Experience the ABCM Difference at Cherry Ridge
Independent & Assisted Living

Cherry Ridge Independent & Assisted Living offers a large number of amenities and high quality care for our tenants. We are proudly owned and operated by ABCM Corporation located in Hampton, Iowa.

ABCM’s approach to independent and assisted living provides the ideal solution for seniors who need some help with daily activities, but wish to remain active, vibrant individuals within their preferred routines and local community. Our focus is on wellness and keeping our tenants as independent as possible by providing a tailored care plan of assistance.

Cherry Ridge Independent & Assisted Living is a 12-unit living complex featuring five distinct apartment types ranging in size from 475 sq. ft. to 980 sq. ft. Choose from a studio, one bedroom, one bedroom with a den, or two bedroom apartment options. We offer three levels of care based on individual need, generous amenities and services, as well as additional options to accommodate lifestyle choices.

Personal visits are always welcome. To learn more about the services and amenities that Cherry Ridge Independent & Assisted Living offers, contact us or visit our website at www.abcmcorp.com.

Sincerely,

The Cherry Ridge Team
Rent & Board

The table below shows monthly expenses of rent and board. Rent is based on the size of the apartment and board covers utilities and upkeep of the building. For a list of what is included with rent and board, please refer to the next page.

<table>
<thead>
<tr>
<th>Apartment Type</th>
<th>Unit Type</th>
<th>Square Footage</th>
<th>Rent</th>
<th>Board</th>
<th>Rent &amp; Board Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>Type 1</td>
<td>475 Sq. Ft.</td>
<td>$1,696.50</td>
<td>$496.00</td>
<td>$2,192.50</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>Type 2</td>
<td>525 Sq. Ft.</td>
<td>$1,930.50</td>
<td>$496.00</td>
<td>$2,426.50</td>
</tr>
<tr>
<td>One Bedroom with Den</td>
<td>Type 3</td>
<td>690 Sq. Ft.</td>
<td>$2,304.00</td>
<td>$496.00</td>
<td>$2,800.00</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>Type 4</td>
<td>787 Sq. Ft.</td>
<td>$2,628.50</td>
<td>$496.00</td>
<td>$3,124.50</td>
</tr>
<tr>
<td>Large Two Bedroom</td>
<td>Type 5</td>
<td>980 Sq. Ft.</td>
<td>$3,132.50</td>
<td>$496.00</td>
<td>$3,628.50</td>
</tr>
</tbody>
</table>

Pricing subject to change

In addition to rent and board, all tenants are required to purchase a level of service. A tenant’s level of service is determined by the number of units a tenant uses throughout the month. (One unit equals up to 15 minutes of time.)

**Levels of Service:** All levels of service include daily breakfast, lunch and supper, daily reminders and assurance checks, individualized service plan development, laundering of bed linens and towels, and assistance with light housekeeping (approximately 30 minutes). Additional personal care time is measured in units.

**Level 1:** $1,075.50 Personal care time up to 4½ hours (0-18 units) per month.

**Level 2:** $1,571.00 Personal care time is 4½ - 27½ hours (19-110 units) per month.

**Level 3:** $2,067.50 Personal care time is 27½ - 60 hours (111-240 units) per month.

*Personal care time is defined as time spent by staff to provide a service to the tenant and can be comprised of any individualized services such as bathing assistance and medication administration and can change each month.

**Second Person Fee:** $386.00 a month. The additional tenant will also need to purchase a level of service and will be determined by the number of units the tenant utilizes.

**Pet Fee:** $26 a month

**Garage Fee:** $52.50 a month per garage stall

**Security/Damage Deposit:** Equivalent up to two month’s rent and is required once the room is reserved.

**No Lifestyle or Buy-In Fee**

ABCM Corporation
www.abcmcorp.com
Care & Services

- Access to 24-hour nursing care
- Access to Physical and Occupational Therapy
- Daily reminders and assurance checks
- Errands and shopping
- Group outings and activities
- Housekeeping service
- Laundry service
- Medication assistance
- Multiple menu choices
- Nursing services
- Personal care assistance
- Complimentary transportation, by appointment
- Assistance to appointment

