



Rio Concho West is a part of Rio Concho Community, a not for profit in San Angelo established in 1966. This community offers active adults, age 62 and over, the opportunity to enjoy living without the everyday burdens of home ownership.

Rio Concho West is built on a 128-acre site in southwest San Angelo and offers over 300 individually designed patio homes. Rio Concho West is a friendly community conveniently located by great shopping, excellent golf courses, outstanding medical facilities, as well as other fine amenities offered in the city of San Angelo.

At the center of the community is the beautiful 12,000 square foot clubhouse, *The Oak Tree*. An array of organized activities such as bingo, billiards, bridge, darts, dominoes, computer club, crafts, exercise classes and various seminars are held at the clubhouse. Full kitchen facilities, an extensive library, exercise room, full service hair salon and the Rio Concho West offices are located in *The Oak Tree*.

We invite you to see Rio Concho West for yourself. On your visit make it a point to meet some of the wonderful residents—*they are some of the finest people in the world!*





PURCHASING

The homes at Rio Concho West are purchased on a life-time lease agreement basis. The price or “Entrance Cost” is based upon the total air-conditioned floor space of each home. The “Entrance Cost” does not include the entrance fee, extras, or amenities you may add.

Payment in full is due when Residency Agreement is signed. Because homes are paid for up front, the financial security to your community is further ensured. Financing is not available through Rio Concho, Inc., however, upon approval, it may be obtained from a financial institution.

See page 20 for pricing.

THE LIFE-TIME RESIDENCY AGREEMENT

A Life-Time Residency Agreement is a contract between resident and Rio Concho, Inc., that may last a day or a lifetime, depending upon the discretion of the resident. The Life-Time Residency Agreement enables the resident to enjoy the home without the everyday work or worry of home ownership. Rio Concho, Inc. as the property owner of Rio Concho West, is responsible for the maintenance and upkeep of the property.

This Life-Time Residency Agreement used by Rio Concho, Inc., is a **90-10 agreement** based on an annual depreciation of 2% a year for the first five years of occupancy. At the end of the fifth year of occupancy, the agreement stabilizes at 10% depreciation and allows for at least 90% of the original price to be returned to the resident. This allows the homes to be more marketable in the future. If the selling price increases, the amount of the increase is divided between the resident and Rio Concho West equally.

RESIDENT FEE

Residents of Rio Concho West pay for a monthly maintenance fee.

The monthly operation and maintenance fee is as follows:

***Prices are subject to change without notice.*

Square Feet	Maintenance Fee
1185-1400	\$508
1401-1700	\$529
1701-2008	\$558
2009-2199	\$581
2200-2399	\$598
2400-2600	\$617

Monthly Fee Includes:

Community taxes on the recreation building and other community facilities

Maintenance on the home and grounds

Security Patrol

Pest Control Exterminating Service

Extended Basic Cable

Insurance on the structure

Water, sewer and trash service

Street Lighting

COSTS NOT INCLUDED IN FEE

Each resident is responsible for utilities (gas and electric), telephone, internet, personal property insurance and annual taxes on the home and land.





APPLIANCES

Your home will be equipped with standard appliances (microwave, dishwasher, garbage disposal, electric range, and refrigerator). Your home will have hook-ups for your washer and dryer.

CONTROLLED ENVIRONMENT

Each home is equipped with emergency switches located in each bathroom and bedroom. These switches activate a flashing red light located on the front of the house. Every exterior door has a dead bolt, and a patrolman is on duty during the nighttime hours.






SAN ANGELO OFFERS THE FOLLOWING:

- 3 Lakes and 3 Rivers*
- Water Lily Garden*
- Old Chicken Farm Art Center*
- Angelo Civic Theater*
- Shannon Medical Center*
- Historic Fort Concho*
- River Walk*
- San Angelo Performing Arts Center*
- Angelo State University*
- San Angelo Symphony*
- Goodfellow Air Force Base*
- Museum of Fine Arts*
- Civic Ballet*
- Veteran's Admin Clinic*
- Stock Show and Rodeo*
- 2 Movie Cinemas*

CLIMATE

The sun shines an average of 251 days a year in San Angelo, with an average humidity of 56%. The average annual temperature is 65 degrees, with averages of 42 in the winter and 82 in the summer. The average rainfall is 20.45 inches.

WANT TO KNOW MORE...

-  **325.944.9564**
-  **1.800.942.9564**
-  **rioconcho.com**
-  **rcmarketing@rioconcho.com**
-  **Like us at [facebook.com/rioconchowest](https://www.facebook.com/rioconchowest)**



FLOOR PLANS

Quality of community and quality of life are hallmarks of Rio Concho West.

Established in 1988, Rio Concho West is located on a 128-acre site overlooking the city of San Angelo.



