

# EPLING ESTATES COMMUNICATES

JUNE 2022

EDITION 245

## Community Cash

Winning customer → Wanda M. Moore  
 Property address → 2241 Robert's Journey, Ravenna, OH 44266  
 Selected charity → United Methodist Food Pantry  
 Monthly prize → Customer and charity each receive \$50



## WHAT'S HAPPENING



### Do you want colder AC?

If your property has central air, please remember to replace the furnace filter every two months. For through the wall air conditioners, please clean the filter about once a month during heavy use by simply removing the filter from the AC unit and spraying it off at the kitchen sink with the vegetable sprayer. Filter replacement and regular cleanings will make the AC last longer, blow colder air, and keep the dust down in your home. If you need help changing or cleaning a filter, please call the office and we will send someone out free of charge to give you a step-by-step!

### Epling Estates supports Ukraine

We want to extend our appreciation for your generosity. It is a privilege to be a part of such a charitable community who joyfully gives to meet the needs of those hurting. Your kindness and support are making an impact in practical ways right now. Thank you, thank you, thank you!!!

### Free flowers; it's as easy as 1 - 2 - 3

- |   |            |   |   |
|---|------------|---|---|
|  | If you...  | <ol style="list-style-type: none"> <li>1) Purchase up to \$25 worth of flowers – save your receipt.</li> <li>2) Plant these in any existing flowerbeds in your front yard.</li> <li>3) Return your receipt to us by June 30, 2022.</li> </ol> |  |
|   | We will... | Send you a check for the purchase price of the flowers – up to \$25.  |   |

### Calendar

06/01/2022 • Rent due date  
 06/06/2022 • AutoPays processed  
 06/15/2022 • Deferrals processed



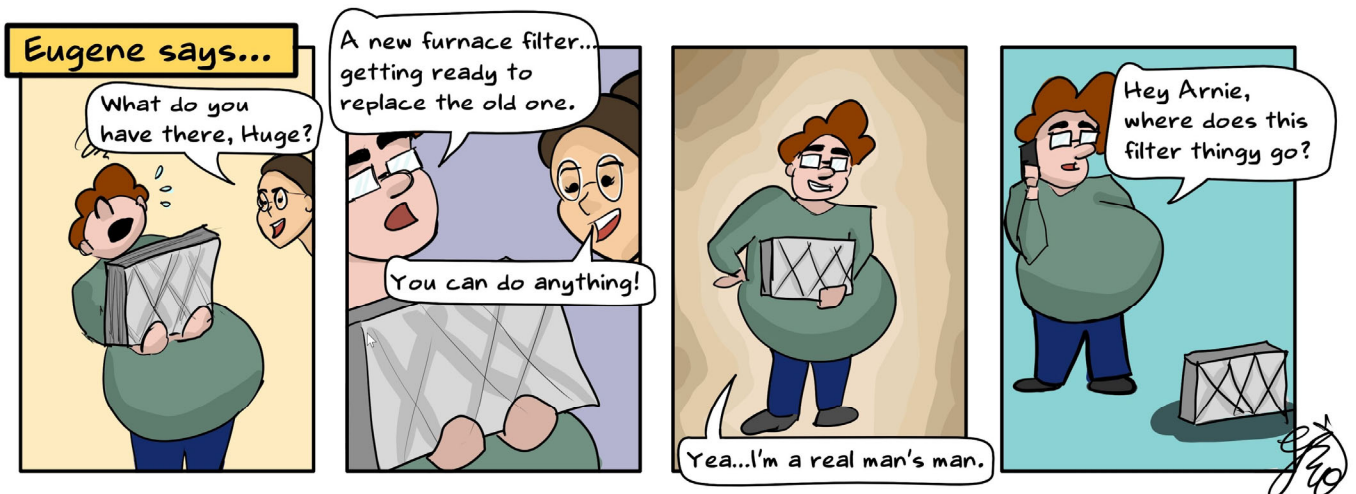
### Discounts

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
1554 Artman Avenue	West Akron * 3/Bed * 1/Bath * 1.5/Garage * Ranch * AC * Patio	\$1260/mo	06/10/22
4705 Gerland Circle	Rootstown * 3/Bed * 2/Bath * 2/Garage * AC * Deck * Pets OK	\$1499/mo	07/01/22
2243 Robert's Journey	Brimfield * 12'x45' Outside parking * RV, travel trailer, or boat	\$49/mo	Now
265 W Main Street	Kent * 24K sqft office building * \$27K+/mo income * 8% Cap rate	\$2,500,000	PENDING

**\$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



# Real Property. Real People.

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