

CLEMSON DOWNS



LIVING AT CLEMSON DOWNS

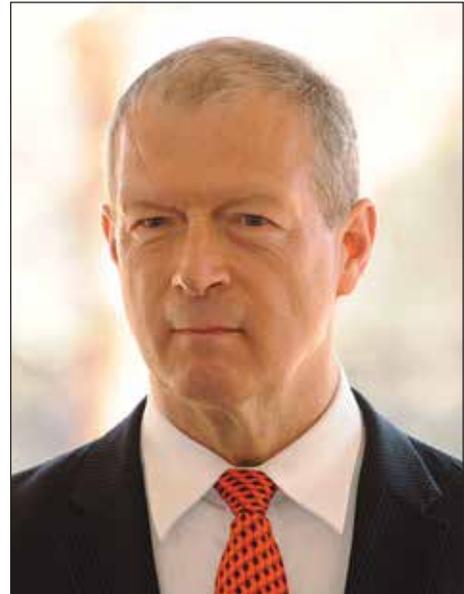


RETIRE WELL.



CLEMSON DOWNS

RETIRE WELL.



Welcome to Clemson Downs!

Thank you for your interest in our retirement community—the only continuing care retirement model serving the Clemson family.

Since we opened in 1980, when a small group of retired Clemson professors formed Clemson Downs, our friendly staff has exemplified excellence by serving our residents with care, compassion, and skill.

Our 38-acre tree-lined and pastoral campus is ideal for relaxed conversations and quiet reflection; we are located within the City of Clemson, South Carolina – recently named a Top 25 Place to Retire by *Forbes Magazine* – our purpose-built neighborhood reflects design elements that promote each resident's wellness through engaging programs that enrich the mind, the body, and the soul. Our residents also regularly take part in entertainment and educational resources offered by nearby Clemson University.

At Clemson Downs, we take pride in our continuum-of-care model, fusing Independent Living, Assisted Living, Skilled Nursing, and Memory Care into a unified and supportive environment. As a resident at Clemson Downs, we give you our commitment to offer services that maximize your lifestyle.

I hope you find this packet informative, and I invite you to visit our campus, to have lunch in our well-appointed dining room, and to see for yourself why so many people have decided to come home to Clemson Downs.

Sincerely,

Dr. John LeHeup
Executive Director



VISIT
OUR WEBSITE
FOR MORE INFO:
CLEMSONDOWNS.COM



WHAT SETS US APART

Through our continuum-of-care model, Clemson Downs offers four primary living options to serve the diverse needs of our residents. Our community tailors programs and care for residents through four core pillars: *Independent Living, Assisted Living, Skilled Nursing, and Memory Care.*

Some of the features and amenities you will love about our 38-acre campus:

Compassionate Staff

- Our loyal staff excels in providing personalized resident-centered, high quality services to all

Living & Lifestyle

- Each independent living and assisted living apartment offers outdoor living spaces
- We offer a full course meal each day in our beautiful dining room
- Wide hallways and lobbies provide increased privacy
- Ground level entranceways in all buildings
- Individual mail boxes that lock for added security
- Maintenance is provided for all apartments
- Organized community activities and events
- Full-time activity coordinators to provide activities for every level of care
- Laundry rooms feature complimentary washers and dryers
- Van transportation available for residents
- On-site night-time security guard

Personalized Care

- Concierge In-home Care to support independent lifestyles
- Skilled nursing care provided to residents in private and semi-private rooms
- Personnel on-site 24 hours in case of emergencies
- Medication management available as needed for peace of mind
- "Purpose-built" memory care center that features a floor plan and décor designed with our residents' well-being in mind

Wellness

- Our wellness director will gladly tailor a fitness plan for each resident's needs and goals
- On-site fitness center with a variety of anaerobic and aerobic machines



NEARBY ATTRACTIONS

Why retire in Clemson, South Carolina?

The City of Clemson was recently named a Top 25 Place to Retire by *Forbes* Magazine. Studies have shown that university towns offer an ideal lifestyle for retirees through resources that engage the mind, body, and soul. We benefit from four mild seasons and a wide range of entertainment, sports, and intellectual resources at Clemson University, which is just 2.5 miles down the road.

The **South Carolina Botanical Gardens** are open year round with 295 acres of flowers, plants, garden rooms, structures and trails that provide enjoyment at any time of year. The Fran Hanson Discovery Center houses a gift shop and rotating art exhibits. The Hanover House and Hunt Family Cabin are located on the property as well as the Bob Campbell Geology Museum and the Natural Heritage Garden Trail, featuring South Carolina's differing habitats from the coast to the mountains.

