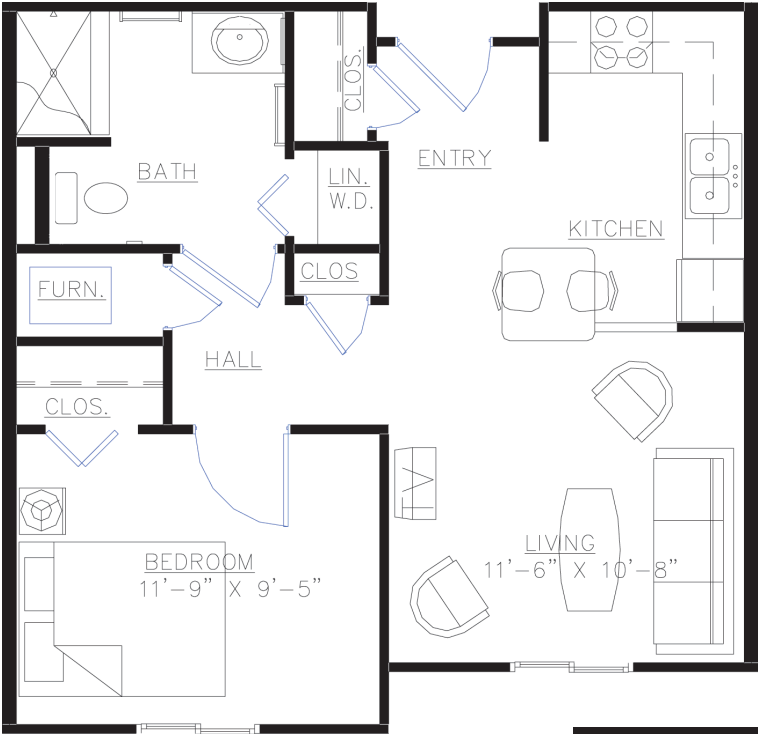
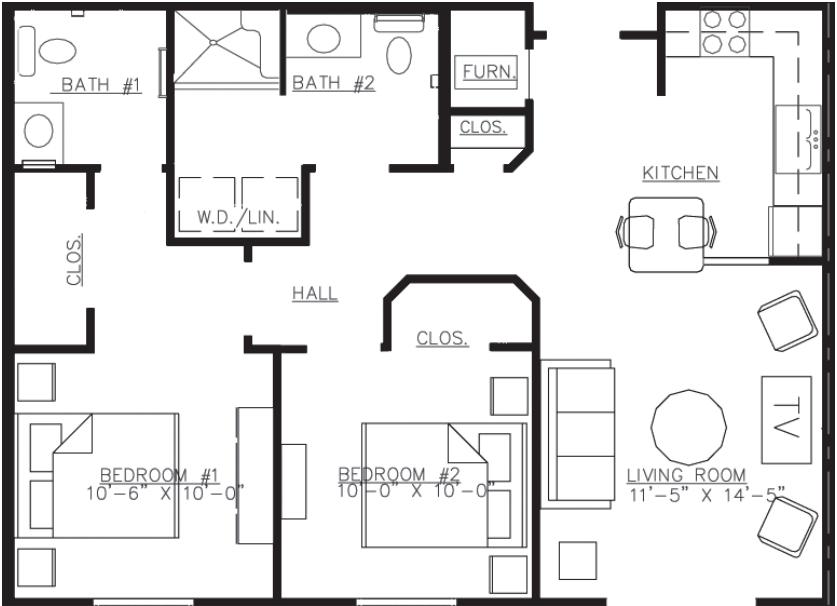


