

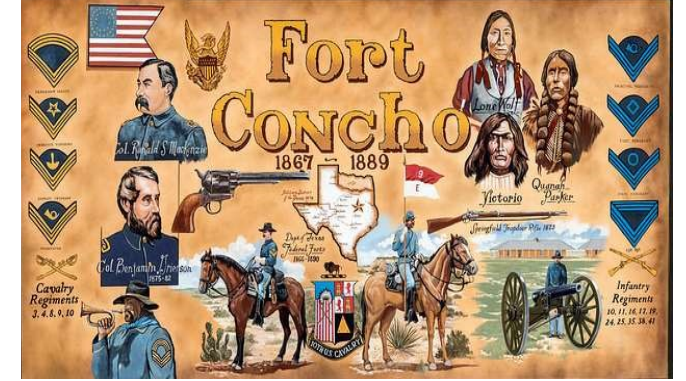


Rio Concho Patio Homes is a part of Rio Concho Community, a not for profit in San Angelo established in 1962. This community offers active adults, age 62 and over, the opportunity to enjoy living without the everyday burdens of home ownership.

Rio Concho Patio Homes is located in downtown San Angelo and offers 61 Patio Homes. Rio Concho Patio Homes is a friendly community conveniently located near historic downtown San Angelo, shopping boutiques and located across the street from the Concho River which offers a great walking trail and recreational fishing for San Angelo residents to enjoy. It is also located minutes from Shannon Medical Center, Shannon Clinics, and Shannon Pharmacy.

At the center of the community is the Patio Homes Clubhouse. An array of organized activities such as bingo, pool table, bridge, dominoes, crafts, and various seminars are held at the clubhouse. Full kitchen facilities, extensive library, exercise equipment and the Rio Concho Patio Homes Office are located in the clubhouse.

We invite you to see Rio Concho Patio Homes 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.



Retirement Living—The Way it Should Be!
325.655.4054
ruth@rioconcho.com

LEASING



See page 10 for pricing.

The homes at Rio Concho Patio Homes are leased on a life-time lease agreement basis. The cost or “Entrance Cost” does not include the entrance fee, extras, or amenities you may add.

Payment in full is due at signing of closing statement. 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.

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 life time 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 Patio Homes, 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 fee to be returned to the resident. This allows the homes to be more marketable in the future. If the entrance cost increases, the amount of the increase is divided between the resident and Rio Concho Patio Homes equally.



RESIDENT FEE

Residents of Rio Concho Patio Homes pay a monthly maintenance fee.

The monthly operation and maintenance fee is as follows:

** Costs are subject to change without notice.

Square Feet Starting At

1230

Maintenance Fees Start at

\$470+

Monthly Fee Includes:

Community taxes on the recreation building and other community facilities

Total maintenance on the home and grounds

Security Service

Security Light Switches

Street Lighting

Insurance on the structure

Water, sewer and trash pick-up

Pest Control Exterminating Service

TV Cable Service

COSTS NOT INCLUDED IN FEE

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



APPLIANCES

Your home will be equipped with a dishwasher, electric range, and refrigerator with icemaker. Your home will have hook-ups for you to provide your own washer and dryer.

SAFE ENVIRONMENT

The Rio Concho provides a night watch patrol from 9:00 p.m. to 5:00 a.m. Emergency switches are located in each bedroom and bathroom and light up red when flipped to signal an emergency. Rio Concho Patio Homes also provides an after hours number for maintenance emergencies. Rio Concho Patio Homes is conveniently located less than five minutes away from Shannon Medical Center.



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 Centers

Angelo State University
Howard College
San Angelo Symphony
Goodfellow Air Force Base
San Angelo Museum of Fine Arts
Civic Ballet
Veteran's Admin Clinic
Stock Show and Rodeo

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

 **325.655.4054**

 **facebook.com/Rio-Concho-Patio-Home**

 **rioconcho.com**

 **ruth@rioconcho.com**



PROPERTY MAP & FLOOR PLANS



Quality of community and quality of life are hallmarks of Rio Concho Patio Homes.

Area Map

If you want to know more about the city of San Angelo visit www.discoversanangelo.com or call 325-655-4136.