Clemson University is just two and a half miles from Clemson Downs. The University offers quality athletic programs and is ranked 20th by *U.S. News & World Report* among all public universities in the nation.

The **Brooks Center for the Performing Arts** is the home for the performing arts at Clemson University. The state-of-the-art facility serves as a roadhouse to many nationally and internationally acclaimed dance companies, theatre troupes, and music ensembles of all types. The Brooks Center was recently ranked 8th in the top 25 most amazing University Performing Arts Centers.

Lake Hartwell, Lake Keowee, and Lake Jocassee are perfect for boating and feature beautiful coastlines ideal for picnics and other fun, warm weather activities. The **Jocassee Gorge** is named in *National Geographic* as one of *50 of the Worlds Last Great Places - Destinations of a Lifetime*.



INDEPENDENT LIVING



**Your Life,
Your Priorities,
Every Day**



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Dear Future Resident,

Our independent living community combines what you love about living on your own with an added sense of well-being and support. Our goal is to enable you to live as actively as you wish while providing resources to nourish your mind, body, and soul.

You've earned the opportunity to spend more time doing what you love and less time doing what you don't. Let us take care of the building maintenance and yard work while you seek more leisurely activities. Plant your favorite flowers and vegetables in our community garden. You can also join your neighbors in our daily wellness activities, engaging day trips, and community events.

At Clemson Downs, we offer nine apartment types to choose from, and you'll enjoy epicurean delights in our well-appointed dining room where friends meet and mingle daily.

Enjoy the entertainment resources of nearby Clemson University, including cheering on the Tigers in their many athletic pursuits.

And to help keep you performing at your best, our on-site wellness director offers personalized wellness plans crafted for each resident. We also offer Concierge In-home Care to complement your independent lifestyle and enhance your enjoyment of Clemson Downs.

Come for a visit and experience our community. We hope to see you soon.

Sincerely,

A handwritten signature in black ink that reads "John D. LeHeup". The signature is written in a cursive, flowing style.

Dr. John LeHeup
Executive Director



VISIT
OUR WEBSITE
FOR MORE INFO:
CLEMSONDOWNS.COM



KEY SERVICE OFFERINGS

- Your choice of nine different floor plans, all with outdoor living space
- A full course meal each day in our well-appointed dining room
- The Bistro is offered in the evening, a popular spot to enjoy a cold beer or wine along with delicious made to order sandwiches, small dishes, and salads
- Separate interior community storage space
- Laundry rooms with complimentary washers and dryers
- Basic Wi-Fi and cable
- All buildings have ground level entranceways as well as sensory automatic doors for easy mobility
- Individual locked mailboxes ensure privacy
- A variety of activities are organized by a full time Activity Director
- You have the option to attend group classes or have a customized wellness plan created by our on-site wellness coordinator
- A Clemson Downs driver is available as needed for personalized outings and off-campus medical care
- Van transportation is provided to local stores weekly
- Emergency call pendant is assigned to each resident
- Certified and licensed medical personnel are on-site around the clock for emergencies
- We provide lawn care and apartment maintenance
- Fire alarm system with visual and audio alerts

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ENRICHING COMMUNITY EVENTS

- Community outings, including shopping and evening dining excursions
- Regular pick-up card games
- Community parades and events to celebrate major holidays
- Special occasion and birthday celebrations
- Day trips to local areas of interest
- Much, much more!



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INDEPENDENT LIVING FLOOR PLANS

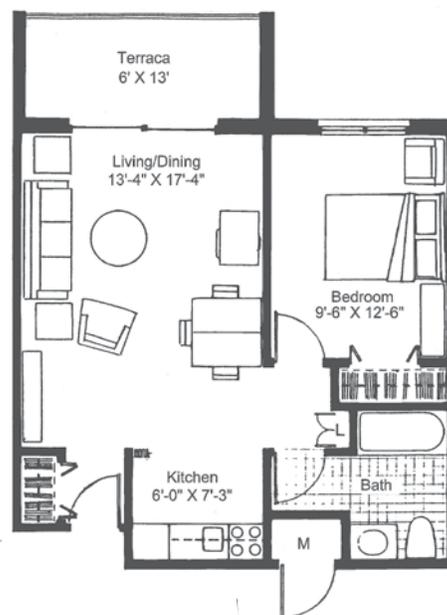


RETIRE WELL.

