

Lutheran Homes

SKILLED NURSING FACILITY
VALLEY VIEW MANOR ASSISTED LIVING AND APARTMENTS
Serving all faiths since 1895

2421 LUTHERAN DRIVE
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(563) 263-1241
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Lutheran Homes *ÖThe best is yet to come!*

Our Mission

*To provide compassionate Christian ministry, addressing
Individual health care needs of its Resident community*

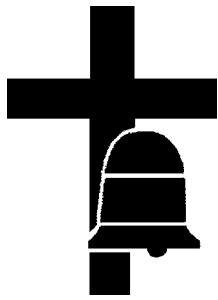
Lutheran Homes is looking toward tomorrow with our plans for a **CCRC**. That means, that in addition to assisted living, and nursing care, Lutheran Homes will also offer several levels of care to meet the changing needs of our residents. **Options will include: Town Homes, Independent Living, Additional Assisted Living**, along with our current services (Assisted Living, Alzheimerís Care, and Nursing Care).

Independent living is for active seniors age 55 or older that wish to enjoy the comfort and freedom of a Retirement Community Lifestyle. Independent accommodations will include spacious Town Homes and Independent Living Apartments. You can enjoy the comfort and privacy of your own home at the Town Homes without the hassles of mowing the lawn or shoveling the snow. If you like to travel, you may leave without worrying about the security of your home and belongings. The services of the Town Homes allow you to have more leisure and recreational time. For those who might need a little assistance in their activities of daily living, Assisted Living can provide just the help they need to maintain maximum independence. If and when additional nursing care is needed, the Nursing Facility will provide competent, compassionate care. Additionally, Our Special Care Unit is specifically designed and staffed to meet the special needs of those with Alzheimerís or related Dementias.

Lutheran Homes is a non-profit organization that has served the health care needs of seniors with an emphasis on Christian Values since 1895. Research indicates that not-for-profit providers invest more resources in Resident care; provide more hours of care per Resident day, and average fewer deficiencies during state inspections than for-profit providers. For continued growth, the fact that Lutheran Homes is not-for-profit means that we are continually reinvesting in our campus in order to provide improved services, updated décor and additional amenities.



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Pricing

<u>Town Homes</u>	<u>Entrance Fee</u>	<u>Monthly Fee</u>
Town Home w/ Crawl Space & 2 Car Garage	\$147,500	\$200
Town Home w/ Basement & 1 Car Garage	\$157,500	\$200
Town Home w/ Basement & 2 Car Garage	\$165,000	\$200

Entrance Fee

The entrance fee gives residents a specific right to their residence, including the opportunity to customize the unit according to community guidelines (something that is normally not possible). The entrance fee is also a mechanism that helps lower the overall debt by reducing the total amount of the mortgage on the entire community. Lutheran Homes will offer a refund of 90% on the entrance fee initially paid by the Resident. Any money retained by Lutheran Homes will be put back in the community for refurbishing and marketing costs.

Monthly Fee

Snow removal, lawn care, interior and exterior maintenance, water/sewer/garbage removal, scheduled transportation, window washing, and scheduled activities are included in the monthly fee. Each Resident pays all utilities separately. Property Taxes will be in addition to the monthly fee, and will be a separate line item on the monthly statement.

Residences

- 6 Town Homes
- Units Include:
 - 2 Bedrooms
 - 2 Bathrooms
 - 4-Season Room
 - 1 or 2 Car Garage
 - Optional Walkout Basement

Qualifications

- Residents must be:
 - 55 Years Or Older
 - Physically Capable Of Independent Living
 - Financially Able To Afford Residency

Services

- *Maintenance and Repair Service
- *Scheduled Transportation
- *Activities at Lutheran Homes
- *Numerous Recreational and Social Opportunities
- *Weekly Worship Services in Chapel
- *Chaplaincy Services for All Faiths
- *Patios For Personal Recreation
- *Lawn Care
- *Snow Removal
- *Window Washing

These services are available at a nominal cost:

Meals

- Shopping Service
- Laundry and Dry Cleaning Service
- Transportation for Personal Needs
- Beauty Shoppe
- Storage

Amenities

- Full Kitchens With Range, Refrigerator, Above Range Microwave, and Dishwasher
- Abundant Storage
- Assist Bars In Bathrooms
- Patio
- 3-Season Room
- Stacked Washer And Dryer
- Optional Emergency Call System
- Optional Walkout Basement
- Den
- 2 Bedrooms
- 2 Bathrooms
- Landscaping