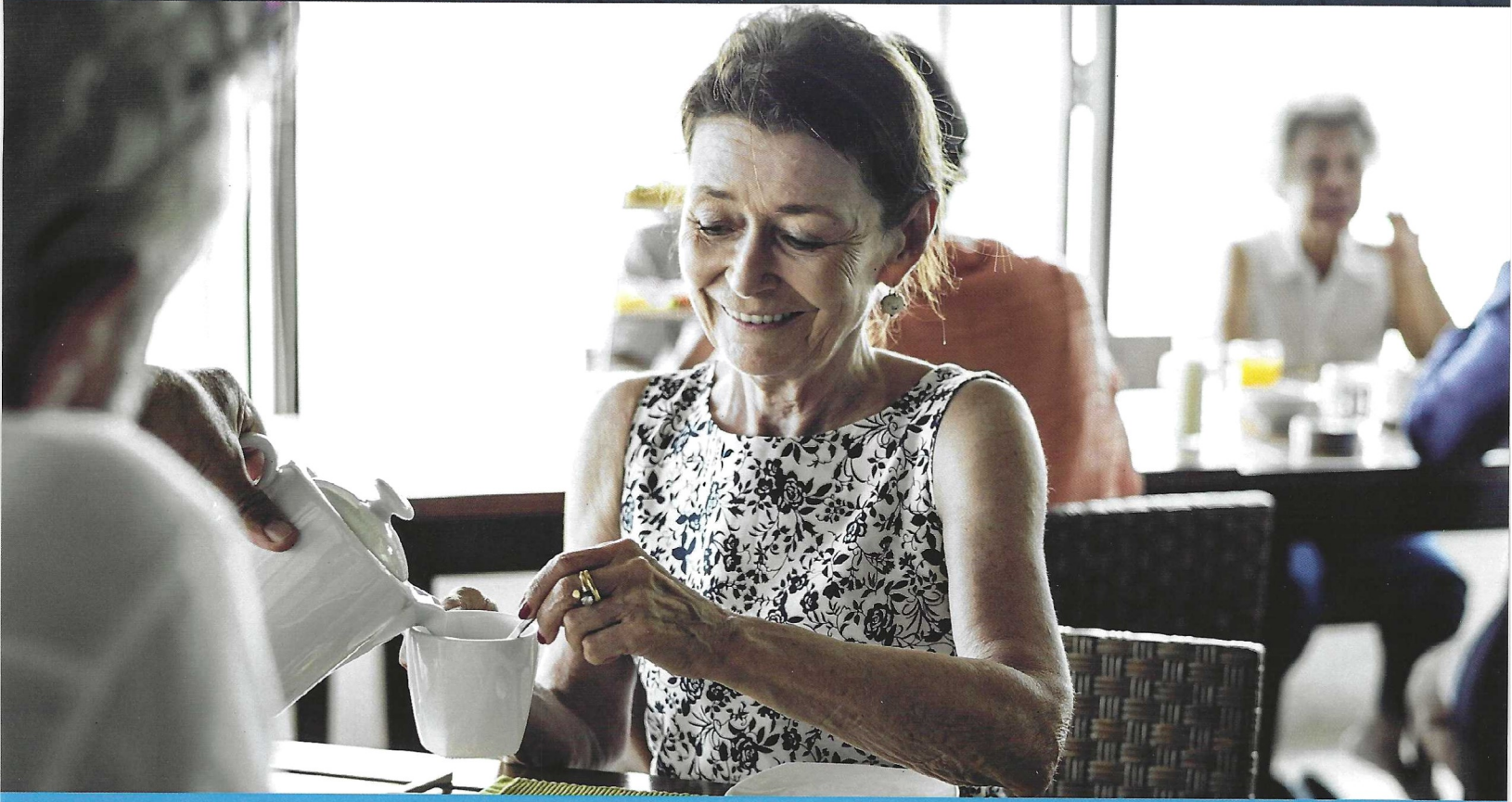


WELCOME TO YOUR LIFE, ENHANCED



INDEPENDENT LIVING
ASSISTED LIVING
SKILLED NURSING
FACILITY



Our mission is to enhance the life of every person we serve. This is at the core of everything we do, guiding each interaction along the way.

At Avamere Court at Keizer, we focus on the small, everyday tasks so you can enjoy what matters most. Our senior living community is designed specifically for seniors who want to enjoy a lifestyle rich with recreational, social, and educational activities.

Within our home-like environment, you will get to know your neighbors and a special comradeship that is warm and caring. We are family at Avamere!

We have several annual celebrations including Casino Night (a fundraiser for Alzheimer's), a community Easter egg hunt (involving families in the area), and our signature annual Western BBQ (also a fundraiser for our local firefighters). These events are open to the public, and we encourage the whole community to join us.

