



ROBIN RUN VILLAGE

SENIOR LIVING

An Oakdale Seniors Alliance Supported Community

Robin Run Village 2026 Garden Home Rates

Garden Home Rates

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	\$3195 - \$3465	\$2555 - \$2775	\$185,600	\$103,100
Goldfinch 1 Bedroom/1 Bath	1,065 - 1,250	\$3400 - \$3555	\$2720 - \$2840	\$197,600	\$109,800
Meadowlark 2 Bedroom/2 Bath	1,250 - 1,418	\$3400 - \$3555	\$2720 - \$2840	\$197,600	\$109,800
Mockingbird 2 Bedroom/2 Bath	1,165 - 1,360	\$3580 - \$3890	\$2890 - \$3110	\$207,900	\$115,500
Cardinal 2 Bedroom/2 Bath	1,260 - 1,330	\$3580 - \$3890	\$2890 - \$3110	\$207,900	\$115,500
Birch 2 Bedroom/2 Bath	1,470	\$3975 - \$4370	\$3180 - \$3495	\$230,900	\$128,300
Oak 3 Bedroom/ 2 Bath/Den	1,500	\$3975 - \$4370	\$3180 - \$3495	\$230,900	\$128,300
2nd Person Fee	n/a	\$550	\$390	\$31,700	\$17,600

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%

- 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 January 1, 2026 and are subject to change at any time.