BLUEBONNET

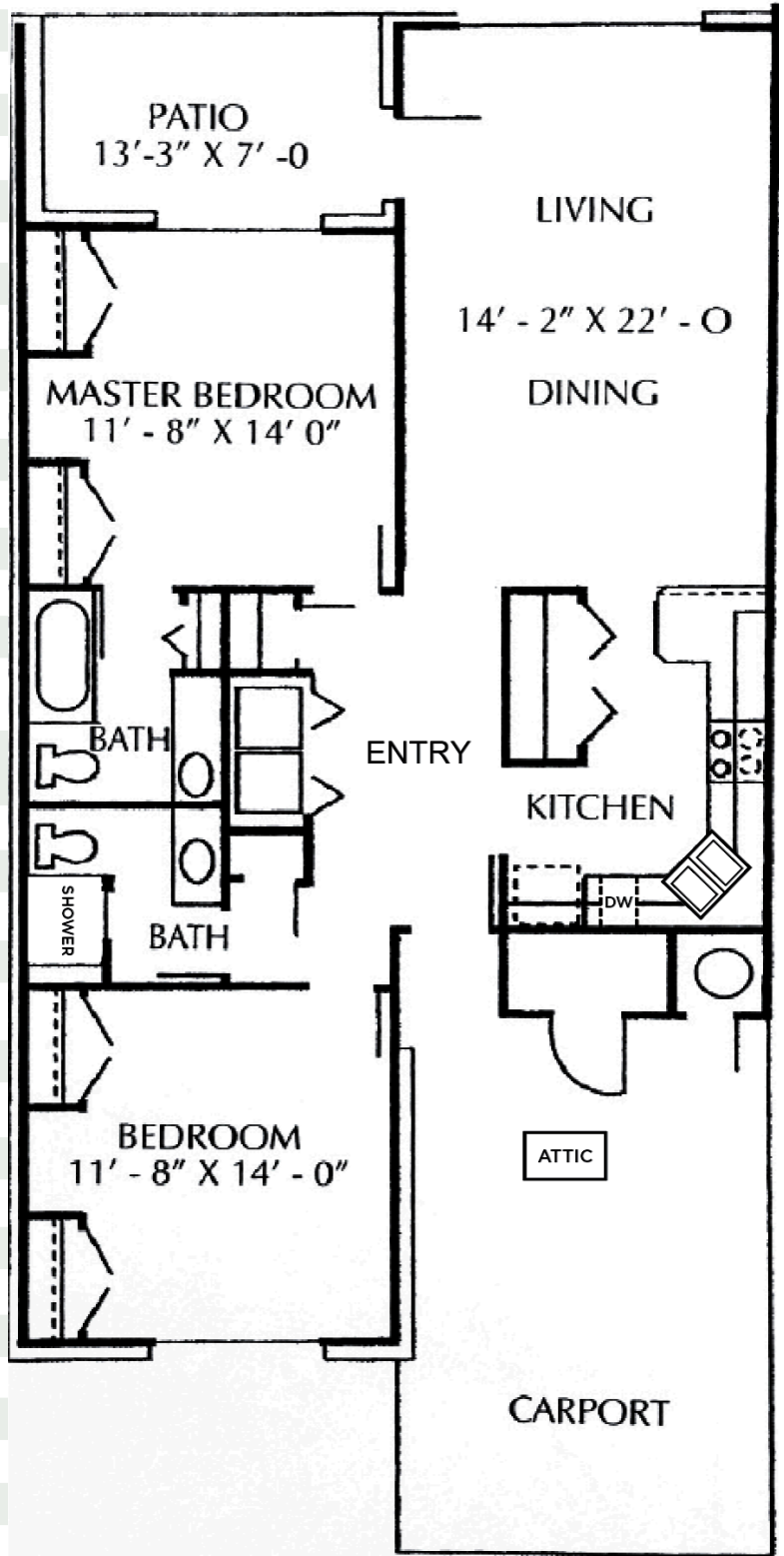


PLAN 1170
(1218 Sq Ft)



Standard Features

- Refrigerator
- Dishwasher
- Electric range and oven
- Microwave over Range
- Garbage Disposal
- Double kitchen sink
- Pantry
- Washer/Dryer connections
- Shelf over washer/dryer
- Energy efficient gas fired hot water heater
- Wall closets in both bedrooms
- Emergency switches in each bedroom and bath
- Built-in vanity with mirror in each bathroom
- Ceramic tile shower with seat
- Linen closet
- Shower/tub combination is cast iron tub with ceramic tile wainscot; provisions for shower curtain
- Grab bars and safety rail for tub/shower combinations and at commodes
- Levered door handles
- Easy to open drawers and cabinets
- Superior soundproofing, thermal and fire rating common wall
- Energy efficient rating of R30 for ceiling, R19 for walls
- Double pane insulated windows
- Energy efficient gas fired furnace
- Energy efficient air conditioning
- Skylight / Solar tube
- Cable TV outlets
- Entry porch
- Covered patio
- Mailbox at curb
- Attic storage
- Folding ladder to the attic storage
- Individual concrete driveway
- Single carport



