



ROBIN RUN VILLAGE

SENIOR LIVING

An Oakdale Seniors Alliance Supported Community

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

Rates effective as of July 1, 2025 and are subject to change at any time.

