



Lenbrook



Experience the Lenbrook
Difference.

Lenbrook is the only not-for-profit senior living community in Atlanta to earn national accreditation. Here you will discover an ideal blend of hospitality, beauty, choice and flexibility, devoted personal service, and the security of lifelong health services. Our unique offerings add up to a great overall value and exceptional lifestyle.



Overview

Experience the Lenbrook *Difference.*

Whether you choose from the residences in Lenox Tower or Brookhaven Tower, the benefits of Lenbrook are yours to enjoy. From a lovely one bedroom apartment home to a generous penthouse apartment home, your new residence comes complete with a carefree and maintenance-free lifestyle and beautiful interior appointments, including granite countertops, ceramic floors, energy-efficient appliances and walk-in closets. You'll appreciate the secure, assigned, covered parking and valet service. The community's stunning common areas are Gold Medal winners of the National Association of Home Builders' "Best of 50+ Housing Awards."

Lenbrook is long-recognized as a landmark destination for elegant senior living and self-discovery in beautiful Buckhead.

- Our campus offers new experiences, new friendships and a whole new perspective on life. Everything here is designed to enrich your life.
- From preservation of financial assets to active social opportunities to 24/7 on-site healthcare services, Lenbrook offers residents peace of mind and exceptional personal security in an unbeatable setting.

Overview

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Location



Lenbrook's neighborhood was once the edge of the wilderness, where a tavern owner mounted his hunting trophy, a buck's head. Today, Buckhead is at the heart of Atlanta life. The Robb Report rated Buckhead one of America's "10 Top Affluent Communities" for the beauty of its homes and the vitality of its commerce and cultural life.

Atlanta's preeminent retirement community is filled with great neighbors and friends. There are all sorts of activities that add vibrancy to life. And, if your health needs change, Lenbrook has options for you, then, as well. You have the security of knowing Lenbrook has you covered. Literally... all under one roof.

Near your Lenbrook address you'll discover:

- The Atlanta History Center
- The Georgia Aquarium
- The Atlanta Symphony
- The Cobb Energy Center
- The Woodruff Arts Center
- The Alliance Theater
- The High Museum of Art
- The Atlanta Botanical Gardens

Shoppers, you're only a mile from spectacular Lenox Square Mall and Phipps Plaza. And sports fans, you're within rooting distance of the Braves, the Falcons, and the Hawks! Minutes from nearby MARTA, you're always close to something exciting, even if you just choose to stay at Lenbrook.

Imagine

A world of convenience, where everything you desire is a just a few minutes away.

A world where the arts, entertainment, fine dining and outdoor cafés are so close, they're almost part of your backyard.

A unique, vibrant location where you will be within walking distance of shopping, professional services – and friends.

People Before Profits

Lenbrook was carefully conceived and developed with a distinct purpose and mission in mind – to meet the need for a unique community offering engaging, vibrant lifestyles filled with wonderment, connectedness, compassionate service and care.

To achieve this vision, Lenbrook opened its doors in 1983 as a not-for-profit Continuing Care Life Plan Community, offering independent living, personal care and skilled nursing all under one roof.

By creating a not-for-profit community, Lenbrook’s founders ensured a principle of “people before profits.” Quality of service to our residents is the barometer of our performance, not profits earned for owners or shareholders.

We offer distinct differences over our corporate counterparts – differences we encourage you to consider carefully as you look for the right community to call home.



Mission-driven management

Our mission-driven values and resident-centered approach make our management and operational style different. Lenbrook’s leadership and associates have the vision, passion and expertise to operate a truly exceptional community dedicated to fulfilling its mission.

True accountability

Lenbrook is governed by and accountable to an 11-member board of directors that is charged with ensuring ethical management, financial integrity and service excellence. In short, they have the responsibility to see that Lenbrook fulfills its purpose and vision. The credentials of Lenbrook’s board members read like a Who’s Who directory in business. They provide deep expertise in health care, senior living finance, commercial architecture and construction, operations and hospitality, management, marketing, human resources and information technology. In addition, the residents of Lenbrook have an active voice in the operation of their community through the Residents Association and 13 resident committees.



