

EPLING ESTATES COMMUNICATES...

SEPTEMBER 2009

EDITION 93

Community Cash Drawing

Winning tenant(s): **Nicholas S. Filipczak & Carmelo A. Gaglio**
Property leased: **542 North Park Drive, Ravenna, OH 44266**
Winning charity: **Rootstown Fire Department**
Current monthly winners each receive: **\$50**

JUST A NOTE

We pay for referrals from \$50 to \$500...

Check out the list of properties below for friends and colleagues. If you refer someone who signs a lease, we pay you \$50. If we sell a property to someone you refer to us, we pay you \$500 big ones! Please have them mention your name when they contact us. Send your referrals to check out our properties online at www.EplingEstates.com. Thanks for thinking of us. ☺ ☺ ☺

How does \$8000 for FREE sound? Keep reading...

Please check out our listings below as we will be offering several properties for sale in the next few months. The Obama administration has passed a First Time Homebuyer Credit program (hurry, this is slated to end on 12/01/09). Most all qualify for this program if you (or your spouse) have not owned a home in the past three years and you make less than \$95,000 (\$170,000 if married filing jointly) per year. You can utilize this credit in conjunction with the land contract / owner financing programs that we are offering. This \$8000 does not have to be repaid (as long as you reside in the home for three years or longer). We can help you with this process. Please check out what we have...it may be a win-win for all!

Available Properties

<u>Property</u>	<u>Description</u>	<u>Rent</u>	<u>Available</u>
4300 Lynn Rd #203D	Rootstown * Professional Office * Utilities & Internet Included	\$400	NOW!!!
4300 Lynn Rd #204-206	Rootstown * Build to Suit * Professional Office * 1000-2600 sq ft	\$1000+	60 Days
500 North Park Drive	Ravenna Condo * 2/Bed * 1.5/Bath * 1/Garage * AC * Loft * Patio	SOLD	SOLD
512 North Park Drive	Ravenna Condo * 2/Bed * 1/Bath * 1/Garage * LAND CONTRACT	For Sale	\$612 pmt
526 North Park Drive	Ravenna Condo * 2/Bed * 1/Bath * 1/Garage * AC * Laundry Room	For Sale	\$636 pmt
\$50 for rental referrals	☺ We are happy to add you to our waiting list ☺	\$500 for sales referrals	

Calendar

09/17/2009 - Statement date

10/05/2009 - Automatic payments are processed

10/15/2009 - Deferred automatic payments are processed

(330) 325-5000
OFFICE

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FAX