



What is Vista Villa?

Vista Villa provides an exciting adventure in living for individuals and couples over 55 who live an independent lifestyle, desire freedom from daily routine, and enjoy the company of a community of friends.

The building is designed to be energy efficient, taking advantage of the moderate climate, cool summer evenings, and the numerous sunny days in Western Nebraska.

Vista Villa has 30 spacious apartment units located in 3 separate wings, linked by wide hallways with indirect natural lighting.

These beautiful apartments were specifically designed for convenience, safety, community, and ease of use. Among the special features are: full kitchens (appliances included), individually controlled heating, extra soundproofing, patios, and ample well-designed storage space.

These elegant living spaces were designed for seniors, by seniors.

Where is Vista Villa?

Vista Villa is in Kimball, Nebraska, well located near the interstate, larger communities, and the Front Range of Colorado. Denver International Airport is only a 2 1/2 hour drive away.

Kimball is a friendly small town where strangers are greeted on the streets, and senior citizens are respected.

Kimball has a beautiful, clean environment in which to live, with the simplicity and slower pace of a small town.

This is a community with a moderate four-season climate, good outdoor recreation, good senior support services and available health care.



Facilities

The main commons area, with its 2nd floor sun terrace, stone fireplace, vaulted ceilings, and sunlight streaming through the large two-story windows, is the center of the Vista Villa community.

The community dining room can be used for evening meals, the private dining area for special occasions, and the country kitchen for morning coffee gatherings.

There is a wellness/rehabilitation room for health and fitness, clubroom for activities and worship services, sitting areas for conversation, a library/education area, and a TV room.

Vista Villa has ample parking, 18 garages, 2 community laundry rooms, and extra storage space for each apartment.

Services

Biweekly Housekeeping
Weekly Flat Linen Service
Continental Breakfast

Evening Meal
Indoor/Outdoor Maintenance
Groundskeeping

Amenities

Library/Education Area
Club Room
Wellness/Rehabilitation Room
Community Dining Room
Private Dining Room
Country Kitchen
TV Room

Parking
Main Commons Area
Sun Terrace
Patios
Social, Recreational,
and Educational Programs



Breakfast Menu

The morning meals are served continental style. Choices may include: sweet rolls, muffins (English & fruit), bagels, toast, cold and hot cereals, juice, coffee (decaf & regular), hot chocolate and a selection of hot teas.

Sample Dinner Menus

Sunday

Oven Fried Chicken
Mashed Potatoes with Gravy
Summer Blend Vegetables/Cabbage
Jello Salad/Tossed Salad
Biscuit/Rolls
Cherry Pie/Ice Cream/Sherbet

Monday

Tuna Cheese Macaroni Casserole
Cauliflower/Green Beans
Fruit Salad//Tossed Salad
Bread/Rolls
Apricot Halves/Ice Cream/Sherbet

Tuesday

Pot Roast with Potatoes, Carrots,
Onions and Corn
Jello Salad/Tossed Salad
Biscuit/Rolls
Fruit Cocktail
Ice Cream/Sherbet

Wednesday

Italian Spaghetti
Creamed Peas/Steamed Zucchini
Fruit Salad/Tossed Salad
Garlic Bread/Rolls
Angel Food Cake/Ice Cream/Sherbet

Thursday

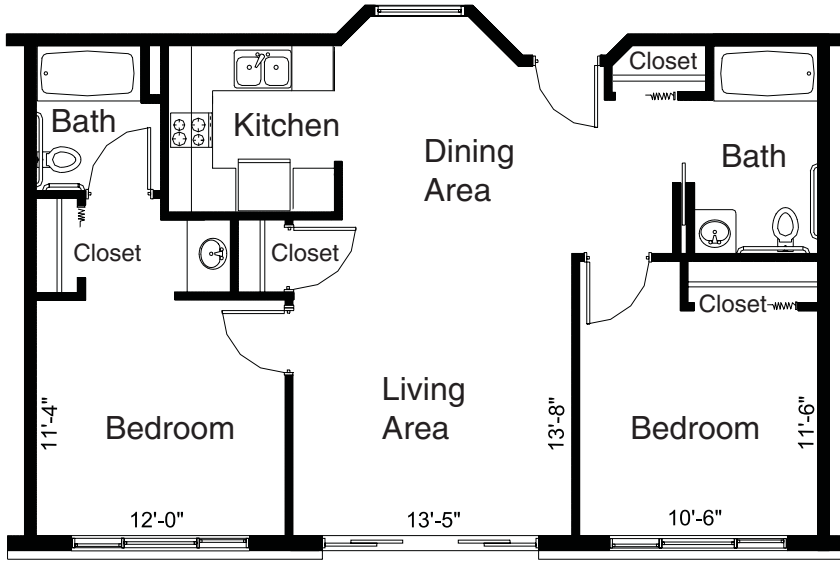
Swiss Steak
New Potatoes
Garden Blend Vegetables
Waldorf Salad/Tossed Salad
Bread/Rolls
German Chocolate Cake
Ice Cream/Sherbet