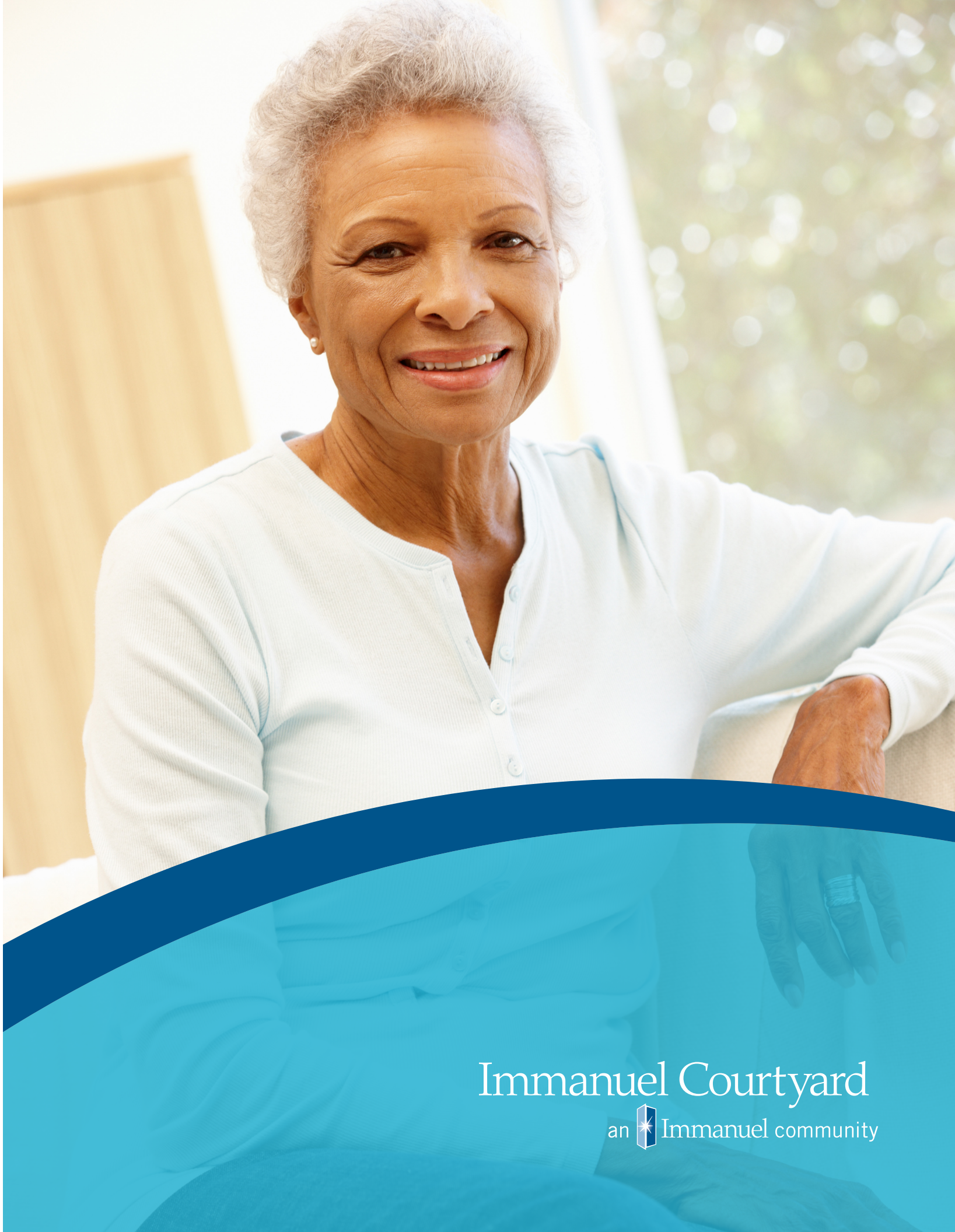
Floor Plans



One-Bedroom
Apartment



Two-Bedroom
Apartment



Immanuel Courtyard
6757 Newport Avenue
Omaha, NE 68152
402.829.2912

**Assisted Living at
Immanuel Courtyard**
6759 Newport Avenue
Omaha, NE 68152
402.829.2990

Trinity Courtyard
620 West Lincoln Street
Papillion, NE 68046
402.614.1900

Graceview Courtyard
1681 College Road
Council Bluffs, IA 51503
712.828.4477



Immanuel.com

This community does not discriminate on the basis of race, color, religion, national origin, sex, familial status or handicap.
Affiliated with the Nebraska Synod, Evangelical Lutheran Church in America

Immanuel Courtyard
an Immanuel community



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.

Our 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 \$33,300 for individuals and \$38,050 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 \$39,950 for individuals and \$45,650 for couples. The monthly rent is \$629.00 for a one-bedroom and \$769.00 for a two-bedroom.

Features and Amenities

- Twice a month trip to the grocery store
- Free laundry facilities
- Beauty salon
- Free membership to Thrive
- ENOA Congregate Meal Program (evening meal)
- Service coordinator on-site
- Resident controlled entry
- Pastoral care/worship
- Omaha Public Library's extension collection

Thrive by Immanuel

Immanuel Courtyard is attached to the Thrive center. Thrive 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
- Low impact aerobic classes
- Computer lab and education
- Keiser weight training exercise equipment
- Balance and tai chi classes
- Social events and activities
- Health screenings
- 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.