

FINALLY, A RETIREMENT COMMUNITY
THAT CAN KEEP UP WITH YOU

RUSSELLVILLE PARK



RUSSELLVILLE PARK TABLE OF CONTENTS

RUSSELLVILLE PARK

[Introduction](#) ➤

[Programs](#) ➤

[Welcome](#) ➤

[Amenities](#) ➤

[Pricing • Independent Living](#) ➤

[Pricing • Assisted Living](#) ➤

[Care Services](#) ➤

[Culture](#) ➤

[About Us](#) ➤

[Floor Plan - Studio](#) ➤

[Floor Plan - One-Bedroom/One-Bath](#) ➤

[Floor Plan - One-Bedroom/One-Bath](#) ➤

[Floor Plan - Two-Bedroom/Two-Bath](#) ➤

[Floor Plan - Two-Bedroom/Two-Bath](#) ➤



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.

RUSSELLVILLE PARK



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. PrimeFitSM 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 CareSM 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

RUSSELLVILLE PARK

CALL 503.254.5900 TODAY



Russellville Park, in Portland, offers a unique combination of convenience, city-life, culture, and recreation.

We are conveniently and centrally located near the I-5 & I-84 corridor, and have beautifully-appointed independent, assisted living and memory care apartments, it's true. 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—from the delicious meals and drinks served expertly in multiple restaurant venues, to the roomy apartments with extra storage, to tons of other amenities and activities—you will start to see why we are the best retirement value in town.

You can say we are an involved and active bunch. From the fully-equipped PrimeFit gym and swimming pool to our social spaces and free weekly happy hour, we sure know how to have a great time. You'll also find neighbors who are friendly, helpful, laid back, and like to look out for one another.

Nearby you'll find the Max Light Rail line, Academy Theater, Mall 205, Portland Adventist Hospital & Medical Offices, Providence Hospital & Medical Clinics, the Portland Clinic, Clackamas Town Center, and Lloyd Center.

And for avid golfers and park hoppers, you'll find Glendoveer Golf Course, Rocky Butte Park, and Ventura Park right nearby.



RUSSELLVILLE PARK

AMENITIES

Community Features & Amenities

- Luxurious 55+ community conveniently located near I-205
- Lively, picturesque neighborhood
- Fine dining in Overton's Restaurant featuring daily specials and seasonal menus
- Casual dining in Salmon Springs Grill
- East End Bar
- Market Café
- Therapy pool
- Theatre/Media room
- Fireplace lounge
- Landscaped courtyards
- Full calendar of fun social, cultural, educational and recreational activities, led by a full-time program supervisor
- Creative cultural events
- Guest services program
- Billiards
- Bocce ball court
- Library
- Computer center with high-speed Internet
- Salon and spa
- Scheduled and private transportation
- Weekly housekeeping and linen service
- Secured parking garage
- Complimentary laundry facilities
- 24-Hour onsite security
- Travel by Leisure CareSM full-service travel agency
- PrimeFitSM gym and fitness program
- Balance BuildersSM multidimensional balance-building program
- Brain fitness program
- Language Learning programs powered by Rosetta Stone[®]
- Assisted living and memory care

Apartment Features & Amenities

- Spacious studio, one- and two-bedroom apartments
- Emergency communication system
- Large walk-in closets
- Washers and dryers (West building)
- Full kitchens
- Fire sprinkler system
- Smoke detectors
- Walk-in showers with grab bars
- Heating and air-conditioning units
- Expanded cable TV



RUSSELLVILLE PARK

**PRICING
INDEPENDENT LIVING**

Studio.....	from \$3,000
One-Bedroom.....	from \$3,615
Two-Bedroom.....	from \$4,645
Double Occupancy.....	add \$400

Monthly Rent Includes

Meal allowance card of \$300 per month for meals in any of the Russellville Park restaurants, weekly housekeeping and linen service, expanded Comcast cable, all utilities except telephone, social and recreational programs (see monthly calendar of events), unlimited use of all activity areas, scheduled transportation, daily resident check, staff available 24 hours a day to answer questions, emergency communication system, complimentary use of laundry facilities (East building) or washer and dryer in every fourth floor apartment (West building), and routine apartment maintenance.

