

INGLESIDE AT ROCK CREEK
(INCLUDES CREEKSIDE AT INGLESIDE)

3050 Military Road, NW

Washington, DC 20015

Mimi Wolf, Kathy Truex and I visited this Continuing Care Retirement Community (CCRC) on May 5, 2017. Ingleside sits on 14 acres right on Military Road alongside Rock Creek Park. The site is rugged with a deep ravine and many trees. There are four multi-level buildings of apartments. The buildings are interconnected so that one does not have to go outside during inclement weather to get from one building to another. There are no individual cottages as found in some CCRCs.

There is a sit down formal style restaurant. No reservations are taken. Seating is first come first served. There are a limited number of two person tables. Most have four place settings, so you may end up sitting with someone else at meals. There is a café that serves lighter fare and sells stuff that can be taken back to your unit for breakfast or lunch. Only dinner is served in the dining room. The monthly fee includes one meal a day. The meal plan rolls over on a quarterly basis. You lose anything left on the plan at the end of the quarter.

There is a shuttle bus that makes a loop through the Chevy Chase area on Connecticut Avenue and Wisconsin Avenue twice a day. Individual transportation can be arranged at extra cost. Uber does serve Ingleside. Metro Bus Routes E and M also stop at the entrance on Military Road. It is one mile to the Friendship Heights Metro station.

The average age of residents is 83. There is a waiting list. There is a \$5000 fully refundable deposit to be placed on the waiting list. You can specify what kind of unit you want or just ask for the next available unit. When your name comes up you are given the opportunity to accept the unit and begin the process of moving in or you can reject it and stay at the top of the waiting list for the next unit.

When you put in your deposit you will also be prequalified so that you don't sit on a waiting list for two years only to find out that you can't financially afford to move into Ingleside. **The rule of thumb is double your assets, double your income.** That means you take the entrance fee for the unit you are interested in and double it. That is how much you should have in assets (I think it can be equated to your net worth.) Then look at the monthly fee for the unit and double it. You should have that much in monthly income.

There is a monthly fee. The following are covered:

Flexible Dining Services

All Utilities (expect telephone & internet)

Basic cable TV

24 Hr Emergency Response

Weekly Housekeeping

Maintenance

Scheduled Shuttle Transportation

Underground Garage Parking

Diverse Life Enrichment Programs

Speakers Program

Catering for Parties & Special Events

Access to Health Care Services

Assisted Living

Nursing Care

Rehabilitation Services

If you have friends or family visiting, there are guest suites available.

If you travel and are gone for more than two weeks, your food costs are deducted from your monthly bill.

There are two social workers on site and another available.

COSTS

There is an entrance fee. It varies from **\$480,000** for a 1 bedroom unit to **\$1,344,800** for a custom 2 bedroom with den. There is an additional non-refundable fee of \$15,000 for a balcony and \$50,000 for a patio. The full pricing schedule is attached.

The monthly fee is **\$2,333** for the 1 bedroom unit up to **\$6,900** for the custom 2 bedroom with den. Add **\$1,770** for the second person. (See attached fee schedule)

CREEKSIDE at INGLESIDE at ROCK CREEK

Ingleside is adding 105 new independent living residences, 21 assisted living apartments, 32 new memory care beds, and 34 skilled nursing units. As a result of the construction, they currently have only 7 assisted living apartments. They are farming people who need assisted living out to other facilities in the area. It appears that many of the independent living residents will hire aides to come in and assist them when they can no longer care for themselves independently.

As your needs increase (assistance with daily activities like bathing, dressing, taking medications, etc) the monthly fee is increased to reflect additional costs.

Ingleside is building two new resident buildings. They are already 80% pre-reserved. With a deposit you can reserve one of the new units when they open in 2018. You can also put a deposit down on the waiting list for existing units. The waiting list is about two years long.

Planned Ingleside expansion

Two new mid-rise buildings

105 independent living residences

Multi-purpose room/Meditation space

Center for healthy living, salon/day spa, bistro, classrooms

Underground parking

New four-story health center

Assisted living residences

Long term care units

Rehabilitation units

Full medical clinic, rehab & therapy suites

Underground parking

Planned community amenities to be added:

Center for Healthy Living

Aerobics and yoga studio

Fitness and weight room

Changing and shower rooms

Salon/Day spa

Multi-purpose room

Technology center

Meditation room

Bistro

Classrooms

Medical Clinic

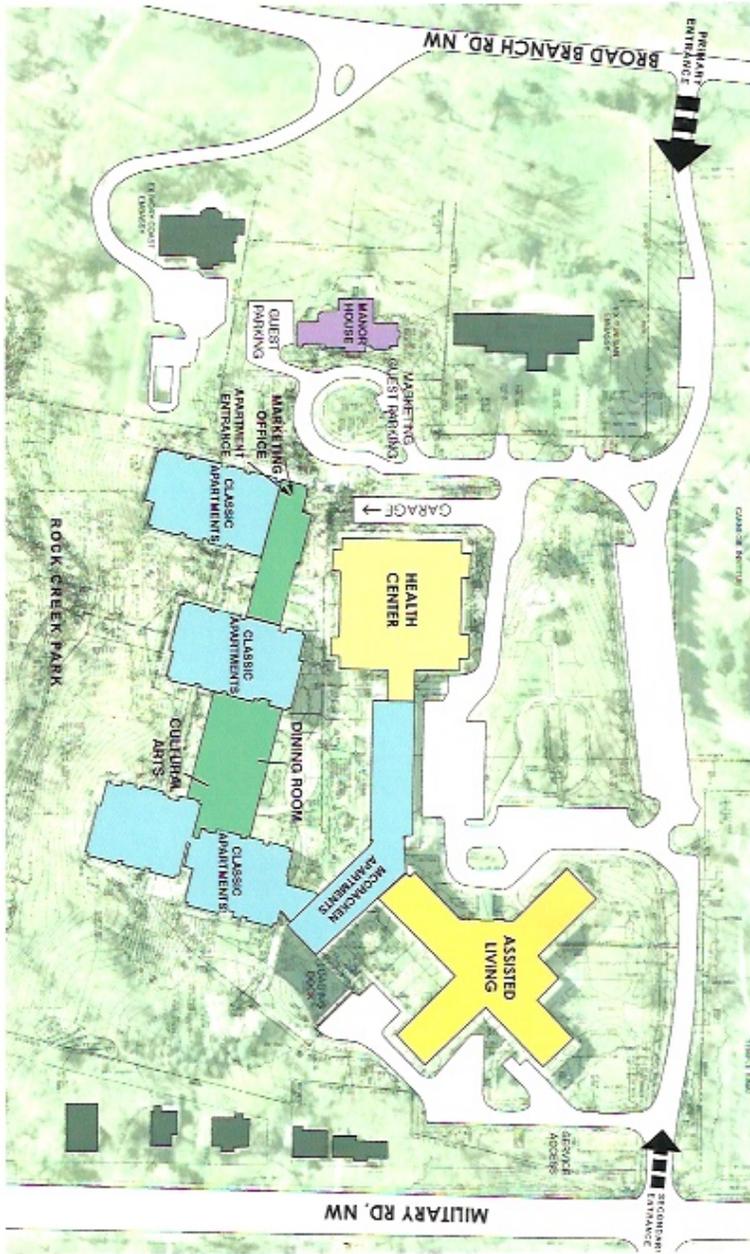
Art studio

Guest Suites

Residential Apartments in new Creekside Buildings

Residences range from one bedroom with 1 bath (1024 sq ft) starting at **\$658,304** to a 3 bedroom with 3 baths (2,469 sq ft) for **\$1,844,652**. The fee for the second person is **\$30,000**. There are two different plans for the entrance fee. One is a 90% Refund of Entrance Fee Plan and the other is a 50% Refund of Entrance Fee Plan. With the 90% plan the fee refund declines 10% upon occupancy. Then remains constant throughout residency. The 50% plan declines 10% upon occupancy and then declines 2% per month during the first 20 months of occupancy.

SITE MAP



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occupancy.



FEE SCHEDULE

Ingleside at Rock Creek Residential Apartments

Fees as of January 1, 2017

Residence Type	Approx. Sq. Ft.	Entrance Plan 1 50% Refund of Entrance Fee	Entrance Plan 2 90% Refund of Entrance Fee	Monthly Fee
Classic Apartments⁶				
1 Bedroom	795-798	\$478,470	\$669,855	\$2,333
1 Bedroom w/Den	925-950	\$569,605	\$797,445	\$2,715
2 Bedroom	1082-1195	\$716,505	\$1,003,100	\$3,306
2 Bedroom with Den	1226-1350	\$809,435	\$1,133,210	\$3,943
2 Bedroom w/Library	1650-1700	\$1,019,290	\$1,412,025	\$4,449
Mega 2 Bedroom w/Den	1745-1850	\$1,109,225	\$1,552,915	\$4,972
Custom 2 Bedroom w/Den	2492	\$1,344,740	\$1,942,400	\$6,867
McCraeken Apartments				
2 Bedroom with Den, "Plan B"	1630	\$1,019,290	\$1,412,025	\$4,449
2 Bedroom with Den, "Plan A"	1673	\$1,049,270	\$1,427,005	\$4,449
2 Bedroom with Den, "Plan D"	1738	\$1,088,240	\$1,504,950	\$4,972
2 Bedroom with Den, "Plan C"	1757	\$1,100,235	\$1,522,940	\$4,972
2 Bedroom with Den, "Plan E"	1828	\$1,145,205	\$1,581,775	\$4,972
Second Person Fee, all Apartments		\$29,985	29,985	\$ 1,770

