

Pot Nets Longneck Delaware Vacation Retirement Community

At 65 years old

3 bedroom 2 bath, kitchen dining area, formal dining room, one level, front deck, screened back porch, grassy back yard, shed and golf-cart



AM VET seafood menu every Saturday night

shrimp
clams
dungenon crabs
crab cakes
oysters scallops

Lakefront - boating, fishing, amusements, theater, arts, tennis

12 oz. beer \$1.00

No restriction on tenants age, children/families welcome, roommates, spouses, resident caregivers no charge

Golf and Clubhouse



Total annual housing overhead = annual ground rent, (\$7,500) utilities and lawn care \$10,000

Bayside community close to ocean resorts

For Sale \$60,00



Sell your house for \$250,000 gain

Purchase manufactured home for \$60,000 = \$190,000 savings (invested at 4% yields \$7,600 year 1 & \$416,000 in 20 years)

Equity income after home sale	\$7,600
Pension Income	\$12,000
Retirement/Savings income	\$12,000
Social Security	\$12,000
Spouse SS#	<u>\$8,000</u>

Income: \$51,000 less annual expense of \$10,000 = \$41,000 free from housing overhead

Principal and Income is available for any additional household assistance/caregiving/inheritance

Community medical care, restaurants - carry out/ delivery dining, seasonal and resident discounts, county sponsored senior centers / DAV \$1.00 beer and \$2.50+ meals