Our beautiful landscaping provides a comfortable environment for residents to enjoy gardening, walking, and other outdoor activities.

We offer a wide variety of amenities and activities that aim to enhance your life.



AVAMERE
Court at Keizer

5210 River Rd N, Keizer, OR 97303
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AvamereCourtAtKeizer.com

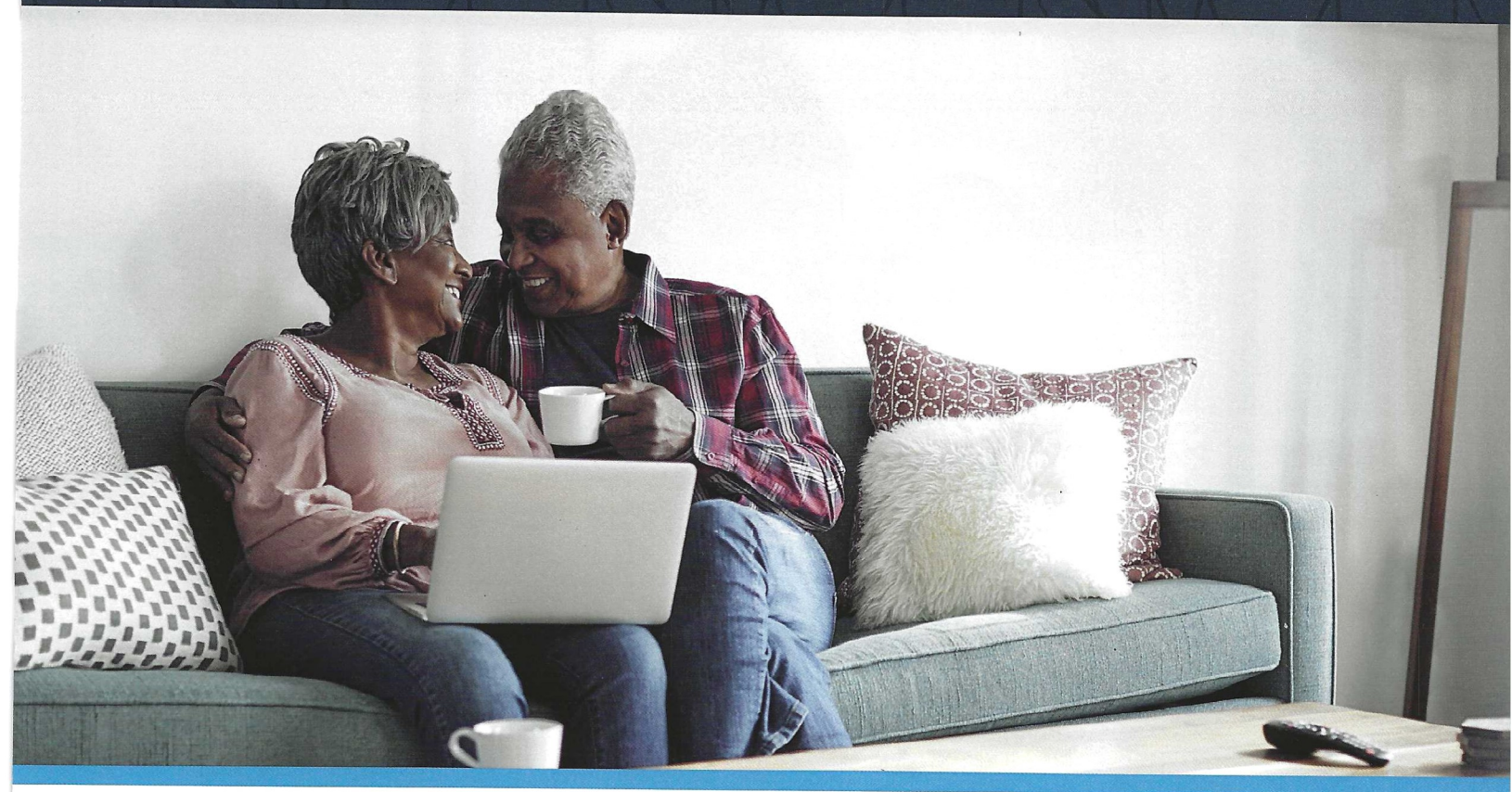
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MISSION & CORE VALUES



INDEPENDENT LIVING
ASSISTED LIVING
SKILLED NURSING
FACILITY



MISSION

To Enhance the Life of Every Person We Serve

CORE VALUES

Integrity above all else
Passion for the quality of people's lives
Quality that is obvious
Innovation, not emulation
A culture of trust and respect
Reaching to learn, grow and embrace change
Teamwork, camaraderie, and fun

JUST LIKE HOME

Everything about the innovative, thoughtful architecture, interior space, and landscaping is sensitively scaled to provide a warm, intimate setting. Each of our apartments include a galley kitchen with a stove, refrigerator, and dishwasher, although you can always enjoy meals in our elegant dining room. There are many common areas for socialization and relaxing.

