

CAROLINA MEADOWS

A Continuing Care Retirement Community



EQUITY, IT'S YOUR ADVANTAGE.™
CHAPEL HILL, NORTH CAROLINA

OUR STORY:

Formed over 30 years ago, Carolina Meadows was designed from the beginning to be different. It was designed to be a place where a diverse, welcoming group of adults could come together and discover a relaxing, inclusive environment where they are free to create a life of relevance.

A non-profit with a strong vision, Carolina Meadows is an accredited Continuing Care Retirement Community (CCRC) where more than 725 residents have an active role in making their community enriching and vibrant.



Discover a New Choice.

Discover a place filled with unlimited opportunities, where you are free to invent the lifestyle you choose: one that's affordable, engaging and comfortable. Discover a community that inspires it's residents to flourish through intellectual growth and physical well-being.

Discover Carolina Meadows.

DISCOVER

EXPERIENCE

Locally Renowned, Globally Approved

Learn about the area.

Nestled in the rolling, wooded Piedmont of North Carolina and the center of The Triangle, Carolina Meadows provides an enviable setting for retirement. Carolina Meadows is officially part of the town of Chapel Hill, where diverse ideas, people and opportunities converge.

Our residents enjoy close proximity to the world's best medical centers; cultural venues including galleries, theaters and acclaimed dance companies; and three major universities for lifelong learning opportunities.



30

MINUTES FROM THE
RALEIGH-DURHAM
AIRPORT

130

MILES TO THE
ATLANTIC
OCEAN

160

MILES TO THE
BLUE RIDGE
MOUNTAINS

EXPERIENCE

Take Part in Your Community

Carolina Meadows is your community.

Our residents are deeply involved in our governance, filling 23 committees that deal with all aspects of campus life. The decisions they make improve the quality of life for all and create programs people are excited about.

These programs and activities cover a broad range to appeal to all types. We have hiking trails and yoga classes, an aquatic center and a private golf course, bocce courts, a woodworking shop and so much more. Being actively involved in both your community and your surroundings leads to a more fulfilling life.



93.1

**PERCENTAGE OF RESIDENTS WHO WOULD
RECOMMEND CAROLINA MEADOWS TO A FRIEND**

EXPERIENCE

Comprehensive Amenities

Maintenance-Free Living

Repair or Replacement of Worn or Broken Items

Plumbing

Heating

Air Conditioning

Appliances

Exterior Painting

Gutter Cleaning

Lawn Care: Mowing, Fertilizer and Pesticide

Landscape Maintenance

Trash Collection

Attic Access: Retrieve or Store Items

Interior Painting

Shelving Installation

Housekeeping: General Cleaning,
Inside Window Cleaning, Oven Cleaning,
Changing Bed Linens, Laundry

Guest Suites

Comfortable Hotel-Like Rooms Available by
Reservation for Overnight Guests with Queen
Size Beds, Kitchenette, Cable, WiFi

Library

Reading Areas Stocked with Daily Newspapers,
Current Magazines and Best-selling Books

Over 4,750 books and 700 DVDs

Security

24-hour Emergency Response

Daily Security Check-in

Parking and Transportation

On-Campus Transportation

Medical Appointment Transportation

Weekend Transportation: Worship Services

Shopping Excursions: Supermarkets,
Shopping Centers and Malls

Fee-For-Service Transportation Available

Wellness Services

Haircuts

Shampoo

Perms

Color Treatments

Manicures & Pedicures

Acupuncture and Massage Therapy

Front Desk

Staffed 8 a.m. to 9 p.m. Daily to Welcome
Residents, Register Guests and Accept Deliveries

Security Staff Available After These Hours

Business Services

SunTrust Bank

Notary Public

Business Center: Copier, Computers, Fax
Machine, Printer, Scanner and Shredder

Gift Shop

Mail and Postage Services

EXPERIENCE

Your Own Personal Design

Discover the joy of making your own rules.

At Carolina Meadows, we provide appealing floor plans and premium options for you to design your own personal home. Visit our selection gallery and let the details sink in: stone surfaces, beautiful hardwood floors, custom cabinetry—the choices are always yours.

From a colorful new paint palette to new countertops, appliances and even layout changes, our detail-oriented options coordinator will help you make the most of all of the artful architectural options that will illuminate your new home.





EXPERIENCE

World-Class Health and Wellness

Inclusive fitness options help you feel your best every day.

Carolina Meadows is a place to live well and stay well. Our comprehensive health and wellness programs help you energize body, mind and spirit—conveniently in your own community. From group activities to one-on-one personal training, our highly trained wellness advisors and healthcare professionals will help you enjoy a retirement that perfectly reflects your preferences, goals and interests.

Amenities

Sports & Outdoors

Croquet Court
Tennis Courts
Bocce Court
Walking & Biking Trails
Community Garden
Table Tennis

Aquatic Experiences

Jacuzzi
Pool
Tai Chi Movements
Aqua Fitness
Arthritis Aquatics
Heart Smart

Exercise & Movement

Strength & Cardio Equipment
Yoga
Zumba
Wii System
Tai Chi
Stretch 'N' Tone
Flexercise
Personal Training

Healing Therapies

Acupuncture
Massage
Meditation
Nutritionist

Golf

Nine-Hole Par 3 Golf Course

Club Center

5,000 sq ft Wellness Center
Professional Wellness Staff
Arts & Crafts Studio
Woodworking Shop
Game Room

Personal Training

Our highly trained staff can devise individual exercise programs built on personal goals inside or outside of your home.

EXPERIENCE

Culinary Delights

Our signature restaurants honor your good taste.

Here, every meal is a moment to savor. Carolina Meadows offers a wide variety of delicious, healthy choices for breakfast, lunch, dinner and late night. Our award-winning chefs raise the culinary bar with six unique dining options that satisfy every taste, including vegetarian and gluten-free options.



EXPERIENCE

Dining Options

Courtyard Dining Room

Savor white-tablecloth service six days a week for an elegant dinner. Reservations are required. The modern and open design of this dining room allows you to enjoy our beautiful landscaping while still allowing for intimate conversations. Our 56-seat private dining room is available to reserve for your special event or meeting.

The Pub

Enjoy a more casual yet full service, modern approach to dining with both traditional and trendy menu options. The Pub features 20 different wine pairings and a large selection of locally sourced draft beer. You may also bring your own bottle to share with friends. Late night options are perfect while you wind down after a busy day.

The Bake Shop

The Bake Shop features a daily variety of house-made pastries, breads and delectable desserts to enjoy with your coffee, tea or cappuccino. Please ask our Barista to customize your beverage to your liking or choose from our menu of delightful hot and cold coffee house drinks. Enjoy a gelato or house-made soft serve ice cream from the many flavors we will feature daily. Counter service or full table service is available.

The Marketplace

Looking for a casual dining experience with a variety of chefs stations from rotisserie chicken to pizza? If so, The Marketplace at Carolina Meadows is your destination. With stations that include Soup, Salad Bar, Featured Entrées, Grill, Rotisserie, and a Chef Station as well as Desserts and Beverages, no two days will ever be the same. Our staff is available to assist with service and seating in this open and inviting venue.

The Fairways Dining Room

The Fairways is Carolina Meadows' assisted living community. This charming dining destination is available to all residents. The menu features elegant breakfast, lunch and dinner specials plus a variety of traditional daily favorites.

The Café

The Café is the perfect spot for a quick bite, or to savor one of our delicious milkshakes. The menu features house-made soups, Boar's Head-brand meats for a sandwich and fresh salads made daily. Enjoy an espresso, latte or cappuccino while surfing the net with our free WiFi.

EXPERIENCE

Peace of Mind for Your Future

Accessible, high-quality care when you need it.

Carolina Meadows provides a continuum of care that meets the evolving needs of our residents. We understand that staying healthy is what gives quality to life. Long-term care services, assisted living and skilled nursing care are all part of our comprehensive continuing care plan. Our highly trained wellness advisors and healthcare professionals will help you enjoy an active, healthy lifestyle.

