

YOUR GUIDE TO HIGH-RISE SENIOR LIVING IN DALLAS

my
HIGH-RISE
life



WE'D LOVE TO WELCOME YOU HOME TO VENTANA BY BUCKNER. THERE'S CERTAINLY NO PLACE LIKE IT.

Much has been said about what makes a place a home—some say it's where the heart is, or where you make it. For the less poetic of us, it can be as practical as four walls and a roof. Call it what you want, but most will agree there's no place like it.

For us at Ventana by Buckner, it's all about finding your community and being surrounded by the resources you need to thrive. That's why we've built Dallas' first and only luxury high-rise Life Care Community to fill some of your most important years with social activity, wellness and enjoyment.

We're proud to offer Members a five-star senior living experience. The bells and whistles are all here. But more importantly, so is the peace of mind that comes with knowing your every need has been thought of as you age.

Choosing your next place to call home is a major decision – one that is incredibly personal to the type of lifestyle you've imagined for your next chapter. That's why we've put together this comprehensive guide to serve as your one-stop resource no matter what stage of the decision-making process you're in.



WHAT WE'LL COVER:

- What is a CCRC?
- What is a Continuum of Care?
- The Financial Value of CCRC Living
- How We Treat Wellness in Senior Living
- Premier Amenities and Services
- Making the Transition into a CCRC

WHAT IS CCRC?

CCRC is an acronym we're very familiar with around here, but we understand that might not be the case for you if you're in the early stages of researching senior living options for yourself or a loved one.

CCRC = Continuing Care Retirement Community. They're also sometimes referred to as Life Plan Communities. (We'll use those terms interchangeably.)

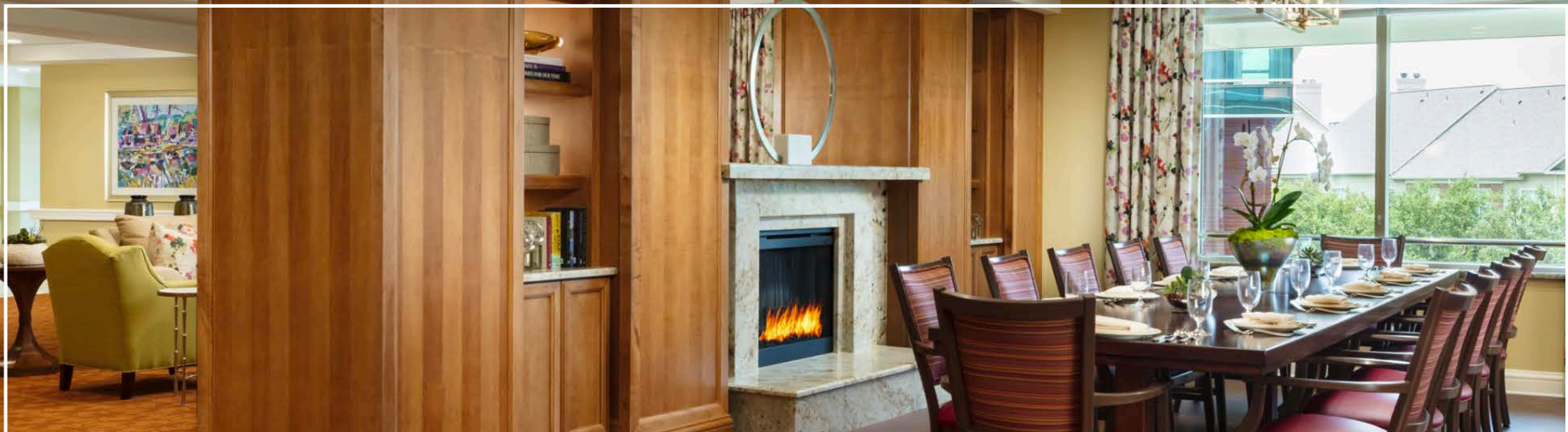
Ventana is a CCRC located in Dallas/Fort Worth, but is attracting people from Carrollton to Richardson, Irving to Plano, and from points all across the country who are attracted to all the benefits that come with living in a luxury CCRC.

We've found there are a lot of misconceptions about CCRCs, so let's start with the basics.

CCRCs are private communities that offer a range of residential living options, services and amenities, along with a lifelong continuum of healthcare services. You or a loved one may not have health issues or a need for a lot of assistance right now, but a CCRC opens up a multitude of options for the future as your care needs change over time.

