

PRICE AND MONTHLY FEE SCHEDULE



July 1, 2011

SHELL  POINT
Secure Your Tomorrows Today

MONTHLY EXPENSE COMPARISON

Use the worksheet below to compare some of your current monthly expenses to what is included in the comprehensive contracts offered by Shell Point.

Items to Consider	Your Current Monthly Cost	A Standard Lifecare Contract	B Modified Lifecare Contract	C 100% Refundable Contract
Mortgage/rent	\$	\$	\$	\$
Condo/home assessment	\$	Included	Included	Included
Dwelling insurance	\$	Included	Included	Included
Homeowners association (fees, dues, etc.)	\$	Included	Included	Included
Utilities (electric, gas, water, sewer, garbage removal)	\$	Included	Included	Included
Telephone service	\$	\$	\$	\$
Cable TV	\$	Included	Included	Included
Medical assistance call system	\$	Included	Included	Included
Weekly housekeeping service	\$	Included	Included	Included
Home maintenance/repairs	\$	Included	Included	Included
Pest control	\$	Included	Included	Included
Lawn/garden maintenance	\$	Included	Included	Included
Building monitoring system (security, fire protection, emergency response)	\$	Included	Included	Included
Health and fitness programs/gym membership	\$	Included	Included	Included
Entertainment, social, and cultural activities	\$	Included	Included	Included
Scheduled transportation	\$	Included	Included	Included
Future assisted living per person	\$	Included	Included	Available
Future skilled nursing care per person	\$	Included	Available	Available
Total	\$	\$	\$	\$



SHELL POINT CONTRACT OPTIONS

Shell Point offers three contracts to provide a wide variety of options. These contracts are easy to understand and provide a range of packages to take the worry out of retirement while meeting your budget requirements.

A Standard Lifecare Contract

This contract includes independent living with all of the lifestyle features and amenities available, plus unlimited assisted living and skilled nursing whenever needed and for as long as needed, all covered by the same monthly maintenance fee.

B Modified Lifecare Contract

This contract features a 15% reduction applied to the Type A contract entrance fee and monthly maintenance fees, while providing independent living with all of the lifestyle features and amenities available, plus unlimited assisted living. This contract also includes guaranteed access to Shell Point skilled nursing at private pay rates.

C 100% Refundable Contract

This contract offers a 100% refund of the entrance fee upon death or contract cancellation. This contract does not include assisted living or skilled nursing but provides guaranteed access to Shell Point's assisted living or skilled nursing at private pay rates.

A

Standard Lifecare Contract

- Rate schedule is based on a minimum age of 60.
- Assisted Living and Skilled Nursing are included in the rates.
- Full-time staff physicians on site.
- Monthly Fee includes all utilities except telephone and internet service.
- Optional dining plans available for additional fee.
- Residences are priced according to location, elevation, and view.
- Prices, features, and services subject to change.

Island Garden Residences

2-story buildings • Garden-style entrances • Exterior parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
Studio	\$103,000 to \$123,000	\$1,371
Studio / 1-Bedroom	\$110,000 to \$123,000	\$1,371
1-Bedroom Deluxe	\$144,000 to \$199,000	\$1,588
2-Bedroom / 1 Bath	\$182,000 to \$217,000	\$1,912
2-Bedroom / 2 Bath	\$185,000 to \$213,000	\$1,912
2-Bedroom Deluxe	\$205,000 to \$253,000	\$2,424

Island Mid-Rise Residences

5 & 6-story buildings • Air conditioned interior corridors • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
1-Bedroom / 1 Bath (Models G, H)	\$200,000 to \$259,000	\$1,636
2-Bedroom / 2 Bath (Models A, C)	\$206,000 to \$304,000	\$2,061
2-Bedroom / 2 Bath (Models B, D)	\$245,000 to \$331,000	\$2,424
2-Bedroom / 2 Bath (Model F)	\$268,000 to \$322,000	\$2,701
3-Bedroom / 2 Bath (Model J)	\$420,000 to \$451,000	\$3,897

Island Harbor Court Residences

4-story open atrium building • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
2-Bedroom Traditional	\$309,000 to \$344,000	\$3,095
2-Bedroom Deluxe	\$323,000 to \$360,000	\$3,172
2-Bedroom Executive	\$338,000 to \$385,000	\$3,544
3-Bedroom Traditional	\$404,000 to \$455,000	\$4,443
3-Bedroom Executive	\$457,000 to \$510,000	\$4,990

Island Sundial Residences

4-story open atrium building • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
2-Bedroom Traditional	\$286,000 to \$344,000	\$2,955
2-Bedroom Executive	\$320,000 to \$367,000	\$3,484
3-Bedroom Traditional	\$363,000 to \$437,000	\$4,094
3-Bedroom Executive	\$433,000 to \$484,000	\$4,311

Woodlands Residences

6 & 8-story open atrium buildings • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
1-Bedroom & Den	\$217,000 to \$281,000	\$2,170
2-Bedroom Standard	\$250,000 to \$313,000	\$2,495
2-Bedroom Traditional	\$281,000 to \$374,000	\$2,977
2-Bedroom Executive	\$338,000 to \$441,000	\$3,470
2-Bedroom & Den	\$413,000 to \$517,000	\$4,434
3-Bedroom Executive	\$448,000 to \$552,000	\$4,658

Eagles Preserve Residences

3 & 4-story building • Open-style entrances • Garage or covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
1-Bedroom & Den	\$247,000 to \$291,000	\$2,170
2-Bedroom Standard - Interior	\$282,000 to \$338,000	\$2,495
2-Bedroom Standard - Corner	\$288,000 to \$343,000	\$2,495
2-Bedroom Traditional	\$327,000 to \$373,000	\$2,977
2-Bedroom Executive	\$382,000 to \$434,000	\$3,470
3-Bedroom Executive	\$498,000 to \$535,000	\$4,658

Second Person Fee: Entrance Fee \$13,000. Monthly Fee \$447

Single-Family Waterfront Homes: Limited number of residences available

B

Modified Lifecare Contract

- Rate schedule is based on a minimum age of 60.
- Assisted Living included in rates.
- Guaranteed access to Skilled Nursing.
- Full-time staff physicians on site.
- Monthly Fee includes all utilities except telephone and internet service.