Assisted Living

The Fairways offers private apartments, a dining room, library, exercise studio and lecture hall. The Fairways is staffed 24 hours a day and provides all daily meals, snacks, housekeeping and recreational activities.

Memory Care

Within the Fairways is a community dedicated to those with memory impairment and staffed by a compassionate team of skilled nurses and certified nursing assistants.

The Pines Nursing Center

Our skilled nursing center is dedicated to helping residents maintain the highest level of independence possible. The Pines is staffed with skilled healthcare professionals supported by our medical director. Respite care is also available.

EXPERIENCE

Live Well, Be Well

Carolina Meadows Primary Care Practice.

- ✓ FULL SERVICE ON-CAMPUS PRIMARY CARE PRACTICE
- ✓ GERIATRIC-TRAINED PHYSICIANS AND PRACTITIONERS
- ✓ STAFF WORKS IN CONCERT WITH YOUR OUTSIDE PHYSICIANS
- ✓ REHABILITATION SERVICES INCLUDING PHYSICAL AND OCCUPATIONAL THERAPY



Equity. It's Your Advantage™

What you need to know about the Equity Advantage™.

Before you decide to move to a Continuing Care Retirement Community, you should explore and compare communities carefully, looking for the atmosphere, amenities, lifestyle and financial packages most likely to meet your long-term needs.

How would the Equity Advantage™ work with a hypothetical entry fee of \$225,000?

Let's assume that a new resident pays an entry fee of \$225,000. If that resident later passes away or moves away from Carolina Meadows, they or their estate would be responsible for a 5% remarketing fee (about the same as a real-estate commission) and refurbishing fee of approximately 7%. After the refurbished home is occupied by a new resident paying the current entry fee, the refund goes to the former resident, or their estate, along with half of any net appreciation.

FEES	YEAR ONE	YEAR FIVE	YEAR TEN
Entrance Fee*	\$225,000	\$253,000	\$294,000
Marketing Fee (AT 5%)	-11,250	-12,650	-14,700
Est. Cost to Refurbish (AT 7%)	-15,750	-17,710	-20,580
Net Proceeds	198,000	222,640	258,720
Net Appreciation (NET PROCEEDS MINUS ORIGINAL ENTRY FEE)	0	0	33,720
Your Share of Net Appreciation (AT 50%)	0	0	16,860
Resident Refund	\$198,000	\$222,640	\$241,860
Refund Percentage	88%	99%	107%

*ASSUMES AN ANNUAL INCREASE IN ENTRANCE FEES OF 3%, WHICH MAY BE MORE OR LESS, PENDING MARKET CONDITIONS, AND IS NOT GUARANTEED TO INCREASE.



**CAROLINA MEADOWS RATED HIGHEST ON
"EXCELLENT VALUE FOR THE PRICE PAID"
COMPARED TO OTHER PARTICIPATING CCRCS.†**

EQUITY ADVANTAGE™

The Value of Our Advantage

What is the Equity Advantage™?

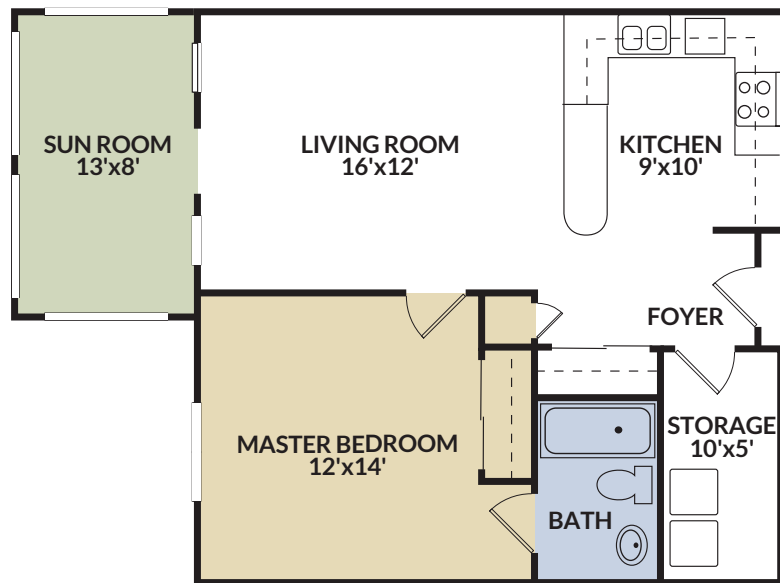
The Equity Advantage™ provides that if a resident ever leaves Carolina Meadows, regardless of the reason, we will return the resident's entry fee and, if the value of the resident's home has appreciated to cover the sales cost, the resident is entitled to half the net appreciation.

Is there a guaranteed profit or guaranteed 100% equity repayment when a Carolina Meadows residence is reoccupied?

No. As with real estate on the outside, values are determined by market conditions, and residents accept a measure of risk. Carolina Meadows will provide you with our disclosure statement, mandated by North Carolina state law, that will give you additional details on this and other matters.



One Bedroom Apartments



Edgecombe

720

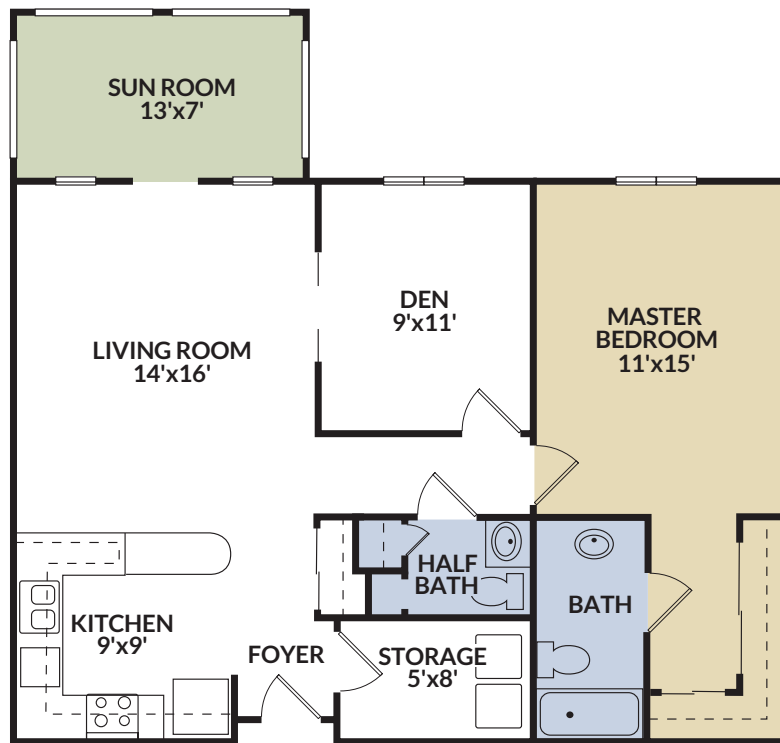
TOTAL SQ FT (+/-)



Lenoir

790

TOTAL SQ FT (+/-)

