

# NON-REFUNDABLE LIFECARE PLANS



## RoyalOaks

### 2026–2027 GARDEN HOME & VILLA RATES

	NAME	APPROX. SQ.FT.	RESIDENCE TYPE	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
GARDEN HOMES	SANTOLINA	838	1 BED · 1 BATH	\$4,015	\$5,675	\$255,000	\$300,000
	SAGUARO	916	1 BED · 1 BATH	\$4,320	\$5,980	\$278,000	\$323,000
	SEQUOIA	916	1 BED · 1 BATH	\$4,320	\$5,980	\$278,000	\$323,000
	AZALEA	1,040	2 BED · 2 BATH	\$4,640	\$6,300	\$312,000	\$357,000
	ASPEN	1,080	2 BED · 2 BATH	\$4,770	\$6,430	\$324,000	\$369,000
	CYPRESS	1,262	2 BED · 2 BATH	\$5,355	\$7,015	\$373,000	\$418,000
	CHOLLA	1,272	2 BED · 2 BATH	\$5,355	\$7,015	\$386,000	\$431,000
	COLUMBINE	1,280	2 BED · 2 BATH	\$5,355	\$7,015	\$386,000	\$431,000
	PALMETTO	1,290	2 BED · 2 BATH	\$5,355	\$7,015	\$390,000	\$435,000
	ACACIA	1,366	2 BED · 2 BATH	\$5,680	\$7,340	\$423,000	\$468,000
	PALOVERDE	1,475	2 BED · 2 BATH	\$6,000	\$7,660	\$447,000	\$492,000
	PONDEROSA	1,660	2 BED · 2 BATH	\$6,400	\$8,060	\$476,000	\$521,000
VILLAS	WINSLOW	1,472	2 BED · DEN · 2 BATH	\$6,185	\$7,845	\$541,000	\$601,000
	SEDONA	1,540	2 BED · 2 BATH	\$6,300	\$7,960	\$560,000	\$620,000
	PARADISE	1,711	2 BED · 2.5 BATH	\$6,755	\$8,415	\$615,000	\$675,000
	MAMMOTH	1,861	2 BED · DEN · 2.5 BATH	\$7,220	\$8,880	\$652,000	\$712,000

# NON-REFUNDABLE LIFECARE PLANS

## 2026-2027 APARTMENT RATES

EAST SIDE CAMPUS	NAME	APPROX. SQ.FT.	RESIDENCE TYPE	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
	NANDINA	504	STUDIO	\$3,105	N/A	\$149,000	N/A
	WISTERIA	644	1 BED · 1 BATH	\$3,395	\$5,055	\$191,000	\$236,000
	HOLLY	792	1 BED · 1 BATH	\$3,700	\$5,360	\$235,000	\$280,000
	MESQUITE	986	2 BED · 2 BATH	\$4,435	\$6,095	\$282,000	\$327,000
	LAUREL	1,100	2 BED · 2 BATH	\$4,965	\$6,625	\$317,000	\$362,000
	CAMELLIA	1,148	2 BED · 2 BATH	\$5,020	\$6,680	\$323,000	\$368,000
	MIMOSA	1,204	2 BED · 2 BATH	\$5,105	\$6,765	\$335,000	\$380,000
	CEDAR	1,288	2 BED · 2 BATH	\$5,480	\$7,140	\$359,000	\$404,000
	BIRCH	1,432	2 BED · DEN · 2.5 BATH	\$5,880	\$7,540	\$395,000	\$440,000
	MAGNOLIA	1,456	2 BED · 2 BATH	\$5,920	\$7,580	\$404,000	\$449,000
	OAK	1,874	2 BED · DEN · 2.5 BATH	\$6,760	\$8,420	\$446,000	\$491,000

