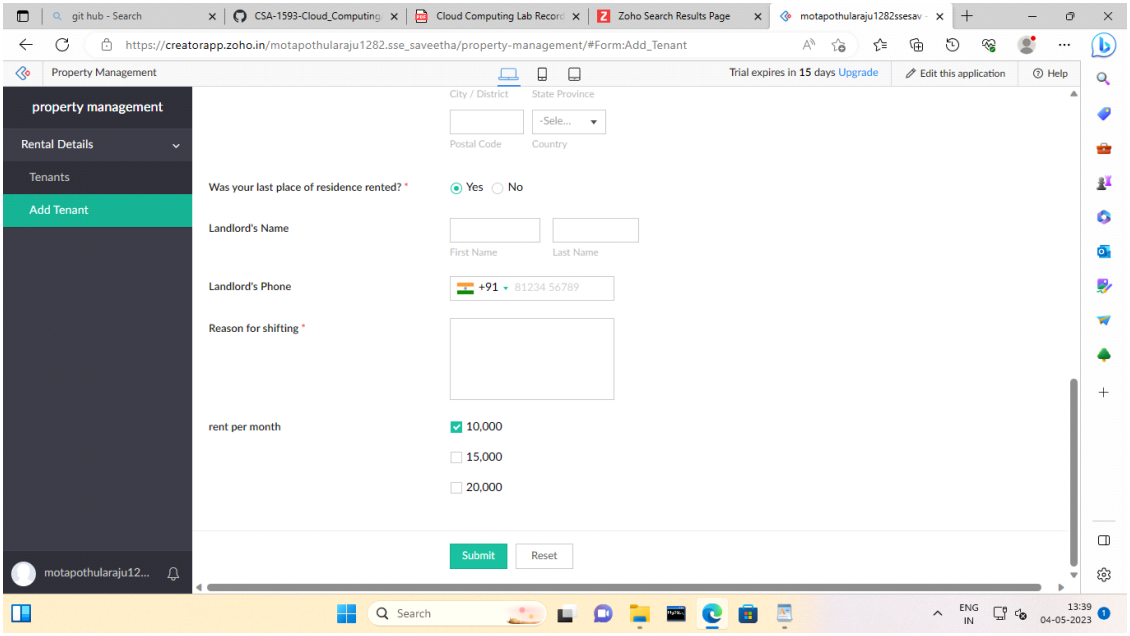PROPERTY MANAGEMENT