THE CENTER OF EVERY DECISION

From crafting new menus, creating a robust activity calendar, and planning for upcoming community events — we put our residents at the center of every decision we make.

PERSONAL SERVICES



INDEPENDENT LIVING
ASSISTED LIVING
SKILLED NURSING FACILITY



SENIOR LIVING THE AVAMERE WAY

Enjoy senior living the Avamere way.

We continually strive to provide the independence you want and bring quality to this chapter of your retirement.

Leave the details to us. Here are just a few of the amenities and activities our residents enjoy.

MORE TO DO!

- Exercise classes
- Community events & fundraisers
- Outings
- Educational presentations
- Scheduled religious services
- Movie night
- Games with your neighbors & friends
- And more!



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AMENITIES



INDEPENDENT LIVING
ASSISTED LIVING
SKILLED NURSING FACILITY



INDEPENDENT LIVING AMENITIES

- Weekly housekeeping
- All utilities (except phone and internet)
- Complete galley kitchens with stove, refrigerator, and dishwasher
- Basic cable
- Free laundry facilities on each floor (laundry soap included)
- Pet friendly

COMMUNITY AMENITIES

- Full activities calendar
- Library
- On-campus gym
- Beauty salon
- Beautiful courtyard
- Shopping days
- Scheduled medical transportation
- Restaurant-style dining meals served daily
- Free assigned parking
- Covered parking for an additional fee
- WiFi in common areas

SAFETY FEATURES

Your safety is important to us. We offer several safety features, including:

- 24-hour receptionist
- Emergency system
- Handicap friendly

TRANSPORTATION SERVICES

- Weekly shopping trips for independent living residents
- Medical transportation every Monday, Wednesday, and Thursday within a 10-mile radius (reservations required)
- Sunday Church service transportation (within a 10 mile radius)
- Weekly outings
- Transportation is subject to availability



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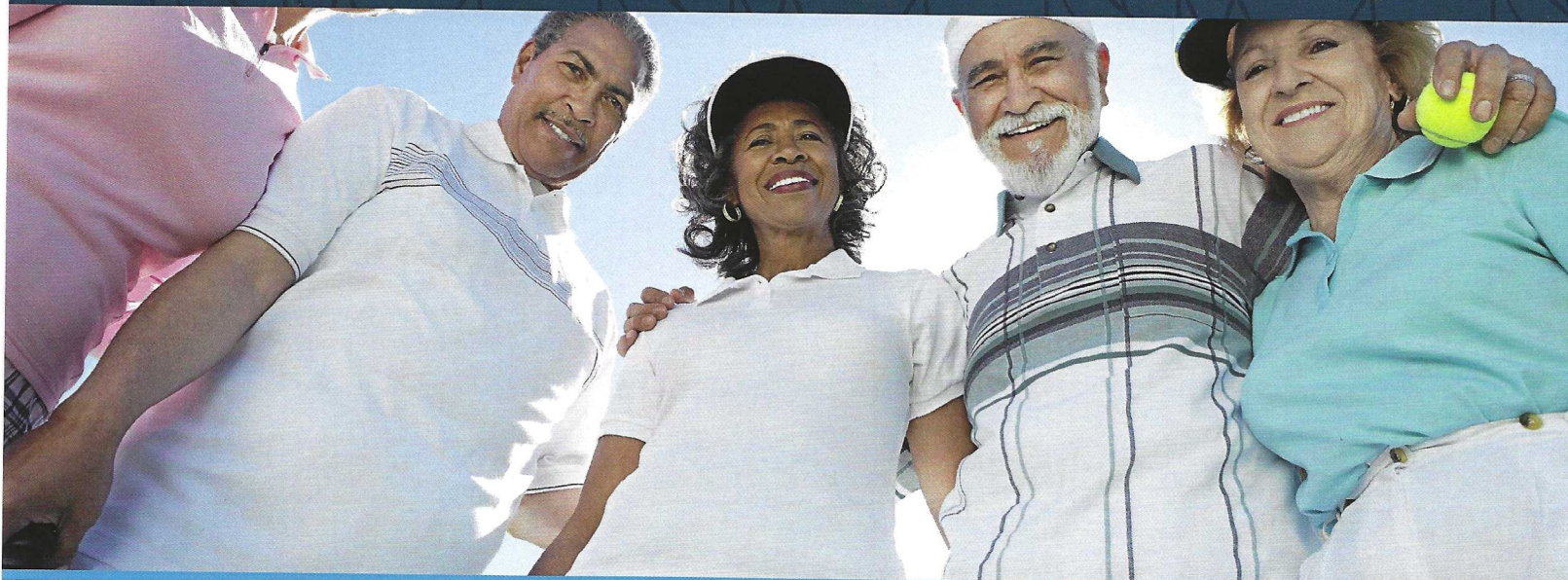
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RATES



