

Here Is Where
All The Fun Begins...

Take a *look*









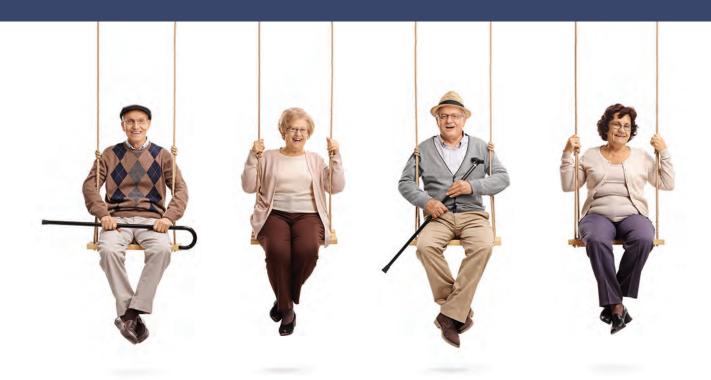












Welcome To The Neighborhood

Looking for a **modern**, **all-inclusive 55+ community** where you can stay active, meet new friends, and not have to worry about maintaining a house? We think you'll fit right in at a **Prime Independent Living community**.

Prime properties offer active older adults their **dream retirement**: Stylish, pet-friendly apartments, fabulous on-site amenities, delicious home-cooked meals, and fun social activities — **all at a reasonable price**. We'll take care of practical chores so you can pursue your own adventures, whether that's trying a new recipe in your full kitchen, perfecting your golf game on our putting green, or attending a nearby festival with friends.

Words can't convey the feeling of stepping out onto your own private balcony or patio to watch the sun rise or the joy of living just steps away from your best friends with new opportunities to socialize every day. That is why we are excited to meet you in person. We want to get to know you, hear about your plans and show you all the ways **Prime can help you live your best life**.

There is so much more for us to talk about. **Give us a call** to schedule a tour, ask questions, or just learn more about our communities. **We'll show you the Prime difference.**



We know that you want to **do more**, **explore more**, **and live well**. That's why Prime communities focus on providing the services and amenities you want, alongside carefully designed floor plans and idyllic locales. Our team keeps daily life **maintenance-free**, taking care of the **cleaning**, **upkeep**, **and home-cooked meals**, which means you are freer than ever to spend your time doing the things **you love most**.

Services

- Chef Prepared Meals
- ע Water, Electric and TV
- Community Wi-Fi
- 🌷 Bi-Weekly Housekeeping
- 24 Hour Concierge
- Security Cameras
- ע Scheduled Transportation
- Resident-Led Clubs and Activities
- Planned Outings
- ע Special Events & Parties
- Keyless Entry

Amenities

- Putting Green
- 🌷 Pickleball Court
- Bark Park
- Fitness Center & Aquatic Treadmill
- Movie Theater
- Outdoor Patio and Grill
- Billiards Room
- Computer Kiosks
- Hair & Nail Salon
- Electric Vehicle Charging Stations



Chef Prepared Meals

At Prime, mealtime is more than just a routine—it's a daily highlight. Residents enjoy **three fresh, chef-prepared meals each day**, crafted with care by our in-house culinary team. Every dish is made from scratch with high-quality ingredients and a focus on nutrition, flavor, and variety. There's no need to worry about grocery lists or dishes—here, your next great meal is just steps away.

Each day, residents can choose from our **always-available menu**, offering a variety of balanced and satisfying favorites. In addition, **our executive chef creates a daily specialty entrée**, giving residents a taste of something new and exciting. From comforting classics to inspired, restaurant-quality dishes, every meal reflects the skill and passion of our culinary team.

Who wouldn't love having a personal chef—actually, a whole team—dedicated to making every meal memorable? At Prime, that's just part of everyday life. It's just one more way we serve up comfort, convenience, and a touch of luxury—every single day.



Everyday Jun

At **Prime**, fun isn't reserved for weekends—it's woven into the rhythm of everyday life. This is a place where wellness, recreation, and connection come together to elevate your lifestyle.

