

# EPLING ESTATES COMMUNICATES

OCTOBER 2022

EDITION 249

## Community Cash

Winning customer → Woodie D. Goodnight  
 Property address → 4300 Lynn Road, Suite 101, Ravenna, OH 44266  
 Selected charity → Animal Protective League of Portage County  
 Monthly prize → Customer donated his share to charity, so APL received \$100!



## 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

10/01/2022 • Rent due date  
 10/05/2022 • AutoPays processed  
 10/17/2022 • Deferrals processed



### Discounts

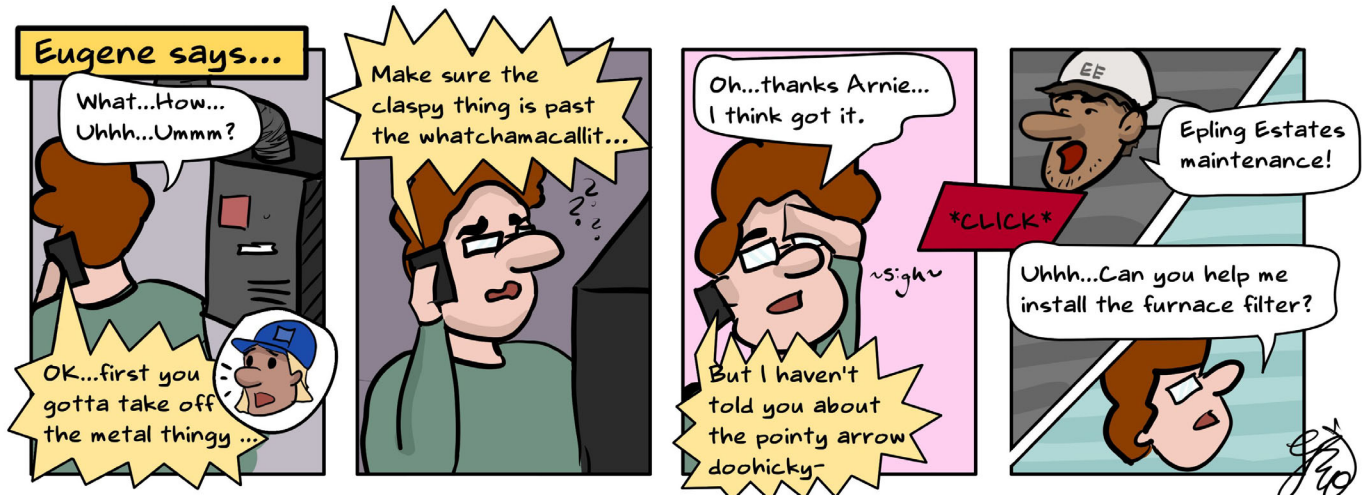
Prepay 12 mos ► Get ½ mo free  
 Prepay 18 mos ► Get 1 mo free  
 Prepay 24 mos ► Get 2 mos free

## Available Properties

Address	Description	Price	Date
4130 Sandy Lake Road	Rootstown * 120'x65' * Fully improved buildable lot * Vacant land	\$30,000	Now
4140 Sandy Lake Road	Rootstown * 120'x65' * Fully improved buildable lot * Vacant land	\$30,000	Now
265 W Main Street	Kent * 24K sqft office building * \$27K+/mo income * 8% Cap rate	\$2,500,000	PENDING
4400 Lynn Road	Rootstown * 2+ acres of commercial vacant land * I-76 visibility	\$300,000	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



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