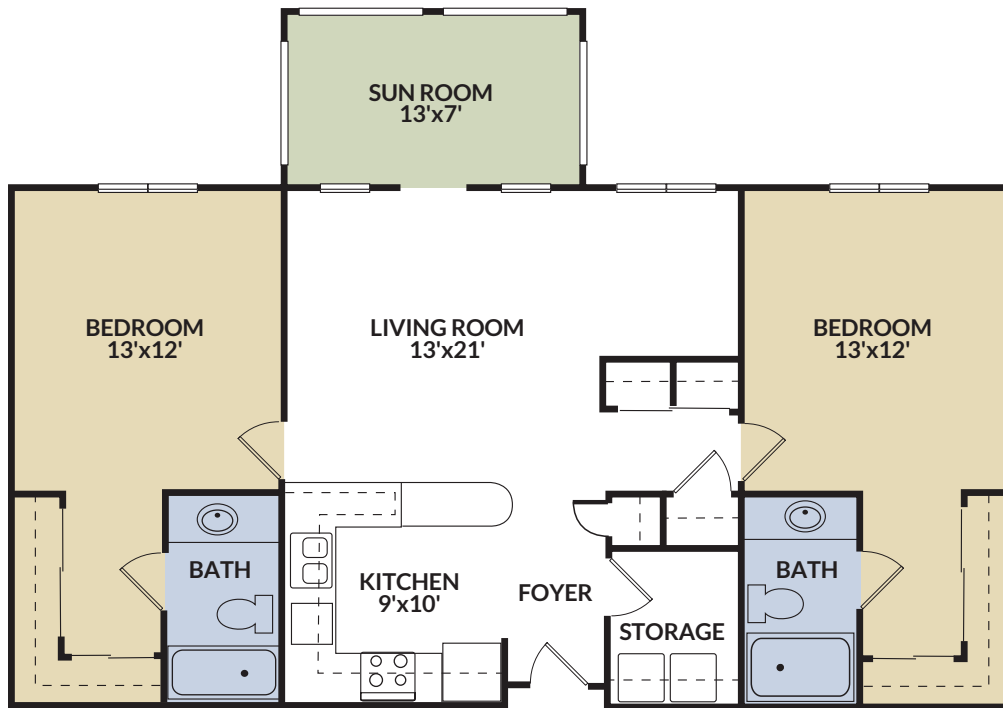


Forsyth

1000

TOTAL SQ FT (+/-)

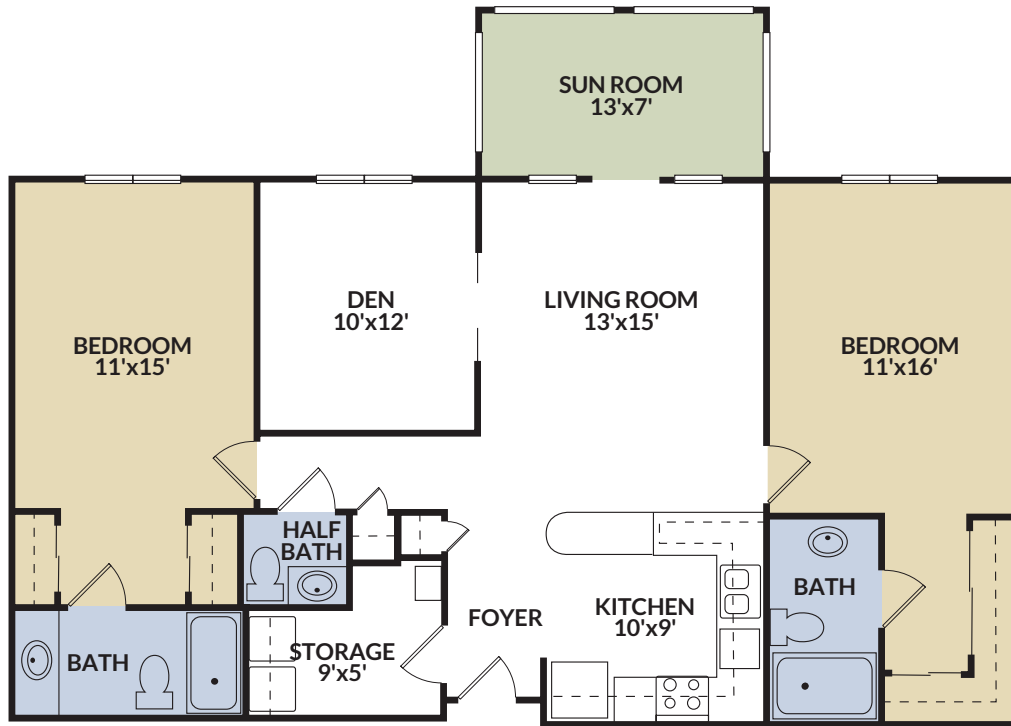
Two Bedroom Apartments



Iredell

1200

TOTAL SQ FT (+/-)



Julian

1300

TOTAL SQ FT (+/-)

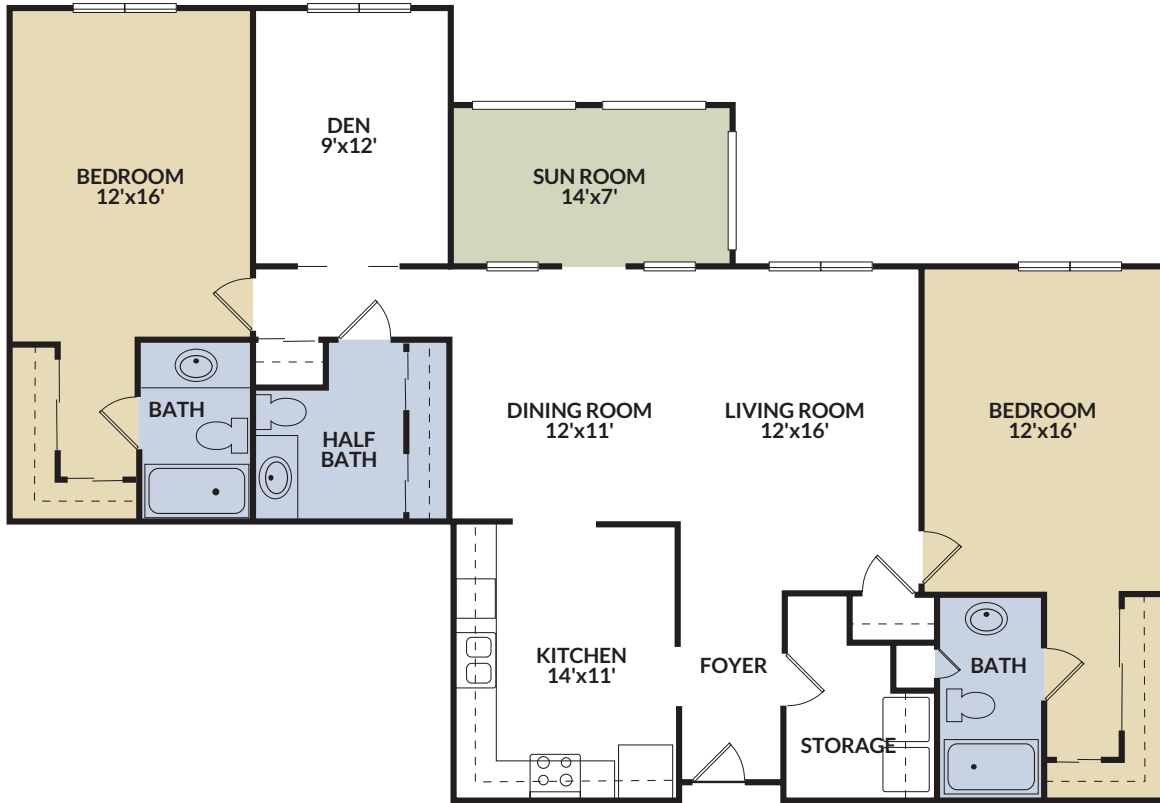
Two Bedroom Apartments



Halifax

1310

TOTAL SQ FT (+/-)

