

# EPLING ESTATES COMMUNICATES

OCTOBER 2016

EDITION 177

## WHAT'S HAPPENING

### Please change your furnace filter

If your home has a forced-air furnace, now is a good time to change the filter. Your furnace is working hard to heat your home and changing the filter will decrease your energy costs, increase equipment life, and optimize system performance. Regular filter replacements will make the furnace last longer, blow hotter air, and keep the dust down in your home. If you need help changing the filter, please call and we can schedule a *free* in home training.

### Calendar

10/01/2016 • Rent due date  
 10/05/2016 • AutoPays processed  
 10/17/2016 • Deferrals processed



### Discounts

Prepay 12 mos ► Get ½ mo free  
 Prepay 18 mos ► Get 1 mo free  
 Prepay 24 mos ► Get 2 mos free

### Featured Property

**Address:** 4400 Lynn Road, Ravenna, OH 44266

**Features:** 2.052 Acres of vacant commercial land \* I-76 visibility \* \$259,000  
 Parcel ID # 32-021-00-00-034-006 \* All utilities on site  
 Approved site plan for up to three 10,000 square foot buildings

**Specials:** \$200 credit off the first month's rent with a two year lease

Property	Description	\$\$\$	Available
1339 Southeast Avenue	Tallmadge * 3/Bed * 2/Gar * 1.855 Acres * Deck * RENOVATED	\$136,900	PENDING
4350 Lynn Road	Rootstown * Professional office * 10,000 ft <sup>2</sup> * Taking reservations	\$15/ft <sup>2</sup> /yr	Build to suit
4400 Lynn Road	Rootstown * Vacant land * 2.052 ac * 705' frontage * Zoned C-2	\$259,000	NOW!!!

**\$50 for rental referrals**    😊 **We are happy to add you to our waiting list** 😊    **\$500 for sales referrals**

(330) 325-5000  
 OFFICE

WWW.EPLINGESTATES.COM  
 4300 LYNN ROAD • SUITE 201 • RAVENNA, OH 44266

(330) 325-5005  
 FAX