

FINALLY, A RETIREMENT COMMUNITY  
THAT CAN KEEP UP WITH YOU

**THE ACKERLY**  
AT SHERWOOD



THE ACKERLY AT SHERWOOD  
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WELCOME TO THE  
UN-RETIREMENT COMMUNITY

The traditional retirement community has met its match. Live here and you can truly be yourself. Active? Laid-back? Maybe a little bit of both? Yes, yes, and yes indeed.

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ACT YOUR AGE OR  
YOUR ROLLERBLADE® SIZE  
IT'S UP TO YOU



**DINING** | There's dining and then there's 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<sup>SM</sup> 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,<sup>®</sup> too.



**TRAVEL** | Surprise! Move in and you'll have Travel by Leisure Care<sup>SM</sup> to call upon for any of your travel needs. Can you say, "Let's get going?"



**FUN** | We've found that seniors like to have fun. 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!



OUR RESIDENTS  
OFTEN SAY THEY  
WISH THEY WOULD HAVE  
MOVED IN SOONER

COME SEE WHY

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CALL 503.217.2345 TODAY



## The Ackerly at Sherwood, a charming place to call home, resides in the beautiful Tualatin Valley.

**We are conveniently located off of Pacific Highway**, minutes from Historic Old Town, and offer beautifully-appointed independent living, assisted living, and memory care apartments. But what really sets us apart from other retirement communities is our absolute dedication to excellent, friendly service. When you look at just how much our community offers you will see why we are the best retirement value in town.

**Dining can only be described as exceptional** at The Ackerly. The fresh, chef-prepared meals are healthy and oh-so-delicious. And the servers are prompt and friendly and get to know your likes and dislikes.

**You can say we're an involved and active bunch.** From the fully-equipped PrimeFit gym, billiards table, and game room indoors to the raised gardening beds, dog run, and patio with fireplace outdoors, there is never a dull moment at The Ackerly.

**Nearby you'll enjoy wineries and scenic tours** of the Willamette Valley, performances at the art center, dining opportunities, and shopping the many antiques, farmers' markets, and quaint boutiques in town. Our convenient transportation services will get you there with ease.

**For your healthcare needs** we are conveniently located near Providence Medical Group, Kaiser Permanente, Legacy Urgent Care, and Walgreens Pharmacy.



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## AMENITIES

### Community Features & Amenities

- Conveniently located off of 99W near shopping, dining, wineries, and historic downtown
- Convenient access to Providence Medical Group and other healthcare and medical facilities
- Full-service restaurant featuring daily specials, seasonal menus, and healthy choices
- Bistro serving trücup coffee and snacks throughout the day
- Private dining room for special events and celebrations
- Billiards and game room
- Beautifully landscaped grounds with raised gardening beds, a dog run, bocce ball, and gathering spaces
- Library
- Full-service salon and spa
- Theater
- PrimeFit gym and fitness program
- Balance Builders multi-dimensional balance-building program
- BrainHQ brain fitness program powered by Posit Science®
- Language Learning program powered by Rosetta Stone®
- Travel by Leisure Care full-service travel agency
- Wellness suite with access to onsite physical and occupational therapy services
- Tech lounge with complimentary Wi-Fi
- Full calendar of fun and engaging programs, events, and activities
- Guest services directory
- Regularly scheduled and private transportation service
- Off-street and reserved parking
- Complimentary laundry facilities
- Weekly housekeeping and linen service
- Pet-friendly
- Assisted living and memory care services available

### Apartment Features & Amenities

- Spacious studio, one-bedroom, and two-bedroom apartments
- Full kitchens with stainless steel appliances in all apartments
- Washers and dryers in all one-bedroom and two-bedroom apartments
- Balconies in select apartments
- Individually controlled heating and air conditioning
- Window coverings
- Large walk-in closets
- Emergency communication system



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## PRICING

### Independent & Assisted Living • Monthly Rental Rates

Studio.....	from \$4,410
One-Bedroom.....	from \$5,410
One-Bedroom w/ Den.....	from \$6,415
Two-Bedroom .....	from \$6,805
Double Occupancy .....	add \$800

### Monthly Rent Includes

Three meals daily plus complimentary snacks throughout the day, weekly housekeeping and linen service, scheduled transportation, social and recreational programs, unlimited use of all activity areas, routine apartment maintenance, complimentary use of laundry facilities, all utilities except telephone and cable, 24-hour emergency communication system, daily resident check, coordination of care and general oversight of well-being, full-time RN on staff to direct and oversee care team, staff available 24-hours a day, and access to temporary unscheduled services from care team.

### Assisted Living ..... starts at \$550 per month

Assisted living costs are in addition to the monthly rent and are based upon an assessment of individual needs and preferences. Our staff will conduct an evaluation of services provided on a regular basis and as needed.

### Additional Services & Fees

Residency Fee.....	One month's rent
Pet Fee.....	\$30/month
Reserved Parking (Covered) .....	\$45/month
Reserved Parking (Uncovered) .....	\$30/month
Storage.....	\$25/\$35/month



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## 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 \$550 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.