PLAN 1170 (1218 Sq Ft)



BOBWHITE



PLAN 1470
(1420 Sq Ft)



P8

Standard Features

Refrigerator

Dishwasher

Electric range and oven

Microwave over Range

Garbage Disposal

Double kitchen sink

Pantry

Washer/Dryer connections

Shelf over washer/dryer

Energy efficient gas fired hot water heater

Walk-in closets in both bedrooms

Emergency switches in each bedroom and bath

Built-in vanity with mirror in each bath

Ceramic tile shower with seat

Linen closet

Shower/tub combination is cast iron tub with ceramic tile wainscot; provisions for shower curtain

Grab bars and safety rail for tub/shower combinations and at commodes

Levered door handles

Easy to open drawers and cabinets

Superior soundproofing, thermal and fire rating common wall

Energy efficient rating of R30 for ceiling, R19 for walls

Double pane insulated windows

Energy efficient gas fired furnace

Energy efficient air conditioning

Skylight / Solar tube

Cable TV outlets

Entry porch

Covered patio

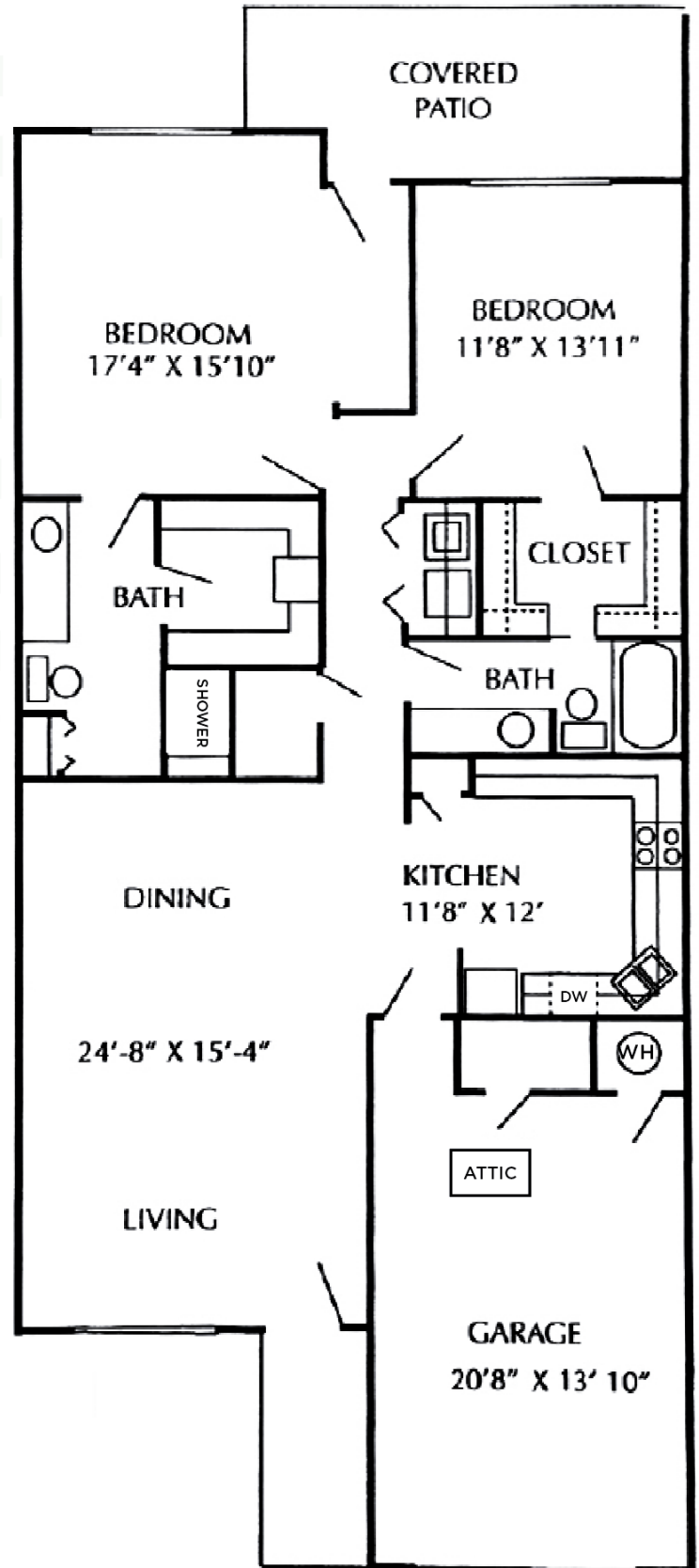
Mailbox at curb

Attic storage

Folding ladder to the attic storage

Individual concrete driveway

Single car garage with garage door opener



PLAN 1470 (1420 Sq Ft)



