FINALLY, A RETIREMENT COMMUNITY THAT CAN KEEP UP WITH YOU

THE ACKERLY



THE ACKERLY AT TIMBERLAND TABLE OF CONTENTS



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tastebuds-doing-the-happy-dance dining. Fresh, seasonal menus, and more.



HEALTH & FITNESS | Doesn't fitness seem to take a back seat as we get older? Not anymore. PrimeFit[™] makes it convenient and fun.



BRAIN FITNESS | Introducing a new approach to brain fitness that's a blast. And Language Learning programs powered by Rosetta Stone,® too.



TRAVEL | Surprise! Move in and you'll have Travel by Leisure Care[™] to call upon for any of your travel needs. Can you say, "Let's get going?"



Oh yes they do! You'll have choices galore, with classes, events, parties, trips, and more.



CARE SERVICES | We're here to help with flexible care services. Always delivered with finesse and centered on you.



PETS WELCOME | Dogs (even with their wet noses) and cats (even with their bad attitudes) are welcome here.



RESIDENT SERVICES | Move in and you will suddenly have a professional helper to pamper you silly. Yes, it's included!







The Ackerly, in Portland, offers a unique combination of convenience, city-life, culture, and outdoor recreation.

The Ackerly is located minutes from downtown, in Portland's Cedar Mill neighborhood, and offers a modern environment with a range of senior living options, from independent and assisted living, to memory care.

Dining can only be described as exceptional at The Ackerly. Fresh chef-prepared meals are healthy and oh-so delicious. Servers are prompt and friendly and get to know your likes and dislikes.

Our residents love our indoor spaces for creating art, playing games and cards, watching movies and entertaining guests. The Ackerly's lush rose gardens and walking paths are also popular for enjoying the outdoors and relaxing.

Enjoy nearby parks and entertainment like the tranquil Portland Japanese Garden, Forest Park, Washington Park, Willow Creek Nature Park, and concerts at Arlene Schnitzer Concert Hall. Golf is a chip shot away at the Portland Golf Course.

There are plenty of healthcare options nearby including Providence St. Vincent Medical Center, Legacy Good Samaritan Medical Center, Oregon Health & Science University, and Portland VA.











Community Features & Amenities

- Conveniently located across from Timberland Town Center, within walking distance of Market of Choice grocery, retails shops, restaurants, and walking trails
- Convenient access to
 Providence St. Vincent Medical
 Center and other health care
 and medical facilities
- Two restaurants, The Tamarack and Cornell's, featuring daily specials, seasonal menus and healthy choices
- Miller's Pub
- Beautifully landscaped grounds with walking paths, gardening areas, bocce ball and shuffleboard
- Billiards and game area
- Library
- Off street parking, including some reserved and covered spaces
- Complimentary laundry facilities
- Full-service salon and spa
- Theater

- Computer lounge with complimentary WiFi
- · Health and wellness center
- Weekly housekeeping and linen service
- PrimeFitSM gym and fitness program
- Balance BuildersSM multi-dimensional balance-building program
- Travel by Leisure CareSM full-service travel agency
- Brain fitness program
- Language Learning programs powered by Rosetta Stone®
- Full calendar of fun and engaging programs, events and activities
- · Personalized resident services
- Guest services directory
- Private chauffeur service
- Regularly scheduled shuttle service
- Onsite physical and occupational therapy
- Assisted living and memory care services available

Apartment Features & Amenities

- Spacious studio, one- and two-bedroom apartments
- Kitchens with solid surface counters and stainless steel appliances in most apartments
- Washers and dryers
 in all one- and two-bedroom apartments
- Patios available in some first floor apartments
- · Individually controlled heating and air-conditioning
- Carpet and luxury vinyl plank flooring
- Window coverings
- · Large walk-in closets
- Basic cable TV
- Emergency communication system



PRICING INDEPENDENT LIVING

Studio	from \$3,450
One-Bedroom	from \$3,750
Two-Bedroom	from \$5,190
Double Occupancy	add \$750

MONTHLY RENT INCLUDES

Breakfast plus choice of lunch or dinner daily, weekly housekeeping and linen service, scheduled transportation, social and recreational programs, unlimited use of all activity areas, emergency communication system, staff available 24 hours a day, cable TV, routine apartment maintenance, complimentary use of laundry facilities, and all utilities except telephone.



