



CRESSMOOR ESTATES TAX ABATEMENT FOR SINGLE FAMILY HOMES

- Tired of paying high Illinois real estate taxes, gas taxes, sales, taxes, and whatever is next???
- Want a high Quality of Life with on site, peaceful amenities???
- *Cressmoor Estates* incredibly offers you this higher quality of life, a 50 minute commute to the loop, and a **6-Year Property Tax Abatement!!**

WHY ABATEMENT AT CRESSMOOR:

There is no other community in Northwest Indiana that has a 6-year residential tax abatement for new construction homes! Why Cressmoor? City Planners and the Developer have worked together for multiple years to design, layout, and approve a residential community that will enhance the over \$160 million of infrastructure improvements installed by the city in the last few years. You will be the beneficiaries of Hobart's aggressive growth and amenity plans...

HOW IT WORKS:

When you purchase and move in your new home, your tax abatement will start. It will last for 6 years. (You must file some documents at closing with the county assessor that your builder will provide). Typically, part of your mortgage payment will include property taxes. For example, say \$2,500 on the home structure (assuming a \$275,000 home). Excluding inflation (your property growing in value etc), instead of paying the \$2,500, you would pay approximately the following:

Year	1	2	3	4	5	6
Abated Taxes	\$0.0	\$375	\$710	\$1,600	\$2,350	\$2,750

*You will still pay a nominal tax on the lot value.

So what are you waiting for? A new home, incredibly low taxes, great neighborhood amenities, new schools, area shopping, and a short commute to the loop...

Welcome Home to CRESSMOOR ESTATES