



NEW POSSIBILITIES
AWAIT YOU



Presentation Goals

- Overview of Evergreen Communities
- Progress on Evergreen Fox Crossing development
- Estimated Pricing
- Information on Priority Program Membership

Evergreen Oshkosh

- Not-for-profit, faith-based organization
- 35-acre campus bordering Sawyer Creek in Oshkosh
- Continuum accommodations
 - 157 independent
 - 20 enhanced independent
 - 40 assisted living
 - 20 memory care
 - 58 long-term skilled
 - 22 short-term rehab
- Linden Oaks pocket neighborhood
- Evergreen At Home

Why Residents Choose Evergreen

Confidence

- Nearly 60 years of trusted service
- Nonprofit mission
- Continuum of care

Connection

- Vibrant community life
- Lifelong learning
- Meaningful relationships

Freedom

- Maintenance-free living
- Wellness opportunities
- More time for what matters



A Legacy of Service

Since 1967, Evergreen has been creating a vibrant community built around:

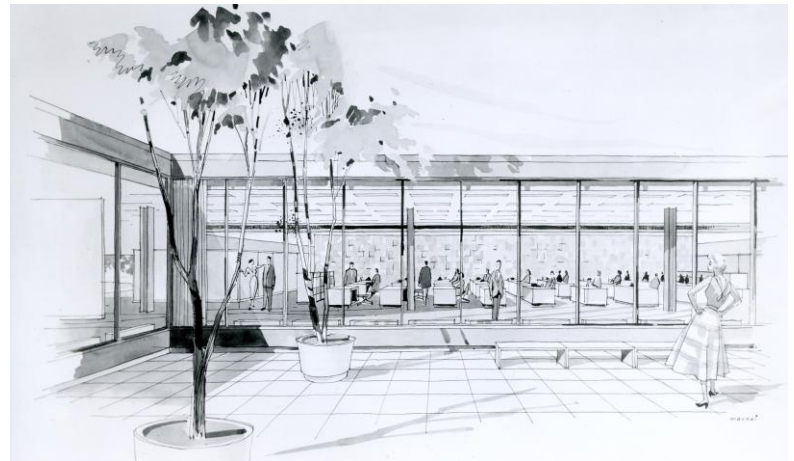
- Connection and belonging
- Experiences that engage mind, body and spirit
- Meaningful choice in programs, services and environments

Today, we are bringing that same trusted reputation to Evergreen Fox Crossing.