As a Ventana Member, you'll have access to a full range of care options, including Independent Living, Assisted Living, Memory Care Services, Skilled Nursing and Rehabilitation care (post-surgery or illness), in a convenient residential setting. We'll go into more detail on Ventana's continuum of care a bit later on.





TO GET A BETTER IDEA OF WHAT CCRCs OFFER, LET'S COMPARE THEM TO 55+ RENTAL AND OWNERSHIP COMMUNITIES.

Oftentimes, CCRCs have established age requirements for Members. At Ventana, that number is 62. Most also require an upfront entrance fee, as well as, a monthly service fee ([we do](#)). These fees may vary by CCRC based on the size of the apartment selected, the number of occupants and the amenities and services offered.

CCRCs are regulated. The Texas Department of Insurance (TDI) is responsible for regulating the CCRCs in its state. In Texas, a CCRC offers a continuing care contract that includes a promise to provide one or more elements of care in exchange for the payment of an entrance deposit (often partially refundable) and periodic charges, or both.

CCRC vs. Rental Community

- Rental communities typically do not include Assisted Living or Skilled Nursing care. If a member develops the need for these services, the cost of care is fully the member's responsibility.
- Members requiring care may need to move away from their rental community at their greatest time of need in order to get those services.
- Rental communities are not subject to the same oversight and regulations that CCRCs are. At Ventana, the Texas Department of Insurance is charged with monitoring the financial solvency of our community.

CCRC vs. Ownership Community

- Ownership communities typically do not include any coverage for Assisted Living or Skilled Nursing care. CCRCs do.
- Ownership communities also may not have a continuum of care conveniently available on the same campus as does a CCRC.
- Members (owners) are also responsible for the resale of their home and for payment of a monthly fee until their home is resold (even after they have moved out).

WHAT IS A CONTINUUM OF CARE?

You should be growing with a place, not out of it. The concept of a continuum of care is not one unique to the model of CCRCs. It's a comprehensive approach to healthcare that follows someone through time to adapt to their changing needs.

Not everyone's continuum of care will look the same. In fact, most will be different. The point of a continuum of care is to be as patient-focused as possible to integrate services that are high-quality and cost-effective.

Located on the grounds of Ventana is a [full range of care](#) in a convenient residential setting, including Independent Living, Assisted Living, Memory Care Services, Skilled Nursing and Rehabilitation. As a benefit to living at Ventana, Members are able to move to these levels of care, as/if needed, at substantial savings over the general public.

Outpatient services are also available to Ventana Members, including physical, occupational and speech therapy. We're proud to also offer an array of wellness programs designed to complement and empower your lifestyle, including a fully equipped fitness center, periodic health screenings, fitness instruction and exercise classes, health and wellness lectures and emergency response systems.



LIFE CARE AT VENTANA



Factoring in medical costs is one of the larger financial considerations when exploring CCRC options. CCRCs that offer a continuum of care to their members can also carry the classification of Life Care CCRCs. With Life Care at Ventana, you are purchasing the lifetime assurance of on-site care as/if you need those services.

The Life Care benefit is one many people prioritize in their search for a senior living experience. Ventana falls into this category for its healthcare services available to Members whose circumstances require them. Your largely refundable entry fee, as well as a monthly service fee, opt you in to receive that Life Care benefit.

With Life Care at Ventana, you can have the peace of mind knowing that all of your “what-ifs” will be covered as you grow with the Ventana community. When treatment is needed, you know where you will receive it, who will provide it and at what cost (well below market rate).

