

2737 CRESCENT DRIVE			
<b>PROPERTY COST</b>		<b>Amount</b>	
List Price		\$ 5,999,000.00	
<b>REVENUE POTENTIAL</b>		<b>Monthly</b>	<b>Yearly</b>
Main Home: Three Bedrooms		\$2,200.00	\$26,400.00
<b>TOTAL REVENUE</b>		<b>\$2,200.00</b>	<b>\$26,400.00</b>
<b>EXPENSES</b>		<b>Monthly</b>	<b>Yearly</b>
Property Taxes		\$2,375.65	\$28,507.77
Insurance		\$583.33	\$7,000.00
Hydro		\$326.00	\$3,912.00
Gas		\$126.00	\$1,512.00
Water		\$55.66	\$667.95
Sewer		\$51.10	\$613.20
Landscaping		\$140.00	\$1,680.00
Pool & Hot Tub Maintenance		\$100.00	\$1,200.00
<b>TOTAL EXPENSES</b>		<b>\$ 3,466.64</b>	<b>\$ 41,599.72</b>

\* Expenses & revenue potential amounts are based on estimated figures only & should be verified by your own rental agent and/or utility companies if deemed important to the Buyer

\*\* Current tenant is on a lease until October 2023 (rent includes utilities with the exception of internet)