



# ROBIN RUN VILLAGE

SENIOR LIVING

An Oakdale Seniors Alliance Supported Community

## Robin Run Village 2026 Apartment Rates

UNIT DESCRIPTION	Size (SQ FT)	A La Carte	Monthly Service Fee
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**Rental Rates (One Time Community Fee: \$2,500)**

Elm   Studio	384	\$1,485	\$2,085
Dogwood   1 Bedroom/1 Bath	484	\$1,830	\$2,430
Chestnut   Large 1 Bedroom/1 Bath	601	\$2,760	\$3,360
Beech   2 Bedroom/1 Bath	801	\$3,430	\$4,030
Ash   2 Bedroom/2 Bath	918	\$3,580	\$4,205
Ginger Tree   2 Bedroom/2 Bath	918	\$3,895	\$4,495

**Second Person Fee**

**\$590**

Included in A La Carte are utilities, basic cable, and a pendant.





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## Robin Run Village 2026 Apartment Rates

### Apartment Rates

UNIT DESCRIPTION	Size (SQ FT)	MSF Rental Full Service	MSF Entry Fee	Entrance Fee 80%	Entrance Fee 0%
Elm Studio	384	\$2,075	\$1,555	\$114,000	\$62,800
Dogwood 1 Bedroom/1 Bath	484	\$2,435	\$1,825	\$132,660	\$73,700
Chestnut   Large 1 Bedroom/1 Bath	601	\$3,360	\$2,525	\$183,240	\$101,800
Beech 2 Bedroom/1 Bath	801	\$4,030	\$3,025	\$219,600	\$122,000
Ash 2 Bedroom/2 Bath	918	\$4,210	\$3,160	\$229,500	\$127,470
Ginger Tree 2 Bedroom/2 Bath	918	\$4,500	\$3,375	\$245,340	\$136,300
<b>2nd Person Fee</b>	<b>n/a</b>	<b>\$600</b>	<b>\$450</b>	<b>\$34,000</b>	<b>\$18,900</b>

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%**

- 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.

