



7965 STATE HIGHWAY 99W
GERBER, CA 96035
OFFERING MEMORANDUM

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U-HAUL

RENTALS

5

U-HAUL

U-HAUL

Truck Share 24/7



U-HAUL
DULLES VALLEY

U-HAUL
HOLDS A
QUEEN-SIZE
BED!

TRUCKS & TRAILERS
FOR RENT
U-HAUL

WE SELL
BOXES
For Moving & Storage
✓ Wide Selection ✓ Low Cost

INVESTMENT SUMMARY

This self-storage investment opportunity in Northern CA between the greater Chico and Red Bluff metro area. U-Lok Mini Storage enjoys a prime location close to Highway 5 and facing Old Highway 99W and offers exclusively drive-up units. This business has been established since the 1980s with a history of high occupancy and 4.6-star Google review. U-Haul rental sales have grown 5 times in our 2nd year of operation. This will be a great passive income property for multiple types of investors, whether it is retirees by living onsite and collecting stable monthly income streams or multifamily investors hybrid into a mature self-storage investment.



PROPERTY SUMMARY

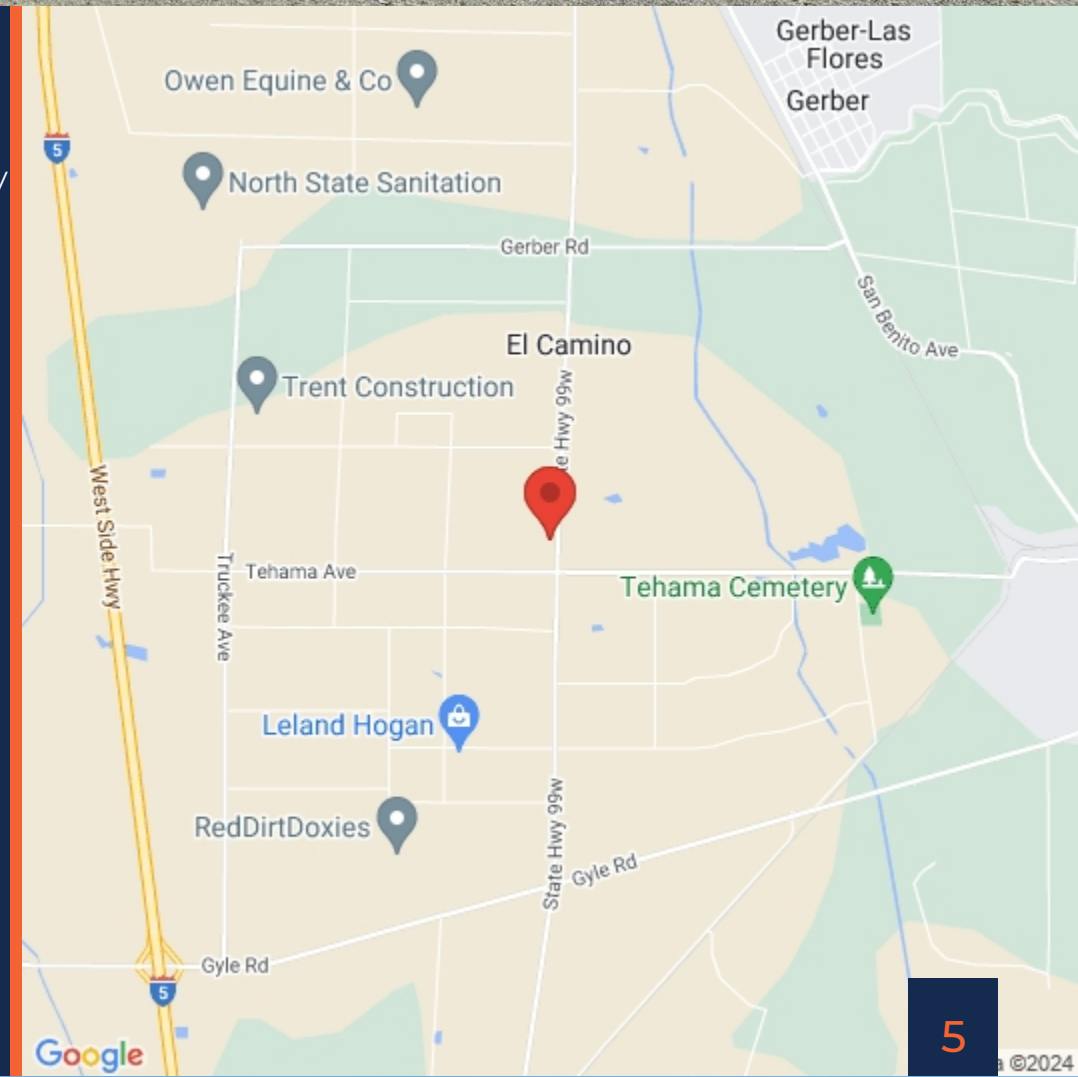
Offering Price	\$1,700,000.00
Building SqFt	18,912 SqFt
Year Built	1985,2002,
Lot Size	4.47 AC
Parcel ID	063-160-008-000, 063-160-026-000
Zoning Code	General Commercial
County	Tehama
Coordinates	40.028130,-122.172212





