



PRAIRIE CITY LANDING

A *tenfold* Senior Living Community







Prairie City Landing

Different By Design

We're passionate about our residents enjoying a truly independent lifestyle. We've created real apartment homes and amazing community spaces so that you can live with autonomy, connected to family and friends. Our unrivaled programs and services enable a vibrant and fully engaged way of life. We invite you to discover Prairie City Landing.



TRULY INDEPENDENT LIVING

Residents love the vibrant community and independent lifestyle at Prairie City Landing. It starts with your home - a spacious, light-filled condominium-style apartment, with a full-sized, fully equipped kitchen, generously-scaled living spaces with room for your furnishings and ample storage space throughout. We support the independent lifestyle with programs and services that enable you to live life the way you choose.



Prairie City Landing offers a range of spacious 1 bedroom and 2 bedroom, 2 bath Independent Living apartments with up to 1,417 square feet of living space. Some units feature balconies or patios. These apartments have plenty of space for two—and there's no second person fee. In addition, we have a limited number of studio and 1-bedroom Assisted Living apartments with kitchenettes.

Assisted Living Services are available in all Prairie City Landing apartments.



Assisted Living Services

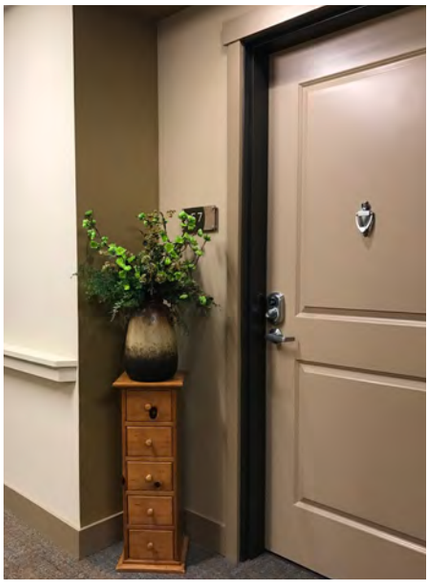
Our model combines Independent Living apartments with a full range of Assisted Living Services, delivered and directly managed by our Tenfold resident services team. Because these services are offered in all Independent Living apartments, you'll be able to stay in your own home and participate fully as an active member of the community, maintaining the independent lifestyle you love.

Our Resident Services Director will help to tailor a service mix to your individual requirements as your needs change. Services are delivered discreetly in the privacy of your apartment.

AVAILABLE SERVICES INCLUDE

- Medication management
- Assistance with personal care
- Escort to meals, activities and appointments
- Coordination with healthcare providers and allied health services
- Additional services based on personal assessment prior to move-in

YOUR HOME







FEATURES AND SERVICES INCLUDED

- Individually controlled, whisper-quiet climate-control system
- Weekly housekeeping and flat linen service laundered in your washer
- Emergency response system in every apartment, with our on-site team available 24 hours a day
- Secure community with all-hours camera surveillance
- All maintenance, utilities, full internet access and cable
- Select units with balconies or patios
- Assisted Living Services available in all Independent Living apartments



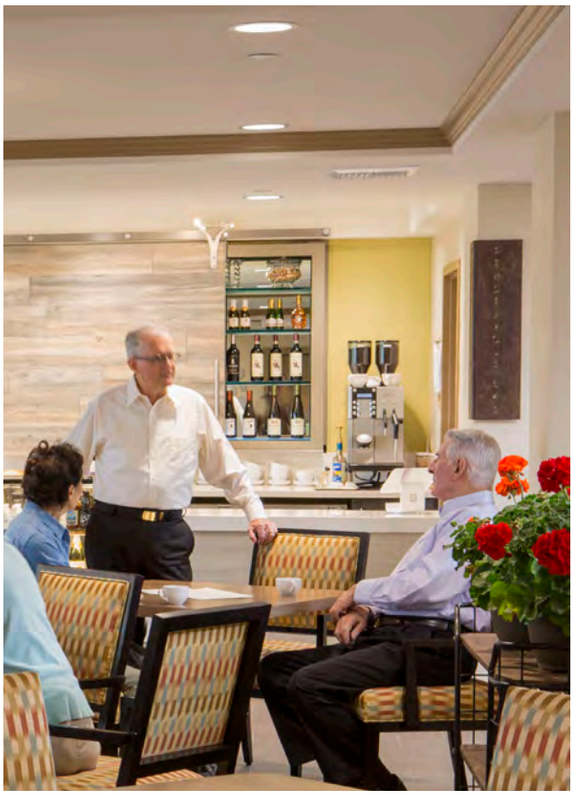
Spacious condominium-style apartments enable you to do the things you love in your home. There's ample room for your favorite furnishings including your sectional and a full-sized dining set. Plentiful storage includes a walk-in closet, because you'll want a full wardrobe to outfit your active life.