ONE BEDROOM TYPE 8

This is a cozy one bedroom apartment with a nice working floor plan that will meet your every need.

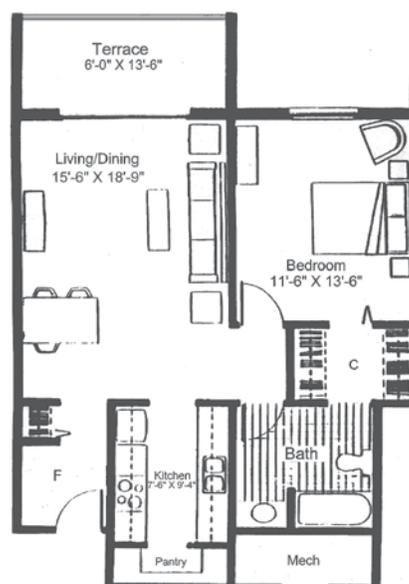
564 Square Feet
75 Square Foot Terrace



ONE BEDROOM TYPE 1

This quaint one bedroom has everything you need; equipped with a full kitchen and a walk-through closet.

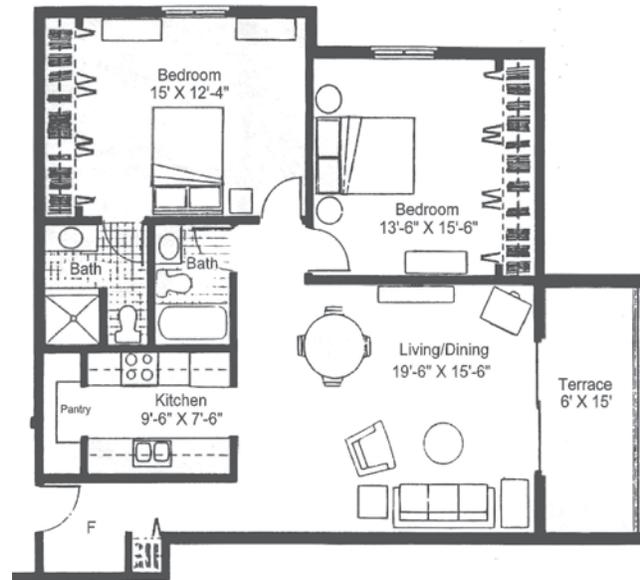
744 Square Feet
80 Square Foot Terrace



TWO BEDROOM TYPE 6

This corner apartment features two bedrooms and additional exterior views.

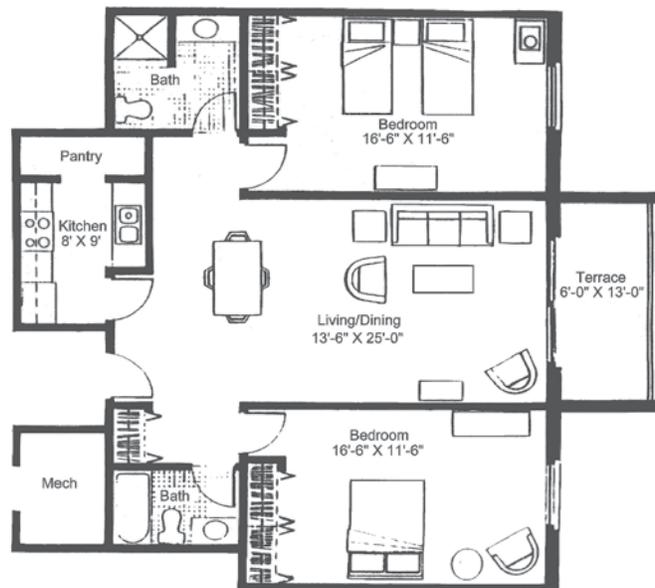
1042 Square Feet
90 Square Foot Terrace



TWO BEDROOM TYPE 4

This two bedroom floor plan is unique, as it provides a private guest suite for additional privacy for when you have company.