INVESTMENT HIGHLIGHTS

- 18,538 net rentable square feet with total 124 storage units, 8 outdoor RV 15x40 parking spaces (expandable), and 3 acres of additional land for expansion.
- A fully renovated 2 story apartment consists of one 2 bed 2 bath unit and one 1 bed 1 bath manager's unit both are rented. With the potential to apply for the 2-car garage conversion to create another 1 bed 1 bath unit.
- U-Haul Authorized Dealer business with trucks rental and moving supply sales.
- Free from flood and fire zones with very affordable commercial property and casualty insurance cost
- Free from flood and fire zones with very affordable commercial property and casualty insurance cost
- Please refer to the Location Highlights for all the improvements completed in the last 18 months.





LOCATION HIGHLIGHTS

- U-Lok Mini Storage has had major renovations between 2023 & 2024 below are some highlights of the renovations:
- Brand new electrical installed to most of the storage buildings. All buildings are equipped with electricity.
- Brand new septic tanks with sewer clean out station and water station for RV storage. Plus new water line installed and leach field improvements.
- Fresh facility painting for the apartment and all white color storage buildings.
- New 3 ton heat pump heating and air condition system installed for both apartment units and rental office.
- New Full HD Hikvision and Ring security cameras (best in the industry) and CAT-6 ethernet wiring installed for the facility with Starlink internet service.
- 10k watt gas generator and 50 amp power inlet to operate the facility, rental office and apartment during power outage.
- Modern desktop and mobile websites hosted by GoDaddy and Google with secured instant online booking and payment through Web Self Storage (WSS)
- Rental management software (Operating by U-Haul) fully integrated with U-Haul.com with instant online booking and secure online payment with lowest credit card processing fee in the industry as well as U-Haul Call Center service on instant U-Haul truck and storage unit rental 365 days
- Monthly online advertising via U-Haul, Google Search, Google Map, Facebook, and Instagram (IG).



