

Some Local CCRCs By Contract Type

Community	Extensive	Modified	Fee/Svc	Equity	Rental
The Cardinal					✓
Carol Woods		✓			
Carolina Meadows			✓	✓	
The Cedars			✓	✓	
Croasdaile Village			✓		
The Cypress			✓	✓	
The Forest at Duke		✓			
Galloway Ridge	✓				
Searstone	✓				
The Templeton of Cary					✓
Twin Lakes			✓		

Typical Long Term Care Costs

	2020 Costs		
	Home Health Care	Assisted Living	Skilled Nursing ^b
Median Cost - Durham ^a	\$ 157 / day	\$ 183 / day	\$ 280 / day
CCRC Type of Contract (2018 fees)			
Fee-for-Service ¹		\$ 227 / day	\$ 350 / day
Modified Contract ²		\$ 163 / day	\$ 198 / day
Extensive ³		No Add'l Charge	No Add'l Charge

a. Genworth Annual Survey (2020) / Durham Area

b. Private Room

1. Carolina Meadows

2. Carol Woods

3. Galloway Ridge

Range in Costs (Double Occupancy)

CCRC	Buy-In (Rounded)	Monthly Fee \$ / Month
Carol Woods	Cottages: \$185,000 - \$477,000 Apartments: \$190,000 - \$364,000	\$4,296 - \$6,473 \$4,342 - \$5,987
Carolina Meadows	Villas: \$318,000 - \$620,000 Apartments: \$147,000 - \$379,000	\$4,640 - \$4,910 \$4,314 - \$4,660
The Cedars	Purchase price negotiated with seller. Community fee 10% of purchase price.	\$5,444 - \$8,219 \$4,509 - \$7,039
Croasdaile Village	Cottages: \$222,000 - \$377,000 Apartments: \$65,000 - \$343,000	\$5,008 - \$5,653 \$3,161 - \$5,603
Galloway Ridge	Cottages: \$340,000 - \$772,000 Apartments: \$265,000 - \$478,000	\$5,130 - \$7,160 \$4,318 - \$6,793
The Forest at Duke	Cottages: \$290,000 - \$562,000 Apartments: \$120,000 - \$277,000	\$6,319 - \$7,240 \$4,703 - \$6,571
<small>Copyright 2019</small> Twin Lakes	Garden Homes: \$333,000 - \$430,000 Apartments: \$60,000 - \$95,000	\$3,152 - \$3,663 \$2,213 - \$2,704

Range in Costs (Single Occupancy)

CCRC	Buy-In (Rounded)	Monthly Fee \$ / Month
Carol Woods	Cottages: \$150,000 - \$442,000 Apartments: \$97,000 - \$329,000	\$3,086 - \$5,263 \$2,466 - \$4,777
Carolina Meadows	Villas: \$310,000 - \$611,000 Apartments: \$138,000 - \$371,000	\$3,428 - \$3,698 \$3,102 - \$3,448
The Cedars	Purchase price negotiated with seller. Community fee 10% of purchase price.	\$4,007 - \$6,782 \$3,072 - \$5,652
Croasdaile Village	Cottages: \$214,000 - \$365,000 Apartments: \$57,000 - \$335,000	\$3,783 - \$4,428 \$1,936 - \$4,378
Galloway Ridge	Villas: \$297,000 - \$729,000 Apartments: \$222,000 - \$435,000	\$3,889 - \$5,919 \$3,077 - \$5,880
The Forest at Duke	Cottages: \$262,000 - \$534,000 Apartments: \$92,000 - \$249,000	\$4,726 - \$5,708 \$3,110 - \$4,978
<small>Copyright 2019</small> Twin Lakes	Cottages: \$318,000 - \$415,000 Apartments: \$55,000 - \$90,000	\$2,512 - \$3,023 \$1,483 - \$1,940