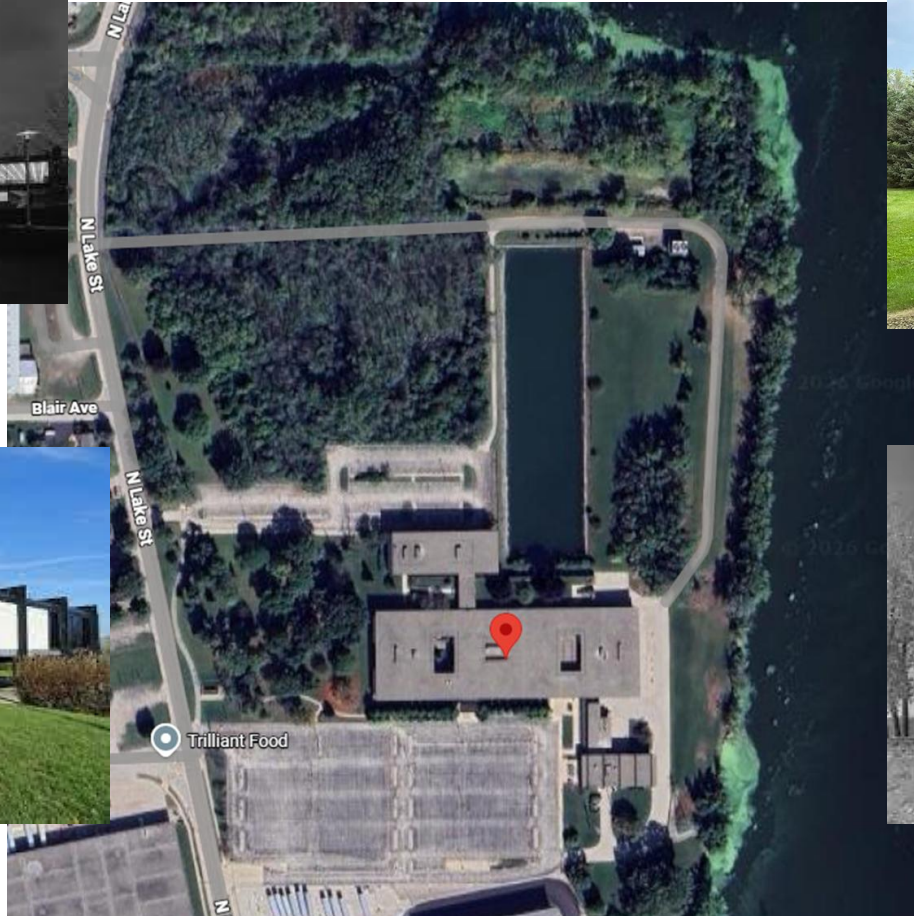


What's Next

- Built in 1956 by architect Bruce Graham
- Former site of Kimberly Clark corporate headquarters
- 43-acre site
- Approximately 178,000 SF building
- 2,200 feet of lake front
- Beautiful campus setting with wooded trails in close proximity to area parks and amenities and easy access to Hwy 41 corridor



401 North Lake Street



Evergreen Fox Crossing

- 66 independent apartments
 - With heated underground parking!
- 36 Lakehome independent apartments
- 32 assisted living accommodations
- Restaurant with lake views
- Fitness & Aquatic Center
- Worship & Performing Arts Center

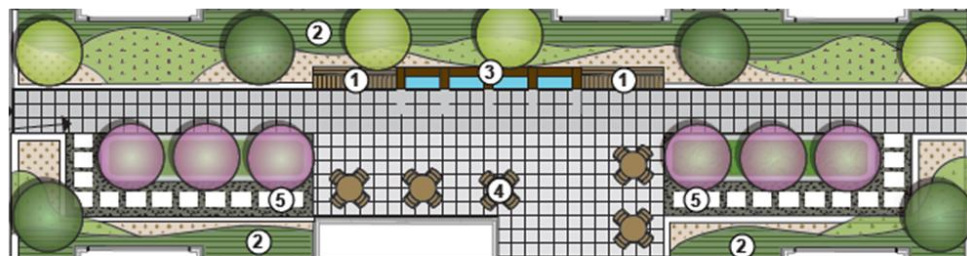
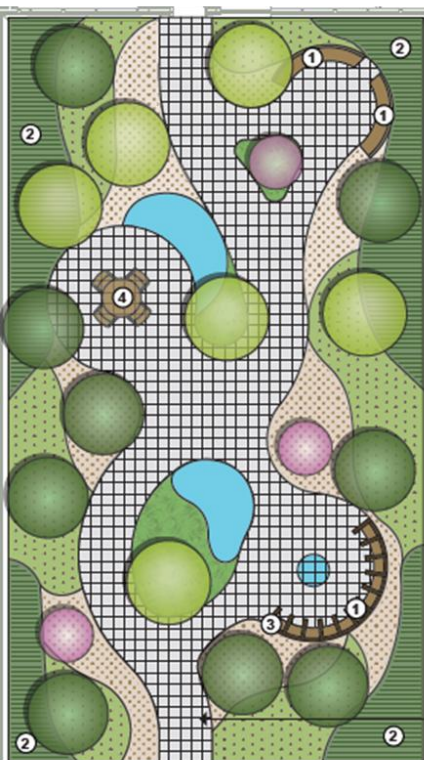
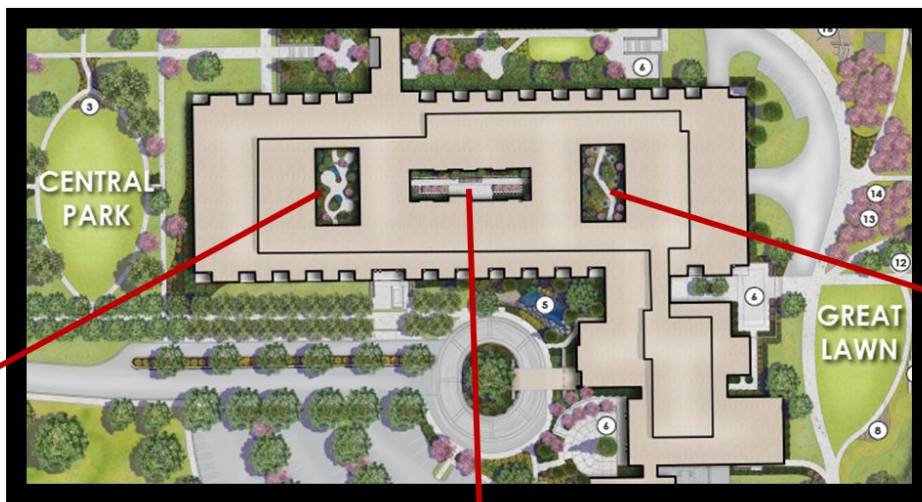
- 1 POND
- 2 GAZEBO
- 3 PARK SHELTER
- 4 PICKLE BALL COURTS
- 5 WATER FOUNTAIN
- 6 PATIO
- 7 GARDEN BEDS
- 8 LAKESHORE TERRACE
- 9 TERRACED SEATING
- 10 KAYAK LAUNCH
- 11 DOCK
- 12 FIRE PIT
- 13 APPLE ORCHARD
- 14 GIANT CHESS BOARD
- 15 BOARDWALK OVERLOOK
- 16 PLAYGROUND
- 17 PUTTING GREEN
- 18 LAKESHORE PATH
- 19 WETLAND TRAIL