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
01	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
02	Vacancy	100	\$0.00	\$0.00			
03	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/27/2024	-
04	10x20	200	\$1,080.00	\$5.40	Ins - \$107.40	08/27/2024	-
05	10x20	200	\$1,020.00	\$5.10	Ins - \$107.40	08/27/2024	-
06	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/27/2024	-
07	12x20	240	\$1,560.00	\$6.50	Ins - \$107.40	08/27/2024	-
08	12x20	240	\$1,560.00	\$6.50	Ins - \$107.40	08/27/2024	-
09	12x20	240	\$1,560.00	\$6.50	Ins - \$107.40	08/27/2024	-
10	12x20	240	\$1,440.00	\$6.00	Ins - \$107.40	08/27/2024	-
11	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/27/2024	-
12	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/27/2024	-
13	12x20	240	\$1,560.00	\$6.50	Ins - \$107.40	08/27/2024	-
14	10x20	200	\$1,260.00	\$6.30	Ins - \$0.00	08/27/2024	-
15	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/27/2024	-
16	Vacancy	100	\$0.00	\$0.00			
17	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/27/2024	-
18	10x10	100	\$432.00	\$4.32	Ins - \$0.00	08/27/2024	-
19	10x20	200	\$1,260.00	\$6.30	Ins - \$0.00	08/27/2024	-
20	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/27/2024	-
21	10x20	200	\$1,320.00	\$6.60	Ins - \$107.40	08/27/2024	-
22	10x20	200	\$1,080.00	\$5.40	Ins - \$107.40	08/27/2024	-
23	12x20	240	\$1,560.00	\$6.50	Ins - \$107.40	08/27/2024	-
24	12x20	240	\$1,200.00	\$5.00	Ins - \$107.40	08/27/2024	-
25	12x20	240	\$936.00	\$3.90	Ins - \$0.00	08/27/2024	-

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
26	12x20	240	\$1,620.00	\$6.75	Ins - \$143.40	08/28/2024	-
27	10x20	200	\$1,020.00	\$5.10	Ins - \$107.40	08/28/2024	-
28	10x20	200	\$1,320.00	\$6.60	Ins - \$0.00	08/28/2024	-
29	10x20	200	\$1,260.00	\$6.30	Ins - \$143.40	08/28/2024	-
30	Vacancy	200	\$0.00	\$0.00			
31	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
32	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
33	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
34	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
35	Vacancy	100	\$0.00	\$0.00			
36	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
37	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
38	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
39	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
40	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
41	Vacancy	100	\$0.00	\$0.00			
42	10x10	100	\$720.00	\$7.20	Ins - \$143.40	08/28/2024	-
43	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
44	Vacancy	100	\$0.00	\$0.00			
45	10x10	100	\$720.00	\$7.20	Ins - \$107.40	08/28/2024	-
46	10x10	100	\$780.00	\$7.80	Ins - \$107.40	08/28/2024	-
47	Vacancy	100	\$0.00	\$0.00			
48	10x10	100	\$720.00	\$7.20	Ins - \$107.40	08/28/2024	-
49	10x32	320	\$1,620.00	\$5.06	Ins - \$107.40	08/28/2024	-
50	10x32	320	\$1,560.00	\$4.88	Ins - \$0.00	08/28/2024	-

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
51	10x32	320	\$1,680.00	\$5.25	Ins - \$0.00	08/28/2024	-
52	10x20	200	\$1,200.00	\$6.00	Ins - \$107.40	08/28/2024	-
53	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/28/2024	-
54	10x20	200	\$1,320.00	\$6.60	Ins - \$107.40	08/28/2024	-
55	10x20	200	\$1,260.00	\$6.30	Ins - \$107.40	08/28/2024	-
56	8x20	160	\$1,080.00	\$6.75	Ins - \$107.40	08/28/2024	-
57	8x20	160	\$1,260.00	\$7.88	Ins - \$0.00	08/27/2024	-
58	13x7	91	\$540.00	\$5.93	Ins - \$107.40	08/28/2024	-
59	13x7	91	\$540.00	\$5.93	Ins - \$107.40	08/28/2024	-
60	13x7	91	\$540.00	\$5.93	Ins - \$107.40	08/28/2024	-
61 (Property Manager)	7x7	49	\$0.00	\$0.00	Ins - \$0.00	08/29/2024	-
62	Vacancy	798	\$0.00	\$0.00			
63	16x38	610	\$2,760.00	\$4.52	Ins - \$0.00	10/04/2024	-
64	10x30	300	\$2,280.00	\$7.60	Ins - \$107.40	08/29/2024	-
65	8x10	80	\$720.00	\$9.00	Ins - \$0.00	08/29/2024	-
66	Vacancy	80	\$0.00	\$0.00			
67	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
68	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
69	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
70	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
71	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
72	Vacancy	80	\$0.00	\$0.00			
73	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
74	8x10	80	\$60.00	\$0.75	Ins - \$107.40	08/29/2024	-
75	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
76	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
77	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
78	8x10	80	\$660.00	\$8.25	Ins - \$0.00	08/29/2024	-
79	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
80	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
81	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
82	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
83	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
84	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
85	8x10	80	\$720.00	\$9.00	Ins - \$0.00	08/29/2024	-
86	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
87	8x10	80	\$360.00	\$4.50	Ins - \$107.40	08/29/2024	-
88	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
89	Vacancy	80	\$0.00	\$0.00			
90	Vacancy	80	\$0.00	\$0.00			
91	Vacancy	80	\$0.00	\$0.00			
92	Vacancy	80	\$0.00	\$0.00			
93	Vacancy	80	\$0.00	\$0.00			
94	Vacancy	80	\$0.00	\$0.00			
95	8x10	80	\$540.00	\$6.75	Ins - \$107.40	08/29/2024	-
96	Vacancy	80	\$0.00	\$0.00			
97	Vacancy	80	\$0.00	\$0.00			
98	8x10	80	\$660.00	\$8.25	Ins - \$143.40	08/29/2024	-
99	Vacancy	80	\$0.00	\$0.00			
100	10x10	100	\$720.00	\$7.20	Ins - \$107.40	08/27/2024	-