Not-for-Profit

Continuous reinvestment

As a not-for-profit community, any remaining funds after expenses are reserved for current or future investment into the community. Profits are not paid to outside investors. Instead, they benefit resident stakeholders through facility improvement and enhanced services and amenities.

Unique financial benefits

Being a 501(c)(3) not-for-profit organization provides Lenbrook with important tax advantages that translate into significant operational savings for the community and its residents.

- Lenbrook does not incur property taxes, which equates to an approximate annual savings of \$2 million in operating costs for our residents.
- Lenbrook does not pay federal income tax to establish reserves – another operational savings passed on to our residents.

A lifetime commitment

Lenbrook's principle of "people before profits" is evident in our commitment to provide care to residents even if they enter into financial hardship through no fault of their own. In our 30+ years, no resident has been asked to leave the community because of an inability to pay for his or her residence or care. The Lenbrook Foundation's Benevolence Fund exists to help provide this support under the appropriate circumstances.

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Nationally Accredited

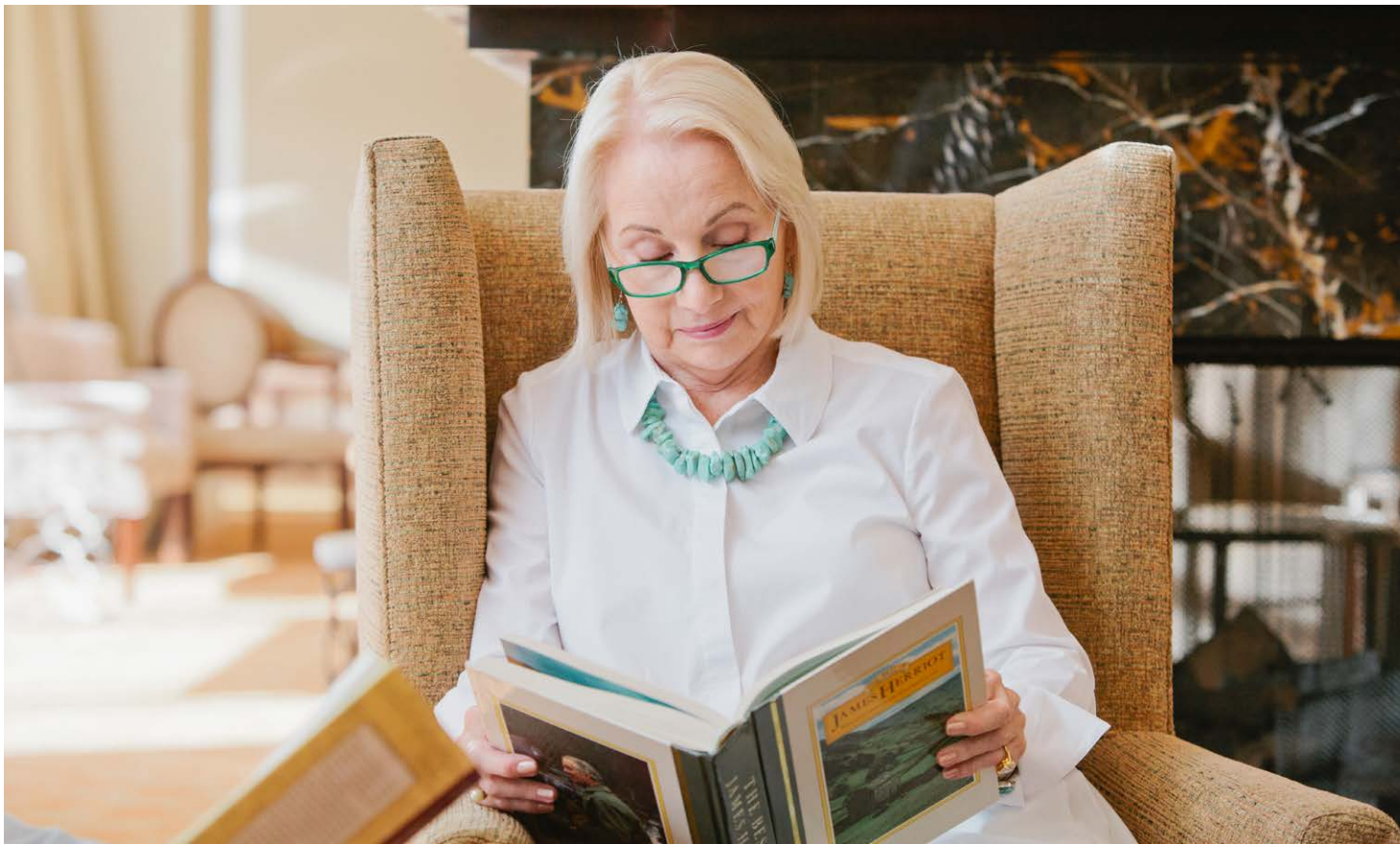
The Mark of Excellence in Senior Living

Choosing a senior living community is one of the most important decisions to make in retirement. Conducting thorough research is essential. Fortunately, there's one key measurement already in place to evaluate community excellence and compare senior living communities, just as there is for hospitals, academic institutions and many other service organizations. This measurement is referred to as "accreditation," and in senior living it is granted by the CARF accrediting body.

Who is CARF?

The Commission on Accreditation of Rehabilitation Facilities (CARF), a nonprofit accreditor founded in 1966 and serves a wide range of health and human services organizations worldwide. CARF has developed a comprehensive set of over 1,100 standards for operational excellence in Continuing Care Life Plan Communities.

You can learn more about CARF at www.carf.org.



Nationally Accredited

How is accreditation achieved?

Senior communities that are accredited by CARF undergo a rigorous and detailed application and evaluation process lasting about a year. It is a four-step process:

- Internal assessment of all programs and services
- Intensive training in more than 20 areas
- Written documentation and application
- On-site inspection, audit and interviews