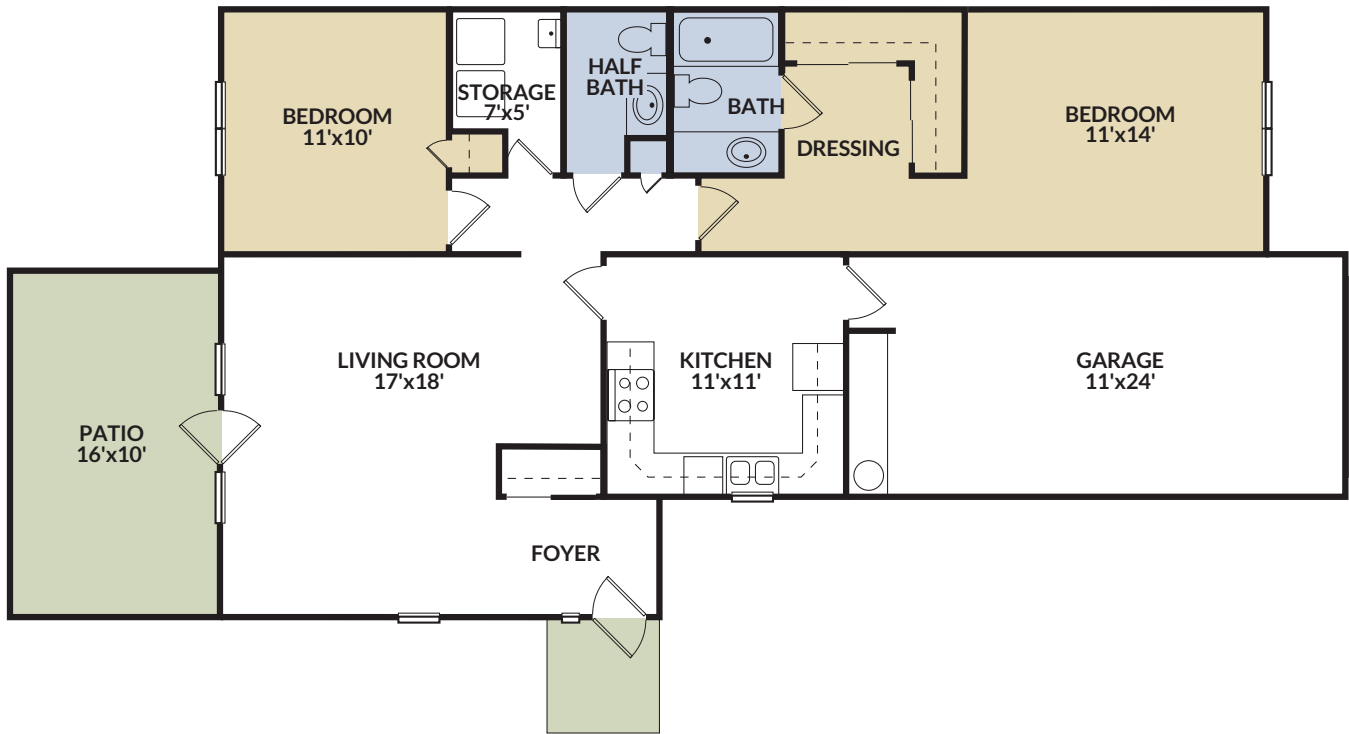


Kinston

1600

TOTAL SQ FT (+/-)

Two Bedroom Villas

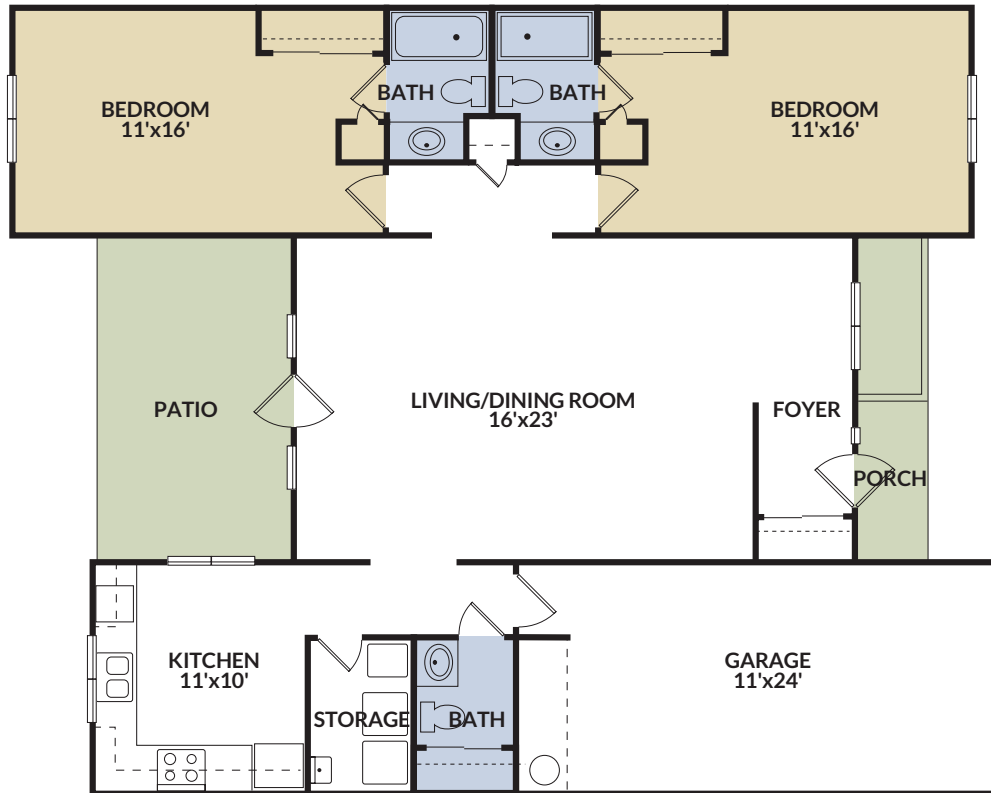


Albemarle

1560

TOTAL SQ FT (+/-)

The private feel of a single-family home.

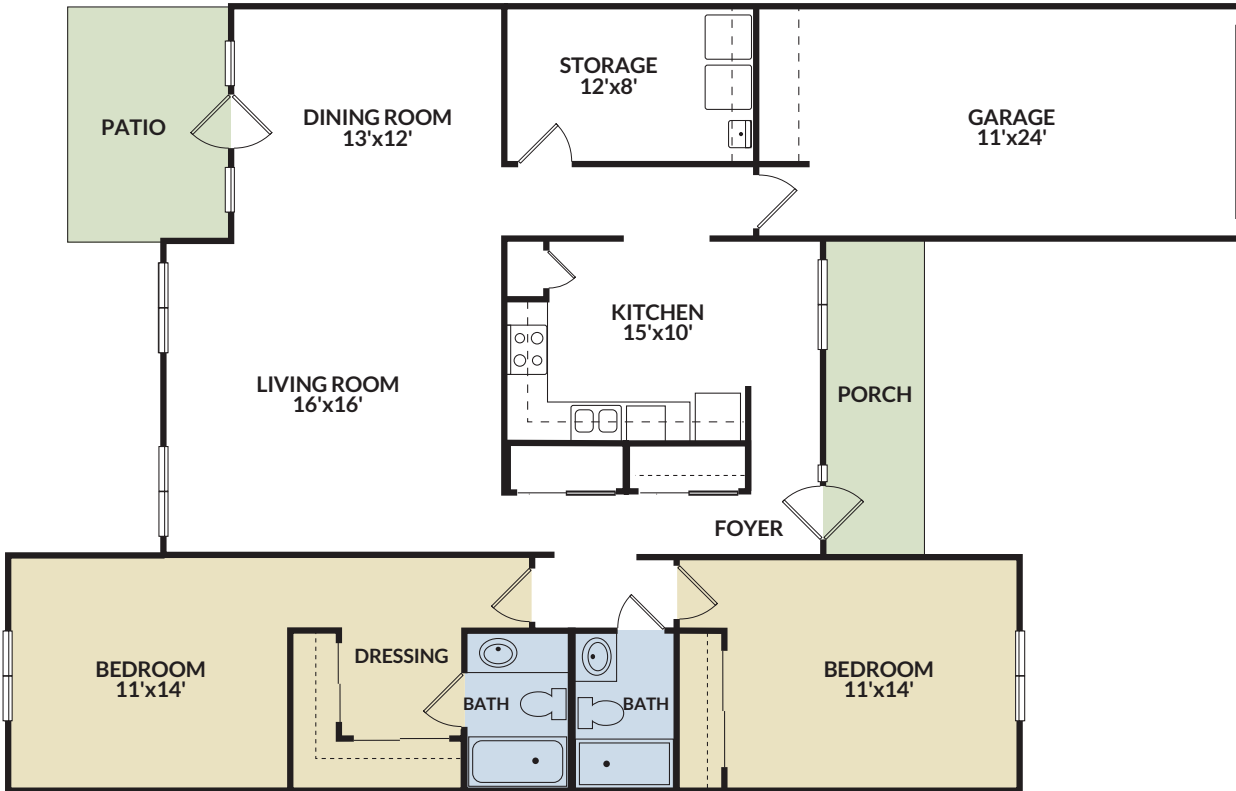


Cumberland

1770

TOTAL SQ FT (+/-)