INDEPENDENT LIVING



INDEPENDENT LIVING

One-bedroom apartment	\$2,021 /mo
One-bedroom deluxe apartment	\$2,142 /mo
One-bedroom + den apartment	\$2,631 /mo
Two-bedroom, two-bath, w/d hookups	\$3,013 /mo
Two-bedroom, two-bath deluxe	\$3,207 /mo
Second-person fee	\$495 /mo

Basic rate includes all utilities (except telephone & internet), weekly light housekeeping services, basic cable, garbage/recycling, daily/weekly/monthly scheduled activities, scheduled transportation, Sunday church transportation, and restaurant-style dining with three meals per day served in our beautiful dining room.

OTHER FEES

Community fee	non-refundable	\$1,200 1-time
Pet fee (per pet)	non-refundable, limit 2	\$600 1-time
Covered parking		\$50 /mo
Covered parking garage door opener	refundable	\$50 1-time



AVAMERE
Court at Keizer

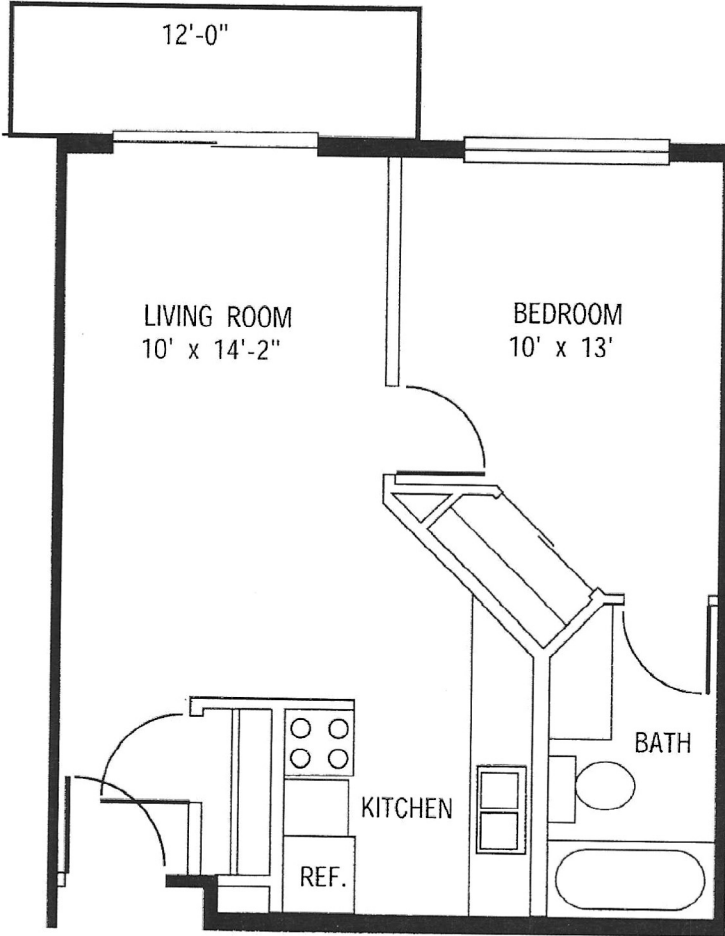
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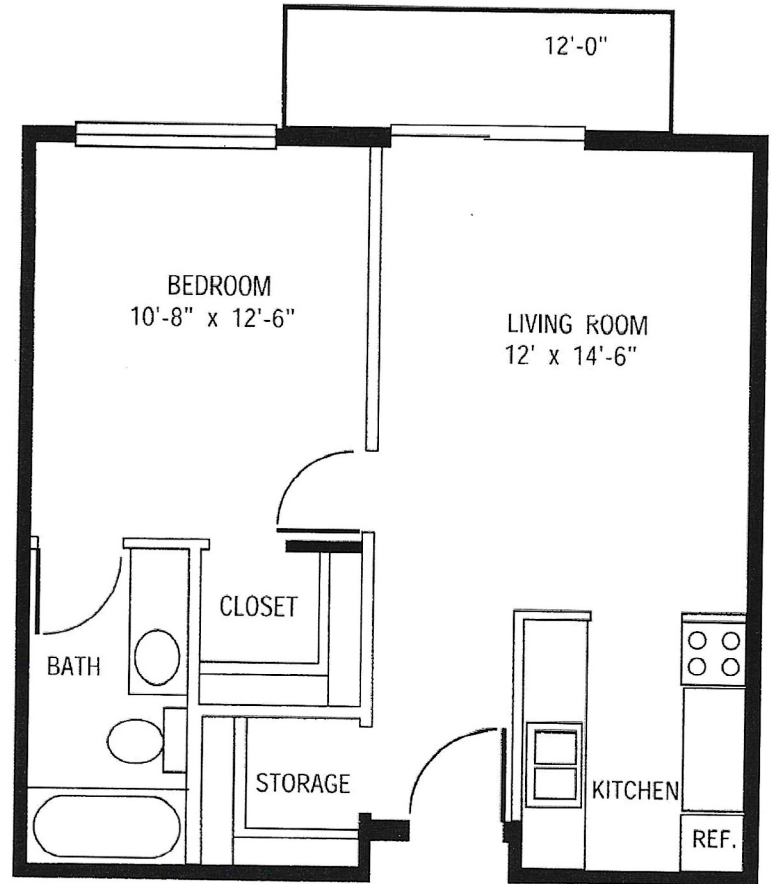




