



(623) 815-4132

10015 W. Royal Oak Road, Sun City, AZ 85351
www.RoyalOaks.com

Apartments – TYPE A LIFECARE

Non Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Nandina	504	Studio	\$2,675	N/A	\$127,000	N/A
B - Wisteria	644	One Bedroom/One Bath	\$2,930	\$4,480	\$162,000	\$186,000
C - Holly	792	One Bedroom/One Bath	\$3,260	\$4,810	\$199,000	\$229,000
D - Mesquite	986	Two Bedroom/Two Bath	\$3,825	\$5,375	\$239,000	\$275,000
G - Laurel	1,100	Two Bedroom/Two Bath	\$4,285	\$5,835	\$269,000	\$309,000
L - Camellia	1,148	Two Bedroom/Two Bath	\$4,325	\$5,875	\$274,000	\$315,000
E - Mimosa	1,204	Two Bedroom/Two Bath	\$4,495	\$6,045	\$284,000	\$327,000
K - Cedar	1,288	Two Bedroom/Two Bath	\$4,725	\$6,275	\$305,000	\$351,000
H - Birch	1,432	Two Bedroom/Den/2.5 Bath	\$5,145	\$6,695	\$335,000	\$385,000
F - Magnolia	1,456	Two Bedroom/Two Bath	\$5,110	\$6,660	\$342,000	\$393,000
I - Oak	1,874	Two Bedroom/Den/2.5 Bath	\$6,080	\$7,630	\$378,000	\$435,000

Garden Homes – TYPE A LIFECARE

Non Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Santolina	838	One Bedroom/One Bath	\$3,465	\$5,015	\$216,000	\$248,000
B - Saguaro	916	One Bedroom/One Bath	\$3,725	\$5,275	\$235,000	\$270,000
C - Sequoia	916	One Bedroom/One Bath	\$3,725	\$5,275	\$235,000	\$270,000
D - Azalea	1,040	Two Bedroom/Two Bath	\$4,000	\$5,550	\$264,000	\$304,000
E - Aspen	1,080	Two Bedroom/Two Bath	\$4,115	\$5,665	\$275,000	\$316,000
K - Cypress	1,262	Two Bedroom/Two Bath	\$4,620	\$6,170	\$316,000	\$363,000
F - Cholla	1,272	Two Bedroom/Two Bath	\$4,620	\$6,170	\$327,000	\$376,000
G - Columbine	1,280	Two Bedroom/Two Bath	\$4,620	\$6,170	\$327,000	\$376,000
H - Palmetto	1,290	Two Bedroom/Two Bath	\$4,620	\$6,170	\$330,000	\$380,000
L - Acacia	1,366	Two Bedroom/Two Bath	\$4,895	\$6,445	\$358,000	\$412,000
I - Paloverde	1,475	Two Bedroom/Two Bath	\$5,175	\$6,725	\$379,000	\$436,000
J - Ponderosa	1,660	Two Bedroom/Two Bath	\$5,520	\$7,070	\$404,000	\$465,000

With Type A Lifecare the monthly fee does not increase when a higher level of care is needed.

Sq. footage does not include patio or balcony.
Effective 3/1/23. Prices subject to change.



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Apartments – TYPE A LIFECARE

50% Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Nandina	504	Studio	\$2,675	N/A	\$184,000	N/A
B - Wisteria	644	One Bedroom/One Bath	\$2,930	\$4,480	\$235,000	\$270,000
C - Holly	792	One Bedroom/One Bath	\$3,260	\$4,810	\$289,000	\$332,000
D - Mesquite	986	Two Bedroom/Two Bath	\$3,825	\$5,375	\$347,000	\$399,000
G - Laurel	1,100	Two Bedroom/Two Bath	\$4,285	\$5,835	\$390,000	\$449,000
L - Camellia	1,148	Two Bedroom/Two Bath	\$4,325	\$5,875	\$397,000	\$457,000
E - Mimosa	1,204	Two Bedroom/Two Bath	\$4,495	\$6,045	\$412,000	\$474,000
K - Cedar	1,288	Two Bedroom/Two Bath	\$4,725	\$6,275	\$442,000	\$508,000
H - Birch	1,432	Two Bedroom/Den/2.5 Bath	\$5,145	\$6,695	\$486,000	\$559,000
F - Magnolia	1,456	Two Bedroom/Two Bath	\$5,110	\$6,660	\$496,000	\$570,000
I - Oak	1,874	Two Bedroom/Den/2.5 Bath	\$6,080	\$7,630	\$548,000	\$630,000

