



# An Investment for Your Future.

Moving to St. John's Herr Estate is about so much more than relocation! It's an investment in your future, freeing you of the responsibilities and hassles of homeownership, enabling you to do the things you love and offering you the security of quality care.

St. John's offers two convenient entrance fee plans, allowing you to *choose* the option that best suits your needs.

## Traditional Entrance Fee Plan

This plan requires a lower upfront investment to move to St. John's Herr Estate. The refundable portion of the entrance fee balance declines at a rate of 2% each month. After 50 months (4 years, 2 months), there is no remaining balance.

## Asset Preservation Entrance Fee Plan

This plan preserves your assets by guaranteeing a 75% refund of the original entrance fee paid to the resident(s) or their estate after the residence is vacated and re-occupied.

*A financial review of each applicant will be conducted to determine whether they have the required assets over and above the entrance fee and monthly service fee. Our Sales Counselor can provide further information.*

 **St. John's Herr Estate**  
A Luthercare Community



*We are a pet-friendly community!*



## Cottages

Cottage residents enjoy expansive views of our rolling green lawns with easy access to all campus amenities. Cottages come in a variety of two-bedroom designs. Find the one that's perfect for you!

Entrance Fee Plans			
Cottage Style	Traditional	Asset Preservation	Monthly Service Fee
<b>Two Bedroom</b>	\$164,095—\$280,272	\$298,184—\$509,293	\$1,257—\$1,855

Second-occupant monthly fee is \$130.

*Included in your cottage monthly service fee:*

- Interior & exterior home maintenance
- Utilities included (heat, a/c, electricity, water & sewer)
- Landscaping services & snow removal
- 24-hour emergency call response
- Access to dining
- Trash disposal & recycling

## Apartments

For those who enjoy the convenience of apartment living and easy access to our amenities, we offer a variety of one- and two-bedroom options.

Entrance Fee Plans			
Apartment Style	Traditional	Asset Preservation	Monthly Service Fee
<b>One Bedroom</b>	\$59,635—\$90,456	\$108,364—\$164,372	\$1,663—\$2,151
<b>Two Bedroom</b>	\$86,973	\$158,042	\$2,037

Second-occupant monthly fee is \$130.      \$125 dining credit per apartment.  
Additional storage can be rented within the apartment building when available.

Effective January 1, 2025

*Included in your apartment monthly service fee:*

- Interior & exterior home maintenance
- Utilities included (heat, a/c, electricity, water & sewer)
- 24-hour emergency call response
- Trash disposal & recycling