



GUIDE FOR CALCULATING
THE VALUE OF SENIOR LIVING



SpringShire



Financial Value

No matter how you add it up, living at SpringShire provides a remarkable value to those who have done the math and made the decision to come to our community. By giving up the time, work, worry and cost of owning and maintaining a home, most residents will immediately spend less on monthly expenses and gain more free time to enjoy life. At move-in, residents can exchange multiple monthly bills for one lower monthly service fee — and possibly even enjoy related annual tax benefits.

So many “everyday” bills covered in one monthly fee at SpringShire

- Utilities including gas, electric, water/sewer, trash removal, basic cable, phone, Internet & WiFi
- Pool, exercise & fitness rooms
- Access to salon and spa services
- Groundskeeping and landscaping
- Interior and exterior maintenance
- Dining program that caters to your lifestyle
- Property taxes and insurance
- Housekeeping bi-weekly with linen service
- 24/7 on-site security

In addition you’ll receive:

- Assistance with healthcare insurance coordination
- Entertainment and planned social events
- Scheduled transportation
- Access to a quality continuum of care

At A Glance Comparison: *In-Home Retirement vs. SpringShire*

You need to crunch the numbers for your particular situation to discover the value of moving to SpringShire. Compared to the actual expense of remaining in your current home, an active, independent retirement community can provide you with a surprisingly cost-saving alternative. For some residents, the upfront entrance fee for moving to SpringShire will be handled by proceeds from selling their current home. Once you have moved in, there will be only one monthly fee for independent living.

Expenses/Services/Amenities	My Monthly Expenses	Average Monthly Cost at a Continuing Care Retirement Community
Mortgage/Monthly Payment		\$3,300
Property Tax		Included
Property Insurance		Included
Electric		Included
Gas		Included
Telephone/Cable/Internet		Included
Water		Included
Sewer		Included
Trash Removal		Included
Landscaping Maintenance		Included
Housekeeping Services		Included
Home Repairs (maintenance and upkeep)		Included
24-Hour Security Services		Included
Entertainment/Social Events		Included
Food and Beverage		Included
Transportation/Car Expenses and Insurances		Included
Fitness Center Membership		Included
TOTAL		\$3,300

We suggest that you use this chart as a guide to fill in your actual expenses. Feel free to add any additional monthly expenses you have. Contact a SpringShire team member to discover everything included in the monthly fee.

Peace of Mind for the Future

One of the greatest values you receive at SpringShire is the confidence that if you or your spouse has a change in health, high quality Assisted Living, Memory Care, Skilled Nursing and Rehab will be available to you right in the community. That is peace of mind for you and your family that you can't put a price on.

You can, however, put a price on the lowest rates for care-based living enjoyed by SpringShire residents when compared to local communities offering comparable levels of care. **Also, SpringShire residents can accrue up to 60 complimentary days in the Health Center, a value of more than \$10,000!**



"We're active people and we want to retire in an active community. But at the same time we are concerned about our future. At SpringShire, we will have peace of mind because we will have free, on-site healthcare up to 60 days a year." – Future Residents

"SpringShire made it very easy for us to understand how they compare to other communities, and after learning about it we decided it was the right place for us." – Future Residents Glenn & Kathy Simpson

The Value of Quality Care When You Call SpringShire Home

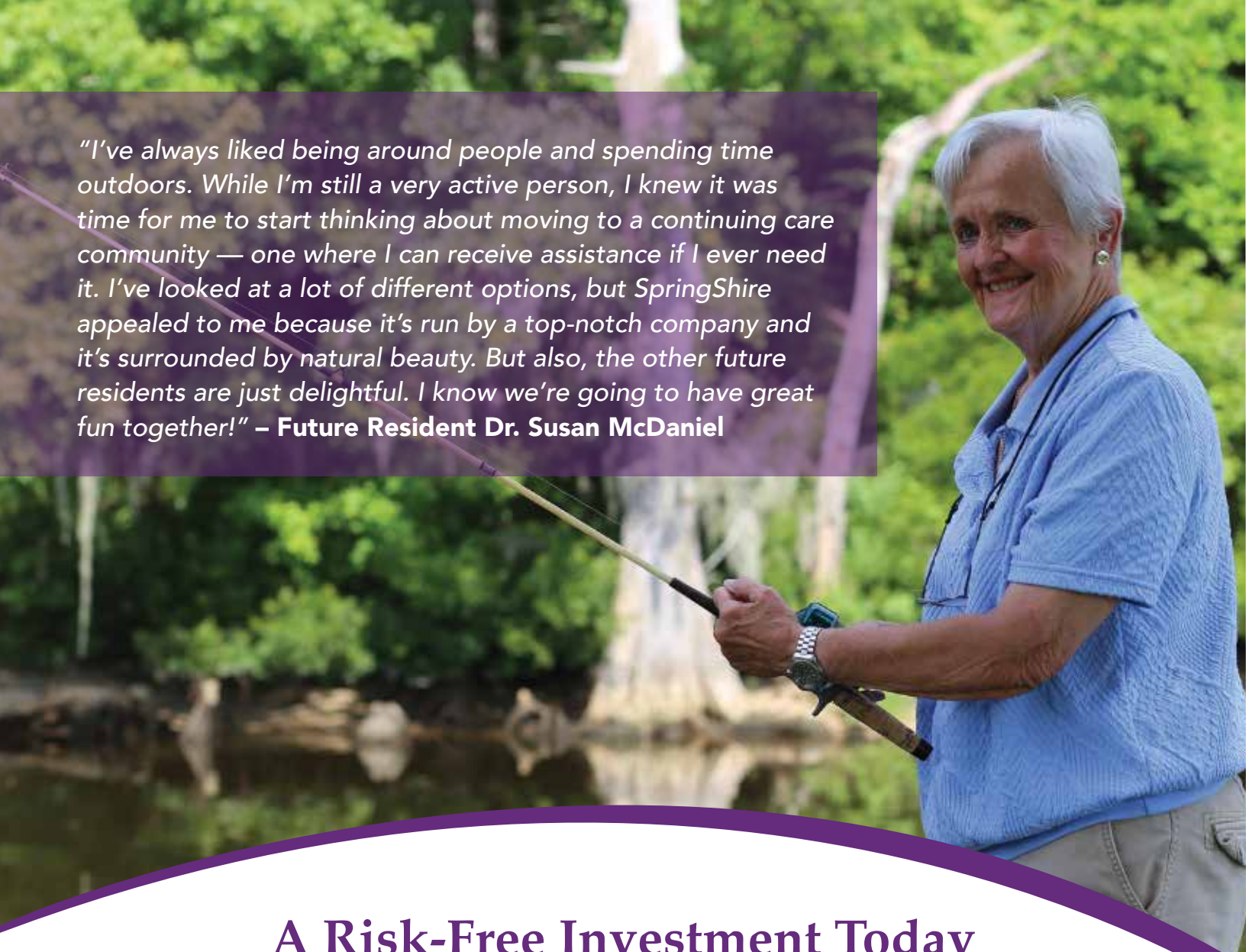
The table below illustrates the cost of comparable care services in the Greenville area and the future costs of those same services as a SpringShire resident. The table demonstrates the potential for almost \$40,000 in annual savings.