Garden Homes – TYPE A LIFECARE

50% Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Santolina	838	One Bedroom/One Bath	\$3,465	\$5,015	\$313,000	\$360,000
B - Saguaro	916	One Bedroom/One Bath	\$3,725	\$5,275	\$341,000	\$392,000
C - Sequoia	916	One Bedroom/One Bath	\$3,725	\$5,275	\$341,000	\$392,000
D - Azalea	1,040	Two Bedroom/Two Bath	\$4,000	\$5,550	\$383,000	\$440,000
E - Aspen	1,080	Two Bedroom/Two Bath	\$4,115	\$5,665	\$399,000	\$459,000
K - Cypress	1,262	Two Bedroom/Two Bath	\$4,620	\$6,170	\$458,000	\$527,000
F - Cholla	1,272	Two Bedroom/Two Bath	\$4,620	\$6,170	\$474,000	\$545,000
G - Columbine	1,280	Two Bedroom/Two Bath	\$4,620	\$6,170	\$474,000	\$545,000
H - Palmetto	1,290	Two Bedroom/Two Bath	\$4,620	\$6,170	\$479,000	\$551,000
L - Acacia	1,366	Two Bedroom/Two Bath	\$4,895	\$6,445	\$519,000	\$597,000
I - Paloverde	1,475	Two Bedroom/Two Bath	\$5,175	\$6,725	\$550,000	\$633,000
J - Ponderosa	1,660	Two Bedroom/Two Bath	\$5,520	\$7,070	\$586,000	\$674,000

With Type A Lifecare the monthly fee does 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.

Sq. footage does not include patio or balcony.

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Apartments – TYPE A LIFECARE

90% Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Nandina	504	Studio	\$2,675	N/A	\$229,000	N/A
B - Wisteria	644	One Bedroom/One Bath	\$2,930	\$4,480	\$292,000	\$336,000
C - Holly	792	One Bedroom/One Bath	\$3,260	\$4,810	\$358,000	\$412,000
D - Mesquite	986	Two Bedroom/Two Bath	\$3,825	\$5,375	\$430,000	\$495,000
G - Laurel	1,100	Two Bedroom/Two Bath	\$4,285	\$5,835	\$484,000	\$557,000
L - Camellia	1,148	Two Bedroom/Two Bath	\$4,325	\$5,875	\$493,000	\$567,000
E - Mimosa	1,204	Two Bedroom/Two Bath	\$4,495	\$6,045	\$511,000	\$588,000
K - Cedar	1,288	Two Bedroom/Two Bath	\$4,725	\$6,275	\$549,000	\$631,000
H - Birch	1,432	Two Bedroom/Den/2.5 Bath	\$5,145	\$6,695	\$603,000	\$693,000
F - Magnolia	1,456	Two Bedroom/Two Bath	\$5,110	\$6,660	\$616,000	\$708,000
I - Oak	1,874	Two Bedroom/Den/2.5 Bath	\$6,080	\$7,630	\$680,000	\$782,000

