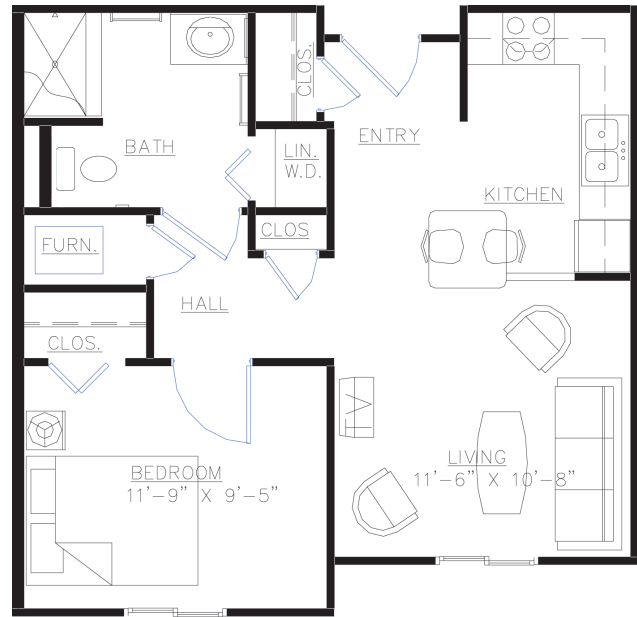
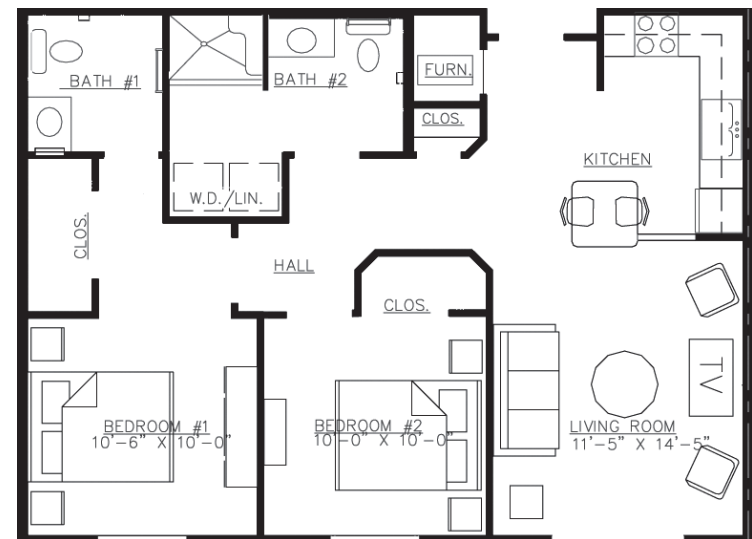


Floor Plans



One Bedroom Apartment



Two Bedroom Apartment



6757 Newport Avenue, Suite 100 Omaha, NE 68152 402-829-2912

Immanuel Courtyard
an Immanuel community

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This community does not discriminate on the basis of race, color, religion, national origin, sex, familial status or handicap.



www.immanuel.com

Affiliated with the Nebraska Synod, Evangelical Lutheran Church in America

Our Legacy

With a history reaching back to 1887, Immanuel has a strong commitment to improving the lives of seniors through a focus on the well-being of mind, body and spirit. Immanuel Courtyard continues this mission by providing housing opportunities with services and amenities designed for seniors on a fixed income.

Immanuel Courtyard consists of 70 apartment homes and is a blend of two federal programs; the Department of Housing and Urban Development's (HUD) Section 202 PRAC program and the Housing Credit Program. These two Federal programs enable Immanuel Courtyard to offer an affordable senior living option to seniors in the Omaha area.

The Community Includes 70 Apartments

20 One-bedroom, 540 square feet

20 One-bedroom, 625 square feet

30 Two-bedroom, 801 square feet



Housing and Urban Development Program

Twenty one-bedroom apartment homes (540 square feet) are available in partnership with the HUD for seniors age 62 and older with annual incomes under \$25,250 for individuals and \$28,850 for couples. The monthly rent is based on the resident's adjusted annual income and will not exceed 30% of their income.

Housing Credit Program

Twenty one-bedroom and 30 two-bedroom apartment homes are available in partnership with the Housing Credit program for seniors age 55 and older with annual incomes under \$30,660 for individuals and \$35,040 for couples. The monthly rent is \$582.00 for a one-bedroom and \$711.00 for a two-bedroom.

Features and Amenities

- Weekly trip to the grocery store
- Free laundry facilities
- Beauty Shop
- ENOA Congregate Meal Program (evening meal)
- Free membership to AgeWell
- Service Coordinator on-site
- Resident controlled entry
- Pastor care/worship
- Omaha Public Library's extension collection

AgeWell

Immanuel Courtyard is attached to the AgeWell Center. AgeWell is a wellness program designed for older adults with qualified and professional staff who will develop a personalized plan of holistic wellness to meet resident needs.

- Wellness consultations
- Balance and Tai Chi classes
- Low impact aerobic classes
- Social events and activities
- Computer lab and education
- Health screenings
- Keiser weight training exercise equipment
- Walking and fall prevention programs



Apartment Homes

All apartment homes are fully equipped and include a built-in dining counter, range, refrigerator, microwave, emergency pull cord and walk-in shower with a bench. Washer and dryer hook-ups are available in all two-bedroom apartment homes and specific one-bedroom apartment homes. Gas, electricity, trash and sewer utilities are included in the monthly rent. Cox Cable services, local and long distance telephone services are not included in the monthly rent.

If you would like more information about this unique retirement community or would like to schedule an appointment, please call us at 402-829-2912. Tours are offered monthly.