



INDEPENDENT LIVING RESIDENTIAL RETIREMENT COMMUNITY

Temporary Mailing Address: 2461 E. High Street, Suite M-12

Pottstown, PA 19464

BRC PHONE: 610-323-5190

BRC TOLL FREE: 877-323-7570

WEB: www.WHRD.org

Welcome to a Wil Hallman Retirement Development, LLC (WHRD) Community:

WHRD has 20 years of proven retirement community development and management. The company's unique concept addresses a growing need for managed independent living, residential care, retirement communities for the middle class whose primary asset is their house. Our company provides for an integrated approach to retirement community development from the initial planning of the project through the long term management of the community. Our communities have been designed to support aging in place encouraging independence, longevity, activity, and choice. Please take a few minutes and visit our web site at www.WHRD.org.

Location, Location, Location

The location of our communities are chosen specifically for their proximity to important area amenities such as restaurants, grocery stores, retail shopping, golf courses and clubs, pools and recreational areas, doctors offices and specialists, assisted living facilities, nursing care facilities and hospitals. In addition to the local amenities, Lower Pottsgrove is a bedroom community located on the 422 corridor, with easy access to Philadelphia, Reading, Lancaster and the Jersey Shore. Come see why Buchert Ridge Community is the perfect mix of affordable retirement living and active convenience.

Design Your Own Retirement Lifestyle

Conceptually, Buchert Ridge Community is a middle-income, independent living, residential care, retirement community with flexibility in design, entrance, maintenance and service to fit a variety of lifestyles. BRC's diverse types of living include single story one, two and three bedroom townhouses, detached homes with lofts or finished basements, and all inclusive one, two and three bedroom luxury suites, all of which can be customized internally to meet your specific requirements.

Our Entrance Payment Options include everything from all inclusive rentals, to partial funding of the entrance fee (75% or 50% refundable), to cash deals with a 90% or 100% refund of your entrance fee when you leave and your unit is resold for the same amount or more.

Our Basic Maintenance Fee structure that includes taxes, insurance, sewer, water, trash, all grounds care, all snow removal (including cleaning off of your car), all maintenance inside and outside of the house and our 24 hour emergency response system, delivers true stress free living.

And Our Optional Service Package offers such things as an expandable meal program, cleaning and linen service, and an all inclusive gas, electric, phone, cable TV and internet package to further enhance your carefree lifestyle.

Resident Specific Flexibility

Our houses constructed with 2x6 walls, trusses, energy star rated double hung, tilt-in windows and front doors with special operable windows were designed with flexibility and seniors in mind. Our on slab houses have exterior mechanical rooms, allowing access without disturbing our Residents. All steps into the house have been eliminated without using ramps, doorways are 36", hallways are a minimum of 42". Bathrooms and kitchens are handicapped adaptable with all wood cabinetry. Houses with lofts or finished basements are designed with elevator shafts or steps to accept chair lifts should the need arise. Garages exit under cover onto front porches to eliminate steps. Garage doors are 9' wide with automatic door openers. All houses are equipped with sprinkler systems, smoke detectors and wireless emergency response system for added security and support. Architecturally, our house design allows us to offer both a standard house with standard options that will more than meet most resident's requirements, as well as a fully customized house with upgraded options for those with more specific lifestyle requirements. Our interior design center offers samples of both standard options and upgrade options to allow each resident to choose kitchen cabinet colors and styles, countertop colors and textures, appliances, plumbing fixtures, floor coverings, and light fixtures to customize the interior to their retirement lifestyle. And finally, the exterior of our homes can be optimized by adding a patio roof, screened room, 3 season room, or all season room that's heated and air conditioned. An additional or expanded patio or deck, if applicable, can be added to further meet the specific outside recreational requirements of the individual resident.

Community Amenities

Buchert Ridge Community is designed to promote aging in place. Our community is structured to encourage the use of our beautiful surroundings that include multiple gazebos, pavilions and picnic areas with flower and water gardens that help encourage relaxation. Curbs and steps have been eliminated from the interconnected system of sidewalks and trails to ensure easy access and to allow for walking, biking, wheelchair and electric cart use. For the more active inclined, our community pool and sports park includes courts for basketball, tennis and volleyball, shuffle board, quilts and a host of other outdoor recreation.

Our large Community Center is equipped with an exercise and dressing area, game room, kitchen and dining area, hair salon, doctor's office, video, book and internet library, as well as various club and meeting areas.

