Good Samaritan
WEST HIGHLAND ESTATES

A Life Lease Retirement Community for Active Seniors

The Good Samaritan West Highland Estates is a quality Seniors’ retirement community offering the advantage of Life Lease tenancy.

- Lakefront retirement living
- Spacious 1 and 2 bedroom suites
- Optional meal services

- Secure, heated, underground parking
- Car wash bay and workshop
- Guest suites
- Social gathering room

Location

Good Samaritan West Highland Estates is located just minutes from shopping centres, grocery stores, restaurants, banks and movie theatre.

2681 Garry Drive West
Lethbridge, AB T1J 5A2

Phone: 403-380-6275
www.gss.org
Building Features and Amenities

- Two guest suites
- Lounge/living room with fireplace
- Recreation room with billiard table
- Hairdresser
- Large main entrance lobby
- Secure entrance system
- Storage lockers
- Air conditioned main areas

Programs

Two Activity Schedules

- Life Lease residents have the option of joining activities such as crafts and exercise groups at West Highland Centre.
- Activities coordinated by Life Lease residents. Examples of activities include movie nights, bridge club and morning coffee.

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A NEW LIFESTYLE

Key Benefits

**Of Retirement Living**

- **Peace of Mind, Safety and Security**
  - Controlled access security
  - Fire alarm system includes full fire suppressing sprinkler system
  - Summer and winter maintenance whether you are at home or away vacationing

- **Leisure and Social Opportunities**
  - Independent, but carefree living
  - Socialize with others in the comfort of the fireside lounge, or invite new friends to your own suite
  - Take advantage of the games room with pool table, exercise room with treadmill and recumbent bike

- **Flexibility and Choice**
  - As your needs and preferences change, you may access a variety of support services including meals, recreational and social programming

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WHAT IS LIFE LEASE?

Key Benefits

Value

- Not-for-profit ownership and operation means affordable rent
- Your equity is freed up to invest or use where you need it most - savings, traveling, family, etc.

Ease of Estate and Financial Planning

- The entrance fee is refunded to the tenant or estate, once the lease is terminated or upon death of tenant
- The Good Samaritan Society is responsible for re-leasing the suites.

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WHAT IS LIFE LEASE?

How does Life Lease work?

The Life Lease program at West Highland Estates requires tenants to make a one-time financial contribution (the Entrance Fee) which is based on a percentage of the cost or value of the Life Lease unit. The balance of the unit cost or value is financed by The Good Samaritan Society with a mortgage. The Entrance Fee is refundable upon termination of the lease.

Life Lease tenants also pay monthly rent to cover the share of operating and financing costs attributed to their unit. Both the Entrance Fee and rent amount are assigned to each apartment unit based on size, location, and features.

Life Leases can be terminated with 90 days’ notice. The Entrance Fee is refunded within 90 days of termination of the lease, or within 90 days of the suite being re-leased, whichever is earlier.

An administration fee of up to 6% of the unit cost will be deducted from the Entrance Fee Refund to cover administration and re-leasing costs. Unpaid rents and damages may also be deducted from the refund, if applicable.

Entrance Fees are secured by a second mortgage against West Highland Estates in favour of all life lease tenants. The second mortgage is held and registered by a trustee on behalf of all the Life Lease Tenants.
The Good Samaritan Society

The Good Samaritan Society is a Lutheran not-for-profit social service organization. The mission of The Good Samaritan Society is to extend Christian Hospitality through a continuum of care to those in need or at risk, regardless of race or religious belief.

The Good Samaritan Society has developed and implemented several innovations in care and housing and provides support and services to help all residents feel at home and become an integrated part of the local neighborhood. West Highland Estates is a community within Lethbridge. Family members of our residents become involved with events and activities at West Highland Centre.

The entire community benefits from the unique contributions and interests of those who reside, work, volunteer, and visit the building. Together, our goal is to create a friendly, home-like community.

Our Values
Reflecting Christian Hospitality, the values of The Good Samaritan Society are:

- **HEALTHY RELATIONSHIPS** - In a spirit of compassion, we work in supportive partnerships and open our hearts to others by affirming their goodness and potential.
- **HOSPITABLE ENVIRONMENTS** - We provide safe, comfortable communities inspiring involvement, where people experience a sense of caring, belonging and purpose.
- **SERVANT LEADERSHIP** - We lead through giving of ourselves in service to others, by acting with courage in a trustworthy and ethical manner.

Our Commitment
At The Good Samaritan Society, while we understand and care for the unique needs of residents and clients, we also address their social and spiritual needs.