The kitchen features a generous solid surface peninsula for eating or laying out a buffet for guests. A countertop-to-cabinet tile backsplash and full-sized stainless steel refrigerator, stove/oven and dishwasher are standard.

AMAZING SPACES

We believe that to offer a truly independent lifestyle, a community needs spaces that support the way residents want to live. The design of those spaces, down to the last detail, is a passion at Tenfold. In the same way that we've considered every element of your apartment, we've invested in creating amazing common spaces where our residents gather and live.





GATHERING PLACES

The Rendezvous is our all-day 'town hall', where residents start the day with a latte, and catch up with a glass of wine with friends and family before dinner. Two more full restaurants give residents the choice of three dining venues, each with its own atmosphere and menu. Our gym has generous space for group exercise, and fitness classes are enjoyed as much for the camaraderie as for the workout.

Socializing spaces include the Club Room, with catering available for private parties. You'll appreciate the adjacent patio when you decide to take the celebration outside. Whatever the occasion, our on-site salon ensures that you'll look great for every event. Residents enjoy movies and lectures in our state-of-the-art theatre, as well as a dedicated art studio for all things creative.

OUTDOOR LIVING

We've considered every facet of outdoor living in the design of our beautifully landscaped courtyard. Amenities include an outdoor living room with seating for both sun and shade-lovers as well as group seating around a fire table. There's ample space for outdoor dining, with gas BBQs available to residents and their families.

Our entire campus incorporates walking paths to encourage activity. For gardeners, there are raised planters for growing your own herbs or vegetables.





TENFOLD PROGRAMS

We complement the appeal of our apartments with programs that support all aspects of an independent life, so that you can be both more connected and more independent than you would in a single-family home.



DINING

Dining is anchored by a farm-to-table chef-prepared culinary program. Anytime dining is available with the choice of three venues, from elegant white-tablecloth service in the Cypress Room to our all-day casual Natoma and our Italian-style bistro, The Rendezvous, which sits just inside the front door and welcomes you to our community.

THE CYPRESS ROOM

The Cypress Room offers distinctive dining with a seasonally inspired weekly menu featuring local, market-fresh ingredients. (Make sure you leave room for the tempting desserts.)



NATOMA CAFE

Our residents enjoy California-casual dining in the Natoma Cafe. This relaxed all-day dining room has a seasonally changing menu of comfort food including soups, salads, sandwiches, pasta and a daily chef's special.



THE RENDEZVOUS

The Rendezvous is our community's 'town hall' — an Italian-style coffeehouse and wine bar. It's the perfect place to enjoy a morning espresso and pastry. In the afternoon, sit on the patio for a light lunch of soup, salad and panini - you can even try a craft soda. There are frequent Happy Hours with cocktails, mocktails and complimentary snacks for friends and visitors.





FITNESS

Health and wellness are a top priority at Prairie City Landing. Because they're so important, we have a full-time in-house Fitness Director who has created a program focused on physical health, wellness and mindfulness.

We support residents' well-being with:

- A wide range of strength, endurance, flexibility and balance classes that allow you to exercise and connect socially with your community.
- A dedicated space for classes and a spacious gym area with workout equipment tailored for older adults.
- Educational sessions on nutrition and mindfulness led by our Fitness Director and guest speakers in our movie theater.

EVENTS & ADVENTURES



Our Events and Adventures team includes some of the most creative minds at Prairie City Landing. They bring YUSM to life with activities that keep minds, bodies and spirits fully engaged.

The team constantly surprises and delights residents with the unexpected, and their can-do spirit means they don't think about boundaries. Instead, they focus on activities that residents, their children and their grandchildren can all enjoy.

If beekeeping is on your bucket list, you can check it off, or enjoy after-dinner dancing if that's more your speed. Take it from one of our residents: "If you're not doing something, it's probably because you didn't ask if it's possible."