Lenbrook is Atlanta's first and only not-for-profit Continuing Care Life Plan Community to achieve national accreditation by CARF. Accreditation provides assurance that the organization:

- Is guided by and demonstrates compliance with internationally recognized service standards and best practices
- Is committed to providing the best quality of care
- Openly welcomes peer and professional review of its operations
- Places its residents at the center of everything it does

Accreditation is also a reflection on the community's ongoing commitment to excellence; and with an accredited community, you have the additional peace of mind knowing that your community undergoes a rigorous third-party validation of its services, finances and operational quality on a regular basis.

It generally takes an organization about nine months to conduct the internal examination of its programs and practices and to prepare its written submission. Then, CARF sends a team of expert practitioners to survey and inspect the community and its operations, and to interview its residents, employees and board of directors. Once accredited, the community must submit annual quality compliance and financial reports to CARF during the five-year term of accreditation. In the fifth year, the community undergoes a full on-site survey again in order to re-earn accreditation.



Nationally Accredited

Why does accreditation matter?

Accreditation provides a third-party validation of the community's commitment to and ability to provide the highest quality of services and care. Because it's a five-year accreditation cycle with annual reporting, it's more than a snapshot in time – it provides an ongoing test and measurement of the CCRC's ability to continually improve and meet the changing needs of its residents.

With an accredited senior community, you have the assurance that the organization:

- is guided by and demonstrates compliance with internationally recognized service standards and best practices.
- is committed to providing the best quality of care.
- openly welcomes peer and professional review of its operations.
- places its residents at the center of everything it does.

What accreditation means to you?

One of the key standards for CARF accreditation is active representation of the residents in the governance of the community. An accredited community means each resident is an empowered member with an active voice regarding the types of services offered in the community and how they are offered. At Lenbrook, not only is there a Residents Association that meets regularly with management, there are 13 different committees in which residents can choose to participate year-round.