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
101	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
102	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
103	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
104	Vacancy	80	\$0.00	\$0.00			
105	Vacancy	80	\$0.00	\$0.00			
106	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
107	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
108	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
109	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
110	8x10	80	\$660.00	\$8.25	Ins - \$0.00	08/29/2024	-
111	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
112	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
113	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
114	8x10	80	\$540.00	\$6.75	Ins - \$107.40	08/29/2024	-
115	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
116	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
117	Vacancy	80	\$0.00	\$0.00			
118	Vacancy	80	\$0.00	\$0.00			
119	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
120	8x10	80	\$720.00	\$9.00	Ins - \$107.40	08/29/2024	-
121	Vacancy	80	\$0.00	\$0.00			
122	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
123	Vacancy	80	\$0.00	\$0.00			
124	8x10	80	\$660.00	\$8.25	Ins - \$107.40	08/29/2024	-
300 (parking space)	Vacancy	0	\$0.00	\$0.00			

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
301 (parking space)	Vacancy	0	\$0.00	\$0.00			
302 (parking space)	Vacancy	0	\$0.00	\$0.00			
303 (parking space)	Vacancy	0	\$0.00	\$0.00			
304 (parking space)	Vacancy	0	\$0.00	\$0.00			
305 (parking space)	Vacancy	0	\$0.00	\$0.00			
306 (parking space)	Vacancy	0	\$0.00	\$0.00			
307	15x40 (parking space)	0	\$720.00	\$0.00	Ins - \$0.00	08/28/2024	-
Duplex Unit 1	1bed 1 bath	910	\$13,500.00	\$14.84	Other Income - \$0.00	08/29/2024	-
Duplex Unit 2	2bed 2 bath	1,140	\$26,400.00	\$23.16	Other Income - \$0.00	08/29/2024	-
	Total Occupied	15582	\$131,628.00				
	TOTAL	18540	\$131,628.00		\$9,273.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$1,700,000.00
Price PSF	\$91.69
Year 1 NOI	\$88,126.56
Year 1 Cap Rate	5.18%
Year 1 Leveraged Cash / Cash Return	5.18%

GENERAL INFORMATION

Analysis Period	3
Analysis Start Date	08/26/2024
Income Growth Rate	10.00%
Additional Income Growth Rate	10.00%
General Vacancy / Absorption Growth Rate	5.00%
CAM / Expense Growth Rate	3.00%
Property Tax Growth Rate	\$100.00
Market Rent/SF	\$0.00

