

FEATURED RESIDENCE

TRUE COST COMPARISON

UNIT 1403 – TURNKEY ADVANTAGE

Up to \$80,000+ in Hidden Renovation Costs Avoided

	1403	1603	2303	610
Purchase Price	\$949,999	\$899,999	\$899,999	\$880,000
Renovation Cost	\$0	\$75K–\$120K	\$40K–\$75K	\$40K–\$70K
TRUE TOTAL COST	\$939,900	\$975K–\$1.02M	\$940K–\$975K	\$920K–\$950K

SMART BUYERS COMPARE TOTAL COST NOT JUST PURCHASE PRICE.

SMART PURCHASE ADVANTAGE

Not all Moonglow residences are equal. When renovation costs and time are factored in, the perceived lower purchase price of competing units can quickly disappear.

TURNKEY ADVANTAGE	RENOVATION REALITY	TRUE COST
Move-in ready No delays No disruption	3–9 months Contractor risk Hidden costs	Price + renovation + time = total investment

Comparison 1

Unit#1603

PURCHASE PRICE

\$899,000

Renovation Costs

FLOORING

\$ _____ (25 - 50K)

KITCHEN

\$ _____ (10 - 20k)

MASTER BATHROOM

\$ _____ (10 - 20k)

GUEST BATHROOM

\$ _____ (10 - 20k)

HVAC

\$ _____ (6 - 9k)

PAINT / FINISHES

\$ _____ (2 - 4k)

Carrying & Hidden Costs

MONTHS TO RENOVATE

\$ _____ (3 - 6k)

MONTHLY CARRY COST

\$ _____ (6 - 12k)

OPPORTUNITY COST

\$ _____

LIVING DISRUPTION

CONTRACTOR RISK

OTHER COSTS

Comparison 2

Unit #2303

PURCHASE PRICE

\$899,999

Renovation Costs

FLOORING

\$ _____ (25 - 50k)

KITCHEN

\$ _____ (20 - 35K)

MASTER BATHROOM

\$ _____ (10 - 20k)

GUEST BATHROOM

\$ _____ (10 - 20k)

HVAC

\$ _____ (6 - 9k)

PAINT / FINISHES

\$ _____ (2 - 4k)

Carrying & Hidden Costs

MONTHS TO RENOVATE

\$ _____ (3 - 6k)

MONTHLY CARRY COST

\$ _____ (6 - 12k)

OPPORTUNITY COST

\$ _____

LIVING DISRUPTION

CONTRACTOR RISK

OTHER COSTS

Comparison 3

Unit #610

PURCHASE PRICE

\$880,000

Renovation Costs

FLOORING

\$ _____

KITCHEN

\$ _____

MASTER BATHROOM

\$ _____

GUEST BATHROOM

\$ _____

HVAC

\$ _____

PAINT / FINISHES

\$ _____

Carrying & Hidden Costs

MONTHS TO RENOVATE

\$ _____

MONTHLY CARRY COST

\$ _____

OPPORTUNITY COST

\$ _____

LIVING DISRUPTION

CONTRACTOR RISK

OTHER COSTS

Moonglow Smart Purchase

Unit #1403

YOUR ASKING PRICE

\$949,999

OTHER COSTS

\$ _____

TRUE TOTAL COST

\$ _____