Garden Homes – TYPE A LIFECARE

90% Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Santolina	838	One Bedroom/One Bath	\$3,465	\$5,015	\$389,000	\$447,000
B - Saguaro	916	One Bedroom/One Bath	\$3,725	\$5,275	\$423,000	\$486,000
C - Sequoia	916	One Bedroom/One Bath	\$3,725	\$5,275	\$423,000	\$486,000
D - Azalea	1,040	Two Bedroom/Two Bath	\$4,000	\$5,550	\$475,000	\$546,000
E - Aspen	1,080	Two Bedroom/Two Bath	\$4,115	\$5,665	\$495,000	\$569,000
K - Cypress	1,262	Two Bedroom/Two Bath	\$4,620	\$6,170	\$569,000	\$654,000
F - Cholla	1,272	Two Bedroom/Two Bath	\$4,620	\$6,170	\$589,000	\$677,000
G - Columbine	1,280	Two Bedroom/Two Bath	\$4,620	\$6,170	\$589,000	\$677,000
H - Palmetto	1,290	Two Bedroom/Two Bath	\$4,620	\$6,170	\$594,000	\$683,000
L - Acacia	1,366	Two Bedroom/Two Bath	\$4,895	\$6,445	\$644,000	\$741,000
I - Paloverde	1,475	Two Bedroom/Two Bath	\$5,175	\$6,725	\$682,000	\$784,000
J - Ponderosa	1,660	Two Bedroom/Two Bath	\$5,520	\$7,070	\$727,000	\$836,000

With Type A Lifecare the monthly fee does 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.

Sq. footage does not include patio or balcony.

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Apartments – TYPE B LIFECARE

90% Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Nandina	504	Studio	\$2,945	N/A	\$137,000	N/A
B - Wisteria	644	One Bedroom/One Bath	\$3,225	\$4,775	\$175,000	\$201,000
C - Holly	792	One Bedroom/One Bath	\$3,585	\$5,135	\$215,000	\$247,000
D - Mesquite	986	Two Bedroom/Two Bath	\$4,210	\$5,760	\$258,000	\$297,000
G - Laurel	1,100	Two Bedroom/Two Bath	\$4,715	\$6,265	\$290,000	\$334,000
L - Camellia	1,148	Two Bedroom/Two Bath	\$4,760	\$6,310	\$296,000	\$340,000
E - Mimosa	1,204	Two Bedroom/Two Bath	\$4,945	\$6,495	\$307,000	\$353,000
K - Cedar	1,288	Two Bedroom/Two Bath	\$5,200	\$6,750	\$329,000	\$378,000
H - Birch	1,432	Two Bedroom/Den/2.5 Bath	\$5,660	\$7,210	\$362,000	\$416,000
F - Magnolia	1,456	Two Bedroom/Two Bath	\$5,620	\$7,170	\$370,000	\$426,000
I - Oak	1,874	Two Bedroom/Den/2.5 Bath	\$6,690	\$8,240	\$408,000	\$469,000

Garden Homes – TYPE B LIFECARE

90% Refundable Entrance Fee

Name	Approx. Sq. Feet	Residence Type	Monthly Fee Single	Monthly Fee Couple	Entrance Fee Single	Entrance Fee Couple
A - Santolina	838	One Bedroom/One Bath	\$3,810	\$5,360	\$233,000	\$268,000
B - Saguaro	916	One Bedroom/One Bath	\$4,100	\$5,650	\$254,000	\$292,000
C - Sequoia	916	One Bedroom/One Bath	\$4,100	\$5,650	\$254,000	\$292,000
D - Azalea	1,040	Two Bedroom/Two Bath	\$4,400	\$5,950	\$285,000	\$328,000
E - Aspen	1,080	Two Bedroom/Two Bath	\$4,525	\$6,075	\$297,000	\$342,000
K - Cypress	1,262	Two Bedroom/Two Bath	\$5,080	\$6,630	\$341,000	\$392,000
F - Cholla	1,272	Two Bedroom/Two Bath	\$5,080	\$6,630	\$353,000	\$406,000
G - Columbine	1,280	Two Bedroom/Two Bath	\$5,080	\$6,630	\$353,000	\$406,000
H - Palmetto	1,290	Two Bedroom/Two Bath	\$5,080	\$6,630	\$356,000	\$409,000
L - Acacia	1,366	Two Bedroom/Two Bath	\$5,385	\$6,935	\$386,000	\$444,000
I - Paloverde	1,475	Two Bedroom/Two Bath	\$5,695	\$7,245	\$409,000	\$470,000
J - Ponderosa	1,660	Two Bedroom/Two Bath	\$6,070	\$7,620	\$436,000	\$501,000

Type B Lifecare includes a 20% discount on Royal Oaks published assisted living community monthly rates.

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.

Sq. footage does not include patio or balcony.

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