- Optional dining plans available for additional fee.
- Residences are priced according to location, elevation, and view.
- Prices, features, and services subject to change.

Island Garden Residences

2-story buildings • Garden-style entrances • Exterior parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
Studio	\$87,550 to \$104,550	\$1,166
Studio / 1-Bedroom	\$93,500 to \$104,550	\$1,166
1-Bedroom Deluxe	\$122,400 to \$169,150	\$1,350
2-Bedroom / 1 Bath	\$154,700 to \$184,450	\$1,626
2-Bedroom / 2 Bath	\$157,250 to \$181,050	\$1,626
2-Bedroom Deluxe	\$174,250 to \$215,050	\$2,061

Island Mid-Rise Residences

5 & 6-story buildings • Air conditioned interior corridors • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
1-Bedroom / 1 Bath (Models G, H)	\$170,000 to \$220,150	\$1,391
2-Bedroom / 2 Bath (Models A, C)	\$175,100 to \$258,400	\$1,752
2-Bedroom / 2 Bath (Models B, D)	\$208,250 to \$281,350	\$2,061
2-Bedroom / 2 Bath (Model F)	\$227,800 to \$273,700	\$2,296
3-Bedroom / 2 Bath (Model J)	\$357,000 to \$383,350	\$3,313

Island Harbor Court Residences

4-story open atrium building • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
2-Bedroom Traditional	\$262,650 to \$292,400	\$2,631
2-Bedroom Deluxe	\$274,550 to \$306,000	\$2,697
2-Bedroom Executive	\$287,300 to \$327,250	\$3,013
3-Bedroom Traditional	\$343,400 to \$386,750	\$3,777
3-Bedroom Executive	\$388,450 to \$433,500	\$4,242

Island Sundial Residences

4-story open atrium building • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
2-Bedroom Traditional	\$243,100 to \$292,400	\$2,512
2-Bedroom Executive	\$272,000 to \$311,950	\$2,962
3-Bedroom Traditional	\$308,550 to \$371,450	\$3,480
3-Bedroom Executive	\$368,050 to \$411,400	\$3,665

Woodlands Residences

6 & 8-story open atrium buildings • Covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
1-Bedroom & Den	\$184,450 to \$238,850	\$1,845
2-Bedroom Standard	\$212,500 to \$266,050	\$2,121
2-Bedroom Traditional	\$238,850 to \$317,900	\$2,531
2-Bedroom Executive	\$287,300 to \$374,850	\$2,950
2-Bedroom & Den	\$351,050 to \$439,450	\$3,769
3-Bedroom Executive	\$380,800 to \$469,200	\$3,960

Eagles Preserve Residences

3 & 4-story building • Open-style entrances • Garage or covered parking

RESIDENCE	ENTRANCE FEE	MONTHLY FEE
1-Bedroom & Den	\$209,950 to \$247,350	\$1,845
2-Bedroom Standard - Interior	\$239,700 to \$287,300	\$2,121
2-Bedroom Standard - Corner	\$244,800 to \$291,550	\$2,121
2-Bedroom Traditional	\$277,950 to \$317,050	\$2,531
2-Bedroom Executive	\$324,700 to \$368,900	\$2,950
3-Bedroom Executive	\$423,300 to \$454,750	\$3,960

Second Person Fee: Entrance Fee \$11,050. Monthly Fee \$380

Single-Family Waterfront Homes: Limited number of residences available

C

100% Refundable Contract

- Rate schedule is based on a minimum age of 60.
- Guaranteed access to Assisted Living and Skilled Nursing at current private-pay rates.
- Full-time staff physicians on site.
- Monthly Fee includes all utilities except telephone and internet service.

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Island Garden Residences

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5 & 6-story buildings • Air conditioned interior corridors • Covered parking

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2-Bedroom Deluxe	\$323,000 to \$360,000	\$3,172
2-Bedroom Executive	\$338,000 to \$385,000	\$3,544
3-Bedroom Traditional	\$404,000 to \$455,000	\$4,443

Island Sundial Residences

4-story open atrium building • Covered parking

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2-Bedroom Traditional	\$286,000 to \$344,000	\$2,955
2-Bedroom Executive	\$320,000 to \$367,000	\$3,484
3-Bedroom Traditional	\$363,000 to \$437,000	\$4,094
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1-Bedroom & Den	\$217,000 to \$281,000	\$2,170
2-Bedroom Standard	\$250,000 to \$313,000	\$2,495
2-Bedroom Traditional	\$281,000 to \$374,000	\$2,977
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2-Bedroom & Den	\$413,000 to \$517,000	\$4,434
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3 & 4-story building • Open-style entrances • Garage or covered parking

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