1 BEDROOM 480 sq. ft.

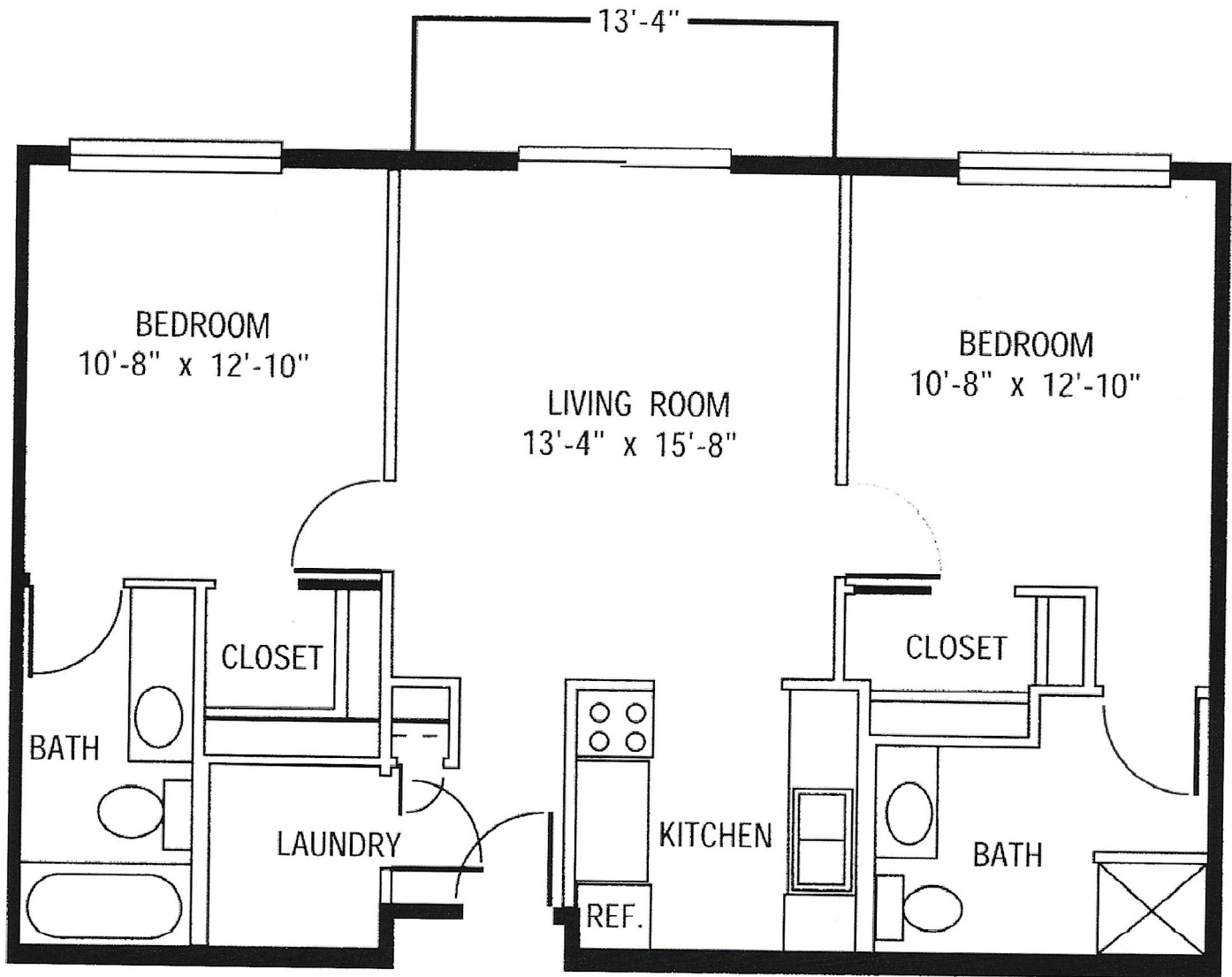


1 BEDROOM 550 sq. ft.





2 BEDROOM 832 sq. ft.



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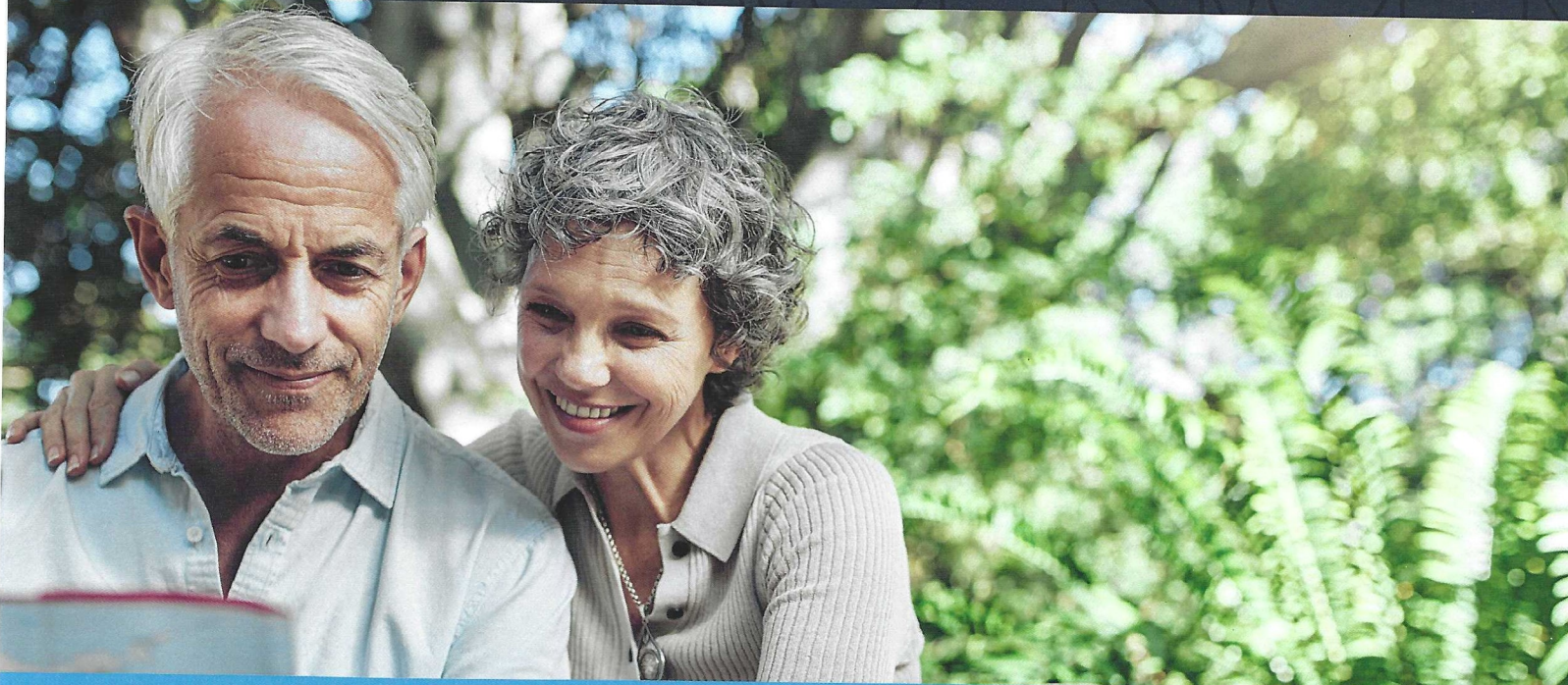
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DIRECTIONS

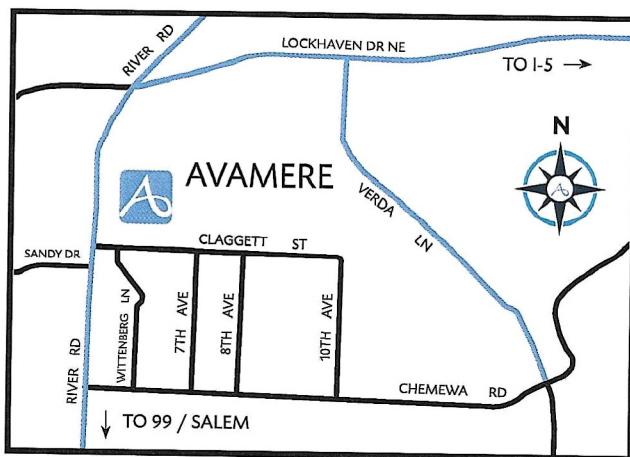


INDEPENDENT LIVING
ASSISTED LIVING
SKILLED NURSING
FACILITY



Enjoy your independence at Avamere Court at Keizer, a great location for senior living!

