

Vishram Kuteer Community

Vision Statement

Vishram Kuteer community is an active adult community located in Rosenberg Tx. The community will open in the 4th quarter of 2010 with home prices ranging from \$120,000 to \$215,000. We've tried to design a senior-living community for the future, keeping in mind what active seniors will want. We know that equity is important to seniors because, except for the last couple of years, real estate has been a good investment for this generation. We have already begun selling houses in the community

Vishram Kuteer occupies a unique niche in the retirement-living market that will appeal to seniors ready to give up the headaches of home ownership but not the benefits of having an equity stake in where they live.

In one sense, the Rosenberg development looks like a traditional active-adult community where residents buy homes and lead the good life. At Vishram Kuteer, residents purchase their homes and can claim their mortgage interest and local real estate taxes as itemized deductions on their federal income taxes. That's unlike most retirement communities, where residents pay an entrance fee or rent. In other ways, though, Vishram Kuteer closely resembles an upscale retirement community. Its residents pay a monthly service fee that covers clubhouse privileges, housekeeping, laundry services, all meals, limited transportation and yard maintenance. The clubhouse amenities include a formal dining area, a casual cafe, a lounge, a fitness center, a pool, a spa, a beauty salon, and a library. Some of the clubhouse privileges include water aerobics and yoga. Just outside the clubhouse you will also find a common vegetable garden and a small Hindu temple. As a member of Vishram Kuteer you will also have the use of the club for private parties and the guest quarters for out of town guests.

In many ways, we're actually in the hospitality business. The monthly service package costs \$1,000 for one person or \$1,200 for a couple.

Vishram Kuteer community will provide its residents with an improved quality of life, an emphasis on health and wellness and wonderful convenience focusing on giving our homeowners the free time to enjoy themselves and their neighbors.

Moving can be upsetting at any age, but it's especially so when you get older. Seniors will enjoy that they can buy a home and then remain for life. It's called 'pampering in place,' and it'll be the mantra for the next generation of seniors. There may be other communities like this, but none in the price range as Vishram Kuteer. The ideal buyer will be someone who will sell their current homestead and move into a community with a "just what you need" home and an amenity rich club at a lower price point. With friendly active neighbors, dining in the clubhouse, and the many amenities Vishram Kuteer has to offer you will find yourself spending more time at those places rather than at your home.

Vishram Kuteer is a partnership between Sterling Group of Companies and Bhakti Vishram Kuteer LLC.

In accordance with local, state, and federal Fair Housing Law, the Vishram Kuteer Community does not discriminate based on race, color, national origin, religion, sex, family status, sexual orientation, and handicap (disability) in the sale or rental of properties.