Additional Services & Fees

Reservation Fee (applied to first month's rent).....	\$1,000
Residency Fee (one-time fee).....	\$3,750
Parking.....	\$50/month
Pet Rent.....	\$35/month



RUSSELLVILLE PARK

PRICING ASSISTED LIVING

Studio.....	from \$4,250
One-Bedroom.....	from \$5,160
Two-Bedroom.....	from \$6,410
Double Occupancy.....	add \$600

Monthly Rent Includes

Meal allowance card of \$500 per month for meals in any of the Russellville Park restaurants, weekly housekeeping and linen service, expanded Comcast cable, 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.

Assisted Living starts at \$670 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

Reservation Fee (applied to first month's rent).....	\$1,000
Residency Fee (one-time fee).....	\$3,750
Parking	\$50/month
Pet Rent	\$35/month



RUSSELLVILLE PARK

Assisted Living at Russellville Park

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 \$670 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.



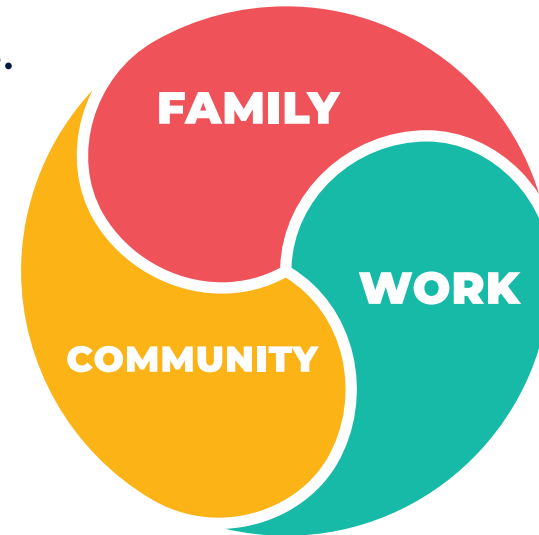
RUSSELLVILLE PARK

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.