MOCKINGBIRD



PLAN 1670
(1736 Sq Ft)



P10

Standard Features

Refrigerator

Dishwasher

Electric range and oven

Microwave over Range

Garbage Disposal

Double kitchen sink

Pantry

Utility Room with Washer/Dryer connections

Shelf over washer/dryer

Energy efficient gas fired hot water heater

Walk-in closets in both bedrooms

Emergency switches in each bedroom and bath

Built-in vanity with mirror in each bathrooms

Ceramic tile shower with seat

Linen closet

Shower/tub combination is cast iron tub with ceramic tile wainscot; provisions for shower curtain

Grab bars and safety rail for tub/shower combinations and at commodes

Levered door handles

Easy to open drawers and cabinets

Superior soundproofing, thermal and fire rating common wall

Energy efficient rating of R30 for ceiling, R19 for walls

Double pane insulated windows

Energy efficient gas fired furnace

Energy efficient air conditioning

Skylight / Solar tube

Cable TV outlets

Entry porch

Covered patio

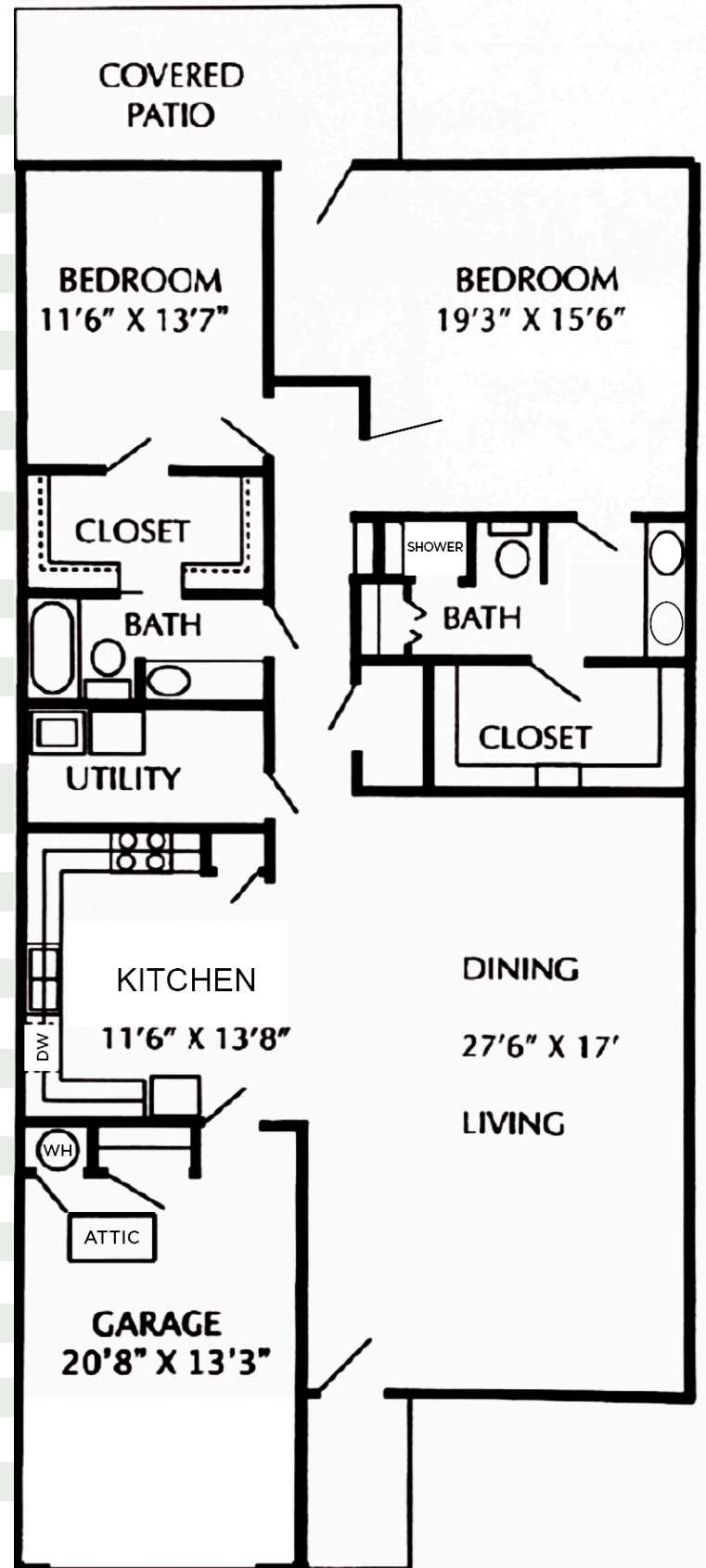
Mailbox at curb

Attic storage

Folding ladder to the attic storage

Individual concrete driveway

Single car garage with garage door opener



PLAN 1670 (1736 Sq Ft)