EXIT

OTHER INCOME BREAKDOWN

U-Haul	\$6,000.00
Total Additional Income	\$6,000.00

EXPENSE BREAKDOWN

Property Insurance	\$3,761.00
Property Tax	\$9,000.00
Property Manager	\$33,280.00
Business Expenses	\$6,500.00
Trash Services	\$5,040.00
Utilities (Ditch Water & Electricity)	\$600.00
Total Expenses	\$58,181.00



CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3
POTENTIAL GROSS REVENUE				
BASE RENTAL REVENUE	\$131,628.00	\$144,790.80	\$159,269.88	\$175,196.87
ABSORPTION & TURNOVER VACANCY		\$(6,581.40)	\$(13,820.94)	\$(21,784.43)
SCHEDULED BASE RENTAL REVENUE	\$131,628.00	\$138,209.40	\$145,448.94	\$153,412.43
INS	\$9,273.00	\$10,200.30	\$11,220.33	\$12,342.36
ADDITIONAL INCOME	\$6,000.00	\$6,600.00	\$7,260.00	\$7,986.00
TOTAL POTENTIAL GROSS REVENUE	\$146,901.00	\$155,009.70	\$163,929.27	\$173,740.80
GENERAL VACANCY FACTOR	\$(6,581.40)	\$(7,239.54)	\$(7,963.49)	\$(8,759.84)
EFFECTIVE GROSS REVENUE	\$140,319.60	\$147,770.16	\$155,965.78	\$164,980.95
OPERATING EXPENSES				
PROPERTY TAX	\$9,000.00	\$9,100.00	\$9,200.00	\$9,300.00
INSURANCE	\$3,761.00	\$3,761.00	\$3,761.00	\$3,761.00
CAM	\$45,420.00	\$46,782.60	\$48,186.08	\$49,631.66
TOTAL OPERATING EXPENSES	\$58,181.00	\$59,643.60	\$61,147.08	\$62,692.66
NET OPERATING INCOME	\$82,138.60	\$88,126.56	\$94,818.70	\$102,288.29
CAP RATE		5.18%	5.58%	6.02%

SALES COMPARABLES

800 Shastina Dr
Weed, California 96094



1745 S Lincoln St
Santa Maria, California 93458



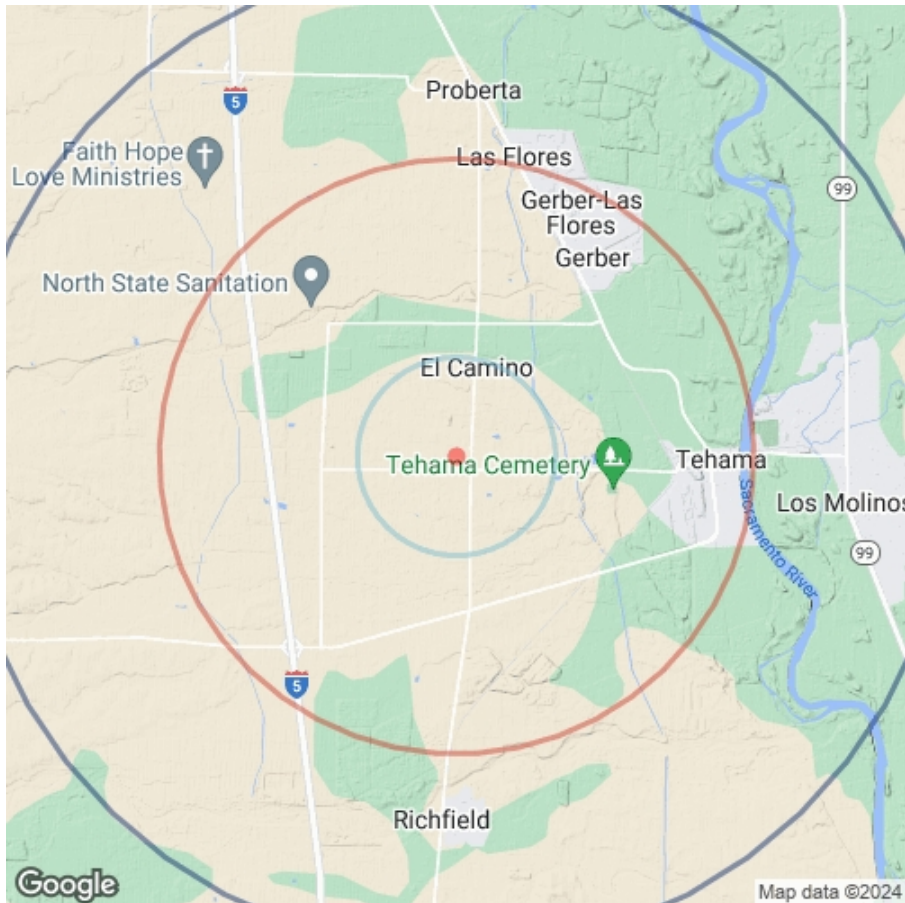
PRICE	\$1,500,000.00
SALE DATE	08/27/2024
BUILDING SIZE	18,400 SQFT
LOT SIZE	1.70 ACRES
NUMBER OF UNITS	90.00