YUSM

In Tenfold communities, we enable a lifestyle defined by

Feeling **YOUTHFUL**

Staying **USEFUL**

Being **SPONTANEOUS**

Remaining **MOBILE**

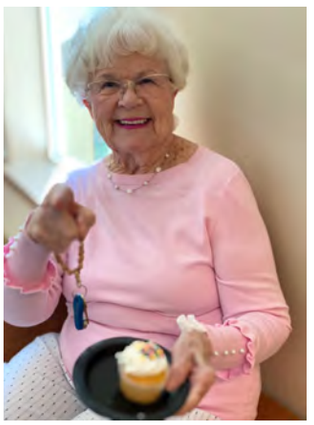
That lifestyle is our promise to residents. We call it **YUSM**.

We focus on things that make you feel youthful: excited about what the world has to offer. It's a positive outlook that embraces learning something new, creating laughter, and expressing yourself freely.

Age doesn't mean losing the potential to be useful. We expect residents to contribute their knowledge and skills to our community, and we look for ways to give back to the larger community that surrounds us.

Being spontaneous means making your own decisions both large and small. We give you that flexibility in every aspect of your life. We also offer a dose of the unexpected through our Events and Adventures program.

Staying mobile is the foundation for everything else. Mobility ensures that residents don't have to 'step back' from life. Our fitness program supports functional mobility for both daily living and all types of activities.










HARBOR MEMORY CARE



Like everything at Tenfold, our Memory Care program is different by design. At Harbor, we shift “we can’t” conversations to “how can we…?” With our team’s passion and ingenuity, we meet our residents’ individual needs while creating a lifestyle that offers joy in daily living and engagement with a connected community.

Our Harbor residents enjoy the outdoor lifestyle, with multiple excursions outside of the community and a dedicated, secured courtyard for outdoor activities, dining and relaxation.

We believe that in Harbor, we can do all of the wonderful things we do elsewhere in our community. We just do them differently.

At Harbor, we’ve interpreted YUSM for the memory care environment. Our YUSM principles lead us to an environment of youthful optimism. Our team is dedicated to understanding individual interests so that we can find the best ways for each resident to participate actively in both everyday personal duties and community events.

Harbor residents have access to everything that makes the lifestyle at Prairie City Landing so appealing. We provide home-like common spaces and farm-to-table dining developed by our culinary team. Our Harbor fitness program is a modified version of the Independent Living program, and is overseen by our full-time Fitness Director. Harbor has its own unrivaled Events and Adventures program with a daily calendar of activities tailored to meet the needs of those with dementia-related conditions.

ABOUT TENFOLD



In every aspect of designing, building and managing Tenfold communities we make investments that support our Mission:

Cultivation of a fully engaged lifestyle– intellectually, physically and spiritually.

Building authentic community through belonging and contribution.

Providing support that enables autonomy in all its dimensions.

We envision Tenfold residents thriving through engagement with their community and living autonomously.

MANAGEMENT

Our Assisted Living Services and Memory Care Services are seamlessly integrated, managed and delivered by our own team. Our license enables us to provide these services through our internal team so that we're fully accountable to our residents and their families.

OUR TEAM

Tenfold has a tightly integrated leadership team, each contributing 25+ years of experience in the senior living industry. Senior Living is their sole focus, and their expertise includes development, design, construction, management and operations.

We are driven by a commitment to community, which is embedded in our name. As Joaquin Miller wrote, "each gives to each, and like the star gets back its gift in tenfold pay."

In all our decisions, we start with a genuine, deep respect for individual autonomy. We believe empathy and honest communication are essential to human relationship.

We constantly innovate to better address the evolving wants and needs of older adults through every aspect of Tenfold communities, from initial concept through hands-on management. It's through this level of focus and collaboration that we deliver the full potential of the Tenfold lifestyle for our residents.

We live with grit, positivity and joy, and strive to share that with our team members, residents, and everyone who is part of our Tenfold community.

