



CONTINUING CARE PREFERRED

Apartment Type	Single Monthly Fee Starting At	Double Monthly Fee Starting At	Entrance Fee Starting At	Entrance Fee 50% Rebate Starting At	Second Person Entrance Fee
Studio	\$4,660	N/A	\$165,974	\$234,551	N/A
One Bedroom	\$5,721	\$8,003	\$328,900	\$464,900	\$26,400
Two Bedroom	\$7,224	\$9,400	\$610,900	\$862,900	\$26,400
Duplex	\$8,359	\$10,455	\$1,033,900	\$1,460,900	\$26,400

CONTINUING CARE

Apartment Type	Single Monthly Fee Starting At	Double Monthly Fee Starting At	Entrance Fee Starting At	Entrance Fee 50% Rebate Starting At	Second Person Entrance Fee
Studio	\$4,660	N/A	\$150,559	\$212,771	N/A
One Bedroom	\$5,721	\$8,003	\$298,900	\$421,900	\$24,000
Two Bedroom	\$7,224	\$9,400	\$554,900	\$783,900	\$24,000
Duplex	\$8,359	\$10,455	\$939,900	\$1,327,900	\$24,000



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Through the payment of an Entrance Fee (a non-equity agreement) and Monthly Fee, The Sequoias Portola Valley provides freedom from the responsibilities of home ownership in addition **to a potential tax advantage in the form of a pre-paid medical expense deduction.** Certain age & other restrictions apply. Please consult your tax advisor. RCFE License No. 410500567 COA #075 Revised 12/31/2022.

Services and Amenities

Dining

- Three Meals/Day or Flexible Meal Plan
- Take-out Service Available

Housekeeping

- Housekeeping & Linen Service

Fitness and Wellness

- Fitness Center
- Wellness Lectures & Programs
- Exercise, Balance & Yoga Classes
- Nearby Walking Trails to Open Space Preserve
- Indoor Swimming Pool & Spa, Aquacize Classes

Activities

- Education Programs, Movies
- Lawn Bowling, Putting Green
- Live Entertainment, Concerts, Chamber Music
- Woodworking
- Local Scheduled Transportation Available



Other Services & Amenities

- Library, Daily Newspapers
- Beauty Salon for Men & Women (*additional fee*)
- Massage therapist (*additional fee*)
- Art Gallery
- Community Garden
- Gift Shop
- Utilities
- 24-Hour Emergency Call System in Each Apartment
- Individual Temperature Control
- Carport Parking (*additional fee*)
- Digital TV Screens for Daily Activities (*also Broadcast on TV in Apartments*)
- Physicians On-Site During Scheduled Hours
- Memory Care
- Skilled Nursing
- Assisted Living
- Clinic with Nursing Services
- Rehabilitation Center (*may have additional fee*)
- Physical Therapy
- Occupational Therapy
- Speech Therapy





CONTRACT OPTIONS

The Sequoias Portola Valley offers several contract options.
Choose the one that's right for you.

Continuing Care Preferred Contract*

When you select this contract option, your monthly fees will increase as your need for care increases. Standard independent living monthly fees only increase if you need services provided in assisted living, memory care, or skilled nursing. Fees in these higher levels of care will be discounted 10% off the market rate and may be covered, in part, if you have long-term care insurance.

Continuing Care Contract*

This contract option is designed to increase your monthly fees as your need for care increases. Base monthly fees in independent living only increase if you need services provided in assisted living, memory care, or skilled nursing. Fees in these higher levels of care will be charged at market rates and some fees may be covered by your long-term care insurance.

*50% Repayment Contract

Versions of both contract types are available with a 50% repayment option. This version is a great choice for people who want to benefit their estate.



Value Comparison Worksheet

This worksheet will help you compare your current lifestyle expenses to the affordable lifestyle benefits enjoyed by The Sequoias' residents. Begin by examining your current expenses, converting annual expenditures to monthly expenses. Then compare your costs to the value of the monthly fee at The Sequoias.

MONTHLY EXPENSES

	YOUR HOME	THE SEQUOIAS
• Mortgage/rent (or monthly fee at The Sequoias)	\$ _____	\$ _____
• Property taxes	\$ _____	Included
• Utilities (gas, electric, water, sewer, garbage removal, cable)	\$ _____	Included
• Home maintenance/repairs (plumbing, roofing, major appliance repair, painting, pest control, electrical, storm damage, etc.)	\$ _____	Included
• Homeowners association fees/assessments	\$ _____	Included
• Landscaping maintenance	\$ _____	Included
• Food expenses (groceries, dining out, gratuities)	\$ _____	Included
• Domestic help (housekeeper, laundry, etc.)	\$ _____	Included
• Security (patrol, smoke, fire alarms, etc.)	\$ _____	Included
• Healthcare (physician services, hospitalization, assisted living, skilled nursing, and memory care)	\$ _____	Included
• Call system (24-hour monitoring of resident call system if such were available in the home)	\$ _____	Included
• Transportation (car payment, fuel, maintenance, repairs, and insurance)**	\$ _____	Included
• Entertainment, social, and cultural programs and events	\$ _____	Included
• Fitness membership and fees (pool and gym)	\$ _____	Included
TOTAL MONTHLY EXPENSES	\$ _____	\$ _____

* Transportation is available to local medical appointments, shopping, church services, and scheduled cultural events and scenic drives.