MOCKINGBIRD

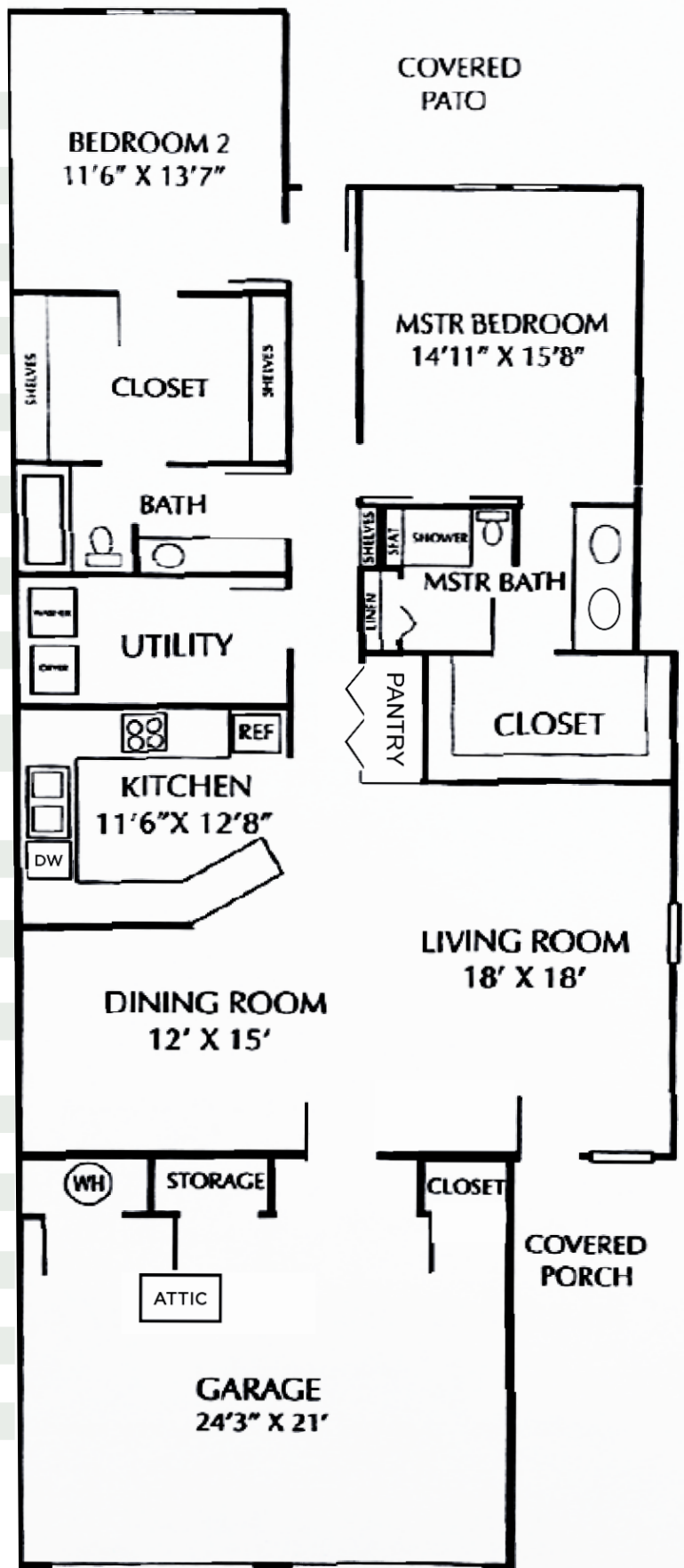


PLAN 1672
(1759 Sq Ft)



Standard Features

- Refrigerator
- Dishwasher
- Electric range and oven
- Microwave over Range
- Garbage Disposal
- Double kitchen sink
- Pantry
- Utility room with washer/dryer connections
- Cabinets over washer/dryer
- Energy efficient gas fired hot water heater
- Walk-in closets in both bedrooms
- Emergency switches in each bedroom and bath
- Double vanity with mirror in master bath
- Single vanity with mirror in guest bath
- Ceramic tile shower with seat
- Linen closet
- Shower/tub combination is cast iron tub with ceramic tile wainscot; provisions for shower curtain
- Grab bars and safety rail for tub/shower combinations and at commodes
- Levered door handles
- Easy to open drawers and cabinets
- Superior soundproofing, thermal and fire rating common wall
- Energy efficient rating of R30 for ceiling, R19 for walls
- Double pane insulated windows
- Energy efficient gas fired furnace
- Energy efficient air conditioning
- Skylight / Solar tube
- Cable TV outlets
- Entry porch
- Covered patio
- Mailbox at curb
- Attic storage
- Folding ladder to the attic storage
- Individual concrete driveway
- Two car garage with garage door opener



