



Mosaic
BY WILLOW VALLEY COMMUNITIES

Included in Your Mosaic Monthly Fee



Uncompromising attention to design and detail will offer plentiful conveniences, while highly trained Team Members provide best-in-class service.

- Type A Lifecare¹
- Real estate taxes and property insurance
- Favorable income tax benefits
- Utilities: Electricity, water, sewer, heat, air conditioning, trash
- Reserved garage parking
- Concierge desk service
- 24-Hour emergency assistance
- 24-Hour maintenance
- Weekly housekeeping
- City car service
- 24-hour doorman
- Digital concierge via Living Forward mobile app

¹ Mosaic's Type A Lifecare contract entitles you to short- or long-term personal care, memory care, or skilled care, if needed later, with no increase to your monthly fee.

Allow us to introduce you to the simple pleasures of a day at home. Mosaic Residents will enjoy these on-site amenities and services:

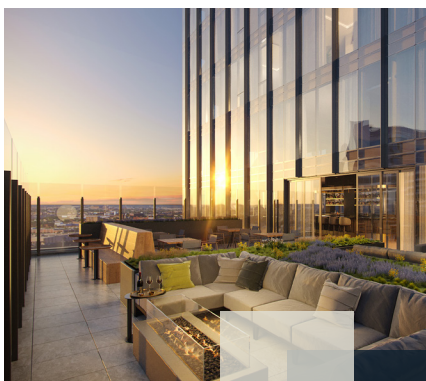
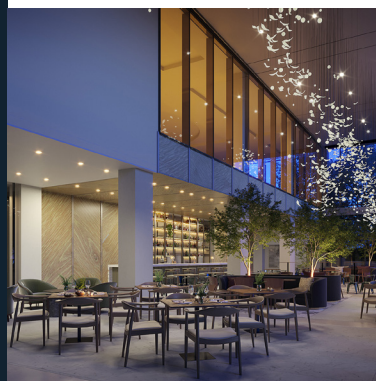
- Business center
- Outdoor spaces that include fire pits, shared BBQ grills, and entertainment space
- Wine tasting room
- Ballroom with raised stage
- Screening room
- Outdoor gardens for Resident use
- Bike repair shop and storage
- Billiards/Game room
- Kids' lounge
- Dog wash and grooming space
- Dog park
- Club lounge
- Private dining
- 4,000 sq. ft. retail space

Wellness comes naturally at Mosaic. Residents will delight in state-of-the-art fitness equipment and programming:

- 3-lane lap pool with ramped entry
- Innovative fitness center with cardio, weight, and functional training equipment
- Group exercise studio including Les Mills fitness programming
- Wellness suite
- Peloton cycles
- State-of-the-art cycle studio with full curved immersion screen
- Thoughtfully designed locker rooms including steam and sauna rooms

Residents will enjoy these dining and gathering spaces:

- Lobby-level bar/restaurant
- Rooftop bar & outdoor terrace



Other services offered for a fee:

- Physical, occupational, and speech therapy
- On-site Nurse Practitioner
- Climate controlled wine lockers
- Day spa





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Entrance and Estimated Monthly Fees
Effective May 1, 2023

Styles	Description	Sq.Ft.	Capital (Zero Refund)	Traditional (33% Refund)	*Estate (90% Refund)	**2027 MSF
MR-I	2 BR, 2½ Bath	1,592	\$642,600	\$755,700	\$1,111,800	\$4,923
MR-H	2 BR, 2½ Bath	1,597	\$649,600	\$763,700	\$1,123,800	\$4,923
MR-J	2 BR, 2½ Bath	1,620	\$669,600	\$786,700	\$1,158,800	\$4,986
MR-E	2 BR, 2½ Bath w/Den	1,772	\$752,600	\$884,700	\$1,301,800	\$5,333
MR-F	2 BR, 2½ Bath w/Den	1,830	\$798,600	\$938,700	\$1,381,800	\$5,491
MR-G	2 BR, 2½ Bath w/Den	1,885	\$838,600	\$985,700	\$1,450,800	\$5,554
MR-K	2 BR, 2½ Bath	1,940	\$858,600	\$1,008,700	\$1,485,800	\$5,680
MR-B	2 BR, 2½ Bath w/Den	2,012	\$879,600	\$1,033,700	\$1,521,800	\$5,806
MR-C	2 BR, 2½ Bath w/Den	2,188	\$965,600	\$1,134,700	\$1,670,800	\$6,185
MR-D	2 BR, 2½ Bath w/Den	2,246	\$979,600	\$1,151,700	\$1,694,800	\$6,311
MR-A	2 BR, 2½ Bath w/Den	2,451	\$989,600	\$1,162,700	\$1,712,800	\$6,690
PH-3	2 BR, 2½ Bath w/Den	2,370	\$978,600	\$1,149,700	\$1,692,800	\$6,564
PH-5	2 BR, 2½ Bath w/Den	2,401	\$982,600	\$1,154,700	\$1,699,800	\$6,627
PH-2	2 BR, 2½ Bath w/Den	2,437	\$995,600	\$1,169,700	\$1,722,800	\$6,690
PH-4	2 BR, 2½ Bath w/Den	2,484	\$998,600	\$1,173,700	\$1,727,800	\$6,753
PH-1	3 BR, 3½ Bath w/Den	3,338	\$1,432,600	\$1,683,700	\$2,478,800	\$6,943
Second Person Fee			\$40,000	\$47,000	\$70,000	\$1,840

High-rise Floors Premium Entrance Fee \$10,000 over Midrise

Penthouse (PH): Floors 16-20 | High-rise (HR): Floors 11-15 | Midrise (MR): Floors 3-10

Entrance Fees paid are reduced by 2% per month until the minimum refund amount is reached.

At Mosaic by Willow Valley Communities, your Monthly Service Fee includes our Lifecare coverage, which entitles you to short- or long-term personal care, skilled nursing care, or memory support, should you need it, at no extra cost. Maintenance, electricity, water, heating and cooling, trash removal, real estate taxes, and property insurance are also included in your Monthly Service Fee.

***The Estate Plan (90% refund) entrance fee option is available to those 79 years of age or younger.**

****2027 Monthly Service Fees are estimated**