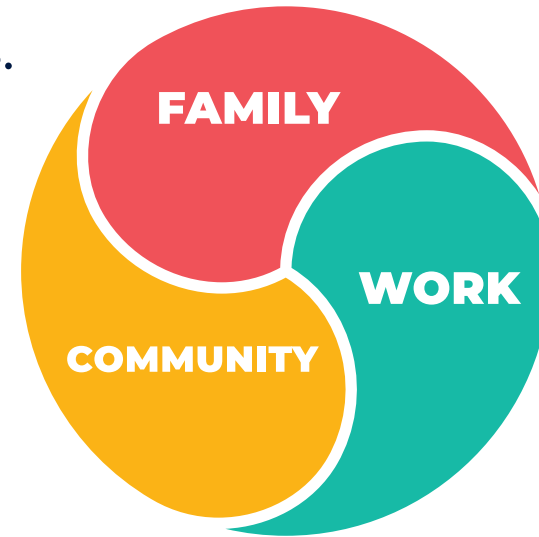


## We take good care of our employees. What's that mean to you?

**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.**

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## A Rembold Development



Rembold is a diverse real estate development company based in the Portland region and founded by Wayne Rembold. Today, the company is helmed by Wayne's two daughters, Kira Cador and Kali Bader. The company demonstrates 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. The projects developed typify the spirit, style and eye for the market Rembold brings to its developments as a result of decades of measured and quality experience.

Over the past 46+ years, Rembold has developed over 3,000 apartment units, 3,400 condominium units, 580k square feet of office space, 1.8M square feet of industrial space and 960k square feet of retail space. Total development value for the company is over \$1 Billion.

Rembold follows five strong convictions in their approach to development through determination, respect, integrity, creativity and profitability. Rembold brings a rich development history, particularly working through complex projects involving many partners.

[www.rembold.com](http://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](http://www.leisurecare.com)

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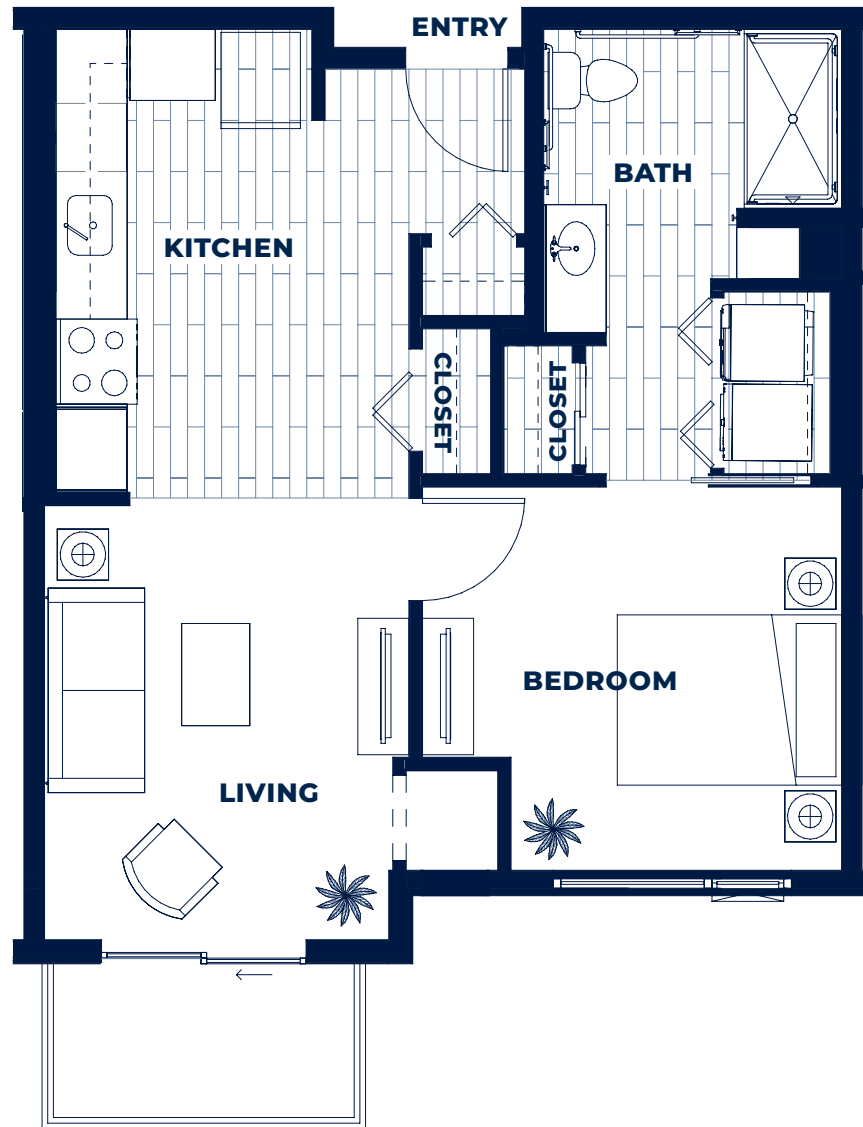
Studio  
428-589 Sq Ft



*Additional Studio floor plans ranging from 530-589 sq ft available*

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One-Bedroom  
572-727 Sq Ft



*Additional One-Bedroom floor plans ranging from 572-727 sq ft available*

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**One-Bedroom  
with Den  
830-1,000 Sq Ft**



*Additional One-Bedroom Deluxe floor plans ranging from 830-1,000 sq ft available*

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Two-Bedroom  
888-1,120 Sq Ft



*Additional Two-Bedroom floor plans ranging from 888-1,120 sq ft available*

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IT'S MORE THAN RETIREMENT  
IT'S FIVE-STAR FUN

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16872 SW Edy Road • Sherwood, OR 97140  
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 A LEISURE CARE PREMIER COMMUNITY