

# EPLING ESTATES COMMUNICATES

JANUARY 2022

EDITION 240

## Community Cash

Winning customer → Odalis Arroyo Guzman  
 Property address → 452 Idora Avenue, Youngstown, OH 44511  
 Selected charity → Beatitude House  
 Monthly prize → Customer and charity each receive \$50



## 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!



### Calendar

01/01/2022 • Rent due date  
 01/05/2022 • AutoPays processed  
 01/17/2022 • 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
4300 Lynn Road, #203-D	Rootstown * Individual office * Utilities included * Lit signage	\$399/mo	Now
2243 Robert's Jrny (2 spots)	Brimfield * 12'x45' Outside parking * RV, travel trailer, or boat	\$49/mo	Now
265 W Main Street, RL	Kent * Professional office * 5,700 ft <sup>2</sup> * Build to suit * May divide	\$18/ft <sup>2</sup> /yr	Now
265 W Main Street	Kent * 24K sqft office building * \$27K+/mo income * 8% Cap rate	\$2,500,000	Now

**\$50 for rental referrals** ☺ **We are happy to add you to our waiting list** ☺ **\$500 for sales referrals**  
 Visit [www.EplingEstates.com](http://www.EplingEstates.com) for photos, videos, & much more

Eugene says...



(330) 325-5000  
 OFFICE

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

(330) 325-5005  
 FAX