Two Bedroom Villas

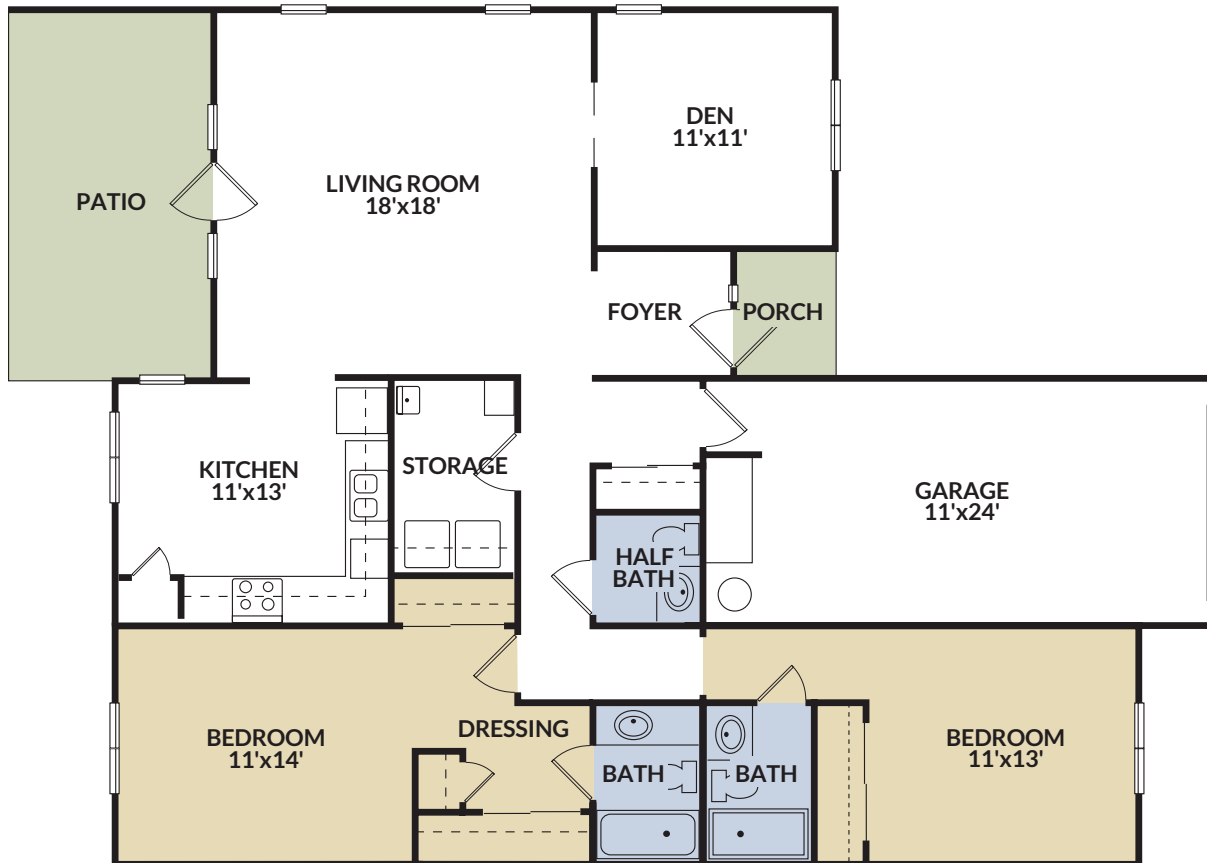


Brunswick

1830

TOTAL SQ FT (+/-)

The private feel of a single-family home.



Davidson

1850

TOTAL SQ FT (+/-)

Two Bedroom Villas

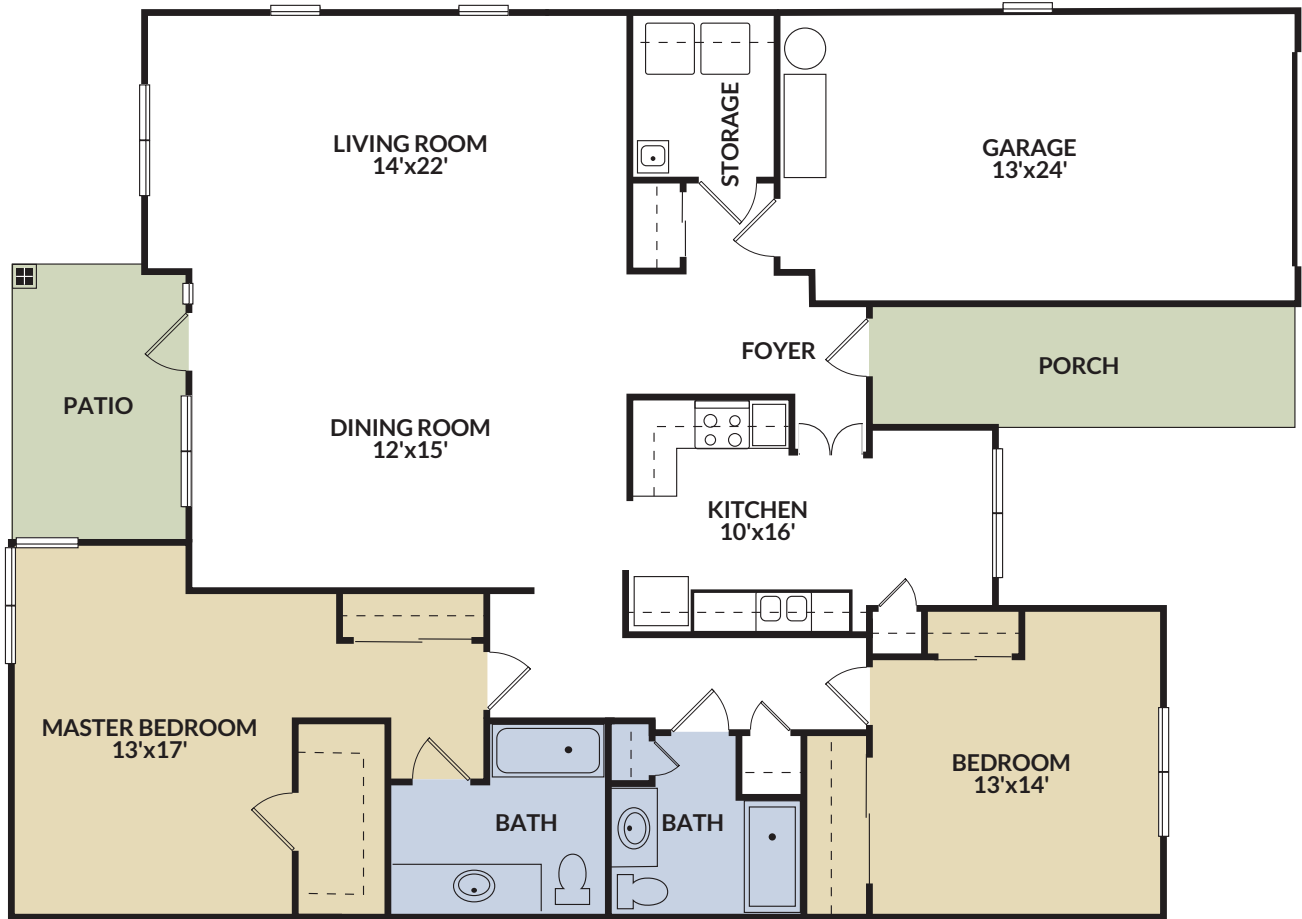


Chatham

1970

TOTAL SQ FT (+/-)

The private feel of a single-family home.

