





## Accessory Dwelling Unit Definitions and Strategy



## ACCESSORY DWELLING UNIT:

A subordinate residential dwelling unit with a separate entrance, kitchen, and full bathroom facilities that is attached to or detached from a single-family structure.



# Increased Equity

New homeowners actively seek out properties with ADUs on them. This is because they see the value of an ADU. While the value may differ from state to state, many reports indicate that properties with ADUs sell for 20% to 30% more than standard homes.

This means that you can effectively increase your property value by 25% on top of the cost of the construction when you invest in adding an ADU.

While adding a backyard dwelling brings financial value, it can add utility to your entire property. ADUs can instantly become guest houses, in-law suites, home offices, or playrooms. This makes them one of the most practical and versatile investments you can make at home.

# Shared Ownership

Generational wealth is essentially any kind of asset that is passed down from one generation to the next. This might include cash, investment funds, stocks and bonds, real estate properties, or even businesses. Home ownership is one of the most effective ways to create and maintain wealth for retirement and inheritance.

Purchasing a home is an highly effective strategy to ensure your families long term security.

Home ownership provides shelter without payment increases. Rental increase in cost year over year.

Home ownership provides equity that can be used for medical, educational, or family needs.

Home ownership provides retirement income. The sooner you purchase the home the more income your home will provide.

Home ownership provides an inheritance and a legacy for future generations to build on.

# Shared Ownership

Sharing ownership can overcome obstacles to home ownership. Increasing qualifying amounts. Lowering monthly payments. Sharing maintenance expense. Sharing insurance expense. Sharing equity gains. Sharing credit worthiness gains.

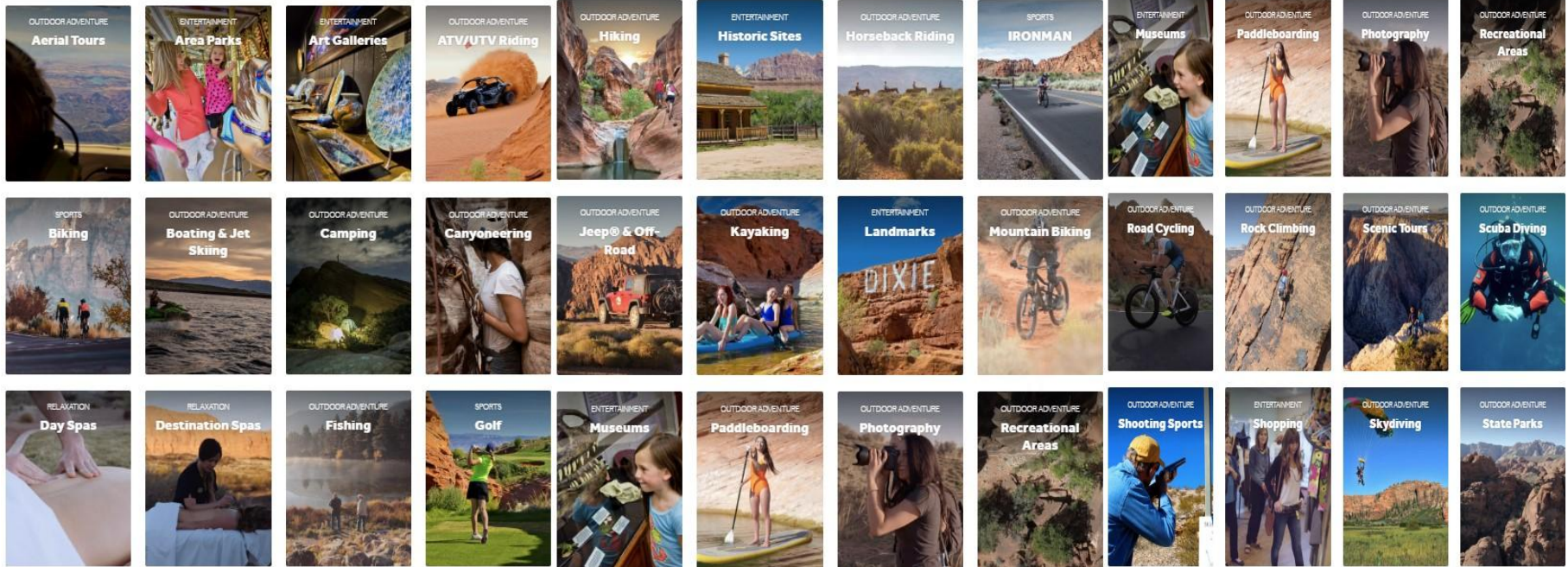
Shared ownership with your adult children can be the first step to qualifying their family for home ownership, and providing equity for the down payment. Ensuring quality of life for future generations.

The principles can be applied to any combination of owners. Siblings, business partners, friends, or any combination imaginable.

Thoughtful design can make shared ownership comfortable and individual.

# Rental Income

Hurricane is the gateway to Zion national park. Recreation activities are abundant and the area is a vacation destination.



# Rental Income

Tenants for both long term and short term are abundant and vacancy rates are very low

The ADU can be a long term or short term rental. The Primary can also be a long term or short term rental. One of the dwellings must be occupied by a family member.

ADU Studio Long term 600.00-1000.00 Per month

ADU Studio Short Term 150.00-250.00 per night

Primary Long term 1,750.00-2,250.00 Per month

Primary Short term 500.00-750.00 per night

# Care Giving

Someone who wishes to care for their aging parents or relatives at home can do so by building an ADU. This provides caregivers with a sense of security, knowing that their loved one is right next door, while they maintain their independence. Additionally, the cost of building an ADU can be significantly less than the cost of an assisted living facility, making an ADU a more affordable option for many families seeking long-term care solutions.

Additionally, grandchildren benefit tremendously from close proximity to their grandparents. When an ADU serves as a home for Grandma and Grandpa, multigenerational families — now 18% of American households — are able to enjoy more quality time together. You get to stay close, but not **too** close.

Additionally we can design your ADU to meet individual needs of your care.



# Retirement

Retiring can be expensive, and for many Americans, increasingly out of reach. An ADU can help you age in place, in the neighborhood you've grown to love, in two ways:

1. You can rent your ADU to a tenant and earn rental income, either as a long-term (12+ month) lease, or as a short-term rental (like Airbnb).
2. You can “downsize”, by moving into your ADU and renting out your primary home. Renting your primary home can generate even more income than renting the ADU itself. At the same time, you can benefit from living in a brand-new, more compact home.

Whether you decide to rent the ADU or move into it and rent your main home, either option will help you top up your income, making it easier to retire or reduce your working hours.

This strategy works well with a shared ownership with younger generations. Building their equity and providing for retirement. Generations can flip sides as they age also.

# Business Ownership

Using an ADU for a home business, massage, hair styling, nails, yoga, fitness, or office space, the possibilities are endless.

Owning your business space saves on rent and build equity in your business.

We can design your ADU to meet your business's specific needs.

If you work from home an ADU can help separate your business from your domestic environment. Increasing your productivity.

# RAC Development

RAC Development is a full service develop, design, build habitat provider.

We believe building science combined with biophilic design provides the most comfortable environment to shelter, rejuvenate, and grow.

Our service are unique in design, build and are not available with other builders.

Visit our newest offering Mountain View Estates at:

<https://mountainviewestateshurricane.com/>