



# ROBIN RUN VILLAGE

SENIOR LIVING

An Oakdale Seniors Alliance Supported Community

## Robin Run Village Garden Home Rates

### Garden Home Rates 2025

UNIT DESCRIPTION	Size (SQ FT)	MSF Rental Full Service	MSF Entry Fee	Entrance Fee 80%	Entrance Fee 0%
Hummingbird 1 Bedroom/1 Bath	957 - 1,133	\$3070 - \$3330	\$2455 - \$2665	\$185,600	\$103,100
Goldfinch 1 Bedroom/1 Bath	1,065 - 1,250	\$3270 - \$3415	\$2615 - \$2730	\$197,600	\$109,800
Meadowlark 2 Bedroom/2 Bath	1,250 - 1,418	\$3270 - \$3415	\$2615 - \$2730	\$197,600	\$109,800
Mockingbird 2 Bedroom/2 Bath	1,165 - 1,360	\$3440 - \$3740	\$2750 - \$2990	\$207,900	\$115,500
Cardinal 2 Bedroom/2 Bath	1,260 - 1,330	\$3440 - \$3740	\$2750 - \$2990	\$207,900	\$115,500
Birch 2 Bedroom/2 Bath	1,470	\$3820 - \$4200	\$3055 - \$3360	\$230,900	\$128,300
Oak 3 Bedroom/ 2 Bath/Den	1,500	\$3820 - \$4200	\$3055 - \$3360	\$230,900	\$128,300
<b>2nd Person Fee</b>	<b>n/a</b>	<b>\$420</b>	<b>\$315</b>	<b>\$31,700</b>	<b>\$17,600</b>

Included in the Monthly Service Fee (MSF) are utilities, basic cable, a pendant, transportation, housekeeping once per month, weekly trash pickup, and 15 meals per month.

### 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.**