PLAN 1672 (1759 Sq Ft)



CHAPARRAL



PLAN 2070
(2100 Sq Ft)



Standard Features

Refrigerator

Dishwasher

Electric range and oven

Microwave over Range

Garbage Disposal

Double kitchen sink

Pantry

Kitchen window

Office

Utility room with washer/dryer connections

Cabinets over washer/dryer

Energy efficient gas fired hot water heater

Walk-in closets in both bedrooms

Emergency switches in each bedroom and bath

Double vanity with mirror in master bath

Single vanity with mirror in guest bath

Separate shower and tub in master bath

Ceramic tile shower with seat

Linen closet

Shower/tub combination is cast iron tub with ceramic tile wainscot; provisions for shower curtain

Grab bars and safety rail for tub/shower combinations and at commodes

Levered door handles

Easy to open drawers and cabinets

Superior soundproofing, thermal and fire rating common wall

Energy efficient rating of R30 for ceiling, R19 for walls

Double pane insulated windows

Energy efficient gas fired furnace

Energy efficient air conditioning

Skylight / Solar tube

Cable TV outlets

Entry porch

Courtyard

Covered patio

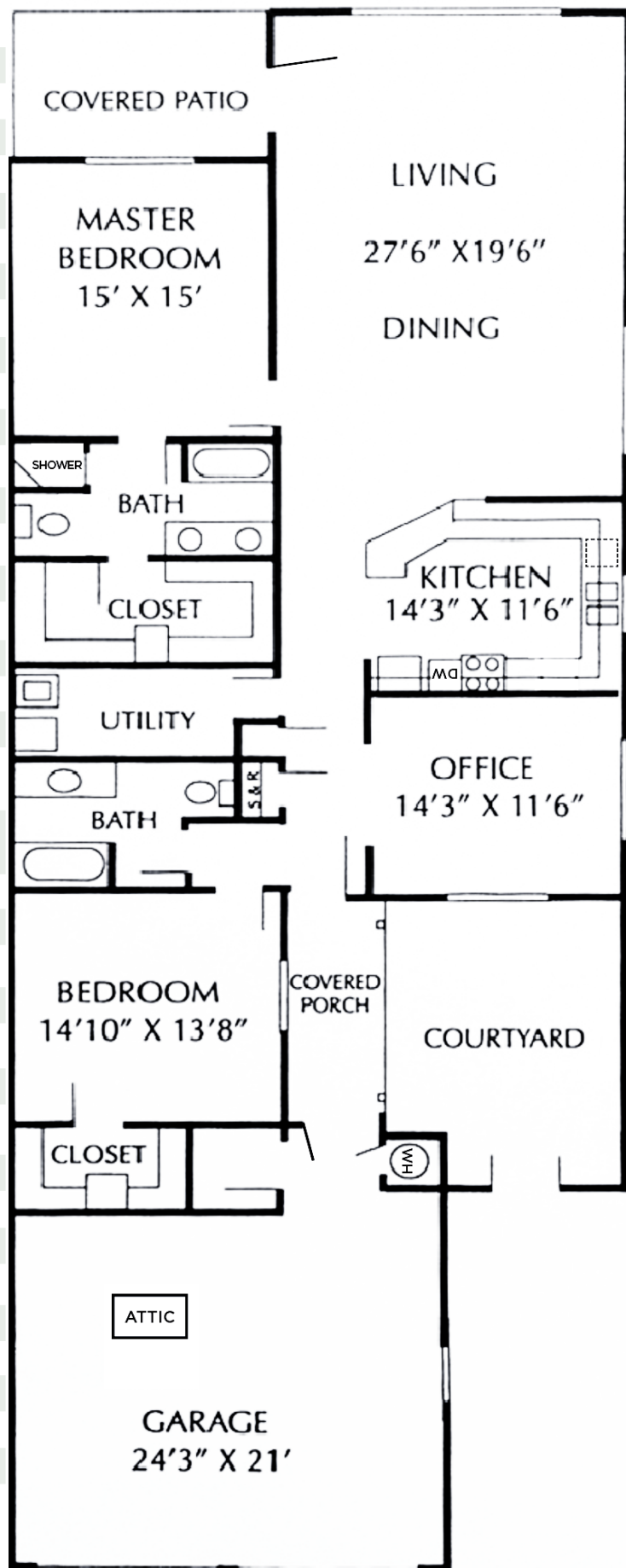
Mailbox at curb

Attic storage

Folding ladder to the attic storage

Individual concrete driveway

Two car garage with garage door opener



PLAN 2070 (2100 Sq Ft)

