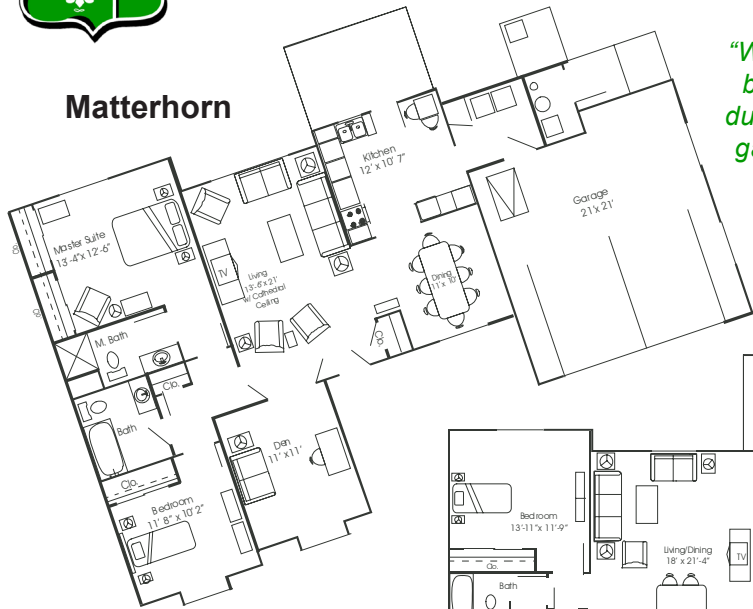




Swiss Village North Campus Benefits

Matterhorn

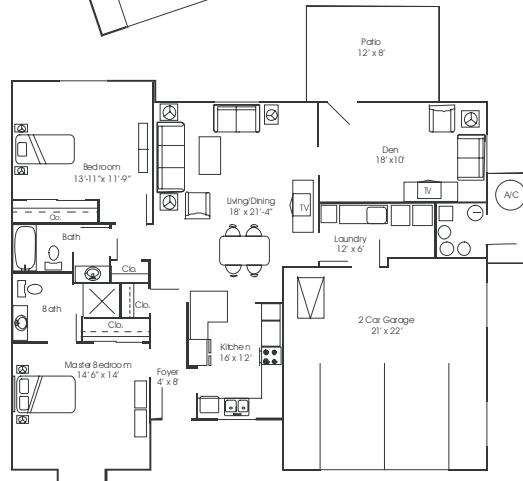


- Attached Garage
- Dishwasher, Refrigerator, Stove Included
- Den
- Full Size Kitchen
- Living/ Dining Room
- Patio
- Two Bedrooms / Bathrooms

"We lived in a Tri-Level before moving to our duplex, and we actually gained space, and we are on one level."

-Swiss Village North Campus Resident

Bernerhof



"I don't have to worry about anything. I only own the space inside the walls, if something goes wrong, Swiss Village takes care of it."

-Swiss Village North Campus Resident

US tax court case Baker v. Commissioner of Internal Revenue ruled that persons residing in a continuing care retirement community like Swiss Village can take a medical expense deduction for a portion of the entrance fee and daily fee. In 2008 this amount was 19.1% of the entrance fee and \$2.15 per day for the daily fee. These deductions lower the actual cost of moving to Swiss Village. (Disclaimer: Swiss Village is not a tax advisor and is not providing tax advice for your individual situation. Your tax advisor can ascertain your eligibility to claim a medical expense.)

Amenities

- Bank
- Beauty / Barber Shop
- Boutique
- Cable Television
 - Big Ten Network
 - Community Channel Broadcasting Local Church Services and Community Events & Activities
- Community Activities
 - Birthday Parties
 - Daily Activities
 - Fun Spot -- Pool Tables
 - Intergenerational Activities with on site Child Daycare
 - Monthly Bus Trips
 - Volunteer Opportunities
- Computer Lab with Internet Services
- Dining Room (Discounted Price)
- Library
- Postal Services
- Wellness Center
 - Educational Programs
 - Professionally Guided Exercise Classes
 - State of the Art Exercise Equipment
 - New Community Wellness Center Coming Soon
- Walking Paths & Five Stocked Ponds

"It is nice to know that we don't have to sell our duplex. Plus our water, sewage, lawn care, and cable TV are all included."

- Swiss Village North Campus Resident.

Safety & Security

- Facility Fee Transfers to All Levels of Community
- Nursing Care Available if Needed w/ \$8.75 credit off daily rate
- Peace of Mind
- Residential Nurse / Emergency Call System
- Security and Fire Alarm System

Services

- Lawn Care / Snow Removal / Weeding / Fertilizing / Shrub Replacement
- Maintenance of Grounds, Building, & Included Appliances
- Pest Control





Swiss Village North Campus Cost Comparison

Duplex Approx. Monthly Expenses

Utilities

Gas	\$22
Electric	\$100
Water / Sewer / Trash / Storm Water	Included
Phone	\$25

Services

Lawn / Landscaping / Snow Removal	Included
-----------------------------------	----------

Entertainment / Wellness

Cable TV	Included
Wellness Center	Included

Taxes / House Insurance

Property Taxes	None
Insurance Needs	\$13

Security / Maintenance

Fire/Security System	Included
Major / Minor Repairs (Grounds, Building, & Included Appliances)	Included

Daily Rate \$18.90

\$567

\$727

Home Owner Approx. Monthly Expenses

Utilities

Gas	\$100
Electric	\$130
Water / Sewer / Trash / Storm Water	\$70
Phone	\$45

Services

Lawn / Landscaping / Snow Removal	\$150	(\$1,800 per year)
-----------------------------------	-------	--------------------

Entertainment / Wellness

Cable TV	\$54
Wellness Center	\$75

Taxes / House Insurance

Property Taxes	\$83	(\$1,000 per year)
Insurance Needs	\$67	

Security / Maintenance

Fire/Security System	\$30	
Minor Repairs (2% of Home Value per year)	\$167	(\$2,004 per year)
Major Home Repairs	Additional Cost	

\$971

Swiss Village versus Ownership Cost Comparison

Ownership Condos	Range	Average
Cost:	\$175,000 - \$200,000	\$187,500
Square Feet:	1,465 - 1,527	1,496

Swiss Village Condos	Range	Average
Cost:	\$86,135 - \$92,250	\$89,193
Square Feet:	1,709 - 1,982	1,846

The Difference	
Difference between ownership and Swiss Village:	\$98,308
Future value of difference in 10 years at 5% return*:	\$161,251
Potential medical expense deduction at 19.2% of Swiss Village entrance fee:	\$17,125
Daily fee credit for nursing care for 2 years at \$8.75 per day:	\$6,388
Security knowing you can transfer levels of care for future healthcare needs:	Priceless

The above information is provided for illustration purposes. The exact amount will vary by person and by accommodations.

*Money invested in a home can create a lost opportunity for you to earn interest and/or dividend income on the amount of your investment that exceeds the cost of moving to Swiss Village.