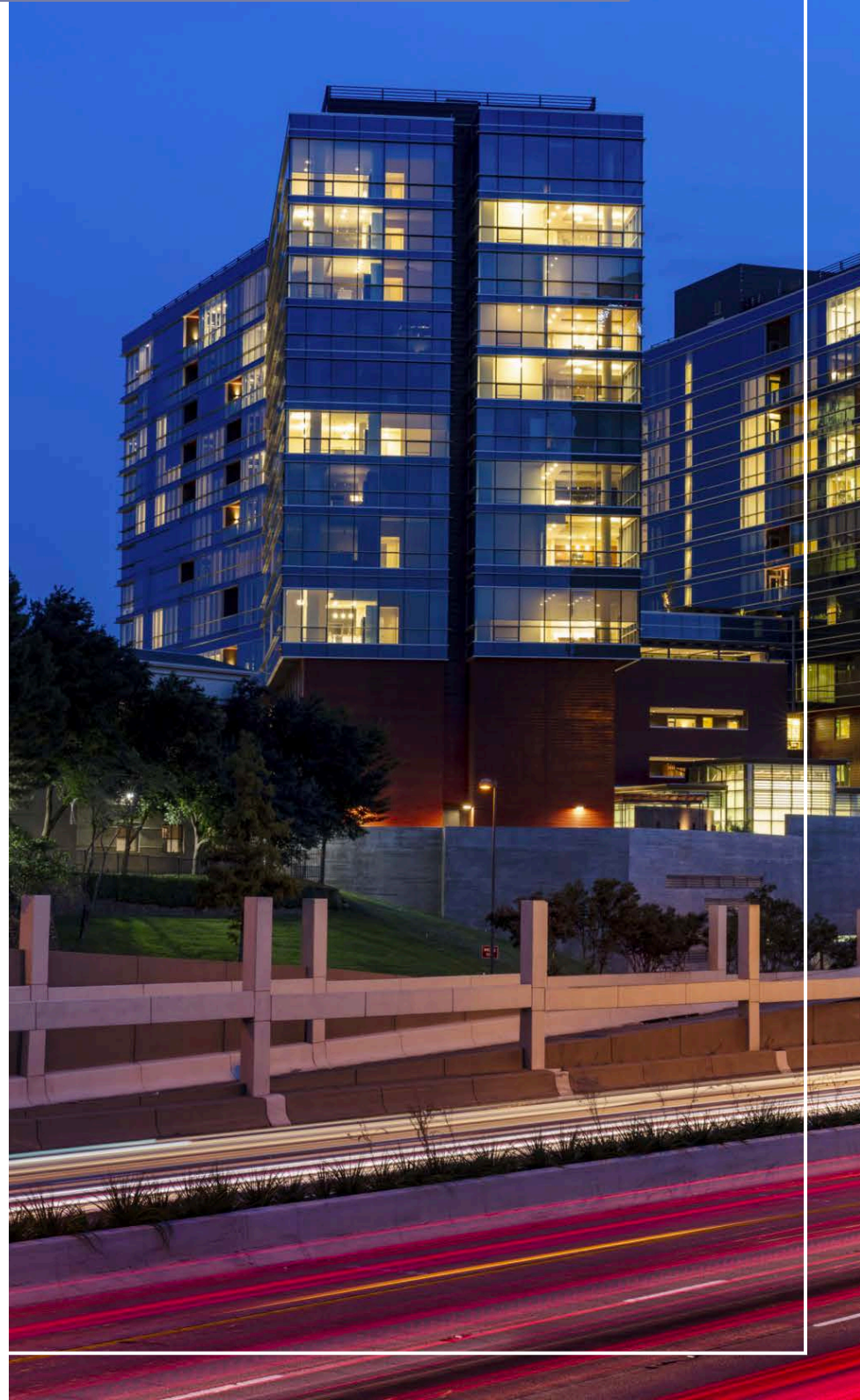
And in most cases, your long-term care insurance (if you have it) will work hand-in-hand with Life Care at Ventana and pay earned benefits directly to you as the policyholder. These payments can help defray, and in some cases, completely cover your monthly service fee at Ventana. As with all insurance matters, you should consult with your carrier or agent for specific answers regarding your individual policy.

THE FINANCIAL VALUE OF CCRC LIVING

Now for the big question on everyone's minds as they consider moving to a CCRC: what's it going to cost?

Retirement planning is largely about financial planning, and rightfully so—you want to know that you can afford the lifestyle and potential health-related costs that may arise with age. Financial planning is a big consideration for our potential Members, so we want to stay as transparent as possible with you through the consideration process.

When you do the math, choosing the right Life Care community can offer a remarkable value, not only reducing your current expenses, but offering significant savings for your lifestyle, your healthcare and even your taxes for years to come. Moving to a Life Care community can reduce your monthly living expenses immediately, as you leave behind maintenance, real estate taxes, homeowner's insurance, utility bills and dozens of other expenses. This move can potentially save you thousands each year, while providing peace of mind for you and your family.



TO CALCULATE THE DIFFERENCE AT VENTANA:



To learn more about pricing, contact our community and set up a personal appointment with a team member. We're happy to answer any questions you have!

