

# EPLING ESTATES COMMUNICATES

JULY 2020

EDITION 222

## WHAT'S HAPPENING

### *What's the buzz about the bees*

We are pleased to come out to your property and remove any bees' nest so long as the nest is larger than a tennis ball. Please give us specific details as to the location so we can find it easily.



### Calendar

07/01/2020 • Rent due date  
 07/06/2020 • AutoPays processed  
 07/15/2020 • 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:** 265 W Main Street, Kent, OH 44240

**Features:** One in a lifetime chance to own a downtown Kent landmark building  
 1<sup>st</sup> & 2<sup>nd</sup> floors are 100% built out and occupied with A+ tenants  
 River Level is raw and ready for creative development project

**Specials:** \$25,000 referral for any sale that closes by September 30, 2020

Property	Description	Price	Available
301 E Ido Avenue	Akron * 3/Bed * 1/Bath * 1/Gar * AC * DW * Land Contract	\$84,900	Pending
265 W Main Street, #RL	Kent * Professional office * 5,300 ft <sup>2</sup> * Build to suit * May divide	\$15/ft <sup>2</sup> /yr	Now
265 W Main Street	Kent * 24K sqft office bld * \$26K/mo inc * \$10K/mo exp * 8% CAP	\$2,500,000	Now
4400 Lynn Road	Rootstown * 2+ acres of commercial vacant land * I-76 visibility	\$260,000	Now

\$50 for rental referrals

☺ We are happy to add you to our waiting list ☺

\$500 for sales

(330) 325-5000

WWW.EPLINGESTATES.COM

(330) 325-5005

OFFICE

4300 LYNN ROAD • SUITE 201 • RAVENNA, OH 44266

FAX