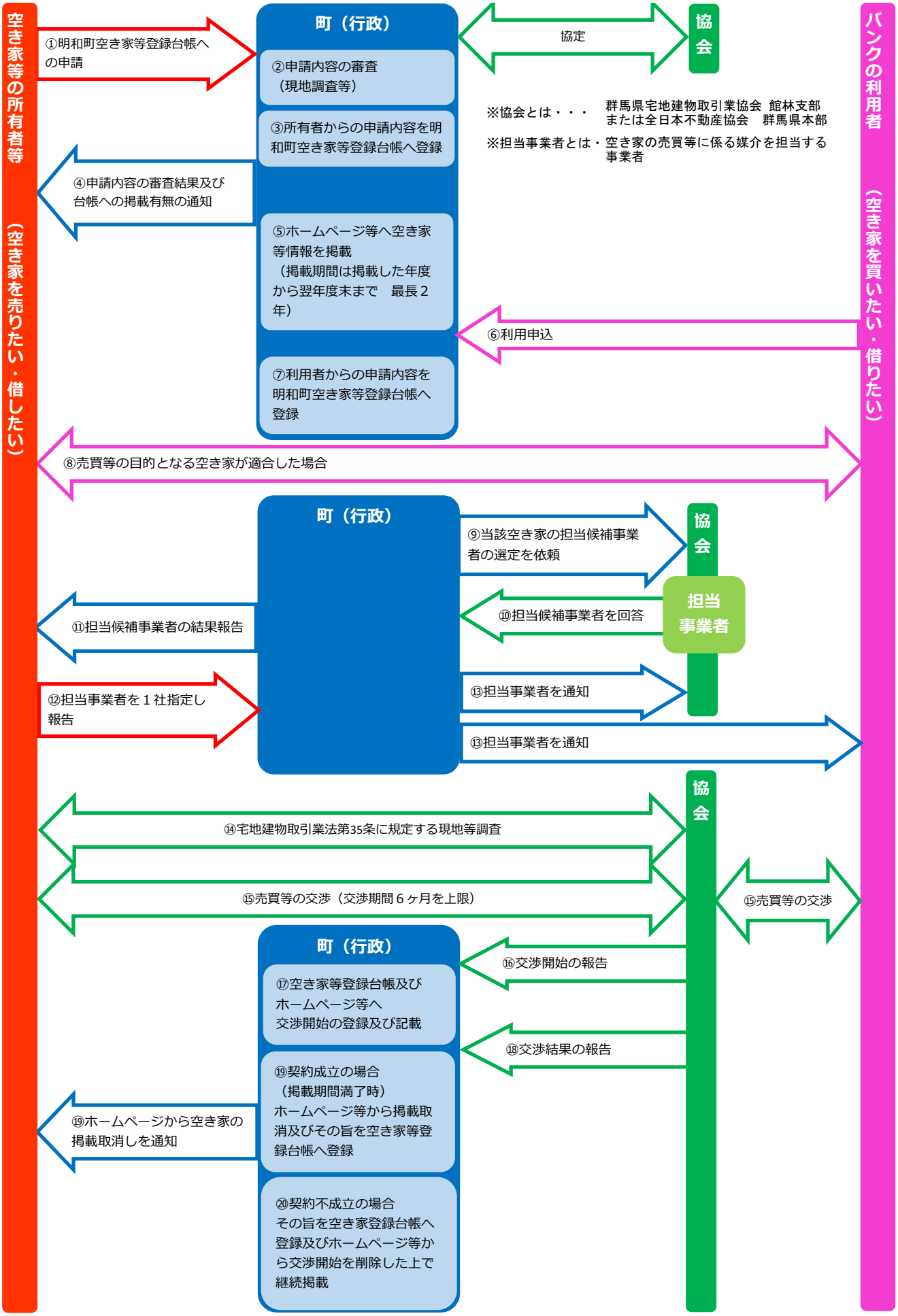空き家等バンク　運用イメージ