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community



ONE BEDROOM DELUXE (NB1C)

782 SQUARE FEET

LIVING/DINING AREA: 13'-7" X 19'-4"
BEDROOM: 13'-2" X 10'-8"
WALK-IN CLOSET: 5'-5" X 7'-4"
COAT CLOSET: 5'-3" LINEAR FT

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairiecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community



ONE BEDROOM STANDARD (NB2B)

660 SQUARE FEET

LIVING/DINING AREA: 11'-9" X 22'-0"
BEDROOM: 12'-0" X 11'-6"
BEDROOM CLOSET: 8'-5" LINEAR FT

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairiecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community



TWO BEDROOM DELUXE (NC1)

1030 SQUARE FEET

LIVING/DINING AREA: 13'-9" X 19'-10"
BEDROOMS: 12'-7" X 15'-3" / 12'-0" X 10'-5"
WALK-IN CLOSET: 5'-1" X 7'-10"
2ND BEDROOM CLOSET: 6'-2" LINEAR FT

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairiecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community



TWO BEDROOM DELUXE (NC4)

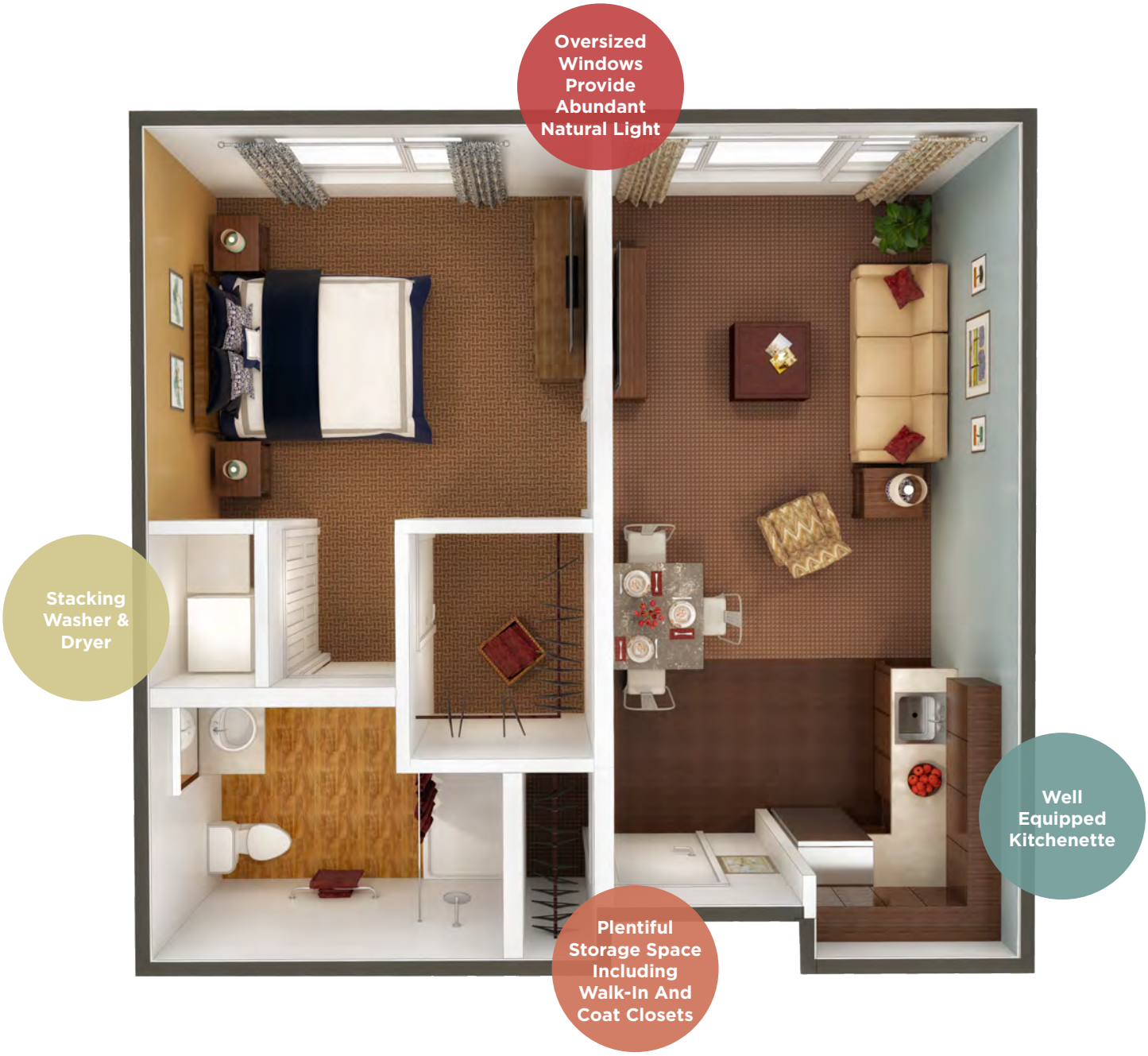
1075 SQUARE FEET

LIVING/DINING AREA: 15'-1" X 16'-4"
BEDROOMS: 13'-2" X 11'-7" / 12'-2" X 10'-2"
WALK-IN CLOSET: 5'-10" X 6'-3"
ADDITIONAL CLOSETS: 3'-7" / 4'-9" / 8'-3" LINEAR FT

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairiecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community



ONE BEDROOM STANDARD (AB2)

602 SQUARE FEET

LIVING/DINING AREA: 11'-5" X 15'-10"
BEDROOM: 12'-0" X 10'-8"
WALK-IN CLOSET: 5'-2" X 6'-5"
COAT CLOSET: 5'-3" LINEAR FT

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairiecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community

MONTHLY APARTMENT RATES*

INDEPENDENT LIVING	Monthly Rates
Studios	$5,017 - $5,875
1 Bedroom Standard	$4,033 - $5,744
1 Bedroom Deluxe	$5,082 - $7,486
1 Bedroom Premium	$5,943 - $8,108
2 Bedroom Deluxe	$7,284 - $8,611
2 Bedroom, Premium	$8,172 - $9,521

ASSISTED LIVING	Monthly Rates
Studios	$6,015 - $6,295
1 Bedroom Standard	$6,513 - $7,306
1 Bedroom Deluxe	$7,673 - $7,811
1 Bedroom Premium	$8,161 - $8,538
2 Bedroom Deluxe	$9,503 - $10,116

WE NEVER CHARGE A SECOND PERSON FEE, SAVING APPROXIMATELY $9,000 PER YEAR

