

# Social 2 Three Robins Riverside “Choosing the Right Floor”



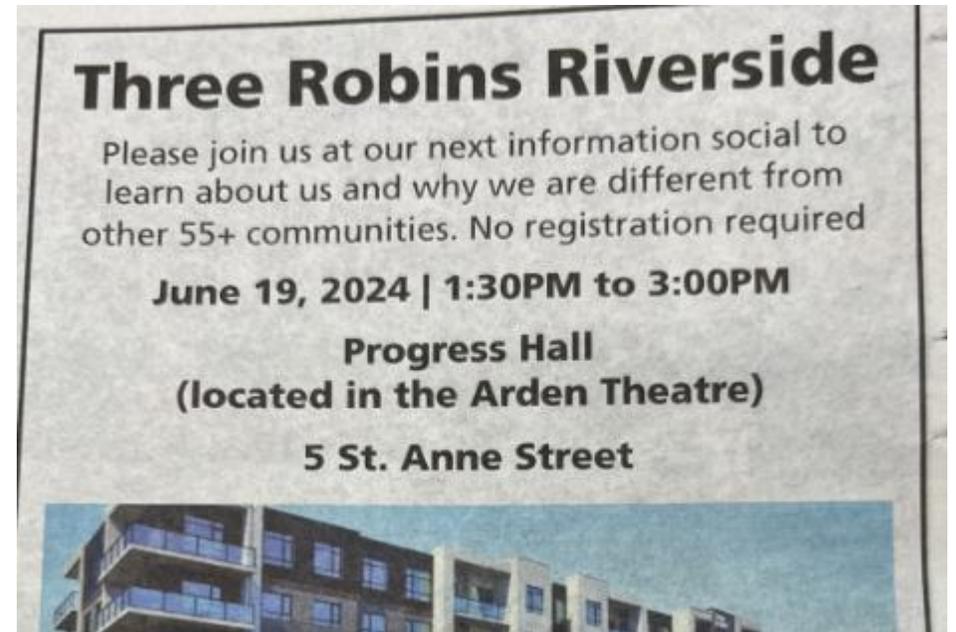
Prepared by  
Terry Collier, MSc.

# Agenda- Social #2 – St Albert

## June 18 1:30 pm to 3pm



- Welcome all guests- Go over agenda
- Seniors Trivia (15 minutes)
- Janet's Update – Comments about your calls – 10 minutes
- Three Robins Presentation- 20 minutes
- Questions 10 minutes
- Pie and Socializing
- Total time – 1.5 hours



# 1940 Trivia

- Cost of 1 lbs. of butter in 1940?
- Cost of 1 dozen eggs?
- Quart of Milk?
- 1 lbs. of Bacon?
- 1 lbs. of sirloin steak
- 1 lbs. of sugar?
- 1 lbs. of coffee?
- Tin of tomatoes ?
- Bushel of Wheat?
- Bushel of Oats?
- Gallon of Gas?
- Gallon of Coal Oil

How Much to go to a movie?

What was the cost of coca cola at the movie?

What movie won the Academy Award for best movie?

What record sold the most copies in 1942  
Hint...(50 million) best selling single ever....



Cost of:  
 Butter 1lb .28  
 12 eggs .31  
 Quart of milk .10  
 Bacon .31/lb  
 Sirloin .25/lb  
 Sugar .06/lb  
 Coffee .36/lb  
 Tin of tomatoes .10  
  
 Wheat .89/bushel  
 Oats .40/bushel  
  
 Gas .10/gallon  
 Coal oil .27/gallon  
  
 Movie .25  
 Coca cola .05

# Answers



| Rank | Movie                              | Release Date | Distributor | Genre     | 1940 Gross   | Tickets Sold |
|------|------------------------------------|--------------|-------------|-----------|--------------|--------------|
| 1    | <a href="#">Pinocchio</a>          | Feb 9, 1940  | Walt Disney | Adventure | \$52,012,045 | 216,716,854  |
| 2    | <a href="#">Gone with the Wind</a> | Dec 15, 1939 | MGM         | Drama     | \$28,640,094 | 119,333,725  |

"White Christmas" is an [Irving Berlin](#) song reminiscing about an [old-fashioned Christmas setting](#). The song was written by Berlin for the 1942 [musical film \*Holiday Inn\*](#). The composition won the [Academy Award for Best Original Song](#) at the [15th Academy Awards](#). Bing Crosby's record topped the Billboard chart for 11 weeks in 1942 and returned to the number one position again in December 1943 and 1944. His version would return to the top 40 a dozen times in subsequent years.