Continuing care costs at SpringShire vs. local care-based communities*

2017 Monthly Fees	Community A Greenville, NC	Community B Greenville, NC	Community C Greenville, NC	SpringShire	Savings
Assisted Living	\$7,925	\$5,000	\$7,198	\$4,757	\$250 – \$3,200
Memory Care	\$7,545	\$5,635	\$7,560	\$4,757	\$900 – \$2,800
Skilled Nursing	no skilled nursing care available	no skilled nursing care available	\$8,651	\$7,821	\$830
Healthcare Days Free	no healthcare days free	no healthcare days free	7 days	up to 60 days**	more than \$10,000

*For private accommodations of similar quality in the Greenville area.

**When an individual becomes a SpringShire independent living resident, he or she is credited 30 eligible days to use in the Assisted Living and Healthcare Center. A resident can accrue up to 60 eligible days. Eligible days no longer accrue upon becoming a permanent resident of the Healthcare Center.



"I've always liked being around people and spending time outdoors. While I'm still a very active person, I knew it was time for me to start thinking about moving to a continuing care community — one where I can receive assistance if I ever need it. I've looked at a lot of different options, but SpringShire appealed to me because it's run by a top-notch company and it's surrounded by natural beauty. But also, the other future residents are just delightful. I know we're going to have great fun together!" – **Future Resident Dr. Susan McDaniel**

A Risk-Free Investment Today *A Secure Plan for Tomorrow*

SpringShire is a Life Plan Community, also known as a Continuing Care Retirement Community (CCRC), being developed in Greenville, North Carolina. A 501(c)(3) not-for-profit community, SpringShire is led by a voluntary Board of Directors that has selected Retirement Living Associates, Inc. (RLA) to provide management and oversight for the community. Well-established and respected for over 33 years, RLA provides ownership, development and management services to communities throughout the Southeast.

By making a fully-refundable, interest bearing 10% deposit you are investing in your future and ensuring that you have a place to spend retirement. This decision will suit the lifestyle you are accustomed to, and provide peace of mind for the future.

What You Can Look Forward to *at SpringShire*



1 The Commons

Formal dining room
Terrace bar and grill
Cards, activities and billiards rooms
Community center for events
Chapel, bank, store
Terrace seating overlooking gardens
Movie theater, and more
Apartment Homes at The Commons
150 maintenance-free apartment homes
in a wide variety of floor plans

2 Courtyard

Fountain, community gardens
Lawns for outdoor activities

3 Fitness & Aquatic Center

Heated indoor pool, hot tub
State-of-the-art fitness room
Exercise rooms for classes in yoga, Tai Chi
Salon, spa, locker rooms

4 Healthcare Center

Full-service Healthcare Clinic
Licensed assisted living, skilled nursing and memory care
Physical and occupational therapy



"I'm looking forward to SpringShire living for many reasons. The community itself offers so much including an indoor pool and outside walking trails, but its proximity to the University also provides cultural events and educational opportunities for older adults. I especially like the idea of living in a more intimate community verses a really large city. Greenville is kind of what Cary used to be — and that's exciting to me." – Future Resident Kip Harder



"I have lived in North Carolina my entire life and I am very committed to bringing eastern NC and Greenville a new retirement community. It is not because you don't have a good option here, but because sheer numbers indicate that there is going to be a greater need in the coming years than your current options will be able to fulfill. If you want to be a part of SpringShire, please give us the opportunity to show you all we have to offer and make a fully refundable interest bearing deposit." – DAVID AMMONS, PRESIDENT OF RLA, INC.

Learn more about the value SpringShire can offer you!

Call 252-317-2303 to schedule a personal appointment.



3404 NC-43 North • Greenville, NC 27834 • www.SpringShire.org