325.655.4054

www.rioconcho.com

405 Rio Concho Drive

San Angelo, TX 76903

PROPERTY MAP





Rio Concho Patio Homes, 2B/2B, 1230 Sq Ft

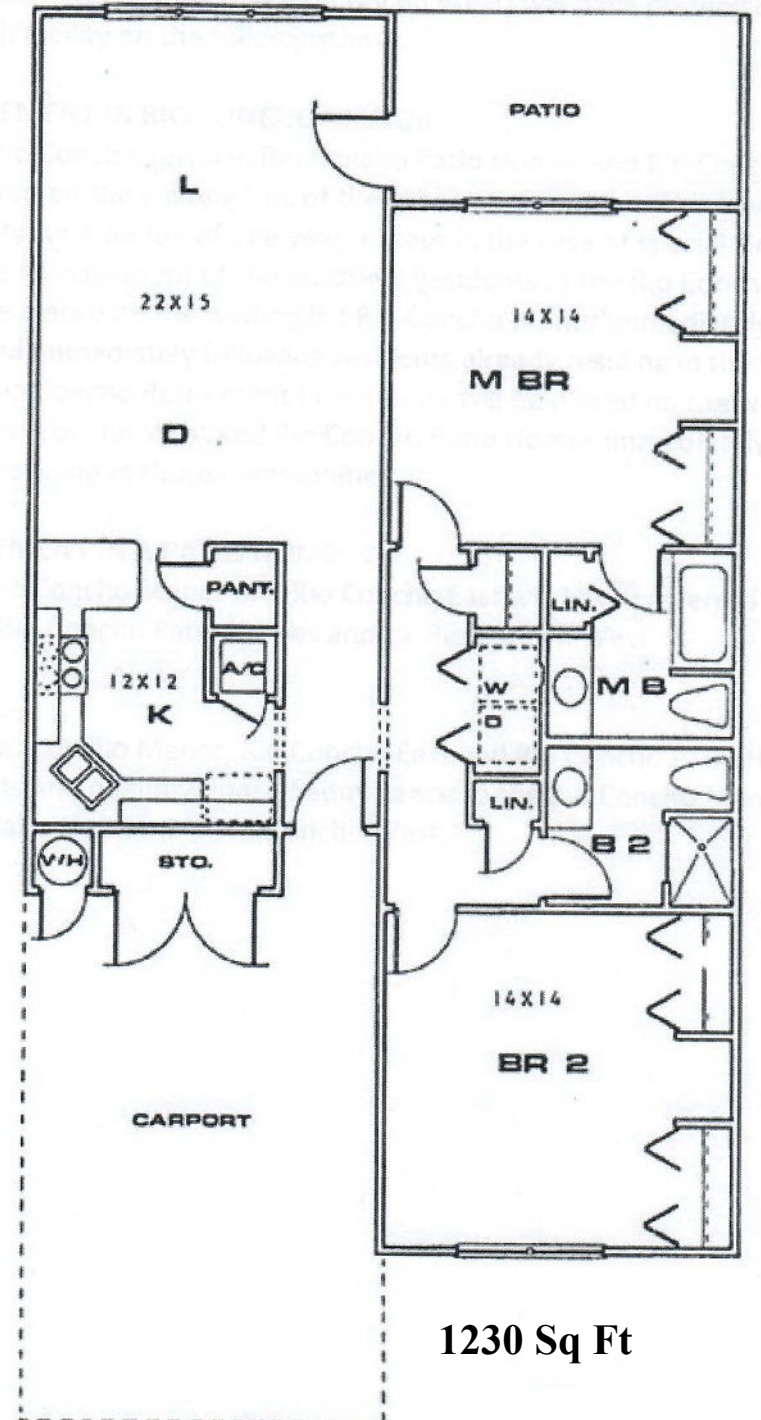


Rio Concho offers homes with screened or unscreened back porches

Standard Features & Plan

Standard Features

- Refrigerator
- Dishwasher
- Electric range and oven
- Garbage Disposal
- Double porcelain steel sink
- Pantry
- Washer/Dryer connections
- Shelf over washer/dryer
- Energy efficient gas fired hot water heater
- Wall closets in both the 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
- Grab bars and safety rail for tub/shower combination and at commodes
- 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
- Private patio
- Mailbox at curb
- Attic Storage
- Folding ladder to the attic storage
- Individual concrete driveway
- Single carport



1230 Sq Ft

Rio Concho Patio Homes—Your Future Home is Waiting

405 Rio Concho Drive
San Angelo, TX 76903

Patio Home pricing starts at **\$135,300**

1230 Sq Ft



MONTHLY MAINTENANCE FEE

• INCLUDED IN THE MAINTENANCE FEE:

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

• NOT INCLUDED IN THE MAINTENANCE FEE:

Annual taxes
Gas (for heating unit and water heater)
Electricity
Internet
Personal Property
Telephone



Questions You May Have About Your Home

DOES EACH HOME HAVE A PRIVATE PATIO?

