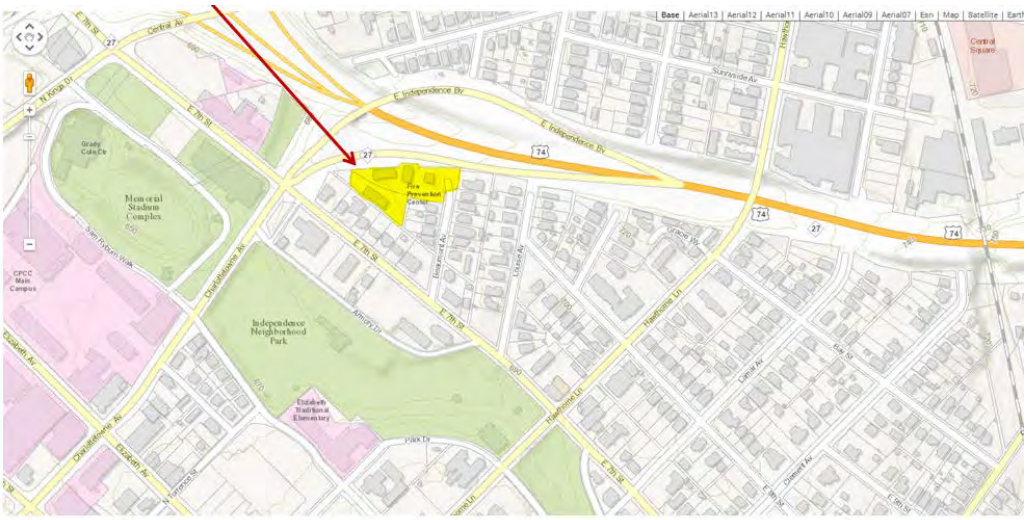Beaumont Avenue Property