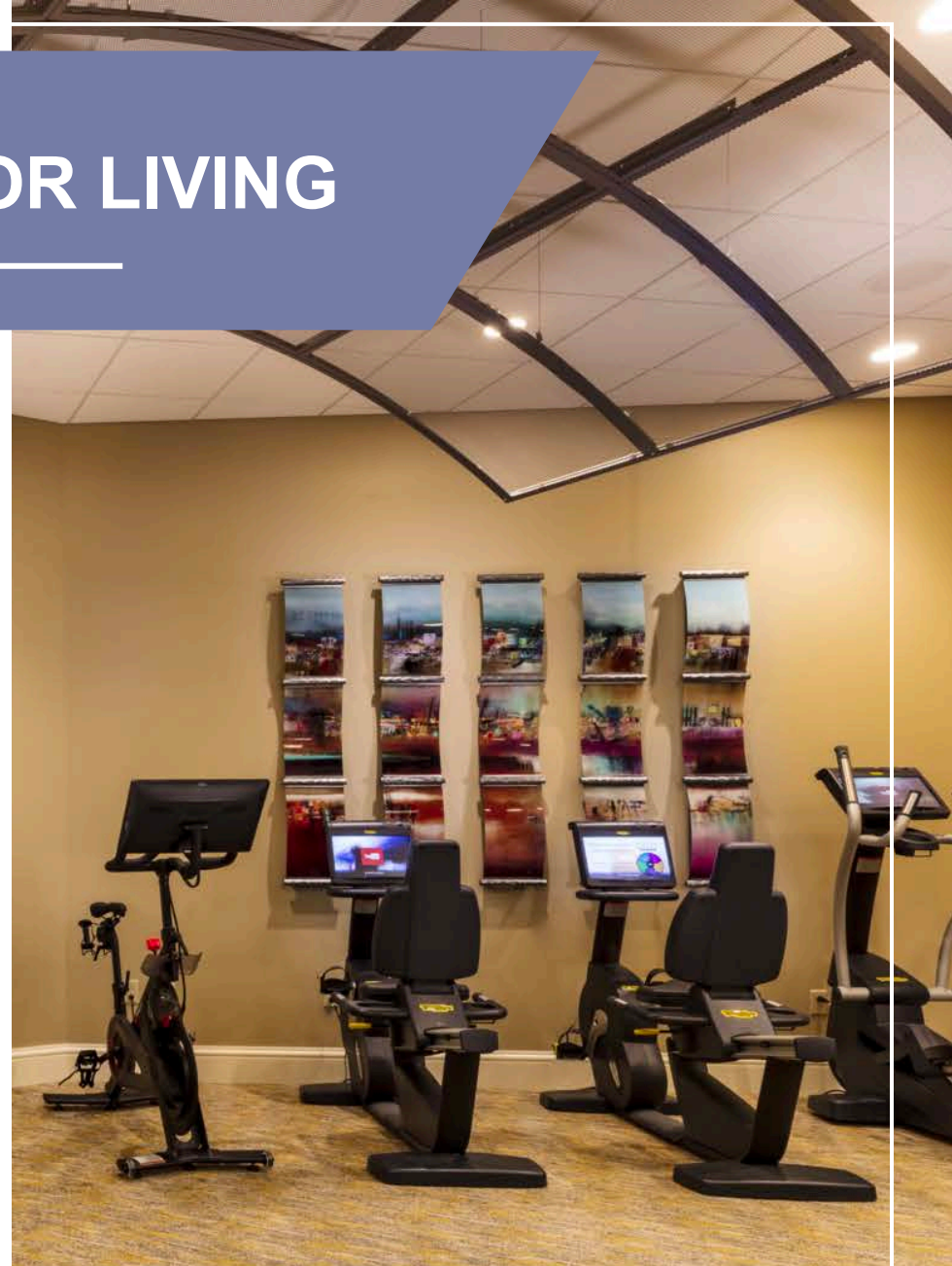
1. First note the entrance deposit amount associated with the apartment of your choice.
2. Then subtract the percentage of the entrance deposit that will be refunded to you or your estate when your contract concludes (a 90% refundable plan is offered at Ventana).
3. Then, request an accounting of the monthly fee associated with that apartment and all that it covers: rent, taxes, utilities, homeowner's insurance, housekeeping, grounds keeping, all maintenance and appliance repair, some entertainment and recreational expenses and meals.
4. Finally, you can obtain the average cost of assisted living, memory care and skilled nursing in the area by researching communities that offer those services on a monthly basis (or we can tell you).
5. To learn more about pricing, contact our community and set up a personal appointment with a team member. We're happy to answer any questions you have!

WELLNESS IN SENIOR LIVING

What are you doing to take care of yourself? It's a question that becomes more and more important as you age. At Ventana, our team asks a similar question: what resources are we able to provide to Members to help them feel their best?