Residency Fee	\$4,500
Pet Fee	
Reserved Parking (Covered)	\$75/month
Reserved Parking (Uncovered)	\$45/month
Storage	\$45/month





PRICING ASSISTED LIVING

Studio	from \$3,550
One-Bedroom	from \$4,590
Two-Bedroom	from \$6,250
Double Occupancy	add \$750

MONTHLY RENT INCLUDES

Three meals daily plus complimentary snacks, weekly housekeeping and linen service, cable TV, all utilities except telephone, social and recreational programs (see monthly calendar of events), unlimited use of all activity areas, scheduled transportation, staff available 24 hours a day to answer questions, emergency communication system, daily resident check, complimentary use of laundry facilities, and routine apartment maintenance.



Level 1	\$575	Level 5	\$2,350
Level 2	\$975	Level 6	\$2,625
Level 3	\$1,550	Level 7	\$2,700
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ADDITIONAL SERVICES & FEES

Residency Fee	\$4,500
Pet Fee	
Reserved Parking (Covered)	\$75/month
Reserved Parking (Uncovered)	
Storage	







Assisted Living at The Ackerly

Our assisted living services are person-centered and flexible. As we see it, everyone has very different needs and desires. There are no cookie cutter people, so you will find no cookie cutter plans here. The help you receive is based on what you want, when you want it.

What if you need basic assisted living services, nothing too fancy? No problem at all. We have everything you'd expect — medication assistance, showering and bathing, dressing, personal appearance and hygiene, care coordination, mobility assistance, health maintenance, cognitive support, and more. It's just that we deliver it all with the utmost care, making sure you are comfortable and getting precisely what you want as service needs grow or diminish. That's right—our services are that flexible – easily added or scaled back as you desire.

Your base monthly rent includes three meals daily plus complimentary snacks, a daily resident check and weekly housekeeping and linen service. There is a licensed nurse on staff to direct and oversee the care team, and staff is available 24/7. Rent also includes scheduled transportation, social and recreational programs, use of activity areas, routine apartment maintenance, and all utilities except telephone. Assisted living services are added on to the monthly rent as needed.

Assisted Living Care.....starts at \$575 per month

Assisted living costs are in addition to the monthly rent and are determined by an assessment of your individual needs and preferences by the care team. Our care team will also assess on a regular basis and services are adjusted to meet your specific needs and preferences. Some special services, such as medication management, oxygen therapy, and diabetic support, may have associated additional costs. Please contact our care team for more information.





We take good care of our employees. What's that mean to you?

Leisure Care is a company that obsesses about great service. It's what we love to do. Our parent company, One Eighty, strives to inspire new and creative ways of doing business.

Okay. Well, I know what you're probably thinking here—This sounds great and all. But so what? Well, we think the "so what" effect is happening every day at all of our communities across the country—a crazy mix of service and creativity that makes us different than other retirement communities. One that you will feel in countless ways when you live here.

How do we get this crazy mix of service and creativity? Quite simply, through our employees. You see, our company strongly believes that each person should have an opportunity to be truly happy in what they do, and strive to live a balanced life. We call this living the *Three-Thirds Lifestyle*. In short, we promote putting family first (1/3), giving back to the community second (2/3), and finally, meaningfully contributing to a work environment (3/3). It may seem backwards for us to ask our employees to place work last in their line of priorities, but we know it's the right thing to do. And we've found this has powerful results that mean something



to you. Because when life is good for our employees, they are more dedicated, efficient, creative, and yes, happy. And happy people will provide you with the best service possible.

We do everything possible to help our employees live a purpose-driven life. And they know their company stands behind the same principles that they do. A company that believes their work makes the world a better place. Which can make your world better, too.

We hope you can get to know some of these fine folks. And they can get to know you.



A Rembold Development



Rembold is a diverse and innovative real estate development company investing in and developing select real estate

projects. Wayne Rembold and his two daughters, Kira Cador and Kali Bader, direct the operations of the company and have been responsible for the development of over \$850 million of real estate since 1974, which includes over 575 senior-housing units.