PRICE	\$2,499,000.00
SALE DATE	ACTIVE
BUILDING SIZE	45,100 SQFT
LOT SIZE	2.04 ACRES
NUMBER OF UNITS	205.00

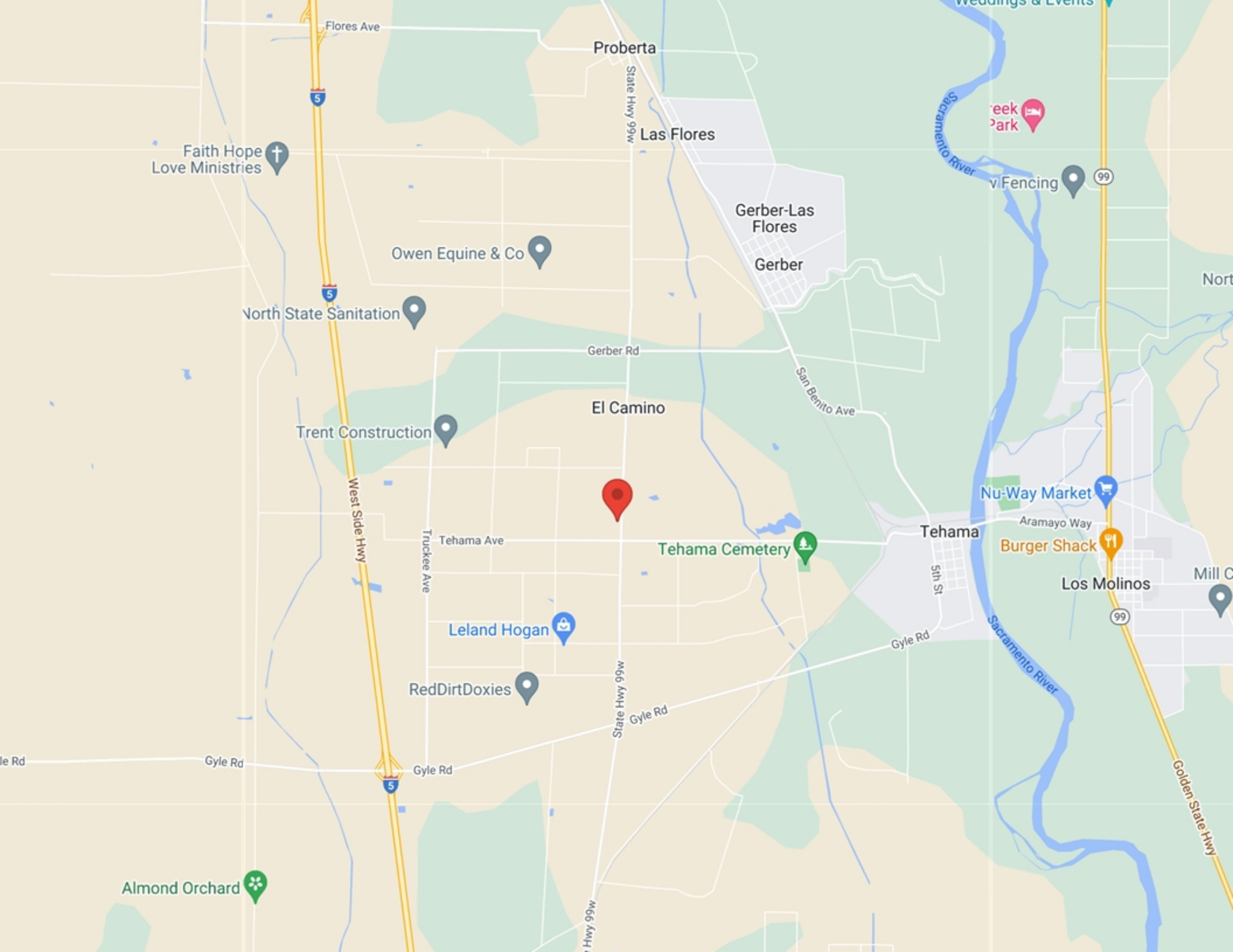
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	410	3,102	7,586
2010 Population	472	3,162	7,953
2024 Population	452	3,108	8,008
2029 Population	446	3,101	8,062
2024-2029 Growth Rate	-0.27 %	-0.05 %	0.13 %
2024 Daytime Population	306	2,490	6,494