RUSSELLVILLE PARK

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

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

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The Sandy

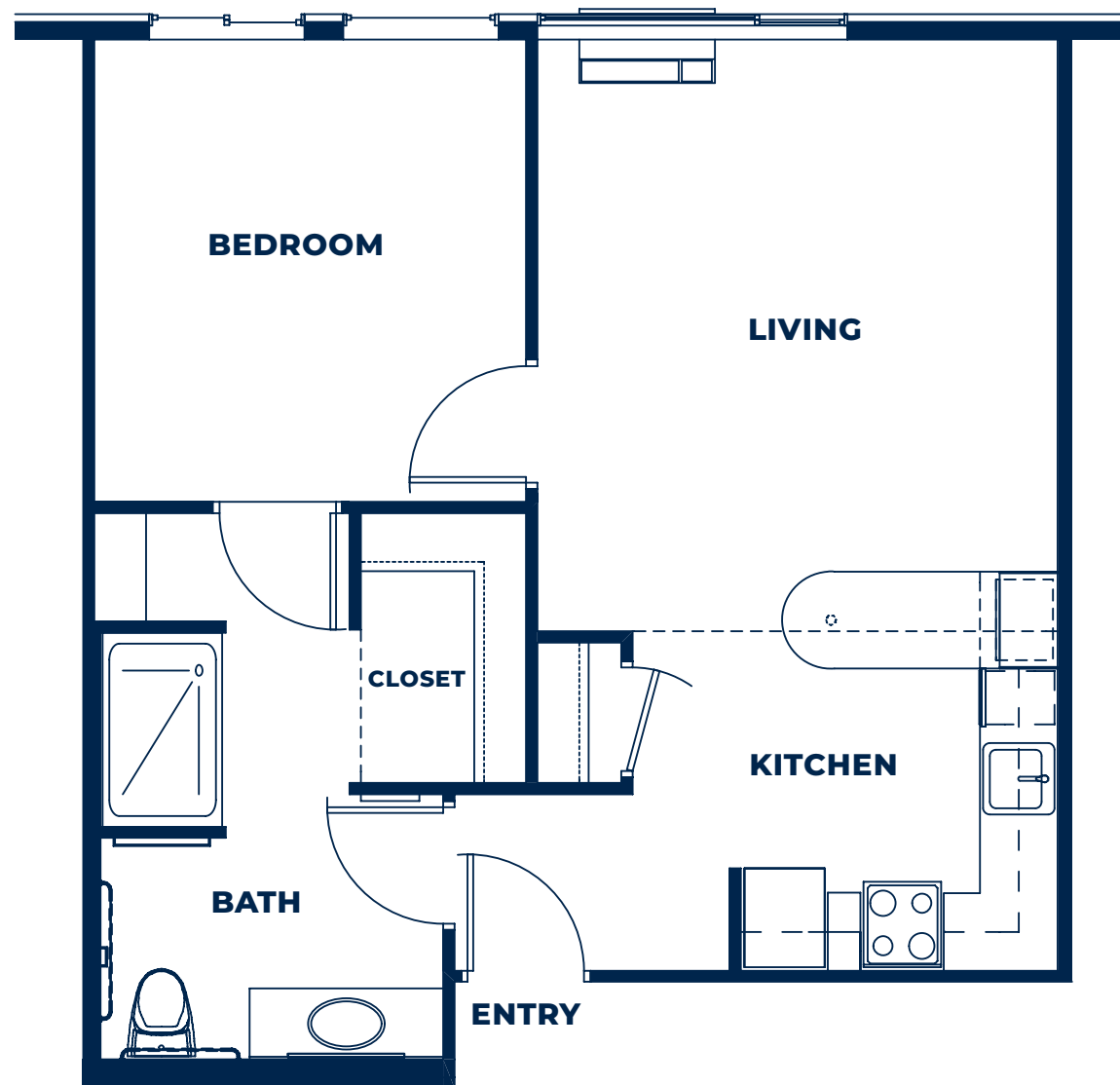
Studio
500 Sq Ft



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The Broadway