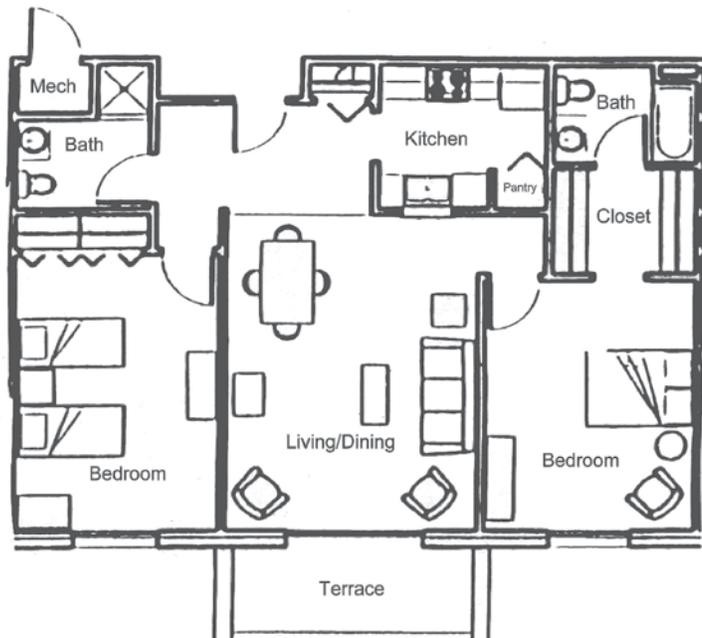
1126 Square Feet
75 Square Foot Terrace



TWO BEDROOM TYPE E-7

This two bedroom design is known for its master bedroom's large walk-through closet.

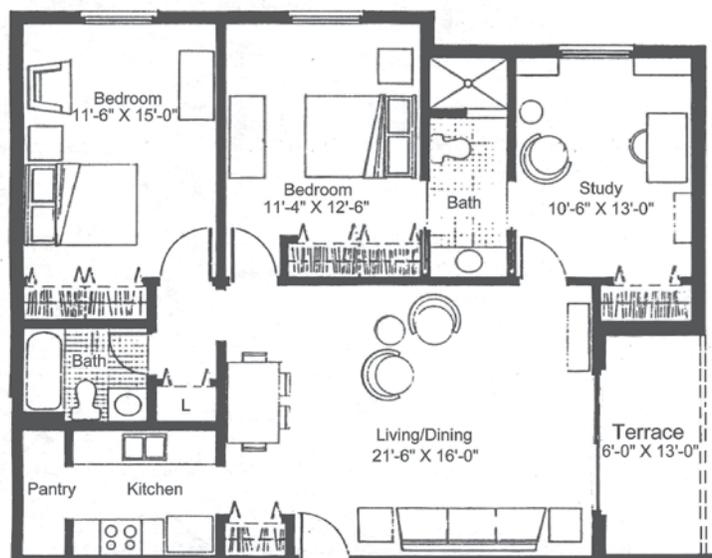
1193 Square Feet
75 Square Foot Terrace



TWO BEDROOM WITH STUDY TYPE 3

This special two bedroom apartment includes a private study that could be converted to a third bedroom for guests or a study.

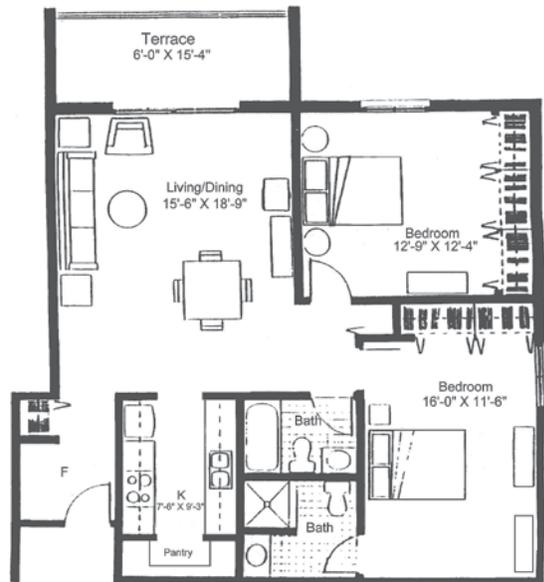
1164 Square Feet
75 Square Foot Terrace



TWO BEDROOM TYPE 2

This layout offers ample closet space in each of the two bedrooms.