Challenge a neighbor to a friendly match on the **pickleball court**, or spend a relaxing afternoon perfecting your short game on the **putting green**. Love staying active in the water? Our **aquatic treadmill** offers a unique and enjoyable way to stay fit with gentle, low-impact exercise that's both refreshing and effective.

Prefer something more laid-back? Cozy up for a film in the **movie theater**, play a round in the **billiards room**, or soak up the sunshine at the **outdoor patio and grill** during a community cookout.

And because connection is key, you'll always find something happening—from clubs and group activities to planned outings and themed parties. Whether you're looking to try something new or just enjoy good company, every day at **Prime** brings new reasons to smile.









Everyday Convenience

Beyond the fun and relaxation, **Prime** is built for real-life comfort and ease. Our amenities

support a lifestyle where everything you need is thoughtfully considered—so you can spend less time on tasks and more time doing what you enjoy.

The **Fitness Center** is fully equipped for a wide range of exercise routines, helping you stay energized and healthy in every season.

Need a treat or a cozy spot to unwind? The **24-hour Coffee and Ice Cream Café** is a favorite stop for residents to enjoy a warm drink or a scoop of something sweet.

Pet owners love the **Bark Park**, a dedicated space for dogs to play and socialize. Residents also enjoy convenient **transportation services** to off-site appointments and errands, making daily life that much easier. With **computer kiosks**, **hair and nail salon services**, **and EV charging stations**, **Prime** is designed to make life smoother, simpler, and more enjoyable—every single day.









1 Bedroom Floor Plans



Rise

517 sq. ft



Thrive

590 sq. ft



Flourish

697 sq. ft



Dream

819 sq. ft

2 Bedroom Floor Plans



Soar

888 sq. ft







Imagine

1057 sq. ft

Cost Companison



Compare your current household expenses to living in our community.

HOUSEHOLD EXPENSE	My Monthly Cost	Printe Independent Living
Mortgage/Rental Payment	\$	INCLUDED
Meals	\$	INCLUDED
Repairs/Upkeep	\$	INCLUDED
Lawn Maintenance/Snow Removal	\$	INCLUDED
Security System	\$	INCLUDED
Kitchen Appliances/Washer & Dryer	\$	INCLUDED
Bi-Weekly Housekeeping	\$	INCLUDED
UTILITIES		
Electricity	\$	INCLUDED
Gas	\$	INCLUDED
Water	\$	INCLUDED
Cable/Internet	\$	INCLUDED
Trash Removal	\$	INCLUDED
INSURANCE/TAXES		
Property Taxes/HOA Fees	\$	INCLUDED
ENTERTAINMENT		
Educational, Cultural & Recreational Programs	\$	INCLUDED
Gym Membership	\$	INCLUDED
Exercise Classes	\$	INCLUDED
Fun Outings (Billiards, Movie Theater, Golf, Pickleball)	\$	INCLUDED
Transportation	\$	INCLUDED

Meet the Prime Independent Living Team



Joel focken CEO

Ranked the #1 Homebuilder
Analyst by Bloomberg in 2014,
Joel has spent more than a
decade building his name
both on Wall Street and as a
Senior Housing Analyst at FBN
Securities. Since 2014, he has
dedicated his time to creating
an independent living model
that is affordable for the
middle class while still yielding
the best ROI for investors.



Debra Haywood President of Operations

Debra contributes more than 30 years of independent living, assisted living, and memory care experience to our team. From new construction to sales and consulting, she has worked with senior living communities in 16 states, including Georgia, Tennessee, the Carolinas, and Virginia. Her work on new construction projects brings innovation and forward-thinking concepts to the Prime Independent Living brand.



Brett Massey President of Project Development

Brett has over 30 years in construction management and coordination for schools, hospitals, restaurants, and multifamily developments, delivering projects both on time and on budget. Since 2009, Brett has served as housing consultant and development coordinator on 13 senior housing communities in Virginia, as well as North and South Carolina.



- Practice the art of engagement, with our residents, staff, families and vendors
- lacktrianglerian Build trusting relationships through which all parties benefit
- Seek out new knowledge daily to remain relevant in our industry
- Create achievable goals to build and sustain a thriving business