Our learning and activities centers allow our residents to leverage community resources. These centers include a wood shop, sewing center, computer education center and an arts & craft center.

Public transportation is planned for and encouraged in all of our communities where available. At BRC there is a bus stop at our east entrance and a stop at our community center located at our west entrance. There is no cost to our residents that are 65 and older. Private transportation is available for community trips to places of interest, such as, the Philadelphia Outlets, Shady Maple Buffet and Farmers Market, and the Jersey Shore. Trips are on a first come first serve basis and require an additional fee.

We take great pride in the appearance of our communities. For those of you with a green thumb, each house has flower and garden beds for your individual expression or join our community team of landscapers and help showcase the community common beds while putting a little extra cash in your pocket.

Value

We feel that everyone who can afford to live in their own house, which they own and maintain, can afford to live at BRC with far greater benefit while preserving their current estate. We believe our basic maintenance fee structure is very cost competitive while providing greater service than our residents would experience outside of our community. Our optional service package expands our resident's ability to further enhance their care-free lifestyle, allowing them more time to pursue our extensive community and area amenities.

Choice and Flexibility

No one type of retirement community is perfect for everyone since no one can be sure of their health condition 5 or 10 years from now. With this in mind, your selection for retirement housing should give you the most flexibility with the least disruption to your desired lifestyle. Obviously your assets, income, desired lifestyle and present or known health needs also play a large role in your decision. BRC with it's diverse styles of housing, flexible entrance options and expandable services allows our residents to tailor their retirement lifestyle for today and as their interests and needs change.

Financial Security

Your BRC House helps protect your estate should you or your spouse require extended institutional care where Medicaid is required to cover costs of care. In addition, with BRC management approval, Occupancy Rights Fees can be used to support monthly fees should a financial hardship create the inability to pay, providing Occupancy Protection for all of our residents. This can be on a temporary or permanent basis.

What's Next

- ✓ No Pressure Visit
 - ✓ Now that we've introduced you to our unique concept, come take a no pressure tour of BRC.
- ✓ If you think BRC is right for you waiting will only cost you money.
 - ✓ In our current market place, new construction cost is expected to out pace the appreciation of existing homes.
- ✓ The process of moving to BRC begins by
 - ✓ Picking the floor plan of your choice, a funding package, and a maintenance and service package. (Refer to the following sheets to help with your selections)
 - ✓ Locking in your price and location with a **fully refundable deposit**.
- ✓ If moving to BRC is contingent on selling your house
 - ✓ **Stressed about moving? Ask about our "Smooth Move Package". We'll take the stress out of your move and have you in your new house in 90 days or less.**
 - ✓ We highly recommend getting a certified appraiser to price your house before listing it with a realtor.
 - ✓ Remember, **your deposit is fully refundable** if you are unable to sell your home.
- ✓ Customize Your New Home
 - ✓ Make an appointment to visit our design center and create the living space to meet your retirement lifestyle.
- ✓ Schedule your move and settle on your new home.
 - ✓ Settlement is easy at BRC. If necessary, we let our new residents move in with proof of funds and allow them to settle with us a day or two later.
 - ✓ With contract ownership, our settlement costs consist of the Entrance Fee, Non-refundable Options Fee and the first month's Maintenance / Service Fee. There are no other settlement costs.
- ✓ Start Living The Care-Free Lifestyle You Deserve.
 - ✓ During your settlement, a welcome visit will be scheduled to ensure that you are comfortable in your new house and to answer any questions relating to the community that you might have.

Come be a part of this great community! We have a couple of houses currently available in BRC Phase I and we are beginning to pre-sell our exciting new line of Luxury Suites in BRC Phase II.

Sincerely,



J. Wilmer "Wil" Hallman, President ...

DIRECTIONS: Conveniently located just off Rte. 422, take the Sanatoga exit, turn right on Evergreen Road going back across Rte 422, at the light turn left onto Rupert Road, at the stop light turn left heading west on High Street, go 1 & 2/10 mile to Pleasantview Rd (Rite Aid) traffic light, turn right, go 8/10 mile to Buchert Road (at Township Building), turn left, go 4/10 mile to Buchert Ridge Community on right.

VISIT BRC: Tuesdays, Thursdays and Saturdays 10 AM – 4 PM or Sundays 1 PM – 4 PM. (For other times - call for an appointment)

CALL BRC: Toll Free 1-877-323-7570 or Local 610-323-5190