We put wellness first, ensuring that Members have the resources to stay active in their retirement years in ways they enjoy. We mentioned before some of our wellness benefits, including:

- A fully equipped fitness center available for you to use as you wish
- Fitness instruction and exercise classes led by a phenomenal team who will help adapt workouts to your capabilities, and
- Health and wellness lectures to educate and empower you on how you can be living your best life



We're proud to have a partnership with Cooper Aerobics to provide health and wellness consulting to all our Members. They manage our on-site wellness center and lead ongoing wellness initiatives throughout the community. Technogym is another Ventana fitness partner that allows our Members the use of effective, easy-to-use equipment specifically designed to accommodate the modern senior.

Training programs will be tailored to you and tracked through monitoring devices to make sure you're getting the most from your program.

LIFESTYLE AT VENTANA

Wellness is not just about your physical health, but also your mental, emotional and social well-being. We're excited to walk you through "The Ventana Difference", which includes all our luxury amenities, services, and resources that you'll be connected to in Dallas to enjoy. Where you choose to spend these important years should be full of comfort, joy and zest for life.

Community Residences

Let's start in the most important part of Ventana to you: your home! Ventana offers a selection of 26 distinctive floor plans (pending availability). It was important when designing Ventana that there were options to fit the wants and needs of every Member.

Some of our favorite fabulous high-rise living features are floor-to-ceiling window walls with gorgeous views to look out to and sleek solar window shades when you need them. Select floor plans also include contemporary glass-framed balconies that are the perfect place to cozy up with a cup of coffee or a book.

We want Members to be able to have a say in how their home looks too, which is why our design team works with you to select finishes you love for your gourmet kitchen if you want to do a little designing of your own.



Community Amenities



Beyond your apartment, the community offers a variety of amenities available for all Members to use. Think of all our amenities and features as an extension of your living space.

Close your eyes and picture yourself in our sparkling heated indoor pool or imagine enjoying a moment to yourself on the roof garden terrace. Pamper yourself at our salon and spa or dine in one of our on-site fine dining restaurants.

A movie theater? Check. A creative arts studio? Check. A pet park? Yes, we've got that, as well. Library, business center, modern wellness center, 12th floor Member Sky Lounge...it's all there for your use. And with weekly activities available for you to enjoy with your neighbors, we ensure you'll never be bored.

COMMUNITY AMENITIES



We have all your more practical features covered, too, such as individually controlled heating and air conditioning units, smoke detectors and sprinklers, Wi-Fi and high-speed internet, cable television and emergency response systems. The best part of CCRC living for many of our Members is that they're not responsible for maintaining an entire property by themselves. They can enjoy their space and let the Ventana team handle residence and grounds maintenance and weekly housekeeping, among other comprehensive services.

Thoughtful amenities and services create a better living experience for our Members. It's worth it for our Ventana community.

RIGHT OUTSIDE OUR DOORS

But there is so much more beyond your doorstep. Ventana Members have such a rich cultural experience living in a metropolitan senior living community that's situated right in the heart of Dallas/Fort Worth. With its proximity to the Park Cities and downtown areas, Members of Ventana are ideally situated to take advantage of the wealth of culinary, retail and cultural resources of Dallas and its surroundings.

We'll even take you to those places! Our complimentary local transportation and regularly scheduled outings bring Members to some of the area favorites such as the Dallas Arboretum, Dallas Museum of Art and Sculpture Garden, Dallas Symphony, White Rock Lake, North Park Center and some of the city's finest dining and entertainment venues. If you have your own transportation, just pick up the phone and let the onsite valet know. They'll grab your car from your reserved underground parking spot, and you'll be on your way!



MAKING THE TRANSITION INTO A CCRC



Making the transition to a CCRC brings about many questions. How much do I have to downsize? When do I sell my home? How do I navigate the actual move? What kind of timeline should I be planning around?

These worries are completely normal and expected anytime you're about to jump into a new journey or help a loved one make the move. The most important place to start is with a support system. Ventana offers Members a complimentary service called Moving Made Easy® that pairs you with a dedicated relocation counselor to help guide you through a smooth transition into a CCRC. They will help you with everything from preparing to sell your house to navigating the selling process, as well as organizing a smooth moving day.

GET IN TOUCH WITH THE TEAM AT VENTANA BY BUCKNER

Thank you for letting us walk you through what we love about the Ventana community. If you'd like to schedule an information session, apply for residence or simply ask some questions to our team, don't hesitate to get in touch! We're always available to assist in researching and evaluating your options.

We look forward to hearing from you and showing you why Ventana by Buckner is the ideal community for you to call home!

SPEAK TO A TEAM MEMBER
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