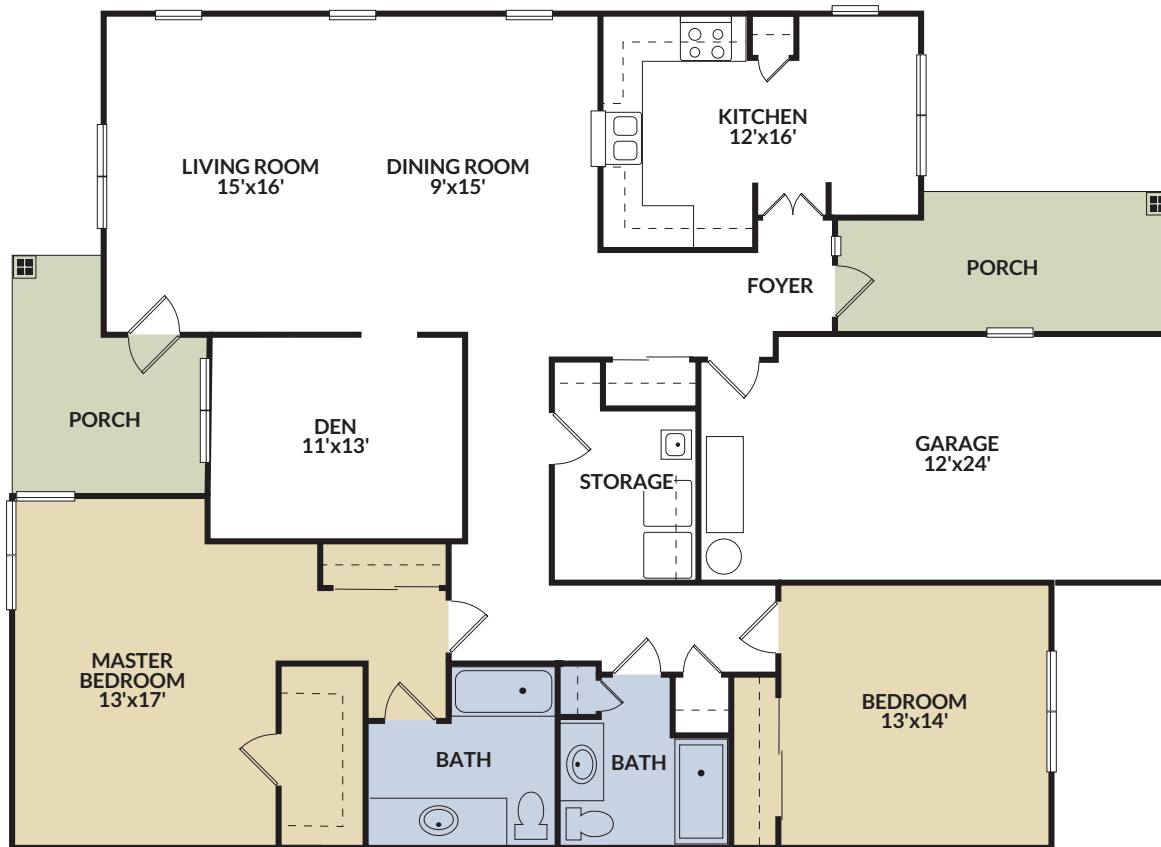


Fairfax

2090

TOTAL SQ FT (+/-)

Two Bedroom Villas

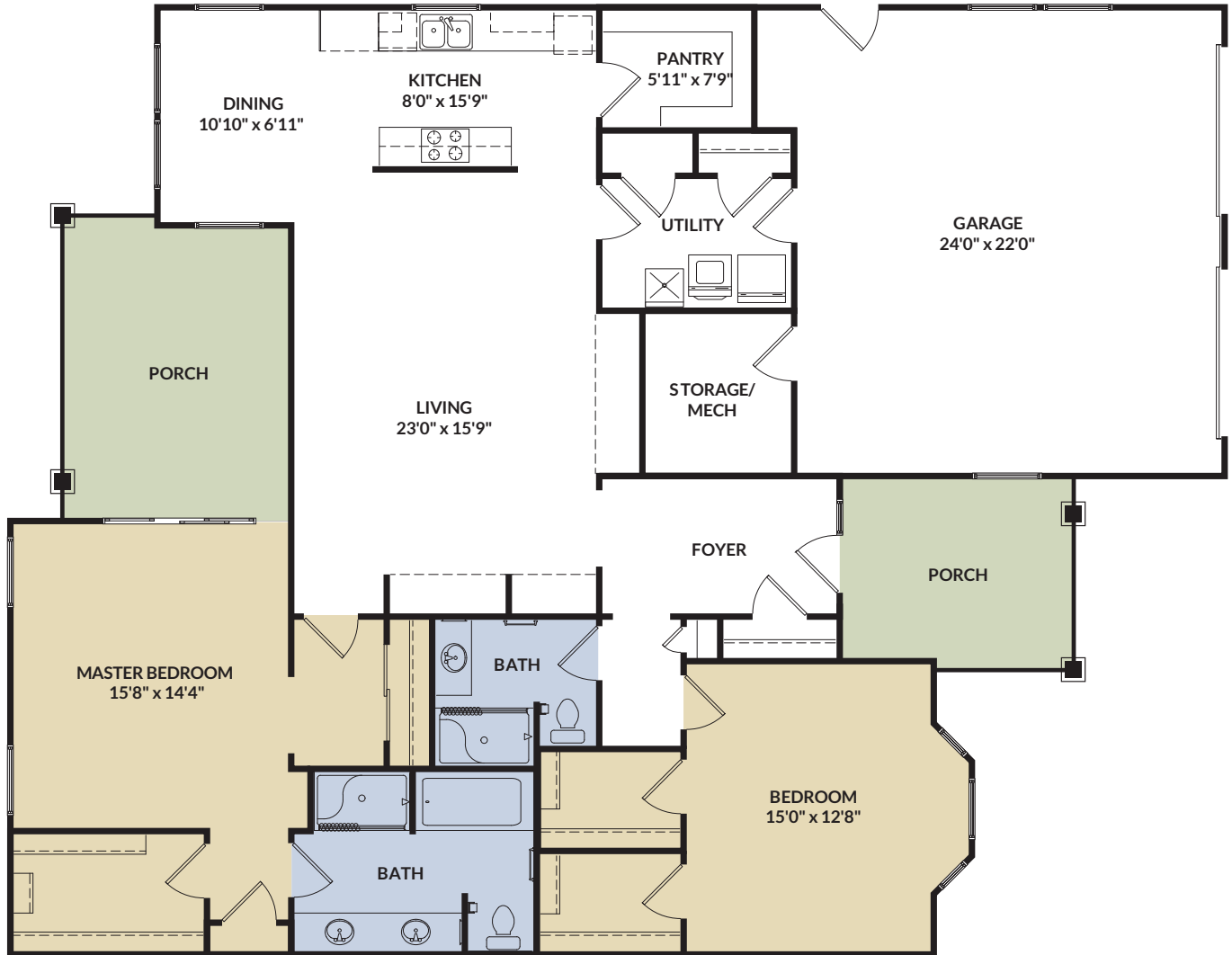


Regent

2110

TOTAL SQ FT (+/-)