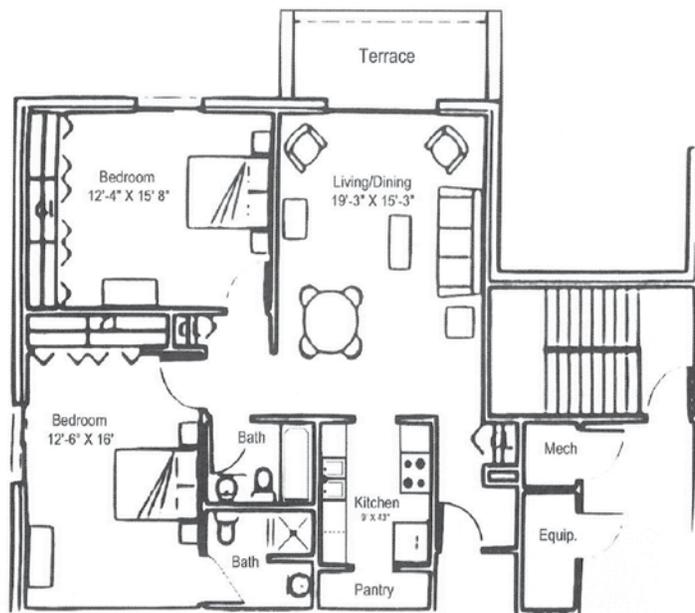
1024 Square Feet
90 Square Foot Terrace



TWO BEDROOM TYPE E-6

This is a corner apartment floor plan that provides ample living space and additional scenic views.

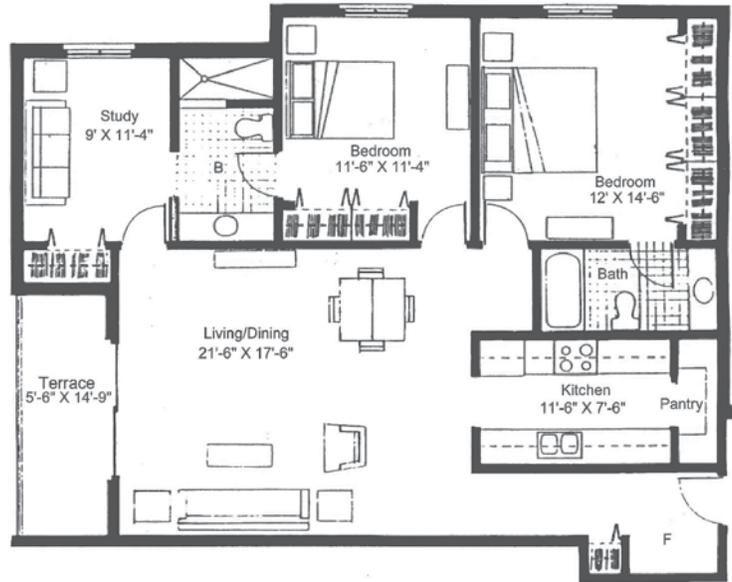
1038 Square Feet
75 Square Foot Terrace



TWO BEDROOM WITH STUDY TYPE 5

This, our largest apartment, is a corner unit that includes two bedrooms and a study.

1270 Square Feet
75 Square Foot Terrace



**500 Downs Loop
Clemson, South Carolina 29631
864-654-1155**

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CLEMSON DOWNS

RETIRE WELL.

ASSISTED LIVING



**Always Here with
a Helping Hand
and a Smile**



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KEY SERVICE OFFERINGS

- Larger apartments that allow a real home-like atmosphere, including an individual outdoor patio
- Certified medical staff are available around the clock
- Medication management by our caring staff for peace of mind
- Full-time activity coordinator designs activities for assisted living level of care and individual needs
- Assisted Living residents enjoy three meals a day in their private dining room
- Transportation services are available to nearby stores, community events
- Adaptive group exercise classes are held regularly
- A weekly on-site certified geriatric physician, as well as other clinical services are available and assessed at an additional fee, including physical, occupational, speech, podiatry, and beauty salon
- Laundry and housekeeping services provided



CLEMSON DOWNS' Q & A

How do I know if I, or a loved one, is an appropriate candidate for Assisted Living care at Clemson Downs?

Our licensed personnel can provide an assessment to determine whether assisted living care is a good fit for you or your loved one.

What level of privacy do assisted living residents receive?

All Assisted Living residents live in their own apartment specially designed to help them maintain their privacy and independence.

Do Assisted Living residents participate in community wide events?

All our residents, regardless of care level, are part of the Clemson Downs community and are invited to take part in special events throughout the year, such as the Independence Day parade, Christmas events and on-campus entertainment.

What programs are available in Assisted Living?

