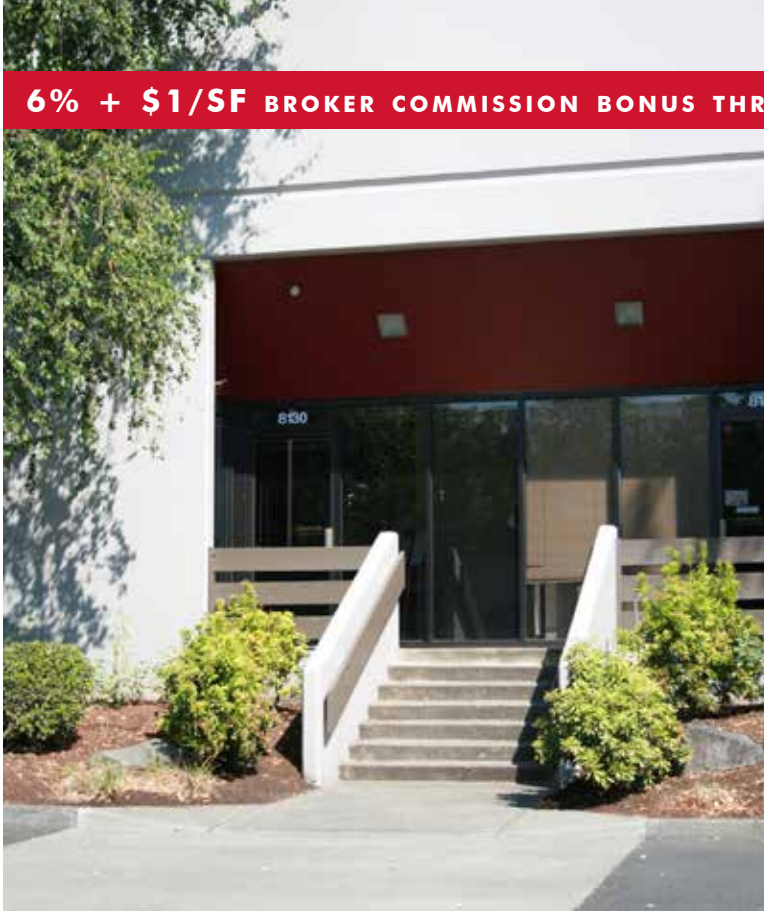


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6% + \$1/SF BROKER COMMISSION BONUS THRU 9/30/12 (NEW DEALS ONLY, 3 YR TERM MIN)



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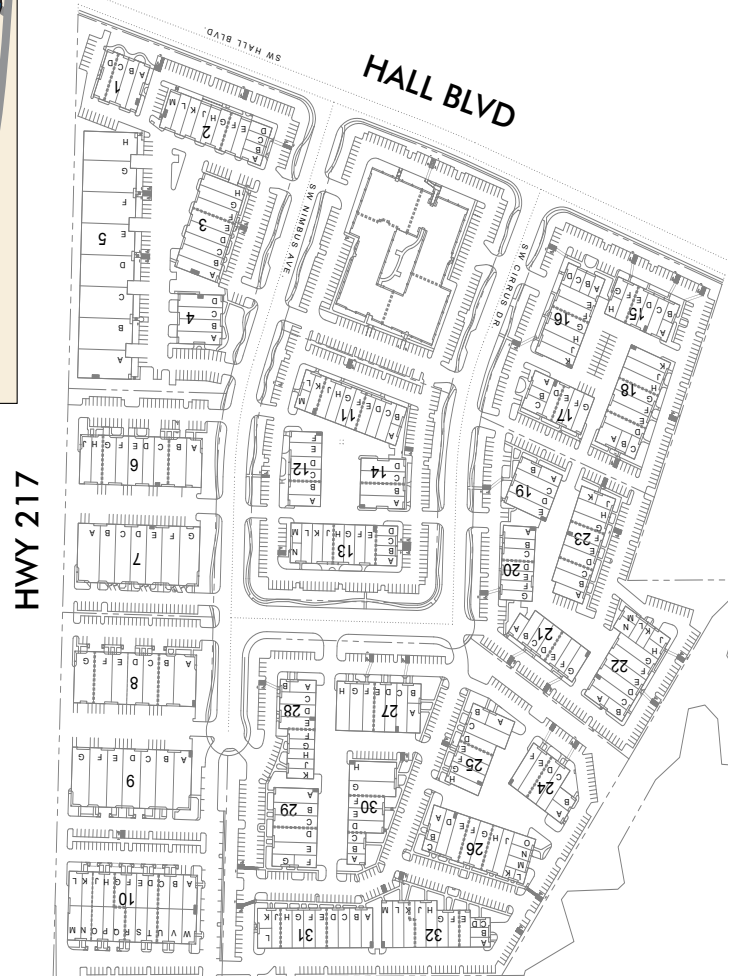
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