



Sample Monthly Cost of Living Comparison

We encourage you to compare monthly cost of living with the cost of living at The Orchard at Tucker.

The “Your Home/Apt.” column represents a prospective resident who owns a \$225,000 house with a \$25,000 mortgage who is considering a \$3,400 per month Orchard apartment and who requires the basic Level of Care, at no additional cost.

	Assisted Living	Independent Living	Skilled Nursing Facility	Your Home/Apt.
Monthly rent or mortgage payment	\$3,400	\$1,800	\$7,000	\$190
Medication management	Included	\$200	Included	\$0
Electricity, water/sewer, gas	Included	Included	Included	\$225
Trash collection	Included	Included	Included	\$20
Property Insurance	Included	Included	Included	\$45
Real estate taxes	Included	Included	Included	\$225
Painting and exterior maintenance	Included	Included	Included	\$125
Yard maintenance	Included	Included	Included	\$100
Plumbing and appliance maintenance	Included	Included	Included	\$20
Pest control	Included	Included	Included	\$20
Flat laundry service	Included	Included	Included	\$80
Carpeting and carpet cleaning	Included	Included	Included	\$20
Security system and service	Included	Included	Included	\$25
Food cost	Included	\$100	Included	\$200
Weekly housekeeping service	Included	Included	Included	\$320
Companion (\$18/hr)*	Included	\$600	Included	\$1,200
Cable TV (basic service)	\$40	\$38	\$38	\$38
Other monthly incidental costs (entertainment, etc.)	\$75	\$75	\$75	\$200
Health and other insurance premiums	\$200	\$200	\$200	\$200
Medical expenses including prescription drugs	\$400	\$400	\$400	\$400
Telephone	\$35	\$30	\$30	\$30
Other miscellaneous costs (clothing, toiletries, etc.)	\$100	\$100	\$100	\$100
Monthly Cost of Living	<u>\$4,250</u>	<u>\$3,543</u>	<u>\$7,843</u>	<u>\$3,783</u>
Less: Monthly return on equity in your home that is invested after it is sold. Assume \$150,000 at 6.5%.	(\$813)	(\$813)	(\$813)	\$0
Less: Potential economic benefit of deducting costs associated with living at The Orchard. (see Tax Deductibility Information)	(\$611)	\$0	(\$900)	\$0
Less: Potential assisted living VA benefit	<u>(\$1,800)</u>	<u>\$0</u>	<u>(\$1,800)</u>	<u>\$0</u>
TOTAL MONTHLY COST OF LIVING	<u>\$1,026</u>	<u>\$2,730</u>	<u>\$4,330</u>	<u>\$3,783</u>

* for socialization, meal preparation, transportation, etc.