⁶ **Additional non-refundable fee of \$15,000 for a balcony and \$50,000 for a patio**

Prices and availability subject to change without notice.

Refund Plans:

Entrance Plan 1 (50% Refund): The entrance fee refund declines 10% upon the Occupancy Date and 2% per month during the first 24 months of occupancy until 50% of the initial entrance fee remains; and this 50% refundable remainder may be used toward assessed living and nursing costs upon payment transfer to health care, as per the Residence and Service Agreement.

Entrance Plan 2 (90% Refund): The entrance fee refund declines 10% upon the Occupancy Date; the remaining 90% is refundable as per the Residence and Service Agreement, and this remainder may be used toward assisted living and nursing costs upon payment transfer to health care, as per the Residence and Service Agreement.

Some community services and amenities, such as the Assisted Living, Nursing, and Rehabilitation are available on a fee-for-service basis. Please refer to the Ingleside at Rock Creek Residence and Service Agreement for a list of additional optional costs and a full explanation of services and amenities included in the fees.



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HICKORY
1 BEDROOM | 1.5 BATH
1,024 SQ. FT.



All dimensions are approximate. Floor plan is subject to change.



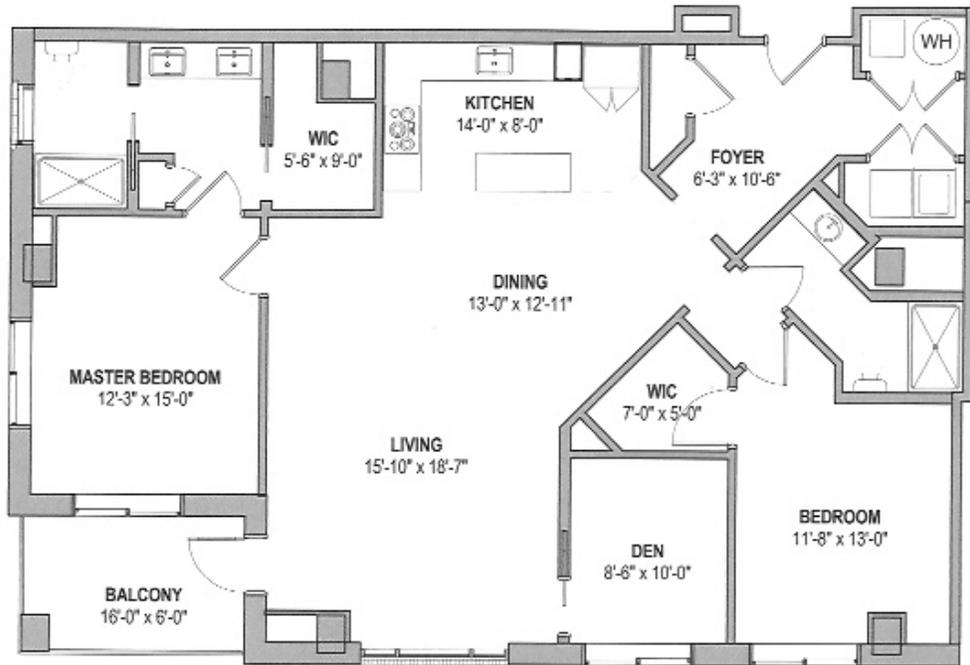


INGLESIDE
AT ROCK CREEK
ENGAGED LIVING

CREEKSIDE

PINE

2 BEDROOM | 2 BATH + DEN
1,528 SQ. FT.



All dimensions are approximate. Floor plan is subject to change.





INGLESIDE
AT ROCK CREEK
ENGAGED LIVING

CREEKSIDE

MULBERRY
2 BEDROOM | 2 BATH CLASSIC
1,258 SQ. FT.



All dimensions are approximate. Floor plan is subject to change.