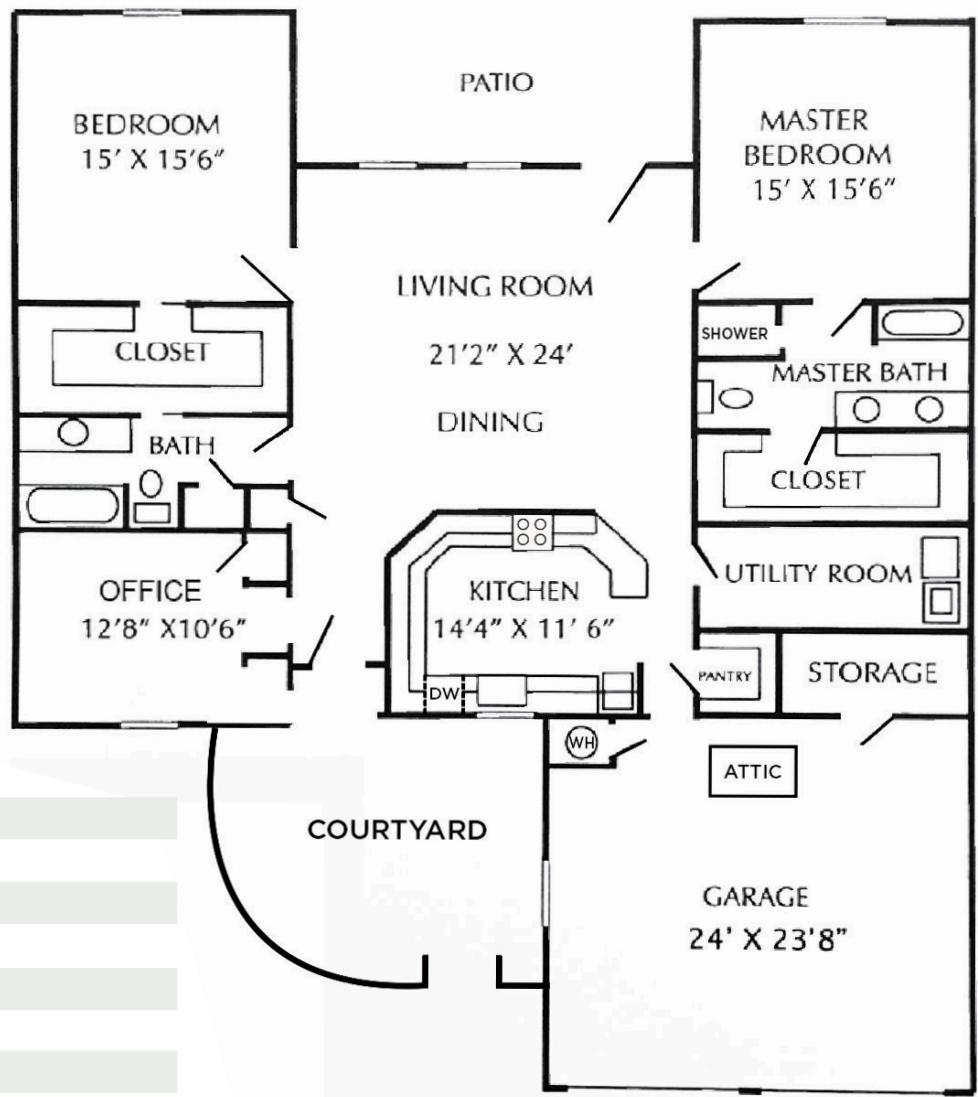


CHAPARRAL



PLAN 2072
(2159 Sq Ft)





Standard Features

Refrigerator

Dishwasher

Electric range and oven

Microwave over Range

Garbage Disposal

Double kitchen sink

Pantry

Kitchen window

Office

Utility room with washer/dryer connections

Cabinets over washer/dryer

Energy efficient gas fired hot water heater

Walk-in closets in both bedrooms

Emergency switches in each bedroom and bath

Double vanity with mirror in master bath

Single vanity with mirror in guest bath

Separate shower and tub in master bath

Ceramic tile shower with seat

Linen closet

Shower/tub combination is cast iron tub with ceramic tile wainscot; provisions for shower curtain

Grab bars and safety rail for tub/shower combinations and at commodes

Levered door handles

Easy to open drawers and cabinets

Superior soundproofing, thermal and fire rating common wall

Energy efficient rating of R30 for ceiling, R19 for walls

Double pane insulated windows

Energy efficient gas fired furnace

Energy efficient air conditioning

Skylight / Solar tube

Cable TV outlets

Entry porch

Courtyard

Covered patio

Mailbox at curb

Attic storage

Folding ladder to the attic storage

Individual concrete driveway

Two car garage with garage door opener

PLAN 2072 (2159 Sq Ft)



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Questions You May Have About Your Home

DOES EACH HOME HAVE A PRIVATE PATIO?