WEST SIDE CAMPUS	BISBEE	855	1 BED · 1 BATH	\$3,325	\$4,985	\$317,000	\$377,000
	CAREFREE	1,050	1 BED · DEN · 1.5 BATH	\$4,125	\$5,785	\$368,000	\$428,000
	COTTONWOOD	1,080	1 BED · DEN · 1.5 BATH	\$4,125	\$5,785	\$378,000	\$438,000
	FLAGSTAFF	1,205	2 BED · 2 BATH	\$4,700	\$6,360	\$417,000	\$477,000
	JEROME	1,208	2 BED · 2 BATH	\$4,700	\$6,360	\$417,000	\$477,000
	KINGMAN	1,368	2 BED · DEN · 2 BATH	\$5,610	\$7,270	\$461,000	\$521,000
	TUCSON	1,390	2 BED · 2 BATH	\$5,610	\$7,270	\$472,000	\$532,000
	PINETOP	1,467	2 BED · 2 BATH	\$5,960	\$7,620	\$520,000	\$580,000
	SAN LUIS	1,503	2 BED · 2 BATH	\$6,075	\$7,735	\$497,000	\$557,000
	SIERRA VISTA A	1,635	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$541,000	\$601,000
	SIERRA VISTA B	1,647	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$546,000	\$606,000
	MARANA	1,664	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$546,000	\$606,000
	SIERRA VISTA C	1,730	2 BED · DEN · 2.5 BATH	\$6,645	\$8,305	\$570,000	\$630,000



**Lifecare monthly fees do not increase when a higher level of care is needed.**

Square footage does not include patio or balcony.

Effective: March 1, 2026. Prices subject to change.

# 50% REFUNDABLE LIFECARE PLANS



## Royal Oaks

### 2026–2027 GARDEN HOME & VILLA RATES

	NAME	APPROX. SQ.FT.	RESIDENCE TYPE	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
GARDEN HOMES	SANTOLINA	838	1 BED · 1 BATH	\$4,015	\$5,675	\$370,000	\$435,000
	SAGUARO	916	1 BED · 1 BATH	\$4,320	\$5,980	\$403,000	\$468,000
	SEQUOIA	916	1 BED · 1 BATH	\$4,320	\$5,980	\$403,000	\$468,000
	AZALEA	1,040	2 BED · 2 BATH	\$4,640	\$6,300	\$452,000	\$517,000
	ASPEN	1,080	2 BED · 2 BATH	\$4,770	\$6,430	\$470,000	\$535,000
	CYPRESS	1,262	2 BED · 2 BATH	\$5,355	\$7,015	\$541,000	\$606,000
	CHOLLA	1,272	2 BED · 2 BATH	\$5,355	\$7,015	\$560,000	\$625,000
	COLUMBINE	1,280	2 BED · 2 BATH	\$5,355	\$7,015	\$560,000	\$625,000
	PALMETTO	1,290	2 BED · 2 BATH	\$5,355	\$7,015	\$566,000	\$631,000
	ACACIA	1,366	2 BED · 2 BATH	\$5,680	\$7,340	\$613,000	\$678,000
	PALOVERDE	1,475	2 BED · 2 BATH	\$6,000	\$7,660	\$648,000	\$713,000
	PONDEROSA	1,660	2 BED · 2 BATH	\$6,400	\$8,060	\$690,000	\$755,000
VILLAS	WINSLOW	1,472	2 BED · DEN · 2 BATH	\$6,185	\$7,845	\$784,000	\$871,000
	SEDONA	1,540	2 BED · 2 BATH	\$6,300	\$7,960	\$812,000	\$899,000
	PARADISE	1,711	2 BED · 2.5 BATH	\$6,755	\$8,415	\$892,000	\$979,000
	MAMMOTH	1,861	2 BED · DEN · 2.5 BATH	\$7,220	\$8,880	\$945,000	\$1,032,000

