

# EPLING ESTATES COMMUNICATES...

FEBRUARY 2010

EDITION 98

## Community Cash Drawing

Winning tenant(s): **John Carl, Inc.**

Property leased: **2255 Robert's Journey, Kent, OH 44240**

Winning charity: **Brimfield Fire Department**

Current monthly winners each receive: **\$50**

## JUST A NOTE

### One month's rent for free...

Here is an idea of what to do with your tax refund check! If you pay 12 months' rent in advance, you will receive the 13<sup>th</sup> month free. If you need to move prior to the end of the 13 months, you will receive full credit of any rent you have paid in advance (the free month will not apply in this event). If you are interested in this option, please call the office!

### Septic system maintenance...

Please do not put grease down the drain! This may cause not only a clog, but can make the systems less efficient. Septic systems rely on naturally occurring bacteria to help break down the solids in the effluent. The grease prevents the bacteria from getting the oxygen it needs to complete this natural chemical reaction. Also, no paper towels, tampons, or condoms please!

### Welcome to 452 Idora Avenue, Youngstown, OH 44502...

This cute cape cod style home is on the south side of town with two bedrooms on the first floor along with a great room, kitchen and dinette. The second floor has the third bedroom along with a bonus room to be used as an office, kid's playroom, or second living room. It has been completely remodeled top to bottom including a new furnace, hot water tank, electrical service, glass block windows, appliances, paint, floor coverings, and more. This home is available for sale via land contract with payments less than \$500/month including principal, interest, taxes, and insurance and will be fully paid off in 10 years! Come take a look or refer a friend. ☺ ☺ ☺

## Available Properties

<u>Property</u>	<u>Description</u>	<u>Rent</u>	<u>Available</u>
4300 Lynn Rd #203-D	Rootstown * Professional Office * Utilities & Internet Included	\$349	NOW!!!
4300 Lynn Rd #204	Rootstown * Build to Suit * Professional Office * 1000-2600 sq ft	\$999	60 Days
452 Idora Avenue	Youngstown * 3 Bed * W/D Hookup * COMPLETE REMODEL	\$500	03/01/10
<b>\$50 for rental referrals</b>	<b>☺ We are happy to add you to our waiting list ☺</b>	<b>\$500 for sales referrals</b>	

## Calendar

**02/22/2010 - Statement date**

**03/05/2010 - Automatic payments are processed**

**03/15/2010 - Deferred automatic payments are processed**

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OFFICE

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