1150 - Balsam

2 Bed w/ Den - 2 Bath - 1,450 sq. ft.

[INFO](#)
[FLOOR PLAN](#)
[DIMENSIONS](#)

Location: Independent Living Apartments, Main Level

Renderings are intended as a general reference. Features, finishes, layout, and measurements may vary.

Living Room: ~15'5" x ~13'

Kitchen: ~15'5" x ~13'

Primary Bedroom: 13'4" x ~13'

Primary Bath: 6'10" x 13'4"



Future activities/amenities building facing east







Maintenance Free Living

Service	Apartments	Lakehomes
Maintenance	X	X
Lawn care & snow removal	X	X
Gas & electric	X	
Housekeeping & laundry	X	
Wireless internet	X	X
Heated parking	X	X
Group transportation	X	X
Personal emergency response system	X	X
Access to healthcare services	X	X
Technology support	X	X
Learning in Retirement membership	X	X
Monthly dining credit	X	X

More Than Amenities

A Community Designed for How You Want to Live.

- **Connect** through dining, events, and shared experiences
- **Stay Active** with wellness and fitness opportunities
- **Spend Time Outdoors** in beautifully designed gathering spaces
- **Keep Growing** through learning, hobbies, and creative pursuits

Estimated Pricing

Residences & Pricing

RESIDENCE TYPE	SIZE RANGE	MONTHLY FEE RANGE*
Apartments		
1 Bedroom	730 – 1,080 sq ft	\$5,500 – \$7,500 / mo
2 Bedroom	985 – 1,450 sq ft	\$7,000 – \$9,500 / mo
Lakehomes		
2 Bedroom	1,205 – 1,519 sq ft	\$8,000 – \$10,500 / mo

* All ranges are estimates and subject to change at any time.

