

EPLING ESTATES COMMUNICATES

JANUARY 2021

EDITION 228

Community Cash

Winning customer: Clifford G. Stackpole
 Property address: 510 N Park Drive, Ravenna, OH 44266
 Winning charity: Salvation Army
 Winners receive: \$50 each



WHAT'S HAPPENING

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!



Community Cash

We are continually seeking ways to better serve our customers and community. We want to reward the customers who make our business successful – the customers who make our business fun. We want to share our successes by investing into the community, so that we all have a positive future. In order to do this, we have created the Community Cash program.

Each month we draw from a raffle drum containing all properties managed by Epling Estates that have a monthly rent amount greater than \$350. The customer for the property selected is the winner so long as they are current on the day of the drawing. If the customer has any past due balance or the selected property is vacant, another address is drawn until a winner is declared.

The winner triumphs twofold. First, Community Cash rewards our faithfully paying customers by issuing them a check for \$50. Second, we give back to our community by issuing a check for \$50 to a charity selected by our monthly winner. Winning customers may choose any charity they feel passionate about as long as they are a registered 501(c)(3) nonprofit organization. At its heart, the program is designed to serve our local community, so nonprofits located where we live and work, like school districts, police & fire departments, animal shelters, and home churches, are encouraged.

Calendar

- 01/01/2021 • Rent due date
- 01/05/2021 • AutoPays processed
- 01/15/2021 • Deferrals processed



Discounts

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

Available Properties

| Address | Description | Price | Date |
|--------------------------|---|--------------------------|----------|
| 583 Arnold Avenue | Mansfield * 2/Bed * 1/Bath * Corner lot * Buy for \$1 after 10 years | \$499/mo | Now |
| 977 Rushleigh Road | Cleveland Heights * 4/Bed * 2/Bath * 2/Gar * Renovating NOW! | \$120,000 | 04/01/21 |
| 2243 Robert's Journey, L | Brimfield * 12'x40' Outside parking * RV, travel trailer, or boat | \$49/mo | 01/18/21 |
| 4189 State Route 5, B-2 | Newton Falls * 5'x10' Self storage * 24-hour access | \$39/mo | Now |
| 4189 State Route 5, B-17 | Newton Falls * 10'x10' Self storage * 24-hour access | \$59/mo | Now |
| 4189 State Route 5, A-23 | Newton Falls * 10'x20' Self storage * 24-hour access | \$79/mo | Now |
| 4189 State Route 5, O-4 | Newton Falls * 10'x25' Outside parking * RV, travel trailer, or boat | \$35/mo | Now |
| 265 W Main Street, RL | Kent * Professional office * 5,300 ft ² * Build to suit * May divide | \$15/ft ² /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

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OFFICE

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FAX