



## **Downtown Sarasota's Premier Rental Retirement Residence**

**RENT-LOCK PROGRAM  
To Help Secure Your Financial  
Stability and Peace of Mind**

## **No Rent Increases For Up to Ten Years!**

**When You Move into Alderman Oaks We Will Automatically Lock  
in the Current Rental Rate for a Minimum of Two Years.**

**Should You Wish to Extend Your RENT-LOCK Period Beyond Two  
Years, We Offer Creative Ways to Handle Your Up-Front Entry Fees  
to Establish RENT-LOCKS from Three to Five Years and Beyond.**



### **What Helps to Make Alderman Oaks Unique?**

- ☐ Privately-owned, Independent and Assisted Living
- ☐ Moderately-sized, intimate community
- ☐ Just a short walk or ride to area attractions such as Selby Gardens, Burns Court, Island Park, Main Street, theatres, beaches, and medical services
- ☐ Flexible transportation through alliance with ITNSunCoast and our own regularly-scheduled rides
- ☐ Great food that the residents "Brag" about
- ☐ Ongoing activities, events, and educational seminars, presented by area professionals
- ☐ Hearing Loop Systems in our Conference Room and apartments for hearing devices with T-Coil technology

**For More Information Call (941) 955-9099 or email [info@aldermanoaks.com](mailto:info@aldermanoaks.com)  
Alderman Oaks Retirement Center, Inc. ☐ 727 Hudson Avenue, Sarasota, FL 34236 (#AL8979)**

**AldermanOaks.com**



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### No Rent Increases For Up to Ten Years!

RENT-LOCK PERIOD	ADDITIONAL ENTRY FEE AMOUNT TO SECURE RENT-LOCK PERIOD	CUMMULATIVE SAVINGS FOR RENT-LOCK PERIOD	% RETURN FOR RENT-LOCK FEE
2 YEARS	NONE	NONE	NONE
3 YEARS	\$600	\$480	180%
4 YEARS	\$1,500	\$1,772	218%
5 YEARS	\$2,500	\$4,100	264%
6 YEARS	\$3,500	\$7,600	318%
7 YEARS	\$5,000	\$11,860	337%
8 YEARS	\$6,500	\$17,350	367%
9 YEARS	\$8,000	\$24,100	401%
10 YEARS	\$9,500	\$32,200	440%

#### Notes:

- Alderman Oaks is "Unique" in that our policy is to not increase apartment rents until after the end of the second year. In addition we have made it possible to lock in the starting rate for up to 10 years from move-in.
- The chart above shows the net savings and the % return on investment using our RENT-LOCK Program. The numbers in the chart are based on an apartment rent of \$3,000 with 3% annual increases. The actual fee that a resident pays would be proportional according to the actual cost of their apartment.
- This does not take into account any changes in fees due to a need for increased services or possible movement to a different apartment. We can also customize an agreement to include rate-locks on fees other than the rent itself.
- Current Entry Fees are \$2,000 for Independent Living and \$2,500 for Assisted Living.

(November 11, 2019)

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