# 50% REFUNDABLE LIFECARE PLANS

## 2026–2027 APARTMENT RATES

EAST SIDE CAMPUS	NAME	APPROX. SQ.FT.	RESIDENCE TYPE	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
	NANDINA	504	STUDIO	\$3,105	N/A	\$216,000	N/A
	WISTERIA	644	1 BED · 1 BATH	\$3,395	\$5,055	\$277,000	\$342,000
	HOLLY	792	1 BED · 1 BATH	\$3,700	\$5,360	\$341,000	\$406,000
	MESQUITE	986	2 BED · 2 BATH	\$4,435	\$6,095	\$409,000	\$474,000
	LAUREL	1,100	2 BED · 2 BATH	\$4,965	\$6,625	\$460,000	\$525,000
	CAMELLIA	1,148	2 BED · 2 BATH	\$5,020	\$6,680	\$468,000	\$533,000
	MIMOSA	1,204	2 BED · 2 BATH	\$5,105	\$6,765	\$486,000	\$551,000
	CEDAR	1,288	2 BED · 2 BATH	\$5,480	\$7,140	\$521,000	\$586,000
	BIRCH	1,432	2 BED · DEN · 2.5 BATH	\$5,880	\$7,540	\$573,000	\$638,000
	MAGNOLIA	1,456	2 BED · 2 BATH	\$5,920	\$7,580	\$586,000	\$651,000
	OAK	1,874	2 BED · DEN · 2.5 BATH	\$6,760	\$8,420	\$647,000	\$712,000

WEST SIDE CAMPUS	BISBEE	855	1 BED · 1 BATH	\$3,325	\$4,985	\$460,000	\$547,000
	CAREFREE	1,050	1 BED · DEN · 1.5 BATH	\$4,125	\$5,785	\$534,000	\$621,000
	COTTONWOOD	1,080	1 BED · DEN · 1.5 BATH	\$4,125	\$5,785	\$548,000	\$635,000
	FLAGSTAFF	1,205	2 BED · 2 BATH	\$4,700	\$6,360	\$605,000	\$692,000
	JEROME	1,208	2 BED · 2 BATH	\$4,700	\$6,360	\$605,000	\$692,000
	KINGMAN	1,368	2 BED · DEN · 2 BATH	\$5,610	\$7,270	\$668,000	\$755,000
	TUCSON	1,390	2 BED · 2 BATH	\$5,610	\$7,270	\$684,000	\$771,000
	PINETOP	1,467	2 BED · 2 BATH	\$5,960	\$7,620	\$754,000	\$841,000
	SAN LUIS	1,503	2 BED · 2 BATH	\$6,075	\$7,735	\$721,000	\$808,000
	SIERRA VISTA A	1,635	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$784,000	\$871,000
	SIERRA VISTA B	1,647	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$792,000	\$879,000
	MARANA	1,664	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$792,000	\$879,000
	SIERRA VISTA C	1,730	2 BED · DEN · 2.5 BATH	\$6,645	\$8,305	\$827,000	\$914,000



**Lifecare monthly fees do not increase when a higher level of care is needed.**

Refunds on refundable contracts are based on last survivor and contingent upon re-occupancy of last independent residence. A premium of 3% per year for applicants over the age of 85 would be applied to the refundable contract entrance fees unless the spouse is under the age of 85. Square footage does not include patio or balcony.

Effective: March 1, 2026. Prices subject to change.

# 90% REFUNDABLE LIFECARE PLANS



## Royal Oaks

### 2026–2027 GARDEN HOME & VILLA RATES

	NAME	APPROX. SQ.FT.	RESIDENCE TYPE	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
GARDEN HOMES	SANTOLINA	838	1 BED · 1 BATH	\$4,015	\$5,675	\$472,000	\$555,000
	SAGUARO	916	1 BED · 1 BATH	\$4,320	\$5,980	\$514,000	\$597,000
	SEQUOIA	916	1 BED · 1 BATH	\$4,320	\$5,980	\$514,000	\$597,000
	AZALEA	1,040	2 BED · 2 BATH	\$4,640	\$6,300	\$577,000	\$660,000
	ASPEN	1,080	2 BED · 2 BATH	\$4,770	\$6,430	\$599,000	\$682,000
	CYPRESS	1,262	2 BED · 2 BATH	\$5,355	\$7,015	\$690,000	\$773,000
	CHOLLA	1,272	2 BED · 2 BATH	\$5,355	\$7,015	\$714,000	\$797,000
	COLUMBINE	1,280	2 BED · 2 BATH	\$5,355	\$7,015	\$714,000	\$797,000
	PALMETTO	1,290	2 BED · 2 BATH	\$5,355	\$7,015	\$722,000	\$805,000
	ACACIA	1,366	2 BED · 2 BATH	\$5,680	\$7,340	\$783,000	\$866,000
	PALOVERDE	1,475	2 BED · 2 BATH	\$6,000	\$7,660	\$827,000	\$910,000
	PONDEROSA	1,660	2 BED · 2 BATH	\$6,400	\$8,060	\$881,000	\$964,000
VILLAS	WINSLOW	1,472	2 BED · DEN · 2 BATH	\$6,185	\$7,845	\$1,001,000	\$1,112,000
	SEDONA	1,540	2 BED · 2 BATH	\$6,300	\$7,960	\$1,036,000	\$1,147,000
	PARADISE	1,711	2 BED · 2.5 BATH	\$6,755	\$8,415	\$1,138,000	\$1,249,000
	MAMMOTH	1,861	2 BED · DEN · 2.5 BATH	\$7,220	\$8,880	\$1,206,000	\$1,317,000