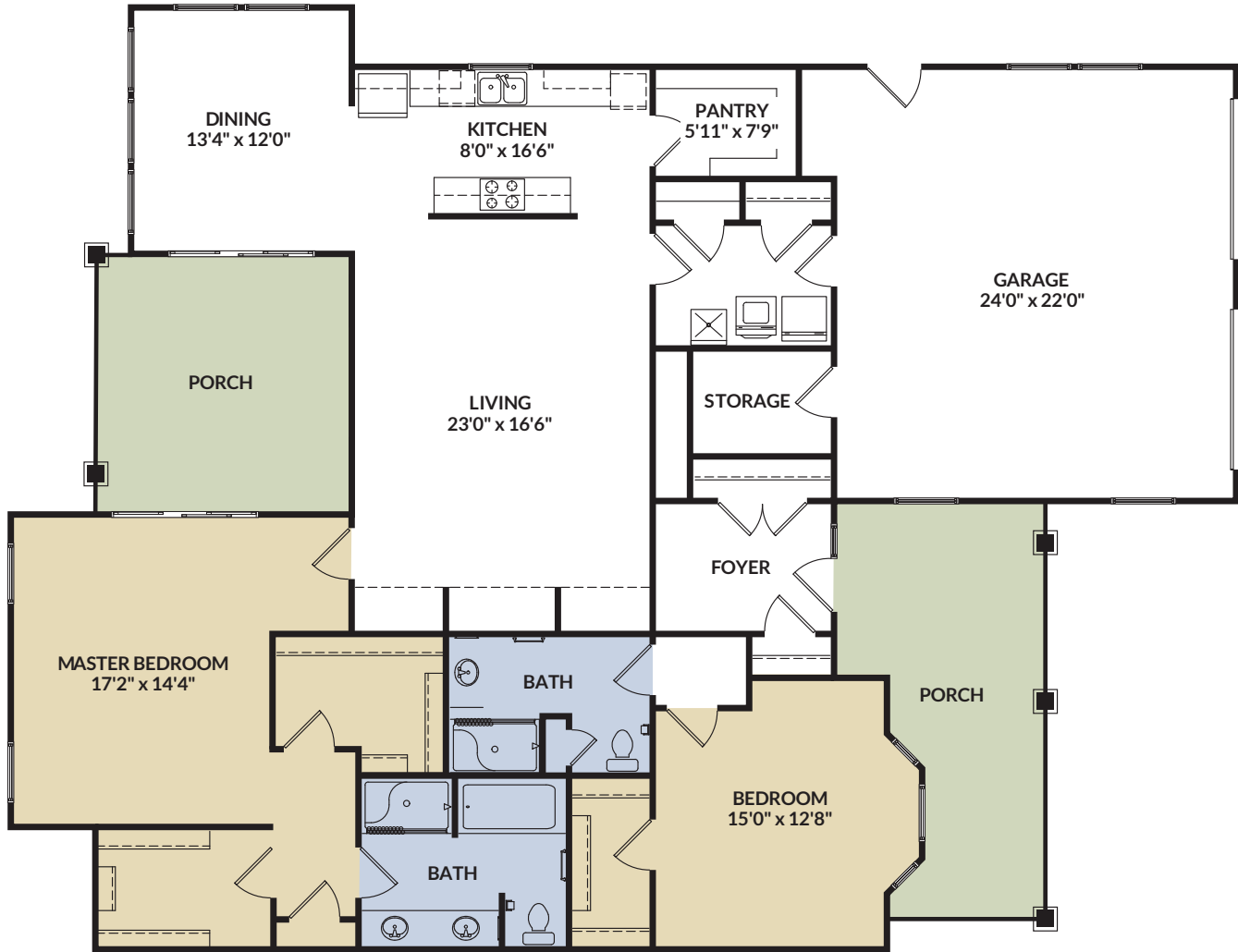
The private feel of a single-family home.



Caldwell

2350
TOTAL SQ FT (+/-)

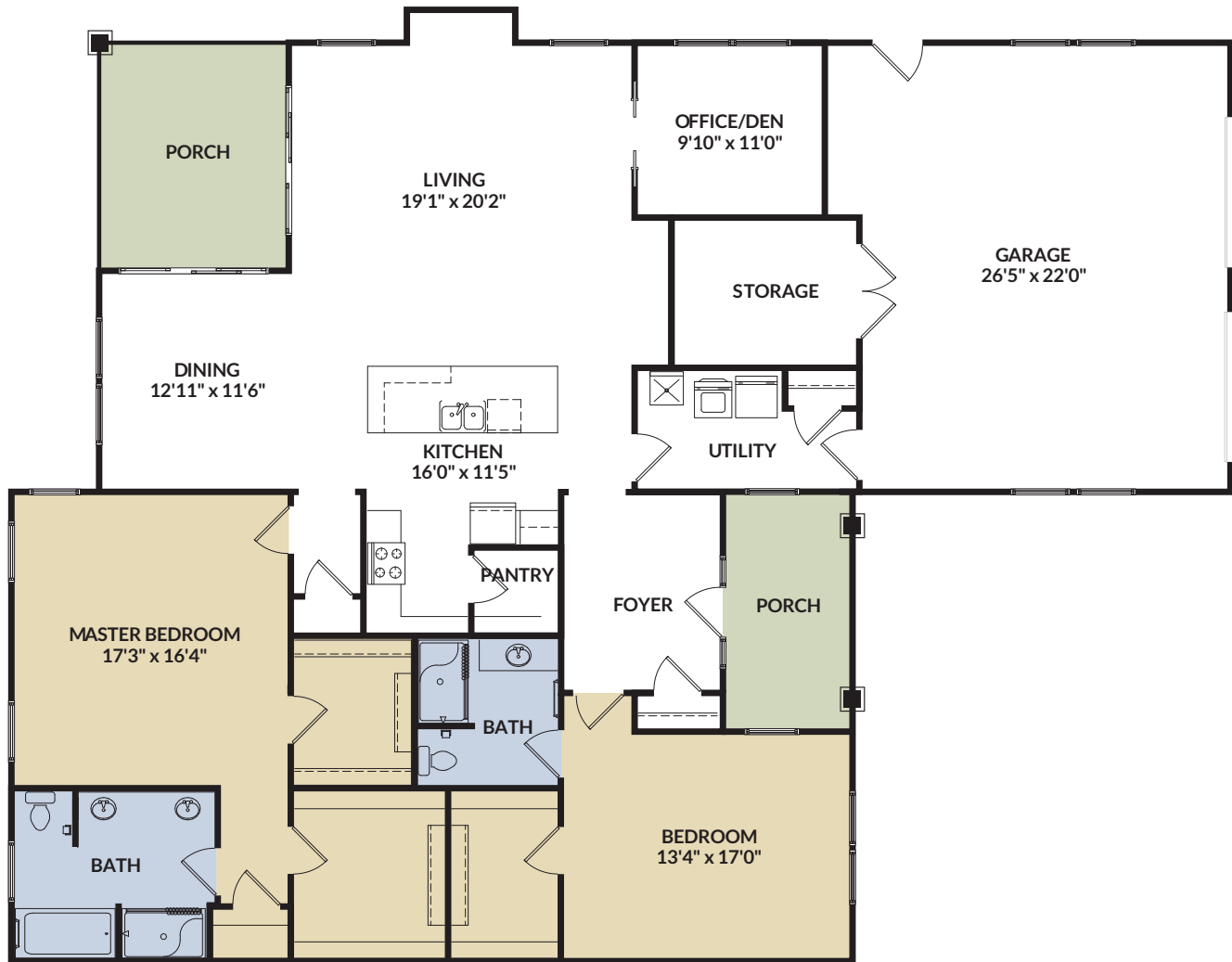
Two Bedroom Villas



Hanover

2480

TOTAL SQ FT (+/-)



Montgomery

2910

TOTAL SQ FT (+/-)

Ready to Move?

We have the perfect home for you.

① **Submit a Formal Application**

A \$300 non-refundable application fee should be submitted along with your signed residency application, a completed financial application and if applying for the Ready List, a signed medical release form. You are then assigned a sequence number, which is only activated when the application is processed.