Payment Options

Option A: Monthly Fee

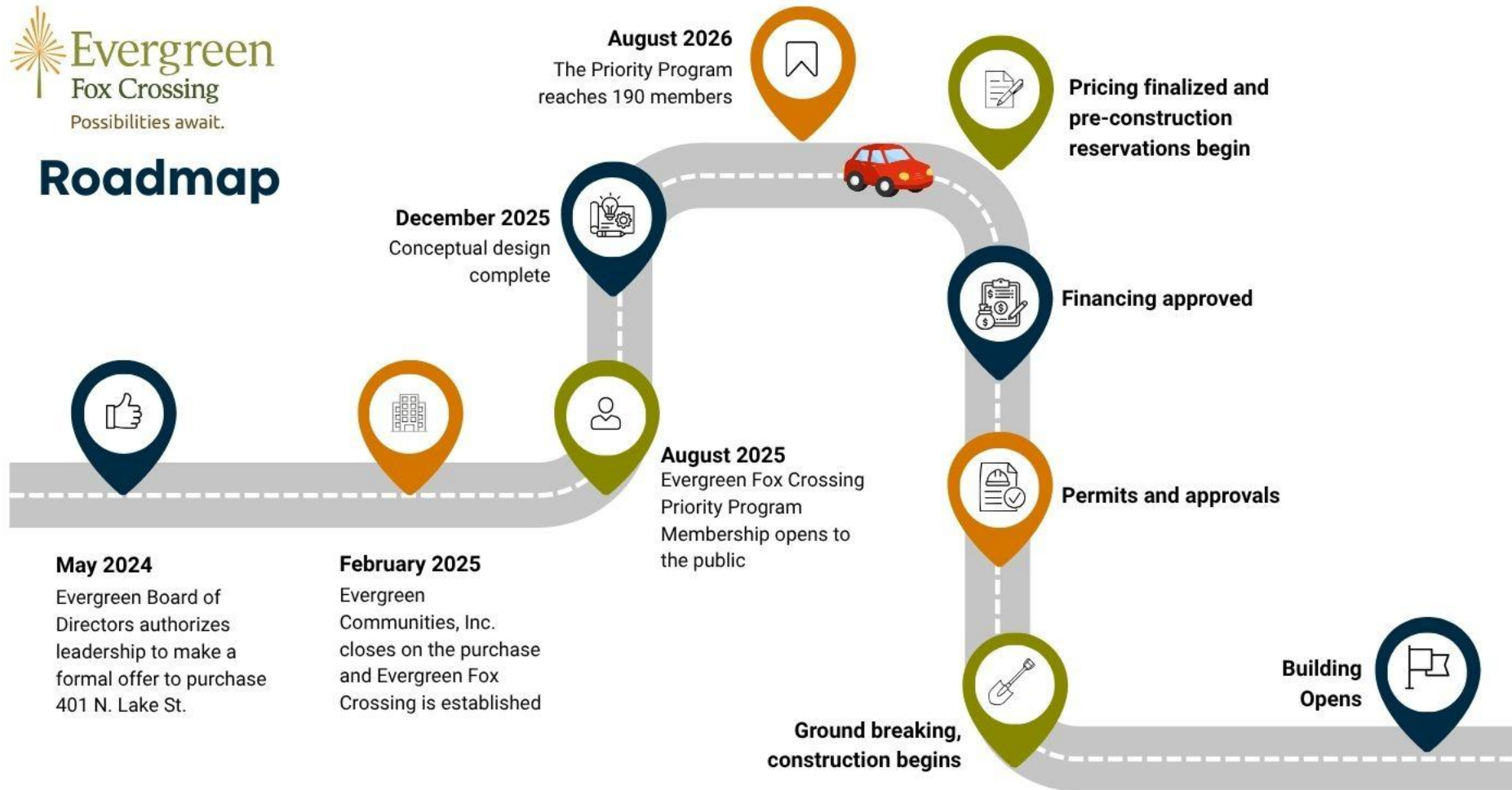
- Flat rate, monthly fee: Varies
- Reservation Deposit: Two months' rent*

Option B: Accommodation Fee

- Accommodation fee paid upon admission, plus a monthly fee that varies
- Reservation Deposit: 10% of the Accommodation Fee*



Roadmap



Priority Program Membership

Your Place in Line for What's Next

\$1000 Fully Refundable Deposit

Benefits Include:

- ✓ Priority reservation opportunity
- ✓ Residence selection based on membership date
- ✓ Exclusive project updates
- ✓ Invitations to special events
- ✓ Charter Member incentives

Why Are People Joining Now?

More Choice

Lock in your place in line and gain first access to residence selection.

More Value

Qualify for Charter Membership, with exclusive savings and benefits.*

More Opportunity

Be among the first to shape and experience the Evergreen Fox Crossing community.

No Risk

Your deposit is fully refundable.



Exclusive Charter Member Benefits

Available Only to Priority Members

Option A: One month rent free

Option B: 5% off accommodation fee

Plus

- ✓ Exclusive events
- ✓ Project updates
- ✓ Early access opportunities

Benefits valued in the thousands of dollars.

Next Steps

Step 1 Enroll as a Priority Member

Step 2 Receive your Priority Reservation Invitation

Step 3 Participate in Residence Selection

Step 4 Submit a Reservation Deposit

Step 5 Become a Charter Member

Step 6 Prepare to move to Evergreen Fox Crossing

Your Next Chapter Starts Here

For nearly six decades, Evergreen Retirement Community has created spaces where people connect, thrive, and belong.

Now, we are bringing that vision to Fox Crossing



Your Next Chapter Starts Here

Become a Priority Member Today

- \$1,000 refundable deposit
- Priority residence selection
- Exclusive Charter Member benefits
- Access to the next chapter of Evergreen

Rooted in legacy. Inspired by what's next.



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