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	13	116	353
\$15000-24999	23	126	323
\$25000-34999	28	142	329
\$35000-49999	18	169	350
\$50000-74999	18	168	554
\$75000-99999	24	164	469
\$100000-149999	22	112	271
\$150000-199999	9	66	212
\$200000 or greater	10	63	152
Median HH Income	\$ 50,504	\$ 51,039	\$ 55,013
Average HH Income	\$ 79,960	\$ 77,712	\$ 77,937



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	155	1,091	2,737
2010 Total Households	173	1,128	2,921
2024 Total Households	166	1,126	3,014
2029 Total Households	165	1,131	3,059
2024 Average Household Size	2.72	2.76	2.65
2024 Owner Occupied Housing	115	759	2,013
2029 Owner Occupied Housing	116	770	2,066
2024 Renter Occupied Housing	51	367	1,001
2029 Renter Occupied Housing	49	361	994
2024 Vacant Housing	16	138	328
2024 Total Housing	182	1,264	3,342



Faith Hope Love Ministries

Proberta

Las Flores

Gerber-Las Flores

Gerber

Owen Equine & Co

North State Sanitation

Gerber Rd

El Camino

Trent Construction

Tehama Ave

Tehama Cemetery

Tehama

Nu-Way Market

Aramayo Way

Burger Shack

Los Molinos

Leland Hogan

RedDirtDoxies

State Hwy 99w

Gyle Rd

Gyle Rd

Gyle Rd

Gyle Rd

Almond Orchard

Week Park

Weddings & Events

99

99

Golden State Hwy

Mill C

North

CITY OF GERBER

AREA

CITY	0.9 SQ MI
LAND	0.9 SQ MI
ELEVATION	226 FT

POPULATION

POPULATION	1,044
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ABOUT GERBER

Gerber is a census-designated place (CDP) in Tehama County, California. Gerber sits at an elevation of 226 feet (69 m). The 2020 United States census reported Gerber's population was 1,044.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KEITH CALDWELL BROKERAGE and it should not be made available to any other person or entity without the written consent of KEITH CALDWELL BROKERAGE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to KEITH CALDWELL BROKERAGE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KEITH CALDWELL BROKERAGE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, KEITH CALDWELL BROKERAGE has not verified, and will not verify, any of the information contained herein, nor has KEITH CALDWELL BROKERAGE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KEITH CALDWELL BROKERAGE ADVISOR FOR
MORE DETAILS.**

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