

# MANOR APARTMENTS

## Apartments complete with all the beauty plus built-in convenience

- 40 studio, one- and two-bedroom apartments
- Steps away from the tranquil serenity of our 35-acre wooded campus and walking trail
- Large closets, some walk-in
- Gas and electric utilities included
- Computer access in lounge areas
- Weekly housekeeping and laundry services
- Access to everything our Manor Building has to offer, all under one roof
- Fully-equipped kitchens, with the exception of studios
- Underground parking stalls available for a fee and based on availability

### Option A – Monthly Fee

This option requires a monthly fee, but no accommodation fee.

### Option B – Monthly Fee with Accommodation Fee\*

Offers a lower monthly fee and requires an accommodation fee paid upon admission. Should a resident vacate the home before 10 years, Evergreen will retain 10% of the accommodation fee for each year of residency. The resident or estate will be refunded the remaining percentage.

*\*Other finance options are available. They require larger accommodation fees and guarantee either a 50% or 95% refund of the accommodation fee.*

| Manor Apartments                                    | Option A – Monthly Fee<br>No Accommodation Fee | Option B – Accommodation Fee<br>Plus Monthly Fee* |
|---|--|---|
| <b>Oshkosh</b> - Studio - 218 Sq. Ft.               | <b>\$2,179 per month</b>                       | <b>\$26,600 plus \$1,863 per month</b>            |
| <b>Wisconsin</b> - Studio - 319 Sq. Ft.             | <b>\$2,603 per month</b>                       | <b>\$39,100 plus \$2,139 per month</b>            |
| <b>Winnebago I</b> - One-Bedroom - 536 Sq. Ft.      | <b>\$3,461 per month</b>                       | <b>\$65,600 plus \$2,682 per month</b>            |
| <b>Fox Valley I</b> - One-Bedroom - 586 Sq. Ft.     | <b>\$3,624 per month</b>                       | <b>\$71,600 plus \$2,774 per month</b>            |
| <b>National I</b> - One-Bedroom - 587 Sq. Ft.       | <b>\$3,626 per month</b>                       | <b>\$71,800 plus \$2,774 per month</b>            |
| <b>American II</b> - Two-Bedroom - 855 Sq. Ft.      | <b>\$4,587 per month</b>                       | <b>\$104,900 plus \$3,342 per month</b>           |
| <b>International II</b> - Two-Bedroom - 906 Sq. Ft. | <b>\$4,745 per month</b>                       | <b>\$110,800 plus \$3,430 per month</b>           |

*Additional monthly fee of \$606 for second person.  
Rates effective January 1, 2026. All payments due upon receipt. Pet deposit may be required as appropriate.*



Evergreen Retirement Community, Inc.  
1130 North Westfield Street – Oshkosh, WI 54902  
(920) 233-2340