

Benefits of the Luna Azul model:



Safety

A gated, traffic-free neighborhood with **24/7 onsite staffing** and where neighbors see and look out for each other.



Permanence

A Luna Azul home is owned, so families **build financial equity and peace of mind.**



Inclusive

Here a disability won't make anyone stand out, but rather **help them fit in.**



Independence & Choice

Residents can chose their own roommates and caregivers, and **come and go as they please.**

Nationally, group living options for adults with disabilities typically cost \$3,000/month or more.¹

	Rental	LONG-TERM COMPARISON	Luna Azul Ownership
	<p>\$1,620,000 Total rent (if no increases) over 45 years</p>		<p>\$410,000 Estimated cost of 2-bdrm cottage. Homes prices will range from the upper \$300,000s to over \$600,000.</p>
	Rental	MONTHLY COMPARISON	Luna Azul Ownership
	1 BEDROOM 1 BATH 750 SQ. FT.		2 BEDROOM 2 BATH 1,100 SQ. FT.
Home price	n/a		\$410,000
Monthly payment	\$3,000		\$2,040 ²
HOA dues	n/a		\$1,100 ³
Total monthly cost (alone)	\$3,000		\$3,140
Total monthly cost (with roommate)	n/a		\$1,640 (roommate @ \$1,500/month)
	ASSET COMPARISON		
Liquidation Value after 45 years	\$0		\$1,550,454⁴

Value & Equity?



¹Rentals may include meals, transportation and/or other services. ²30 year mortgage at 4.5%, 20% down payment, \$378 monthly taxes + insurance. ³Estimate. ⁴Assumes 3% annual appreciation. No representation or guarantee is being made by the seller or its agents as to the long-term or short-term appreciation or value of the property.