

## 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.<sup>1</sup>

Rental	LONG-TERM COMPARISON	Luna Azul Ownership
<b>\$2,160,000</b> Total rent (if no increases) over 45 years.		<b>\$449,000</b> Estimated cost of 2-bdrm cottage.

Rental	MONTHLY COMPARISON	Luna Azul Ownership
<b>1 BEDROOM</b> <b>1 BATH</b> <b>750 SQ. FT.</b>		<b>2 BEDROOM</b> <b>2 BATH</b> <b>1,200 SQ. FT.</b>

Home price	n/a	\$449,000
Monthly payment	\$4,000	\$2,831 <sup>2</sup>
HOA dues	n/a	\$1,100 <sup>3</sup>
<b>Total monthly cost (alone)</b>	<b>\$4,000</b>	<b>\$3,931</b>
<b>Total monthly cost (with roommate)</b>	n/a	<b>\$2,431 (roommate @ \$1,500/month)</b>

	ASSET COMPARISON	
Liquidation Value after 45 years	<b>\$0</b>	<b>\$1,697,937<sup>4</sup></b>

**Value & Equity?** **No.**

**Yes!**

<sup>1</sup>Rentals may include meals, transportation and/or other services. <sup>2</sup>Assumes 30 year mortgage at 7.5%, and includes \$325 for taxes + insurance. <sup>3</sup>Estimate. <sup>4</sup>Assumes 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.