Accreditation is also a reflection of the community's ongoing commitment to excellence. At Lenbrook, for example, an organization-wide Performance Improvement Team is charged with monitoring key operational, service and business outcomes to ensure consistently high performance.

With an accredited community, you have the additional peace of mind knowing your community undergoes a rigorous third-party validation of its services, finances and operational quality on a regular basis.

Home

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Continuum of Care/Health Care Services

Lenbrook Health Services. The Right Prescription for Peace of Mind.

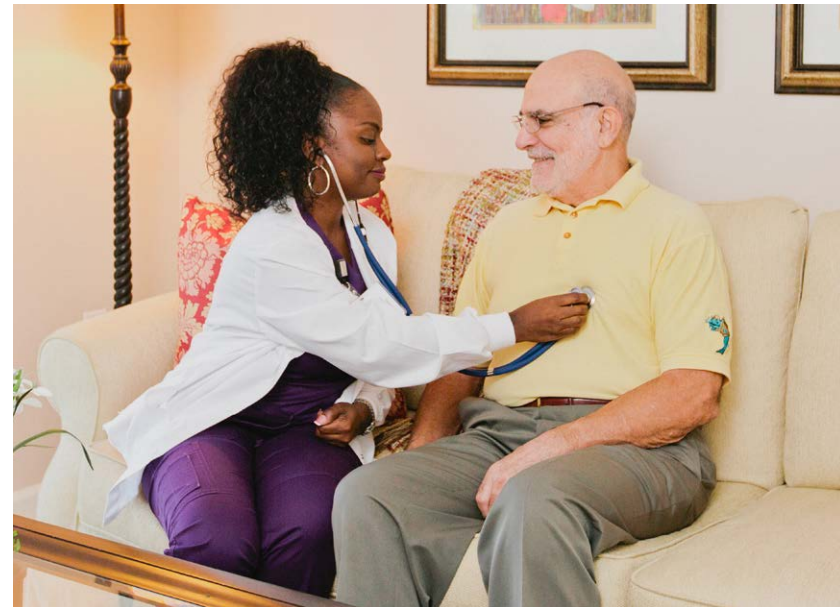
Lenbrook's range of health services are as compassionate as they are comprehensive.

Lenbrook's Health Center occupies three entire floors, each with accommodations that are as comfortable as they are elegant. As Atlanta's only nationally accredited Continuing Care Life Plan Community, our complete continuum of specialized care includes both **Personal Care Suites and Services and Skilled Nursing**. Our Medicare-certified Health Center provides three specialized types of care:

- Rehabilitation Services
- Long-term Skilled Nursing
- Memory Care

Residents find comfort in knowing they have priority access to all levels of quality health care right on campus under the same roof as the apartment homes. This starts with a generous 60-day annual healthcare benefit in Lenbrook's 5-star Medicare-certified Health Center,

so you can take care of any unexpected, short-term healthcare needs. Continual clinical staff training is an ongoing commitment that Lenbrook has made as part of our philosophy of performance improvement. We do all this so that you and your family can count on the close, attentive service of skilled, committed healthcare providers.



We take pride in the magnificent Lenbrook setting, but even more pride in the caring, competent and responsive staff who serve our residents.

Fee Structure/Pricing

An Investment with Immediate Returns.



Lenbrook provides a unique set of benefits, an unmatched value and unlimited opportunities for you to enjoy a healthy, carefree and enriched lifestyle for years to come. From preservation of financial assets to active social opportunities to healthcare services onsite 24/7, Lenbrook offers residents peace of mind in an unbeatable setting.

Lenbrook residents pay two types of fees: a one-time **Entrance Fee** and a **Monthly Service Fee**. Both these fees are based on the size of the residence and the number of people occupying the residence. The Lenbrook Entrance Fee provides lifetime access to the residence and all of the onsite amenities.