Our programs focus on all seven elements of well-being: physical, emotional, spiritual, intellectual, vocational, social, and environmental. Clemson Downs offers an array of activity options for our Assisted Living residents, including local day trips, guest speakers, and much more.

Who owns and operates Clemson Downs?

How do I become a Clemson Downs resident?

Clemson Downs is owned and operated by our stockholders. There are many benefits to becoming a stockholder, including 1) a vote in community governance and the opportunity to serve on the Board of Directors; 2) priority rights for future occupancy of a rental apartment or care facility; 3) ownership investment along with 496 other stockholders in our thriving retirement community, including our buildings, equipment and 38 acre campus. Our Independent Living residents are required to be stockholders, while our Assisted Living, Skilled Nursing and Memory Care residents don't have to be stockholders.



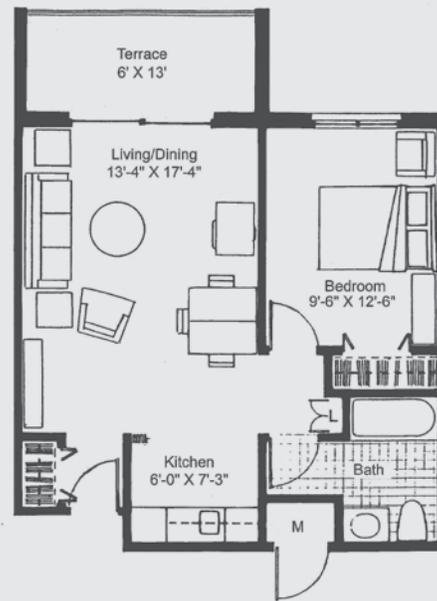
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ASSISTED LIVING FLOORPLAN TYPE 8

This spacious and home-like one bedroom apartment with living room, gives our residents a feeling of independence while meeting their needs.

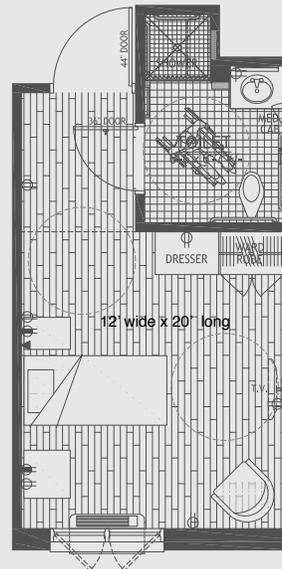
564 Square Foot
75 Square Foot Terrace



UPSTAIRS CREEKSIDE COTTAGE ASSISTED LIVING FLOORPLAN

This private, individual bedroom encourages independence and can be styled to meet the resident's personal tastes and needs.

220 Square Foot



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SKILLED NURSING



**Compassionate,
Dedicated Care
Focused on You**



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OUR WEBSITE
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KEY SERVICE OFFERINGS

- Supervision by nursing staff
- Board-certified geriatric physician and nurse practitioner on-site weekly
- Wheelchair lift equipped van for transportation to medical appointments
- Excellence in care offered in private and semi-private rooms
- Full-time activity coordinators design activities for skilled nursing care
- Hydrotherapy whirlpool for all Skilled Nursing residents
- Quarterly podiatry visits, x-rays as ordered, and lab services available on-site
- Private dining featuring a steam buffet bar to optimize choice and variety
- Rehabilitation services including occupation, physical, and speech therapy
- A professional beauty salon is located on-campus
- Spacious Sun Room and Garden Room option for private meetings or events
- Laundry and housekeeping services are included
- Respite care for short-term stays
- If needed, we welcome the hospice of the family's choice to provide on-campus services



CLEMSON DOWNS' Q & A

What is skilled nursing care?

At Clemson Downs, our on-site skilled nursing unit provides supportive, professional care for those with multiple healthcare needs. Our devoted staff is committed to nurturing the physical, emotional, spiritual, and social well being of each of our residents.

What types of rooms are available in the skilled nursing center?

Clemson Downs offers skilled nursing care in both semi-private and private rooms. There are also spaces for special programs and resident events.

Does Clemson Downs accept Medicare?

Clemson Downs is currently a private-pay community that accepts some long term care insurance plans.

Are there activity programs available in Skilled Nursing

Our programs focus on all seven elements of well-being: physical, emotional, spiritual, intellectual, cognitive, social, and environmental. Through dedicated programs that promote community friendships, diet and exercise plans, counseling and rehab services, Clemson Downs offers an array of activity options for skilled nursing residents.