YES—There is a covered private patio with exterior door access in the rear of each residence.

WHAT IS THE INSULATION THICKNESS IN THE ATTIC?

Ten inches of insulation will be blown in the attic. The thickness of blown fiberglass will produce an insulation value of R-30.

WHAT FEES WILL I BE EXPECTED TO PAY OTHER THAN MY GAS, ELECTRICITY, INTERNET, TELEPHONE, ANNUAL TAXES & THE MONTHLY FEE?

Nothing else is required. The monthly maintenance fee will cover the following:

- Building and Ground Maintenance
- Security Patrol
- Building Insurance
- Expanded Basic Cable
- Water and Sewer Service
- Garbage Removal
- Exterior Lighting for Streets
- Management and Administration

ARE THE WINDOWS INSULATED?

YES—All windows are composed of double glass for superior insulation. Insulated exterior doors are also provided for energy efficiency.

ARE THERE DEAD BOLTS ON THE EXTERIOR DOORS?

YES—Exterior doors will be equipped with heavy duty dead bolt security locks.

WILL EACH HOME HAVE IDENTICAL EXTERIOR FINISH?

NO—There are many different colors and styles of brick and trim used throughout the community.



IS EACH HOME EQUIPPED WITH AN INDIVIDUAL HEATING & COOLING SYSTEM?

YES—Individual climate control is provided in each residence. Winter heating is supplied by a gas furnace and summer air conditioning is supplied by a high-efficiency cooling system.

WHAT APPLIANCES WILL BE INSTALLED IN THE HOME?

The appliances will consist of our standard microwave, dishwasher, garbage disposal, electric range and refrigerator. Your home will have connections for your washer and dryer.

CAN CEILING FANS BE INSTALLED IN THE HOMES?

YES—You may apply your light fixture allowance toward ceiling fans. Blocking and wiring will be furnished for fans in bedrooms and living rooms.

WHAT TYPE OF CABINETS WILL BE IN THE HOME?

All cabinets will be custom built. No particle board or masonite is used in the construction of the cabinets.

IS INTERNET SERVICE AVAILABLE?

YES—There are a number of providers for internet in the San Angelo area.

WHAT SOCIAL ACTIVITIES ARE OFFERED BY THE RETIREMENT COMMUNITY?

The Oak Tree Clubhouse is the hub of the social life within the community. There is an exercise room, library, game rooms and a full service hair salon. Events and activities are hosted regularly by the staff and community members.

WILL I BE REQUIRED TO REPAIR KITCHEN APPLIANCES, ELECTRICAL EQUIPMENT, AIR CONDITIONING & PLUMBING IN MY HOME?

NO—All repair service for standard appliances and equipment is included in your monthly operation/maintenance fee.

IS COMMUNITY SECURITY OFFERED?

YES—A security serviceman will patrol the area during the nighttime hours. In addition, ample street lighting is provided.

WHAT IF I NEED HELP AT NIGHT?

For maintenance emergencies, you are provided with an after-hours number.

For medical emergencies call 911.



PLANS AND COSTS

FLOOR PLAN	Sq Feet	GARAGE PROVISIONS	EXISTING UNIT starting at	END UNIT starting at
Bluebonnet 1170	1218	Single Carport	\$130,400	\$132,400
Bobwhite 1470	1420	Single Car Garage	\$169,300	\$171,300
Mockingbird 1670	1736	Single Car Garage	\$205,500	\$207,700
Mockingbird 1672	1759	Two Car Garage	\$228,500	
Chaparral 2070	2100	Two Car Garage	\$229,000	
Chaparral 2072	2159	Two Car Garage	\$255,300	

PRICES DO NOT INCLUDE: \$1000 Entrance Fee
(Prices are subject to change without notice).

MONTHLY MAINTENANCE FEE

Square Footage of Home	Monthly Maintenance
1185-1400	\$508
1401-1700	\$529
1701-2008	\$558
2009-2199	\$581
2200-2399	\$598
2400-2600	\$617

● INCLUDED

- Standard Appliance Maintenance
(Refrigerator, Dishwasher, Range, Microwave, Disposal)
- Clubhouse activities
- Heating/Cooling Unit and Water Heater Maintenance
- Interior/exterior maintenance
- Plumbing and electrical maintenance
- Expanded Basic Cable
- Pest Control Service
- Insurance on the structure
- Lawn maintenance
- Security Patrol
- Water, sewage, trash pick-up
- Administration

● NOT

- Annual taxes
- Gas *(for heating unit and water heater)*
- Electricity
- Internet
- Personal property insurance
- Telephone