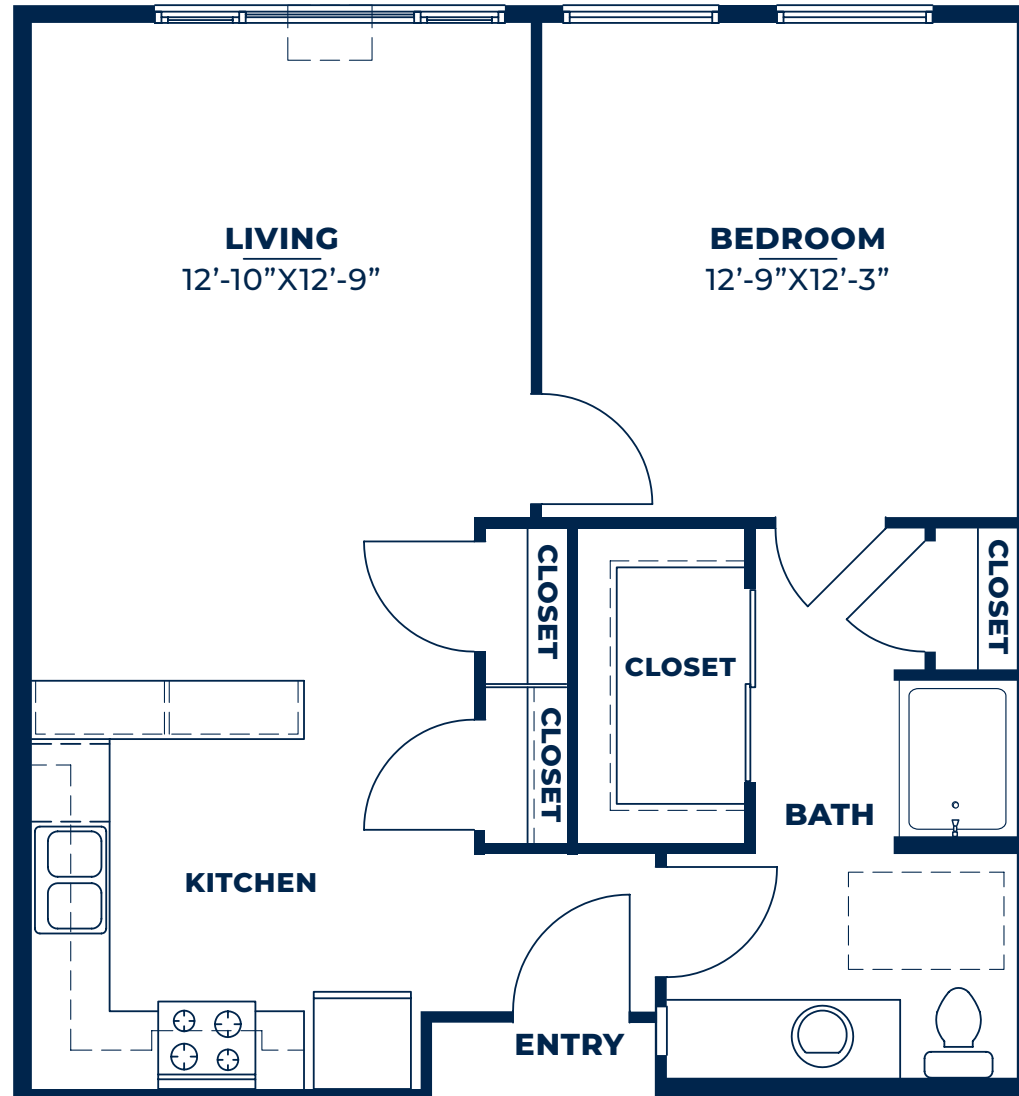
One-Bedroom
One-Bath
658 Sq Ft



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The Columbia

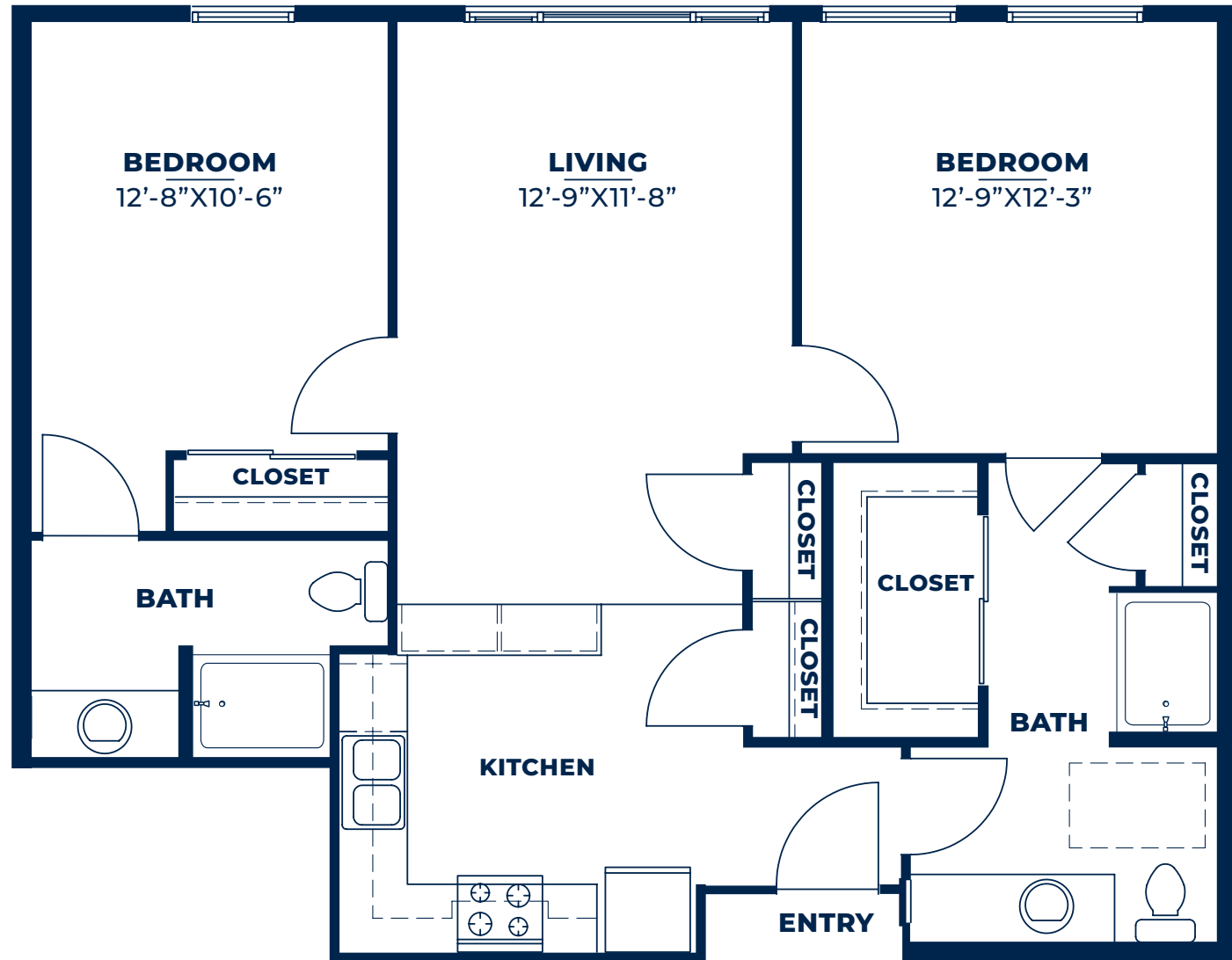
One-Bedroom
One-Bath
689 Sq Ft



RUSSELLVILLE PARK

The Abernathy

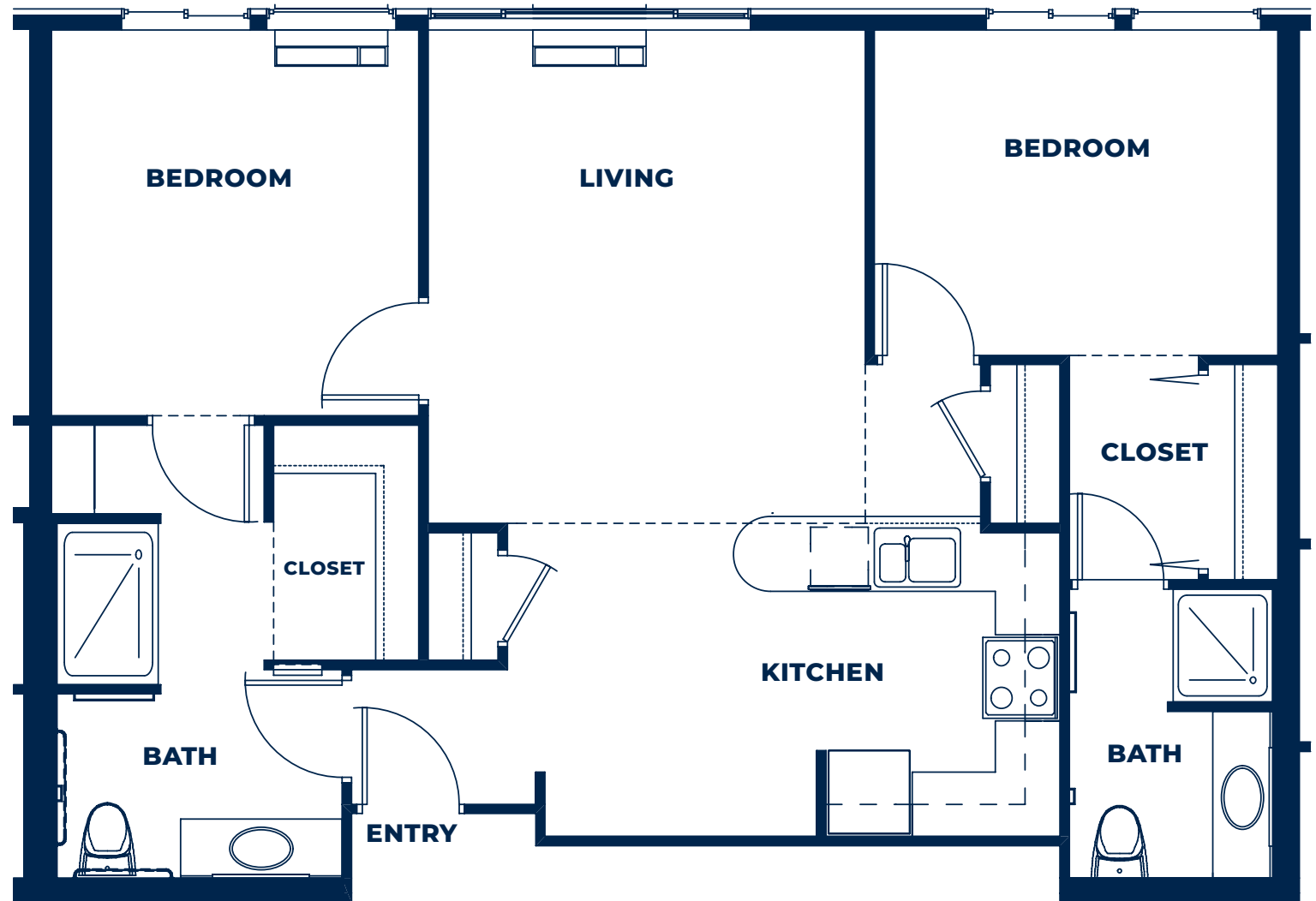
Two-Bedroom
Two-Bath
950 Sq Ft



RUSSELLVILLE PARK

The Burnside

Two-Bedroom
Two-Bath
1,002 Sq Ft



RUSSELLVILLE PARK



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

RUSSELLVILLE PARK

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503.254.5900 • RussellvillePark.com

 A LEISURE CARE PREMIER COMMUNITY