Residents find great peace of mind in knowing they have priority access to all levels of quality health care right on campus under the same roof as the apartment

homes. This starts with a generous 60-day annual healthcare benefit in Lenbrook's Medicare-certified Health Center, so you can take care of any unexpected, short-term healthcare needs. Lenbrook is a fee-for-service community, however, meaning that if a resident (or one member of a couple) requires additional health services in the residence, or chooses to move to either a Personal Care Suite or Health Center Suite, the Monthly Fee will be adjusted accordingly.

Both the Entrance Fee and Monthly Fee can provide tax and financial benefits. Because of Lenbrook's unique healthcare benefit, you could be eligible for a tax deduction for a portion of your Entrance Fee (one-time benefit) and for a portion of your Monthly Fee (annual benefit) as prepaid medical expenses.

Lenbrook offers one of the most generous refund plans in Atlanta with 90% of the Entrance Fee refundable to the resident or the resident's estate when he or she is no longer living at Lenbrook and when the apartment is reoccupied. This provides an effective means of asset preservation for the resident's heirs.

Ask a Lenbrook Residency Counselor about other flexible financial options to determine the best choice to align with your personal financial plan.

[See our Fee Structure >](#)

Services and Amenities

We Welcome You to Experience the Lenbrook *Difference*.

Lenbrook provides a unique set of benefits, unmatched value and unlimited opportunities for you to enjoy a healthy, carefree and enriched lifestyle for years to come. You're assured the finest health care at Atlanta's only nationally – accredited Continuing Care Retirement Community.

With signature residences, award-winning interior design, fabulous dining, inviting outdoor spaces and fascinating residents, Lenbrook is the best it's ever been.

This unique community is truly an all-encompassing environment designed with everything you need to live the life you want. In addition to the on-site health services and convenient and appealing amenities, our campus is comprised of two main towers all connected under one roof. Together, they offer spacious residences with an impressive choice of floor plans. Residences feature magnificent views, including those of the Atlanta and Buckhead skylines, nearby Stone Mountain and our beautiful outdoor Plaza Gardens, offering vibrant outdoor living space at its best.

An impressive offering of exceptional amenities to delight you

- A 5,000 square foot Events Center, complete with a dance floor and stage; perfect for lectures and community-wide gatherings
- Exquisitely appointed apartment homes with outstanding features
- Private storage area for personal belongings
- Fitness Center with indoor heated pool and Jacuzzi® hot tub
- The Clinic which serves as a Wellness Resource Center
- On-site 5-star Medicare-certified Health Center with long-term nursing care, memory care, rehabilitation and a 60-day healthcare benefit for each resident
- Personal Care suites
- Valet parking service (tip-free)
- Assigned, covered and secure parking
- Concierge
- The Bistro (casual dining and grab-and-go meals)
- The Grill Room (semi-casual lunch and dinner)
- Fine Dining Room (dinner only)
- Tim's Terrace (outdoors, seasonal)

Services and Amenities

- Private dining room
- Convenience store
- Postal center
- Resident business center
- Movie theater (approx. 14-person capacity)
- Spacious game rooms and a billiard room
- Living room with fireplace
- Continuing education classrooms
- Salon Services
- Meditation room
- Expansive landscaped courtyard, outdoor kitchen and entertainment bandstand
- Library with more than 4,000 titles
- Woodworking shop
- Art studio



And a full range of enhancing services

- Fitness classes and programs
- Cultural, intellectual, social and educational programs
- 24-Hour security and emergency response
- Private transportation service (with reservation)
- Group transportation to scheduled events in the Lenbrook bus
- All utilities including expanded basic cable television, local and domestic long-distance phone service, and Wi-Fi
- Weekly housekeeping with flat linen service and trash removal
- Interior and exterior maintenance
- Flexible funds for dining, convenience store purchases, salon services and select spa services
- Insurance on the residence

Home

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Assistance with Moving



At times, the thought of making the physical move from your house could be enough to hinder your very wise decision to move to a retirement community. But, we have good news for you! Lenbrook has created V.I.P. Moving Program for its future residents to assist with the tasks of preparing a house for the real estate market, organizing and right-sizing in preparation for the new home and most importantly, ensuring a hassle-free move. Let Lenbrook take care of all of the hard work!