Who owns and operates Clemson Downs?

How do I become a Clemson Downs resident?

Clemson Downs is owned and operated by our stockholders. There are many benefits to becoming a stockholder, including 1) a vote in community governance and the opportunity to serve on the Board of Directors; 2) priority rights for future occupancy of a rental apartment or care facility; 3) ownership investment along with 496 other stockholders in our thriving retirement community, including our buildings, equipment and 38 acre campus. Our Independent Living residents are required to be stockholders, while our Assisted Living, Skilled Nursing, and Memory Care residents don't have to be stockholders.

How much planning is required to become a Skilled Nursing resident?

To start planning early is a good approach. Our experienced social worker will help design a timetable that works best for your needs.



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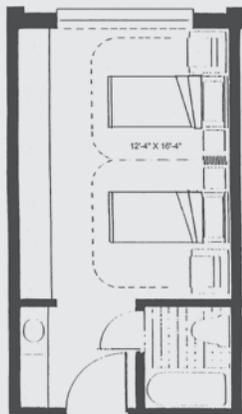
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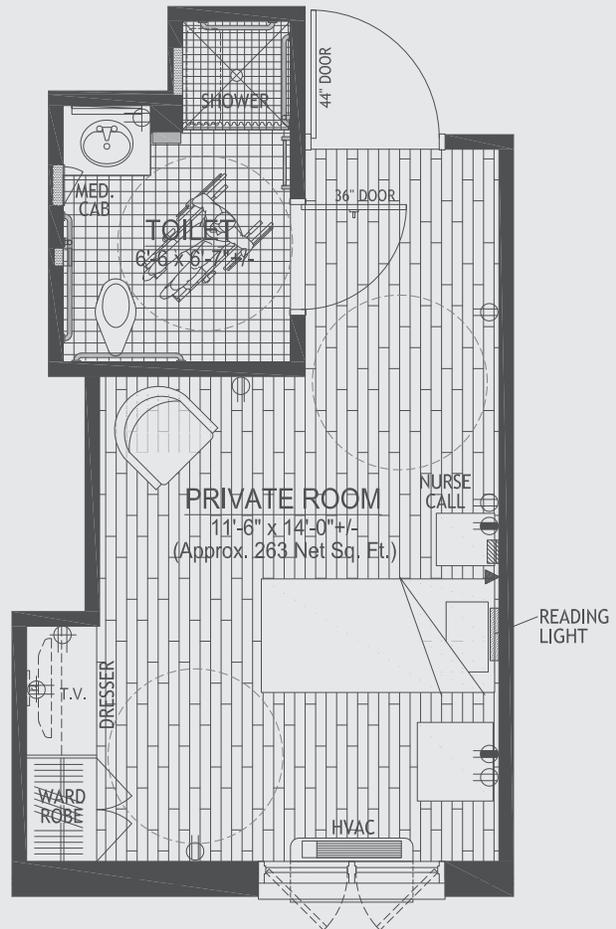
SKILLED NURSING FLOORPLAN

We designed our skilled nursing rooms with the goal of meeting your every need so that living at Clemson Downs is not just a comfortable experience, but a rewarding one for you or your loved one. Private and semi-private rooms are available.

220 Square Foot



Semi-Private Rooms: 310 Square Feet



Private Rooms: 220 Square Feet



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864-654-1155

MEMORY CARE



**Dedicated Care for Mind,
Body, and Spirit**



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OUR WEBSITE
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KEY SERVICE OFFERINGS

- Individualized care plans designed to create a sense of meaning and purpose for each resident
- Private rooms are available to all residents
- Daily supervision by a registered nurse as well as our memory care team
- "Purpose-built" secure design features are ideal for Memory Care residents
- Whirlpool bathing facilities for Memory Care residents
- Wheelchair lift equipped van for transportation to medical appointments
- Full-time activity coordinators, as well as wellness directors who provide additional services and friendship
- Podiatry, x-ray, and lab services are available on-site
- Private dining optimizing choice and variety for three daily meals
- Rehabilitation services that include occupational, physical, and speech therapy
- Professional beauty salon located in Creekside Cottage
- Residents will enjoy beautifully landscaped areas surrounding the Memory Care building
- Laundry and housekeeping services offered daily



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CLEMSON DOWNS' Q & A

What sets the Memory Care Center at Clemson Downs apart?