ASSISTED LIVING SERVICES

Assisted Living Services are available in all Independent Living and Assisted Living apartments.

Additional base rate applies for Assisted Living Services in Independent Living Apartments.

*Rates as of January 2023

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community

HARBOR MEMORY CARE MONTHLY RATES*

APARTMENT RATES

Private Room with Shared Bath	$5,275
Studio with Private Bath	$6,815 - $7,915

CARE LEVEL RATES

Level 1	$450
Level 2	$950
Level 3	$1,450
Level 4	$1,950
Level 5	$2,450
Level 6	$2,950
Level 7	$3,450

*Rates as of January 2023

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community

MONTHLY APARTMENT RATES

INDEPENDENT LIVING	Monthly Rates
Studios	$5,370 - $6,285
1 Bedroom Standard	$5,555 - $6,145
1 Bedroom Deluxe	$5,440 - $8,085
1 Bedroom Premium	$6,360 - $8,755
2 Bedroom Deluxe	$7,795 - $9,300
2 Bedroom, Premium	$8,745 - $10,285

ASSISTED LIVING	Monthly Rates
Studios	$6,375
1 Bedroom Standard	$6,905 - $7,745
1 Bedroom Deluxe	$8,135 - $8,280
1 Bedroom Premium	$8,650 - $9,050
2 Bedroom Deluxe	$10,075 -$10,725

WE NEVER CHARGE A SECOND PERSON FEE, SAVING APPROXIMATELY $9,000 PER YEAR

ASSISTED LIVING SERVICES

Assisted Living Services are available in all Independent Living apartments. Residents receiving Assisted Living Services are provided with three meals per day, one load of personal laundry per week, and individual care management for a monthly base support service fee of $850. Based on each resident's care plan, additional personal care fees may be assessed.

Rates as of January 2024

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairecitylanding.com

PRAIRIE CITY LANDING

A *tenfold* Senior Living Community

HARBOR MEMORY CARE MONTHLY RATES

APARTMENT RATES

Private Room with Shared Bath	$5,645
Studio with Private Bath	$7,290 - $8,470

CARE LEVEL RATES

Level 1	$450
Level 2	$950
Level 3	$1,450
Level 4	$1,950
Level 5	$2,450
Level 6	$2,950
Level 7	$3,450

Rates as of January 2024

tenfold 645 Willard Drive, Folsom, CA 95630 • 916-458-0303 • info@prairecitylanding.com





tenfold

SENIOR LIVING