Friday

Shrimp Scampi over Wild Rice
Imperial Blend Vegetables
Red Beets
Bread/Biscuit
Dark Sweet Cherries
Ice Cream/Sherbet

Saturday

Roast Beef
Mashed Potatoes with Gravy
Italian Vegetables/Tomatoes
Rolls/Bread
Sugar Cookie/Ice Cream
Sherbet

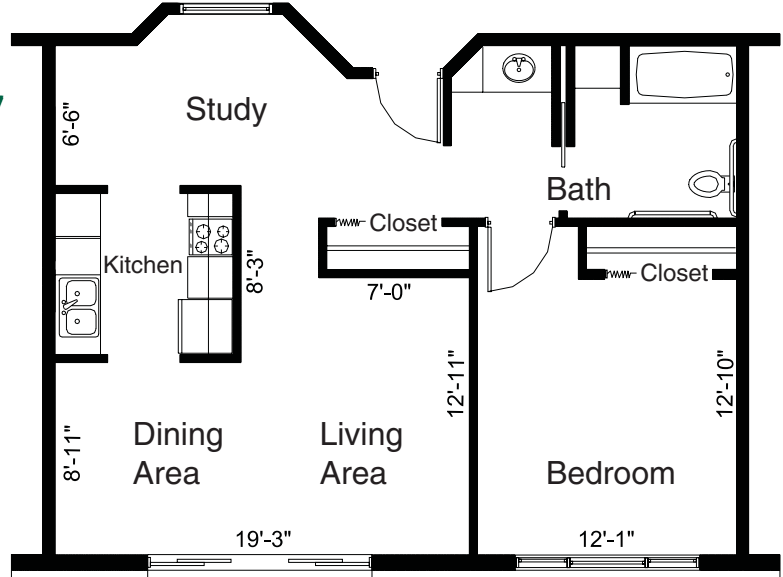


2 Bedroom

950 sq ft

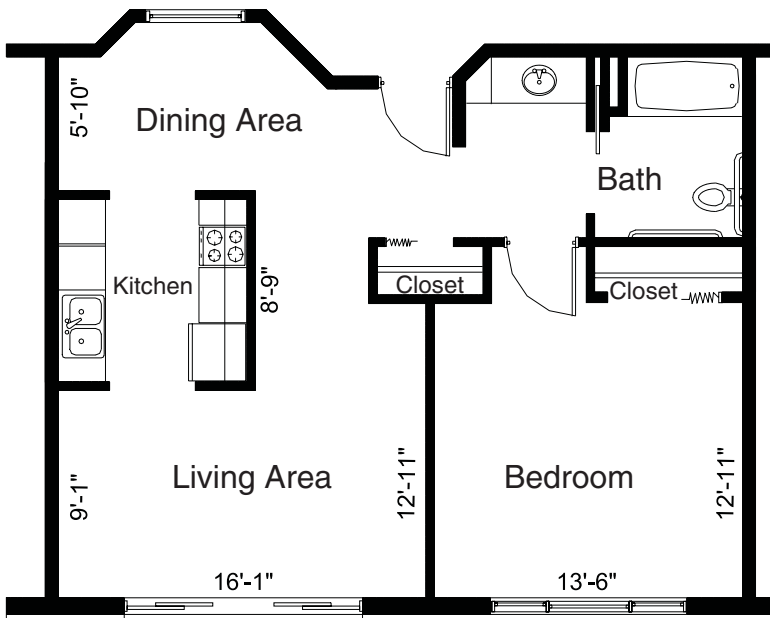
1 Bedroom w/Study

800 sq ft



1 Bedroom

750 sq ft



Cost Analysis



Monthly Expenses

What Do You Pay Now?

Rent or House Payment and/or use of equity in House (example: \$60,000 x 6% would earn \$3,600/year or \$300/mo.)

Homeowner's Insurance

Property Taxes

Utilities:

Gas

Electric & Garbage

Water & Sewer

Lawn Care

Snow Removal

Home Maintenance

(Painting, Plumbing, Furnaces, etc.)

Appliance Repair & Replacement

Meals:

Groceries

Dining Out

Weekly Laundry & Flat Linen

Weekly Housekeeping

Pest Control

Social Activities

Total



Requirements and Guidelines for Admission

Opportunity for residency is available to all persons without discrimination because of race, color or national origin.

Residents must be self sufficient, and have the financial resources to pay for current and anticipated services through personal funds.

Application may be made at age 55 and older.

VIP Tour

A VIP tour of Vista Villa will give a future resident an excellent perspective of our community and mission.

Interview

This interview provides Vista Villa with financial, medical, and personal information necessary for admission.

The future resident also has an opportunity to ask specific questions about Vista Villa.

This interview may be done in person or by phone.

Resident Lease Agreement

The Vista Villa administrator will carefully review the lease agreement with the future resident before signing.

The future resident can specify the type of apartment desired. If there is a waiting list, the signing date of this agreement determines the placement.