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

WHAT IS THE INSULATION THICKNESS IN THE ATTIC?

When construction of each home was complete ten inches of insulation was 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
- Maintaining appliances provided by Patio Homes.
- Security Service
- Building Insurance
- Basic Cable TV
- 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.

WHAT TYPE OF CABINETS WILL BE IN THE HOME?

All cabinets will be custom built. There will be no particle board or Masonite used in the construction of the cabinets.



Questions You May Have About Your Home

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 following basic/standard appliances will be installed; dishwasher, electric range, refrigerator with ice-maker and connections for a washer and dryer. A garbage disposal will also be installed.

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.

IS INTERNET SERVICE AVAILABLE?

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

WILL SOCIAL ACTIVITIES BE SPONSORED BY THE RETIREMENT COMMUNITY?

The Patio Home Recreation Center is the hub of social life within the community. There is exercise equipment, library room, piano, and lots of space for weekly activities and gatherings.

WILL I BE REQUIRED TO REPAIR KITCHEN APPLIANCES, ICE MAKER, CABLE T.V., ELECTRICAL EQUIPMENT, AIR CONDITIONING, AND PLUMBING IN MY HOME?

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

WILL THE COMMUNITY BE PATROLLED TO ASSIST IN THE PROTECTION OF MY HOME?

YES—A security serviceman will patrol the area during the nighttime hours.

WHAT IF I NEED HELP AT NIGHT?

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

For medical emergencies call 911.

RESIDENT TRANSFERS AMONGST RIO CONCHO COMMUNITIES

RELOCATION OF RESIDENTS WITHIN THE RIO CONCHO COMMUNITY:

Residents of the Rio Concho Retirement Community (i.e. Rio Concho Manor, Rio Concho Terrace, Rio Concho Patio Homes, and Rio Concho West) will have preferred placement on the waiting list of each facility on the following basis detailed below.

PREFERRED PLACEMENT IN RIO CONCHO MANOR:

Residents of the Rio Concho Retirement Community will be placed on the waiting list at the Rio Concho Manor immediately following the HUD applicants and immediately following residents already residing in the Rio Concho Manor after having lived in the Rio Concho Community for a period of one year, except in the case of special circumstances, as determined by the management of the facility.

PREFERRED PLACEMENT AT RIO CONCHO PATIO HOMES, WEST, AND TERRACE:

Residents of the Rio Concho Terrace, Rio Concho Patio Homes, and Rio Concho West will have preferred placement on the waiting lists immediately following residents already residing in those communities after having lived in the Rio Concho Community for a period of one year, except in the case of special circumstances, as determined by the management of the facilities.

QUALIFICATIONS:

Residents of the Rio Concho Manor, Rio Concho Terrace, and Rio Concho Patio Homes shall adhere to the requirements and qualifications of admittance to the Rio Concho Manor, Rio Concho Terrace, Rio Concho Patio Homes, and Rio Concho West.



Patio Home Office & Recreation Center
405 Rio Concho Drive
San Angelo, TX 76903
325-655-4054

Office Hours
Community Manager: Ruth Cazares
Monday—Thursday 9:00 a.m. to 3:00 p.m.
Friday 9:00 a.m. to 2:00 p.m.



Ruth Cazares
Community Manager

405 Rio Concho Drive
San Angelo, TX 76903

325-655-4054
rioconcho.com
rcpatio@wcc.net



Drema West-Neves
Community Leasing
Consultant

405 Rio Concho Drive
San Angelo, TX 76903

325-944-9564
rioconcho.com
rcmarketing@rioconcho.com



Maintenance Work Orders

During Patio Home Office Hours Call
..... **325-655-4054**

After Patio Home Office Hours Call the Terrace
..... **325-658-2662**



405 Rio Concho Drive | San Angelo, TX 76903



325.655.4054



rioconcho.com



ruth@rioconcho.com

Community Manager



rcmarketing@rioconcho.com

Community Leasing Consultant



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