# 90% REFUNDABLE LIFECARE PLANS

## 2026–2027 APARTMENT RATES

EAST SIDE CAMPUS	NAME	APPROX. SQ.FT.	RESIDENCE TYPE	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
	NANDINA	504	STUDIO	\$3,105	N/A	\$276,000	N/A
	WISTERIA	644	1 BED · 1 BATH	\$3,395	\$5,055	\$353,000	\$436,000
	HOLLY	792	1 BED · 1 BATH	\$3,700	\$5,360	\$435,000	\$518,000
	MESQUITE	986	2 BED · 2 BATH	\$4,435	\$6,095	\$522,000	\$605,000
	LAUREL	1,100	2 BED · 2 BATH	\$4,965	\$6,625	\$586,000	\$669,000
	CAMELLIA	1,148	2 BED · 2 BATH	\$5,020	\$6,680	\$598,000	\$681,000
	MIMOSA	1,204	2 BED · 2 BATH	\$5,105	\$6,765	\$620,000	\$703,000
	CEDAR	1,288	2 BED · 2 BATH	\$5,480	\$7,140	\$664,000	\$747,000
	BIRCH	1,432	2 BED · DEN · 2.5 BATH	\$5,880	\$7,540	\$731,000	\$814,000
	MAGNOLIA	1,456	2 BED · 2 BATH	\$5,920	\$7,580	\$747,000	\$830,000
OAK	1,874	2 BED · DEN · 2.5 BATH	\$6,760	\$8,420	\$825,000	\$908,000	

WEST SIDE CAMPUS	BISBEE	855	1 BED · 1 BATH	\$3,325	\$4,985	\$586,000	\$697,000
	CAREFREE	1,050	1 BED · DEN · 1.5 BATH	\$4,125	\$5,785	\$681,000	\$792,000
	COTTONWOOD	1,080	1 BED · DEN · 1.5 BATH	\$4,125	\$5,785	\$699,000	\$810,000
	FLAGSTAFF	1,205	2 BED · 2 BATH	\$4,700	\$6,360	\$771,000	\$882,000
	JEROME	1,208	2 BED · 2 BATH	\$4,700	\$6,360	\$771,000	\$882,000
	KINGMAN	1,368	2 BED · DEN · 2 BATH	\$5,610	\$7,270	\$853,000	\$964,000
	TUCSON	1,390	2 BED · 2 BATH	\$5,610	\$7,270	\$873,000	\$984,000
	PINETOP	1,467	2 BED · 2 BATH	\$5,960	\$7,620	\$962,000	\$1,073,000
	SAN LUIS	1,503	2 BED · 2 BATH	\$6,075	\$7,735	\$919,000	\$1,030,000
	SIERRA VISTA A	1,635	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$1,001,000	\$1,112,000
	SIERRA VISTA B	1,647	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$1,010,000	\$1,121,000
	MARANA	1,664	2 BED · DEN · 2.5 BATH	\$6,420	\$8,080	\$1,010,000	\$1,121,000
	SIERRA VISTA C	1,730	2 BED · DEN · 2.5 BATH	\$6,645	\$8,305	\$1,055,000	\$1,166,000



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