Apartment Features

- ADA-accessible bathrooms with shower & fold-down seat
- Emergency call system
- Furnished and unfurnished rooms available
- Individual climate control
- Monitored smoke and fire protection
- Utilities: heat, electricity, sewer/water, garbage/recycling pickup
- Studio apartment type
- One bedroom apartment type
- One bedroom with den apartment type
- Two bedroom type
- Full kitchen: stove, refrigerator and microwave
- Generous closet space
- Personal storage unit
- Private walk-out patios
- WiFi included
- Wireless call pendent
Common Areas

- Laundry facilities
- Private mailboxes
- Secured entrance with intercom system
- Smoke-free facility
- Unique dining & living rooms
- Beauty and Barber shop
- Elevator
- Exercise and therapy room
- Garages available
- Library
- Outdoor patio
- Piano/organ
- Private dining room
- Raised gardening beds
- Tornado Shelter
- Whirlpool spa
- WiFi Available

Floor Plans

Cherry Ridge Independent & Assisted Living is a 12-unit living complex featuring five distinct apartment types ranging in size from 475 sq. ft. to 980 sq. ft. with a studio, one bedroom, one bedroom plus den, and two bedroom options.

Let us help you choose from the following furnished or unfurnished apartment types that best fit your lifestyle and your current belongings.
Studio
Unit Type 1
475 Sq. Ft.

ABCM Corporation
www.abcmcorp.com
One Bedroom
Unit Type 2
525 Sq. Ft.
One Bedroom with Den
Unit Type 3
690 Sq. Ft.

ABCM Corporation
www.abcmcorp.com
Large Two Bedroom
Unit Type 5
980 Sq. Ft.
### Cost Comparison Worksheet

**Monthly Expenses**

<table>
<thead>
<tr>
<th>Housing:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mortgage or Rent Payment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Real Estate Taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Home/Renters Insurance</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Utilities:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Electricity</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Garbage/Recycling Pick-up</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Heating</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Sewer &amp; Water</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internet</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Television/Cable</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maintenance:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Repairs of Building &amp; Appliances</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Lawn Care/Landscaping</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Snow Removal</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Commons Area Maintenance &amp; Housekeeping</td>
<td>Included</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Food/Convenience:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activities/Entertainment</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Mail Delivery &amp; Pick-Up</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Personal Storage Unit</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Well Balanced Meals Daily</td>
<td>Included</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Added Protection/Peace of Mind:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daily Assurance Checks</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Emergency Response System</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Fire Protection/Sprinkler System</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Individualized Service Plan Development</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Secured Building</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Security System</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Trained Staff Available 24/7</td>
<td>Included</td>
<td></td>
</tr>
<tr>
<td>Transportation, by appointment</td>
<td>Included</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Facility Costs:</th>
<th>Cherry Ridge Independent &amp; Assisted Living</th>
<th>Present Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Board</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level of Service</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garage Rental</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd Person Fee, if applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd Person Level of Service, if applicable</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Monthly Expenses:**

$_________ $_________
Financial Assistance Options

Long Term Care Insurance
Long term care insurance policies often cover licensed assisted living. You will want to review your individual policy for covered services.

VA Benefits—Aid and Attendance
If you or your spouse is a war-time veteran, you may be eligible for benefits under the Aid and Attendance program. Aid and Attendance can help pay for care in an assisted living facility and is based on income, assets and medical expenses.

To apply, contact:

Commission of Veterans Affairs Office
Donald Tyne, Director of Veteran Affairs
1240 26th Avenue Court SW.
Cedar Rapids, IA 52404
Phone: (319) 892-5160
Fax: (319) 892-5169
Email: veteran@linncounty.org
http://www.veteranaid.org

Elderly Waiver through HCBS (Home Community Based Services)
You may be able to receive Medicaid funds through the Elderly Waiver Program to help cover your level of service in an assisted living. You will need to check with the local DHS office to determine if you meet the financial and nursing care requirements:

Linn County DHS Office
411 3rd Street SE, #300
Cedar Rapids, IA 52401
Phone: (319) 892-6700
Fax: (319) 892-6899
http://www.linncounty.org/154/veteran-affairs