Our community is within walking distance of restaurants, churches, the post office, and shopping places like Walgreens, Rite Aid, Dollar Tree, Safeway, and Waremart.



TRAVELING VIA I-5 SOUTH

- Take exit 260 toward Keizer
- Turn right onto Lockhaven Rd.
- Continue straight onto Lockhaven Dr.
- Turn left onto River Rd.
- Turn left onto Claggett St.
- Find us on the left

TRAVELING VIA I-5 NORTH

- Take exit 260 toward Keizer
- Turn left onto Lockhaven Rd.
- Continue straight onto Lockhaven Dr.
- Turn left onto River Rd.
- Turn left onto Claggett St.
- Find us on the left



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COST CALCULATOR



AVAMERE
COURT at KEIZER

MONTHLY EXPENSES

YOUR EXPENSES

LIVING CHOICE

ADD IT UP!

Rent/Mortgage	\$ _____	\$ _____
Housing Tax & Insurance	\$ _____	included
Home Maintenance	\$ _____	included
Utilities	\$ _____	included
Security Alarms	\$ _____	included
Homeowners Association Fees	\$ _____	included
Groceries & Dining	\$ _____	included
Laundry	\$ _____	included
Housekeeping	\$ _____	included
Transportation	\$ _____	included
24hr Emergency Aid	\$ _____	included
Entertainment & Basic Cable	\$ _____	included
Fitness Membership	\$ _____	included

\$ _____

YOUR EXPENSES

—

\$ _____

LIVING CHOICE

=

\$ _____

YOUR SAVINGS!



*Your Life.
Our Commitment.*

TRANSPORTATION SCHEDULE

Day of the Week Hours of Operation	Description
Sunday: 8am to 12pm	8am to 12pm for Church. NO APPOINTMENTS or SHOPPING
Monday: 8am to 4pm	8am to 4pm for Doctor Appointments ONLY
Tuesday: 8am to 4pm	8am to 12pm for Misc appts. (Hair, Nails, Banking) 1pm to 3pm Fred Meyer/Bi-Mart/Dollar Tree/Walgreens/Safeway
Wednesday: 8am to 4pm	8am to 4pm for Doctor Appointments ONLY
Thursday: 8am to 4pm	8am to 4pm for Doctor Appointments ONLY
Friday: Outings	Scheduled Activities - Times may vary. NO APPOINTMENTS; NO SHOPPING
Saturday: NO TRANSPORTATION	NO TRANSPORTATION

**Transportation scheduled is subject to change at any time.
Should there be a change, affected resident will be notified immediately.**

Make Your Friends Your Neighbors
Refer your friends to this community and receive

\$500
off your rent for each referral.

**Referral must move in and stay at least 90 days for you to receive the referral bonus.
Call today for complete details.*



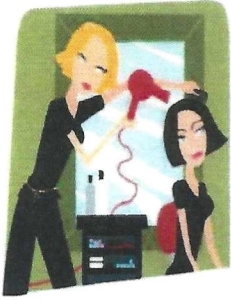
AVAMERE
COURT at KEIZER

A PART of the AVAMERE | Your Life.
FAMILY of COMPANIES | Our Commitment.

Call: 503 393 3624



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Salon on The AVA-NUE

Stylist

Cheryl Bradley

Shampoo only —————\$5.00
Shampoo/roller set or blow dry ——— \$15.00
Shampoo/cut & set—————\$25.00
Shampoo/cut & blow dry————— \$25.00
Shampoo/hair cut————— \$15.00

Permanent Wave—————\$52.00
Color & Style—————\$40.00
Shampoo & style wigs—————\$5.00 &
up

Men's Hair Cuts

Clippers cut's—————\$10.00
Style cut's—————\$12.00

HOURS OPEN

Tuesday ————— 9:00am to 4:00pm
Thursday————— 8:00am to 4:00pm
Friday————— 8:00am
to 3:00pm

Work phone number—

503-979-1701

Please leave a message if I don't pickup.



Breakfast

7:00AM-10:30AM
10:30AM-11:00AM Light breakfast
(No grill service)

Eggs cooked your way daily

Omelets

Denver - Ham, onion, & bell pepper

Veggie Lover - Onion, mushroom, bell pepper & diced tomato

Build your own - your choice of fixings

Whole omelet - 4 eggs

Half omelet - 2 eggs

(Half omelet limit 3 items)

Pancakes

Straight off the griddle & served fluffy & hot!