Rembold's real estate development projects demonstrate the best of entrepreneurial vision, quality design and construction, and proven economic performance. These qualities complement a corporate management philosophy combining knowledgeable intuition with detailed financial and economic analysis.

www.rembold.com

Managed by Leisure Care



Leisure Care operates elegant retirement communities that are all about Five-Star Fun. Above all else,

Leisure Care wants residents to have more fun than anyone. They do this by setting colossal standards for quality and choice in guest services, amenities, resort-style living, and in all things "fun." Driven by a genuine respect for residents and their families, Leisure Care's highly-trained employees and staff strive to exceed customer expectations every day.

The innovative spirit and dedication to service that began more than 40 years ago have allowed Leisure Care to become one of the nation's top privately-held senior housing companies.

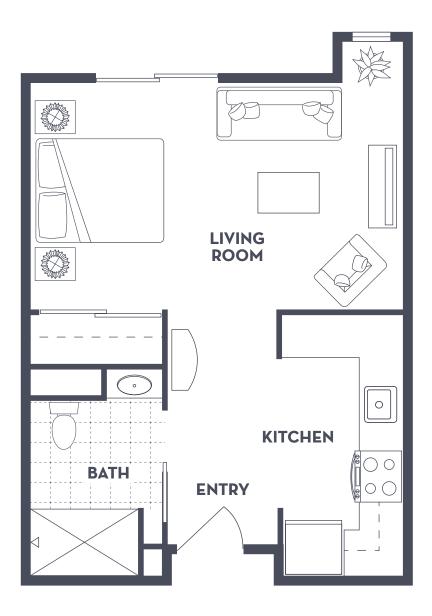
Leisure Care's full range of management services include community management, operations, and development.

www.leisurecare.com





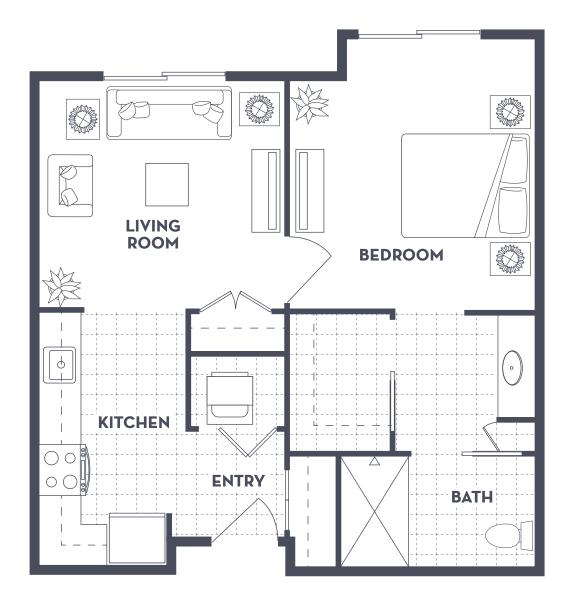
Studio 431-482 Sq Ft







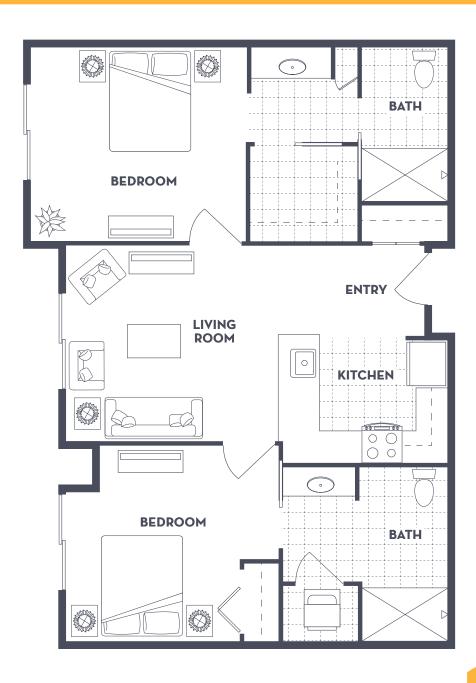
One-Bedroom 596-648 Sq Ft







Two-Bedroom 925-948 Sq Ft







IT'S MORE THAN RETIREMENT

IT'S FIVE-STAR FUN

THE ACKERLY

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& A LEISURE CARE PREMIER COMMUNITY