Ask anyone who has utilized this program and you will hear what a “priceless” service this is! Lenbrook is providing you with the resources to make the transition to Lenbrook a comfortable and seamless experience. If you have ever asked yourself how you will ever “make the move” when you look around at all of your “stuff,” we have the answer – the full-service V.I.P. Moving Program – provided by Lenbrook, JUST FOR YOU!!

VIP Moving Program

A comprehensive array of resources to ensure a seamless transition to your new Lenbrook home. The following menu of services is available to you:

- A no obligation consultation from one of Lenbrook’s preferred, licensed real estate professionals
- An introductory consultation with one of Lenbrook’s preferred move managers
- Professional assistance, by the move manager of your choice, who can provide any or all of the following services:
 - Sorting and right-sizing household items
 - Custom designed space planning for your new Lenbrook home
 - Evaluation and coordination of services such as packers and movers
 - Advice for relocating items which will not be moved to your new Lenbrook home
 - Household items unpacked, organized and boxes / packing material removed (art will be hung; clothes will be put away; cabinets will be organized; accessories will be arranged; beds will be made!)

For more information on this program, please speak with a knowledgeable Lenbrook Residency Counselor by calling 404-264-3386.

Next Steps

Find Out for Yourself Why Residents Love to Call Lenbrook Home.

Lenbrook is a Community full of possibilities for a Life Plan well lived.

As the only Continuing Care Life Plan Community in Atlanta to achieve national accreditation, we invite you to visit our community and see first-hand what sets Lenbrook apart from other retirement options in the area.

Contact a knowledgeable Residency Counselor at **404-264-3388** to [schedule your visit](#). During your visit, you will explore the Lenbrook campus, visit our model apartment home, and meet one-on-one with a member of the Sales Team.

For those that choose to make Lenbrook their home, the next and important step in the process is to become a member of Lenbrook's priority waitlist, the Advantage Club.

What's the advantage of membership?

As an Advantage Club member, you have an opportunity to make one of your wisest moves to secure a plan for your future. Best of all, the program:

- is risk-free.
- has NO strings attached.
- is fully-refundable.
- has a long list of superb benefits.

Make this a priority. It's to your advantage!

Your position on Lenbrook's priority waitlist is based on membership date. So, even if you don't plan to move in within the next year, or within the next five years, the sooner you join, the better your opportunity to get your desired apartment home.

[Lenbrook Advantage Club >](#)

[Ready Now >](#)

[Planning for the Future >](#)



Next Steps

Choose your membership option. (You can change this at any time.)

Ready now? As a READY member, we'll contact you as soon as an apartment home that meets your desired criteria becomes available.

Planning for the future? As a FUTURE member, enjoy the benefits of membership and remain on the future residency list until you are ready. You will still maintain priority position on the waitlist based on the date you joined the Advantage Club.

The Advantage Club offers member-only access and benefits. Members are invited to spend time with residents and the management team in casual and social settings, allowing them to engage in the Lenbrook lifestyle, learning first-hand why Lenbrook is so special.

Take advantage of these exciting benefits:

- Membership Status including priority position on Lenbrook's future residency list
- Twelve complimentary meals in either the Bistro or Grill dining venues (then, enjoy resident rates in any of our restaurants)

- Exclusive invitations to Advantage Club events at Lenbrook
- Complimentary valet parking with Lenbrook's resident policy no tipping
- Trial use of Fitness Center facilities, including the indoor, heated pool
- Invitations to a variety of select programs, classes, trips and events
- Priority access to Lenbrook's Medicare-certified Skilled Nursing Health Center
- The Lenbrook Advantage Club quarterly newsletter, keeping you up-to-date with the latest happenings at Lenbrook

Why not join today? It's risk-free!

- Get all of your questions answered by your Residency Counselor.
- Submit your Advantage Club Agreement and a fully-refundable \$1,000 deposit.

Live your best life at Lenbrook!

Call 404-264-3386 today to take your next step in discovering for yourself The Lenbrook Difference.