



INDEPENDENT LIVING RESIDENTIAL RETIREMENT COMMUNITY
 PHONE: 610-326-6282
 TOLL FREE: 888-539-0088
 WEB: www.s-r-c.org

SANATOGA RIDGE COMMUNITY INC.
 2461 EAST HIGH ST., POTTSTOWN, PA 19464. (610) 326-6282

Dear Friend,

Thank you for your interest in Sanatoga Ridge Community. If you haven't done so already, please come and visit us. Our community is made up of 225 units. We have 1, 2, or 3 bedroom single story townhouses and single detached homes with porches and patios, 1 to 2 1/2 baths, some with 1 or 2 car garages, and 1 or 2 bedroom Garden Apartments with 1 or 1 1/2 baths. If you are interested in becoming a resident of SRC, you can put your name on a waiting list for a \$100.00 fully refundable fee. We will then call you when a unit becomes available, and you can inform us of your interest.

Sanatoga Ridge Community is a moderate-income, independent living, residential retirement community with a 90% or 100% refundable entrance fee when you leave and your unit is resold for the same amount or more. The community grew out of a need in the Pottstown area for an affordable, non-profit, non-denominational retirement community. It is mainly designed for the couple or individual (55 and over) with modest income and home ownership. For many of these people, the equity in the home becomes their only means of savings. At most retirement communities, they would have to forfeit much of the income from the sale of their house to pay the entrance fee, which is not fully refundable. The high monthly fees also make it almost impossible to afford most communities. We feel that everyone who can afford to live in their own house, which they own and maintain, can afford to live at SRC with far more benefits - and the responsibilities and problems of home ownership removed without losing most of their equity. In addition, with SRC approval, Occupancy Rights Fees can be used to support monthly fees should a financial hardship create the inability to pay. Compare SRC to other retirement communities for what we have to offer: the price difference and the refund on your investment.

Please come and talk to our residents, visit our Community Center and let us explain more about our unique residential retirement community.

Sincerely,

J. Wilmer "Wil" Hallman, President

--- SRC FEATURES ---

**Single Story Townhouses
 Garden Apartments w/Patios**

- > 1, 2 or 3 Bedroom Floor Plans
- > Full Kitchens & Laundries
- > Optional Meals Available
- > 24 hour Emergency Call System
- > Monthly Fees starting at \$450
- > Elevators for all 2nd floor areas
- > Not for Profit Community
- > Entrance fees start at \$105,000 with 90% or 100% refunded when you leave

Plus ---

- > Community Bus for trips
- > Podiatrist & Physical Therapist on-site
- > Woodworking Shop
- > Occupancy Protection available for inability to pay
- > Fully handicapped access.
- > Special Activities & Events
- > Adjacent Recreational Park with a stream, pool, tennis & much more
- > Walk, bike or relax on 60 acres

Large Community Center w/

- > Auditorium
- > Dining room & Kitchen
- > Gift Shop
- > Beauty / Barber Salon
- > Doctor's Exam Room
- > Exercise Room
- > Game & Craft Rooms
- > Book & Video Library
- > Lounges / T.V. Rooms
- > Guest Efficiency Apartments

SRC is in a rural setting, yet it's close to restaurants, shopping, doctors, nursing facilities, hospital.

Free public transportation w/handicap accessibility every 30 minutes.

Directions: Minutes from Valley Forge. Conveniently located just off Rte. 422 at Sanatoga exit, 1 mile west on High Street (1/4 mile East of K-Mart in Sanatoga) --- Call for more detailed directions

OFFICE HOURS: Mon - Fri 9AM to 4PM - Call for an appointment if you would like a tour of our community.

CALL: Toll Free 1-888-539-0088 or 610-326-6282

SRC SCHEDULE OF COSTS

At SRC you pay an Occupancy Rights Fee (or Entrance Fee) to purchase your unit. A \$10,000 deposit is due when you select your unit and the balance is due when you move in. You or your heirs will receive either 90% or 100% of that amount back when you leave your unit and we resell it.

SRC has various types of units including: 1 Bedroom Community Center Apartments; 1 or 2 bedroom Garden Apartments with patios; 1, 2 or 3 bedroom single story townhouses with and without garages; 2 or 3 bedroom single houses or duplexes with 1 or 2 car garages (some with basements and elevators).

The cost of a unit with a 90% refundable entrance fee is about 13% less than the cost of a unit with a 100% refundable entrance fee. Entrance fees start at \$105,000.

TYPICAL ENTRANCE FEES (Same as Occupancy Rights Fee)

TYPE OF UNIT	90% Refundable When you leave	100% Refundable When you leave
1 Bedroom Community Center Apartment	105,000	118,500
1 Bedroom Garden Apartment - 1 st Floor w/Open Patio	135,000	152,500
1 Bedroom Garden Apartment - 2 nd Floor w/4 Season Enclosed Patio	140,000	157,500
2 Bedroom Garden Apartment - 1 st Floor w/Open Patio	150,000	169,500
2 Bedroom Garden Apartment - 2 nd Floor w/4 Season Enclosed Patio	155,000	175,500
1 Bedroom Single Story Townhouse	145,000	163,500
2 Bedroom Single Story Townhouse	160,000	180,500
2 Bedroom Single Story Townhouse w/1 car garage	180,000	203,500

- Notes -

- 2 and 3 bedroom single houses with one and two car garages vary in base price (90% refundable) from \$255,000 to \$325,000 +
- Patio Enclosures and other Options are not refundable - (Patio Enclosures vary from \$8,500 to \$14,000)
- Prices listed are for standard units. Prices will vary according to size, location and features. i.e. garages, extra baths, patio enclosures, extended sizes, basements and elevators.

Your monthly service/maintenance fee is listed below along with the expenses and services covered by the fee:

MONTHLY SERVICE/MAINTENANCE FEE (Includes services listed below)

1 Bedroom Community Center Apartment	1 Person - \$459	Additional Person - \$128
1 Bedroom unit	1 Person - \$536	Additional Person - \$128
2 Bedroom unit	1 Person - \$638	Additional Person - \$128
3 Bedroom unit	1 Person - \$740	Additional Person - \$128

Any garage unit is an additional \$25.00 per month
Any basement unit is an additional \$50.00 per month

Below are some of the expenses and services covered by your monthly fee:

Property taxes and building / grounds insurances	Opportunity for social events, trips and volunteer services
Water, sewer and trash removal	Lifetime membership to Beulah Land Swim Club/Recreation Area
Mowing, snow removal and maintenance of grounds	Each energy efficient unit has individually controlled heating and A.C.
24 hour emergency communications and security	Full time qualified office staff to assist you
Sprinkler system and smoke detectors	Free public transportation every 30 minutes (handicapped accessible)
Maintenance of your unit - inside and outside (from refrigerator/stove repairs to putting screens in & out)	

Extra costs and services available:

Electric/gas is metered separately for each unit and not part of the monthly fee - to assure that you do not pay for someone else's heat, A.C. and electric wastefulness. Telephone, cable T.V., some meals, etc. are available.