Small - 1-6 inch

Large - 2-6 inch

Waffles

Rich malted waffle flavor, served golden brown

Strawberries & whip or sugar free syrup available

Biscuits & gravy - One warm biscuit topped with sausage gravy

Eggs Benedict - Poached egg, ham, hollandaise sauce served on half English muffin

Sides:

Bacon

Sausage (links or patty)

Toast - White, sourdough, Rye, Raisin, English muffin, or egg bread

Shredded hash browns

Warm biscuit

Jelly: Grape, Strawberry, Blackberry, Orange Marmalade, Diet Jelly

Oatmeal - Raisins, brown sugar & milk upon request

Dry cereal - Cheerios, Rice Krispies, Corn flakes, Bran flakes, & Raisin bran

Beverages-Coffee ~ Tea~ 2% Milk~

Skim Milk, Orange~ Apple~ Grape~

Prune~ Water



AVAMERE
LIVING
COMMUNITIES

More Than Just A Home

Lunch

11:00AM-3:00PM
(Sundays only 3:00PM-5:30PM)

All items served with your choice of French fries, tater tots, onion rings, or potato chips (baked or regular Lays). Condiment packs available upon request.

Cold Sandwiches

Deli Sandwich - Ham, turkey, or beef with mayo, lettuce, and tomato, with your choice of American or Swiss cheese and your choice of bread

Tuna sandwich

Egg salad sandwich

Peanut butter & your choice of jelly sandwich

Pastrami Swiss on Rye - Pastrami, lettuce, tomato, pickles, mayo & mustard

Hot sandwiches

Build your own burger -

American or Swiss cheese, mayo, sautéed mushroom, bacon, BBQ sauce, pickles, lettuce, tomato, onions (raw or sautéed)

Chicken breast - Grilled chicken breast, lettuce, tomato, mayo, & your choice of cheese on a grilled bun

French Dip - Thin sliced premium roast beef served on a hoagie roll with au jus

BLT - Mayo, bacon, lettuce, tomato on your choice of toasted bread

Club house - Mayo, turkey, ham, bacon, tomato, & lettuce served on your choice of toasted bread

Patty melt - Flamed broiled burger with Swiss & sautéed onions on grilled Rye bread

Other Options:

Chicken strips (dipping sauce upon request)

Small - 2 strips

Large - 4 strips

Grilled Chicken breast
(Unseasoned is available)

SOUP OF THE DAY

Cup or bowl

Low Sodium Soups available upon request
(Ask your server for what is available)

Salad Bar: Your waitstaff will serve you, your salad bar items.

Dinner

3:00PM-5:30PM

Dinner Special available 4:00PM-5:30PM

(Sundays Only 12:00PM-3:00PM)

All items are served with your choice of –

Mashed potatoes, baked potato, rice, bread stuffing, French fries, tater tots, or onion rings.

Condiment packets available upon request.

Vegetables

Green beans, corn, or vegetable of the day

Beef

Pot roast dinner – with mashed potatoes and choice of vegetable and dark gravy
Chicken fried steak served with country gravy

Meatloaf

Sirloin steak – cooked to order

Chicken

Grilled chicken breast
(unseasoned available)

Chicken Cordon Bleu

Chicken skewers with sweet chili sauce –
Small- 2 skewers Large – 3 skewers

Pasta

Spaghetti Marinara with Meatballs

Mac & cheese

Sandwiches

Bacon cheeseburger

Grilled cheese with tomato

Hot open face turkey with mashed potatoes and turkey gravy

Hot open face beef with mashed potatoes and dark gravy

Seafood

Beer battered fish basket – Small – 2 pieces

Large – 3 pieces

Grilled shrimp (Saturday & Sunday only)

Fried shrimp basket

Catch of the day

Other choices –

Turkey dinner with mashed potatoes, stuffing, & cranberry sauce

SOUP OF THE DAY

Cup or bowl

Low Sodium Soups available upon request

(Ask your server for what is available)

Salad Bar: Waitstaff will serve you,
your salad bar items.

Beverages

Hot Drinks

Hot Chocolate

Black tea (decaffeinated available)

English breakfast tea

Premium Green tea

Chamomile tea

Orange spice tea

Earl Grey tea

Cinnamon apple tea (decaffeinated)

Mint Medley tea (decaffeinated)

Fresh regular & decaffeinated coffee

Iced Tea

Raspberry

Black tea

Soft Drinks

Root beer (decaffeinated)

Lemonade

Dr. Pepper

Sierra Mist

Diet Pepsi

Pepsi

Juices

Orange

Cranberry

Apple

Grape

Prune

Other Options

2% milk,

Root beer float

“Summer gal soda” – Sierra Mist float with
a scoop of sherbet we have available

Beer, Wine

Ask your server what choices of wine or
beer are available.



AVAMERE
LIVING
COMMUNITIES

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