



THE NUMBERS ADD UP

Financial Guide to Senior Living

The Gatesworth Residents Ted Weiner,
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and Bud Drennan, retired stock broker
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Moving into senior living is a big decision. For many seniors, it involves letting go of a longtime family home. It is a decision that looks different for everyone. And there may be many tough decisions ahead—one of them being which type of community to choose—investment or rental. This decision can impact your financial future, and it is important to understand the available options and financial structures.

“Once I made up my mind to move from my home of 48 years, the question became, do I want to buy a condo in Clayton? Or do I want to make one leap? I made the right decision for me.”

— Resident Bud Drennan



Typical Types of Senior Living Communities

Understanding the Terminology for Senior Living Options

Investment Communities

Investment communities require a large initial entrance fee (sometimes referred to as a “buy-in”) and a monthly service fee. Generally, entry fees cannot be financed.

Rental Communities

Rental communities require no entry fees. Rent and community fees are paid monthly. This reduces the amount you need to pay at any given time and allows you to maintain your capital and continue to invest, so your assets are available when you need them.

Continuing Care Retirement Community or Life Plan Community

A Continuing Care Retirement Community (CCRC), or Life Plan Community, offers a full spectrum of support for seniors’ changing needs—from independent living to assisted living, all the way to memory care and skilled nursing.

Many older adults and their families feel these communities offer peace of mind because whatever the future holds, needs can be met on campus, with rarely a need to relocate to a different care provider.

Advantages of a Rental Community

Tips to Reference When Making a Decision That is Right For You

Limiting Financial Risk

Buying into senior living is similar to buying a house—you own the unit. That means, the owner's financial stability is directly related to that of the community.

If the owner needs a higher level of care or passes away, a percentage of the sale price is only returned when the unit is resold.

With no entrance fee for a rental community, you can save on your initial investment. It is usually the least expensive path to downsizing. Also, you won't pay upfront for future care; thus, you'll only pay for what you need and use.

Flexibility

At a rental community, you have flexibility. For instance, you may move should your loved ones relocate or your needs change.

Weighing All Pros and Cons

Perhaps the most significant item to consider is what you are getting for your money. Read your contract carefully. The level of service, amenities and lifestyle options will determine your ongoing quality of life. Community offerings should match your priorities and the life you envision for yourself.

It is also a great idea to talk with friends or family who may already live at a community.



“The advantage of doing a rental format is that you maintain your capital, so you may keep investing. Even if the market does go down, you still have the full principal generating an income stream.”

— Resident Ted Weiner



The Gatesworth Makes Sense

The Gatesworth offers lasting financial security, along with an array of amenities and high quality of service that continues to exceed expectations. *We invite you to begin your research with us—even if you are still years away from making a move.* We're proud of our community and our residents. For more information or to speak with one of our leasing counselors, please contact The Gatesworth at (314) 993-0111.



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