When you apply to Carolina Meadows we do a careful screening of your individual finances using a nationally recognized actuarial model. We understand that each person's financial picture is unique, so we analyze each one carefully. To learn more about your own financial perspective, please contact the marketing department.

② **Choose Between the Waiting and Ready List**

You may choose to join the Waiting List or the Ready List. The choice depends on several important factors.

Waiting List

If you are unaware of your time-frame for moving or you are unsure about Carolina Meadows being your next residence, you may join our Waiting List. You will be assigned your sequence number which can be used at a later date if you should decide to join the Ready List. Being a Waiting List member also allows you to get to know Carolina Meadows' lifestyle with the option to attend lectures and dine in any of our on-campus venues.

Ready List

The Ready List is for those who have decided that Carolina Meadows will be their future residence. Joining the Ready List allows you to begin to be

offered your selected floor plan once it becomes available. You will be added to the Ready List based on your assigned sequence number. Depending on the floor plan, wait times will vary. Your sales counselor can give you a better understanding of your expected wait time once you are on the Ready List. Ready List members are invited to access all of our amenities including the wellness center, swimming pool, golf course and dining venues.

③ **Join a List**

Joining the Waiting List

To become a member of our Waiting List you will sign a Waiting List agreement. At that time, a \$3,000 refundable deposit is due. You may stay on the Waiting List as long as you wish but we would recommend an annual meeting with your sales representative. This will allow you to forecast how long you might wait once you join the Ready List.

Joining the Ready List

To become a member of our Ready List you will be asked to meet with members of our Administration as well as medical staff. Before the meeting you will need to provide a signed Medical Record Release form and an updated financial application with supporting documents. You will be notified officially by mail of your acceptance to Carolina Meadows. As a member of the Ready List you may choose up to four floor plans of your choice. We ask for a 5% deposit on the entry fee based on your largest floor plan. After signing the Ready List Agreement, you are placed on the Ready List according to your sequence number.

④ Select the Finishes for Your New Home

Once you have accepted a home, you will be given the chance to meet with our options coordinator. This is the time to select your finishes and make any modifications to your accepted home.

⑤ Conduct the Closing

After signing the Residency and Care Agreement you will pay the balance of your entry fee and the

Resident Assistance Fee. You will receive your keys and take possession of your home.

⑥ Welcome to Carolina Meadows

Once you move in, Carolina Meadows staff will meet you to review important information and answer any questions. You will also receive a visit from our Resident Welcoming Committee and an invitation to the Carolina Meadows Newcomers Club meeting soon after you arrive.







A Continuing Care Retirement Community

1-800-458-6756
CAROLINAMEADOWS.ORG

100 Carolina Meadows, Chapel Hill, NC 27517-8505



Schedule of Fees and Payments

Independent Living Fee Schedule

The entry fees for the villas and apartments reflect a base price per unit. Additional modifications to individual homes may cause these prices to increase. All square footage figures are approximate measurements.

APARTMENTS		SQ. FT. (+/-)*		EQUITY ADVANTAGE	MONTHLY FEE	
MODEL	TYPE	TOTAL		ENTRY FEE	SINGLE	DOUBLE
Edgecombe	One Bedroom	717		\$127,200	\$2,769	\$3,713
Lenoir	One Bedroom Expanded	790		\$144,100	\$2,824	\$3,768
Forsyth	One Bedroom with Den	1007		\$203,200	\$2,846	\$3,790
Iredell	Two Bedroom	1187		\$255,500	\$3,010	\$3,954
Julian	Two Bedroom with Den	1302		\$286,900	\$3,046	\$3,990
Halifax	Two Bedroom	1312		\$288,100	\$3,046	\$3,990
Kinston	Two Bedroom with Den	1607		\$355,200	\$3,090	\$4,034

VILLAS		SQ. FT. (+/-)*		EQUITY ADVANTAGE	MONTHLY FEE	
MODEL	TYPE	INTERIOR	GARAGE	ENTRY FEE	SINGLE	DOUBLE
Albemarle	Two Bedroom	1180	264	\$295,300	\$3,071	\$4,015
Cumberland	Two Bedroom	1502	264	\$385,700	\$3,117	\$4,061
Brunswick	Two Bedroom	1566	264	\$403,700	\$3,122	\$4,066
Davidson	Two Bedroom with Den	1584	264	\$423,000	\$3,123	\$4,067
Chatham	Two Bedroom	1656	312	\$462,300	\$3,140	\$4,084
Manchester	Two Bedroom	1722	325	\$503,400	\$3,147	\$4,091
Fairfax	Two Bedroom	1775	312	\$511,400	\$3,148	\$4,092
Regent	Two Bedroom with Den	1822	288	\$532,000	\$3,187	\$4,131
Caldwell	Two Bedroom	1741	540	\$539,900	\$3,212	\$4,156
Hanover	Two Bedroom	1898	540	\$564,400	\$3,252	\$4,196
Madison	Two Bedroom	2011	534	\$579,400	\$3,259	\$4,203
Montgomery	Two Bedroom with Den	2213	601	\$591,100	\$3,315	\$4,259

DISCOVER CAROLINA MEADOWS 1-800-458-6756

ALL FEES, PAYMENTS AND BENEFITS ARE EFFECTIVE JANUARY 1, 2018 AND ARE SUBJECT TO CHANGE PERIODICALLY. *DUE TO ADDITIONS AND MODIFICATIONS, SQUARE FOOTAGE IS APPROXIMATE (+/-). IN MANY CASES VILLAS HAVE ADDED HEATED AND COOLED SQUARE FOOTAGE.



Monthly Service Fee Includes:

- Pro-rated Property Taxes
- Emergency Call System
- Grounds Care
- Building Maintenance and Insurance
- Security
- Water and Sewer
- Trash Removal Programs
- Scheduled Transportation
- Internet and Cable TV
- Administration Costs
- Use of Common Facilities



Dining Account:

Residents are required to spend a minimum of \$250 per person per month in any of our six dining venues.

Flexible billing is available.



Utilities:

Residents are responsible for gas and electric expenses. Utilities are individually metered at each residence.



Concierge Services:

Residents Enjoy a Menu of Services Such as: Housekeeping, Information Technology Assistance, Private Transportation and Catering

CAROLINAMEADOWS.ORG

REVISED DECEMBER 2017





Schedule of Fees and Payments

Assisted Living Fee Schedule

Carolina Meadows Assisted Living accommodations include 24-hour staff, all daily meals, snacks, housekeeping services, and planned and supervised recreational activities. The Green at the Fairways provides a specialized environment and staffing for memory support. All accommodation fees are calculated on a per diem basis and are billed in advance.

THE FAIRWAYS	SINGLE OCCUPANCY	DOUBLE OCCUPANCY
One Bedroom	\$221 per day	N/A
One Bedroom Expanded	\$248 per day	\$329 per day
Two Bedroom	N/A	\$354 per day

MEMORY CARE AT THE GREEN	SINGLE OCCUPANCY
Private Room	\$281 per day

Health Center Fee Schedule

Carolina Meadows' Health Center accommodations include 24-hour nursing care, all daily meals, snacks, housekeeping services, and planned and supervised recreational activities. All accommodation fees are calculated on a per diem basis and are billed in arrears.

THE PINES	PER DIEM CARE
Nursing, Private	\$341
Nursing, Semi-private	\$325



Resident Assistance Fee

SINGLE OCCUPANCY
\$8,500

DOUBLE OCCUPANCY
\$17,000

The resident assistance fee is a one-time payment required of all incoming residents. It is due prior to occupancy and is non-refundable. The fee entitles residents to be covered under the financial assistance clause specified in the Residency and Care Agreement. Carolina Meadows has established a Residents' Assistance Fund to allow a limited number of residents to continue living at Carolina Meadows if, due to circumstances beyond their control, they can no longer pay the fees and charges due to us. Financial assistance is determined on an individual basis and there is no guarantee of assistance to any individual resident.