Through Christian hospitality, we strive to create a free and friendly environment where we can reach out to our residents as fellow human beings and invite them into a friendly and empowering relationship of care.
**Good Samaritan**  
**WEST HIGHLAND ESTATES**

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Your monthly rent includes;
- Utilities
- Building insurance
- Realty taxes
- Reserves for capital replacements
- All building and grounds maintenance
- Security and management costs

**Note:** Add $5000 to Entrance Fee for all 4th floor units, as these units feature raised ceilings and larger living room windows.

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Square Footage</th>
<th>Refundable Entrance Fee</th>
<th>Base Monthly Rent</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>690</td>
<td>$40,500</td>
<td>$1043</td>
</tr>
<tr>
<td>1 bedroom, 1 bathroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>1000</td>
<td>$57,000</td>
<td>$1261</td>
</tr>
<tr>
<td>2 bedrooms, 1 bathroom</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td>1132</td>
<td>$63,000</td>
<td>$1340</td>
</tr>
<tr>
<td>2 bedrooms, 2 bathrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>1332</td>
<td>$74,000</td>
<td>$1476</td>
</tr>
<tr>
<td>2 bedrooms, 2 bathrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>1168</td>
<td>$65,000</td>
<td>$1363</td>
</tr>
<tr>
<td>2 bedrooms, 2 bathrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F</td>
<td>1376</td>
<td>$76,000</td>
<td>$1503</td>
</tr>
<tr>
<td>2 bedrooms, 2 bathrooms</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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## Optional Services

<table>
<thead>
<tr>
<th>Service</th>
<th>Monthly Fee*</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Meals</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Breakfast</td>
<td>$150</td>
<td>$100/$5.00 Price are per person. Meals are served in the family dining room in the Assisted Living building.</td>
</tr>
<tr>
<td>Lunch</td>
<td>$210</td>
<td>$140/$7.00</td>
</tr>
<tr>
<td>Dinner</td>
<td>$210</td>
<td>$140/$7.00</td>
</tr>
<tr>
<td>Package (all three meals)</td>
<td>$570</td>
<td></td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional underground stall</td>
<td>$30</td>
<td>One parking stall is included with each Life Lease apartment. Additional covered stalls are subject to availability.</td>
</tr>
<tr>
<td>Additional outdoor stall</td>
<td>$15</td>
<td></td>
</tr>
<tr>
<td><strong>Guest Suite</strong></td>
<td>$55/night</td>
<td>Suites are reserved at the front desk in the Assisted Living building.</td>
</tr>
</tbody>
</table>

- Prices are subject to change.

January 2013

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PLAN A
1 bedroom, 1 bathroom
690 sq.ft.

BEDROOM
13'-4" x 11'-4"

LIVING / DINING
19'-4" x 12'-0"

KITCHEN
11'-2" x 8'-0"

BALCONY
12'-6" x 8'-0"

BATHRM

ENTRY

UTILITY
dryer
washer

pantry

range

PLAN A
1 bedroom, 1 bathroom
690 sq.ft.
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PLAN B

2 bedrooms, 1 bathroom
1000 sq.ft.
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PLAN B (End Suite)

2 bedrooms, 1 bathroom
1000 sq.ft.

2 bedrooms,
1 bathroom
1000 sq.ft.
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PLAN C
2 bedrooms, 2 bathrooms
1132 sq.ft.

BALCONY
13'-6" x 8'-0"

BEDROOM 2 or DEN
10'-0" x 9'-6"

LIVING / DINING
22'-10" x 13'-4"

BEDROOM 1
11'-8" x 12'-2"

CLOSET

BATHRM 1

BATHRM 2

UTILITY

ENTRY

KITCHEN
14'-0" x 8'-6"
PLAN C (End Unit)

2 bedrooms, 2 bathrooms
1132 sq.ft.
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PLAN D

2 bedrooms, 2 bathrooms
1332 sq.ft.

BEDROOM 2 or DEN
12'-6" x 11'-0"

LIVING ROOM
16'-0" x 15'-0"

BALCONY
12'-4" x 8'-4"

DINING ROOM
12'-0" x 12'-0"

BEDROOM 1
14'-0" x 11'-4"

KITCHEN

ENTRY
9'-6" x 4'-6"

BATH 1

BATH 2

CLOSET

UTILITY
9'-6" x 7'-6"
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PLAN E

2 bedrooms, 2 bathrooms
1168 sq.ft.
PLAN F

2 bedrooms, 2 bathrooms
1376 sq.ft.