



Robin Run Village Apartment Rates

Apartment Rates 2025

UNIT DESCRIPTION	Size (SQ FT)	MSF Rental Full Service	MSF Entry Fee	Entrance Fee 80%	Entrance Fee 0%
Elm Studio	384	\$1,995	\$1,495	\$114,000	\$62,800
Dogwood 1 Bedroom/1 Bath	484	\$2,340	\$1,755	\$132,660	\$73,700
Chestnut Large 1 Bedroom/1 Bath	601	\$3,230	\$2,425	\$183,240	\$101,800
Beech 2 Bedroom/1 Bath	801	\$3,875	\$2,905	\$219,600	\$122,000
Ash 2 Bedroom/2 Bath	918	\$4,045	\$3,035	\$229,500	\$127,470
Ginger Tree 2 Bedroom/2 Bath	918	\$4,325	\$3,245	\$245,340	\$136,300
2nd Person Fee	n/a	\$600	\$450	\$34,000	\$18,900

Included in the Monthly Service Fee (MSF) are utilities, basic cable, a pendant, transportation, housekeeping once per month, weekly trash pickup, and one meal a day.

Entry Fee

→ **Robin Run's Standard Plan - Declining Return Plan - 0%**

- Reduction of 25% of the MSF
- 5% Reduction off base rate for AL/MC/SNF (no reduction in care fees) – does not include rehab -
- 4% Processing fee
- 4% monthly amortization until 0% is reached – 24 months

→ **Robin Run's Legacy Plan - Return on Asset Plan - 80%**

- Reduction of 25% of the MSF
- 10% reduction of base rate for AL/MC/SNF (no reduction in care fees) – does not include rehab
- 4% Processing fee
- 4% Amortization until 80% is reached – 4 months
- Return of 80% upon resale of the home/apartment

Robin Run's Rental Plan - Month to month lease

- Monthly service fee (no reduction)
- Community fee