

**Senior Housing Market  
Alternatives, Cost & Benefit Comparison**

	<u>Elderly Housing Subsidized</u>	<u>Independent Living Centers</u>	<u>Assisted Living Centers</u>	<u>The Regency Collection</u>	<u>Active Adult Condos</u>
Avg Sq Ft 1 BR	400 - 500	350 - 550	350 - 550	750 - 910	1000 to 1350
Price	upto 1/3 of income	3150 - 4250	3650 - 4750	925-1225	\$139,000 to 399,000
Avg Sq Ft 2 BR	650 - 750	600 - 800	600 - 800	950 - 1290	1030 - 1950
Price	upto 1/3 of income	4550 - 5550	5050 - 6050	1195-1525	199,000 to 499,000

**Additional Fees**

Entry Fee		500 to 2500	500 to 2500		20%
Security Deposit	usually 1 month	usually 1 month	usually 1 month	\$ 500.00	
Additional Costs				0	\$150 to \$400
Type of Fee					Condo Fee
Availability	wait list for 1+ yrs	now to w/in 2 mon	now to w/in 2 mon	immediate	varies

**Inclusive Features**

Heat/HW	included	included	included	included	not included
Electric	included	included	included	included	not included
Cable	no	reduced rates	reduced rates	included	not included
Garage	no	some	some	included	some
Storage	some	some	some	included	some
Prop Taxes	included	included	included	included	not included

**Services**

Concierge	no	reception	reception	yes	no
Activities Director	no	yes	yes	no	no
Skilled Nursing	no	no	no	no	no
Meals Provided	no	yes	yes	no	no
Food Shopping	no	yes	yes	no	no
Hair Stylist	no	yes	yes	no	no
Transportation	some	yes	yes	no	no
Organized Social Events	some	yes	yes	some	no
Emergency Call Service	some	yes	yes	yes	no

**Amenities**

Lounge / Function Rm	some	yes	yes	yes	most
Game Room	no	yes	yes	yes	most
Fitness Center	no	minimal	minimal	yes	most
Spa	no	med whirlpool	med whirlpool	yes	some
Sauna	no	no	no	yes	some
Pool	no	no	no	yes	most
Tennis	no	no	no	no	some
Computer Center	no	some	some	yes	most
Walking Paths	no	some	some	no	some
Garage	some	some	some	yes	some
Carports	some	no	no	no	some
Elevators	yes	yes	yes	yes	yes