Our Memory Care Center is “purpose-built” with design features that are ideal for treating residents of our Memory Care Center—sometimes referred to as Alzheimer’s or dementia care. Our skilled and compassionate staff lead residents in personalized programs and activities aimed at enhancing their overall quality of life.

What accommodations are available for Memory Care residents?

The Memory Care Center at Clemson Downs features 16 private rooms. Each resident receives dedicated and tailored care around the clock.

Does Clemson Downs offer counseling and other services for the families of Memory Care residents?

Clemson Downs hosts a monthly South Carolina Alzheimer’s Association Support Group meeting and partners with Clemson University’s Institute for Engaged Aging for memory health activities for those affected by memory issues.

What types of activities do Memory Care Center residents enjoy?

Our staff coordinate activities that engage the mind. Activities like painting have been shown to help improve outcomes and residents’ sense of wellbeing. Additionally, activities are personalized to each resident’s abilities and interest level. Examples include music, cognitive stimulation games, crafts, current events, exercise and videos. Small group activities are encouraged for friendship and entertainment benefits. Our on-site wellness director is available to design a personalized plan to help each resident maintain mobility and strength. Additionally, activities are personalized to each resident’s abilities and interest level.



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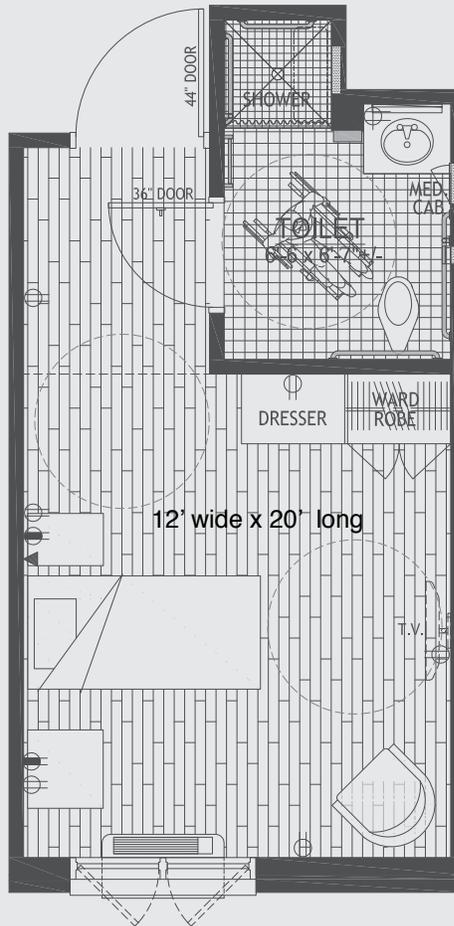
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MEMORY CARE FLOORPLAN

In crafting the first, freestanding Memory Care Center in our region, we built deliberate design elements into our private rooms to suit each need of our residents. The result is a new standard for Memory Care in Upstate South Carolina.

220 Square Foot



Private Rooms: 220 Square Feet



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CONCIERGE IN-HOME CARE



**We're There
When You Need Us**



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WHAT'S PROVIDED?

- Dedicated staff of Certified Nursing Assistants, under the supervision of an RN, who deliver scheduled services within your apartment
- Regular wellness checks
- Medication management and daily reminders
- Help with daily tasks, including transportation and assistance at doctor appointments, simple wound care and bathing
- Customized approach aimed at maximizing your independence



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As a resident at Clemson Downs, we give you our commitment to offer services that maximize your lifestyle. One such service is Concierge In-home Care through which we provide tailored assistance for those residents and families who request it. Our experienced staff delivers high quality, in-apartment services with one goal in mind: to maintain your independence and dignity. We provide routine wellness checks, medication management, personal care, as well as help with other daily tasks.

A new or existing resident can enroll in Concierge In-home Care at any time for either a short term or long term need. Our staff will then craft a personalized plan to maximize independence in your everyday life. Our staff can also assist with an individualized care plan and consult with stage of life choices.

During your campus visit, our staff will be happy to discuss the benefits of Concierge In-home Care with you and your loved ones.

CONCIERGE IN-HOME CARE PRICING

Includes wellness checks, medication management, assistance at doctor appointments, bathing and more.

	RATES
CERTIFIED NURSE ASSISTANT (CNA)	\$5 per 15 minute increment.*
REGISTERED NURSE (RN)	\$11 per 15 minute increment.*

*Billed in 15 minute increments, or any portion thereof.

Effective Date: January 1st, 2018



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