Rent Assistance through HUD (Housing and Urban Development)
Rental assistance may be available through the HUD program. For more information about applying for HUD assistance, contact:

Linn and Benton Counties Public Housing Authority
101 First Street SE
Cedar Rapids IA, 52401
Phone: (319) 286-5872
Fax: (319) 286-5870
http://www.hud.gov
Owned and Operated by ABCM Corporation

In 1961, George M. Manoylovich became concerned about conditions of nursing homes and the housing for the aged in Iowa. He began an association with new partners D.K. Benge, MD, and James E. Coonley II, attorney, both of Hampton, Iowa. Richard A. Allbee, attorney and current CEO, also of Hampton, joined the others in 1971. The first letters of the last names of the founders were combined to create ABCM Corporation.

The first ABCM Corporate care center was built in Hampton, Iowa, leading the way with a building that was unique and unusual at a time when most nursing homes were old remodeled houses. Features from this first build were later incorporated into minimum building standards of the Federal Housing Administration and the Iowa Department of Public Health construction standards. ABCM Corporation has since grown to 31 long-term care and rehabilitation facilities, 24 independent and assisted livings, 14 outpatient therapy centers, and numerous specialized services offered at the different locations across the state of Iowa.

**Skilled Nursing & Rehabilitation Centers:**
- ABCM Rehabilitation Centers of Independence
- Allison • Rehabilitation Center of Allison
- Aplington • Maple Manor Village
- Armstrong • Valley Vue Care Center
- Battle Creek • Willow Dale Wellness Village
- Belmond • Rehabilitation Center of Belmond
- Bloomfield • Bloomfield Care Center
- Britt • Westview Care Center
- Clear Lake • Oakwood Care Center
- Dumont • Dumont Wellness Center
- Elma • Colonial Manor of Elma
- Emmetsburg • Emmetsburg Care Center
- Garner • Concord Care Center
- Guttenberg • Guttenberg Care Center
- Hampton • Rehabilitation Center of Hampton
- Indianola • Westview of Indianola
- Lake Mills • Lake Mills Care Center
- Lisbon • Rehabilitation Center of Lisbon
- Mason City • Heritage Care and Rehabilitation Center
- Mount Vernon • Hallmark Care Center
- Morning Sun • Morning Sun Care Center
- Nevada • Rolling Green Village
- Nora Springs • Nora Springs Care Center
- Oelwein • Grandview Health Care Center
- Oelwein • Oelwein Health Care Center
- Sac City • Park View Rehabilitation Center
- Sigourney • Manor House Care Center
- Waterloo • Harmony House
- Waukon • Northgate Care Center
- Webster City • Southfield Wellness Community

**Healthy Living Home Care Programs:**
- Aplington
- Armstrong
- Clear Lake
- Elma
- Emmetsburg
- Guttenberg
- Indianola
- Nora Springs
- Oelwein
- Sac City
- Waukon

**Independent & Assisted Livings:**
- Allison • Elm Springs
- Aplington • Maple Manor
- Armstrong • Spring Creek
- Battle Creek • Willow Dale
- Belmond • Belle Haven
- Bloomfield • Mulberry Place
- Clear Lake • The Courtyard
- Decorah • Oneota Village
- Dumont • Dutchman’s Oaks
- Elma • Atton Oaks
- Emmetsburg • Emerald Oaks
- Garner • Cardinal Grove
- Guttenberg • Eagle Ridge
- Hampton • Leahy Grove
- Lake Mills • Mills Harbour
- Mount Vernon • Cherry Ridge
- Nevada • Indian Creek
- Nora Springs • Summit Heights
- Sac City • Park Place
- Sigourney • Deer View Manor
- Swea City • Main Street
- Waukon • Liberty House
- Waukon • Southcrest Manor II
- Webster City • Southfield

**Outpatient Therapy Centers:**
- Allison
- Aplington
- Clear Lake
- Elma
- Garner
- Guttenberg
- Hampton
- Independence
- Lake Mills
- Morning Sun
- Mount Vernon
- Nora Springs
- Oelwein-Grandview
- Waukon