Since its release, "White Christmas" has been [covered](#) by many artists. The version sung by [Bing Crosby](#) is the world's [best-selling single](#) (in terms of sales of physical media), with estimated sales in excess of 50 million physical copies worldwide.<sup>[3]</sup> When the figures for other versions of the song are added to Crosby's, sales of the song exceed 100 million.<sup>[4][5][6]</sup>

# Terry's Presentation

## How to Pick your suite – General Info



- #1 How to pick your suite
- #2 What is different about Three Robins Apartments and a traditional adult apartment
- #3 Who would you be a great Three Robins resident
- #4 Why do we not life lease – Or sell our suites-
- #5 There are four examples of 55 plus apartments that you should view- Ovation, Affinity for Living, Homestead Manitoba, Bridgeland Developments
- #6 What amenities are offered at Three Robins Red Deer

# #1 How to pick your suite

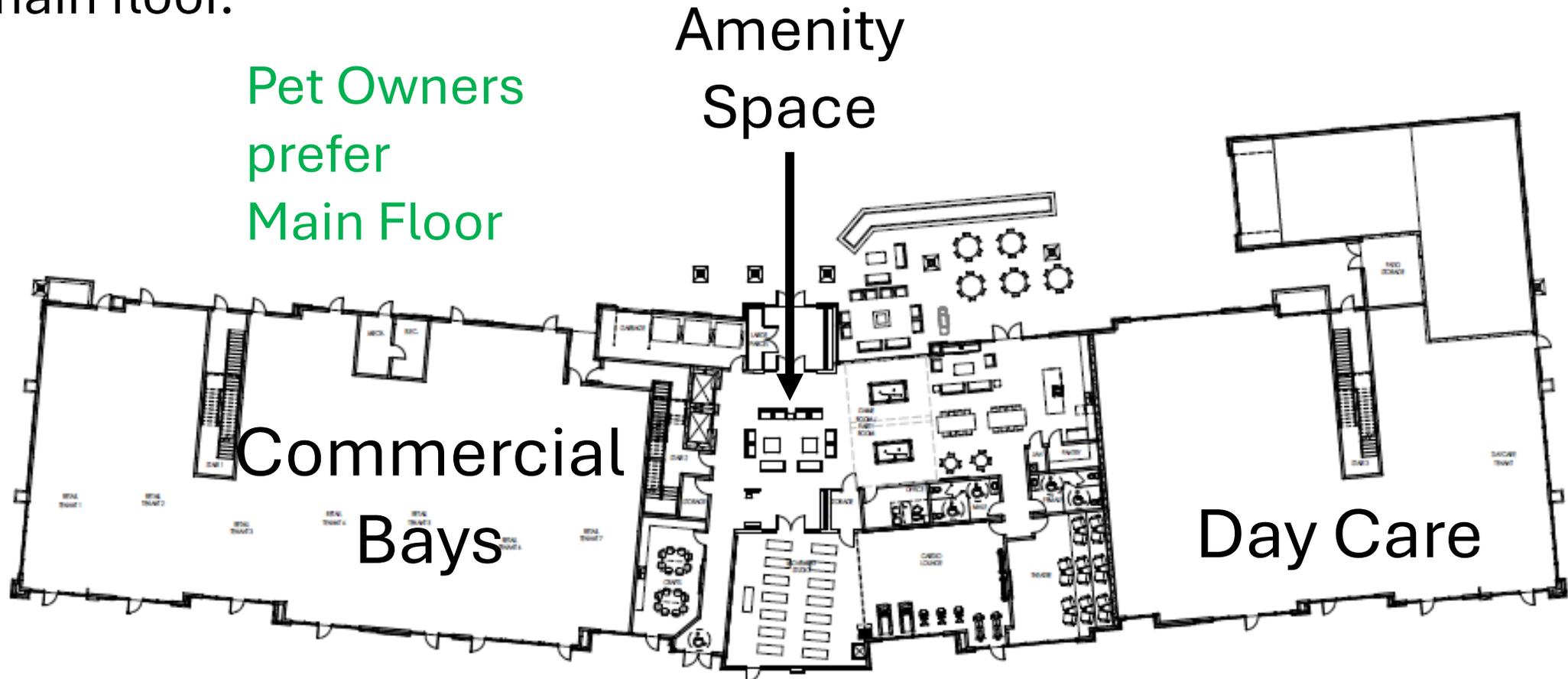
How Many Floors Total (5)

How Many Residential? (4)

Main Floor Description



- The City of St. Albert would not allow any residential suites on the main floor.



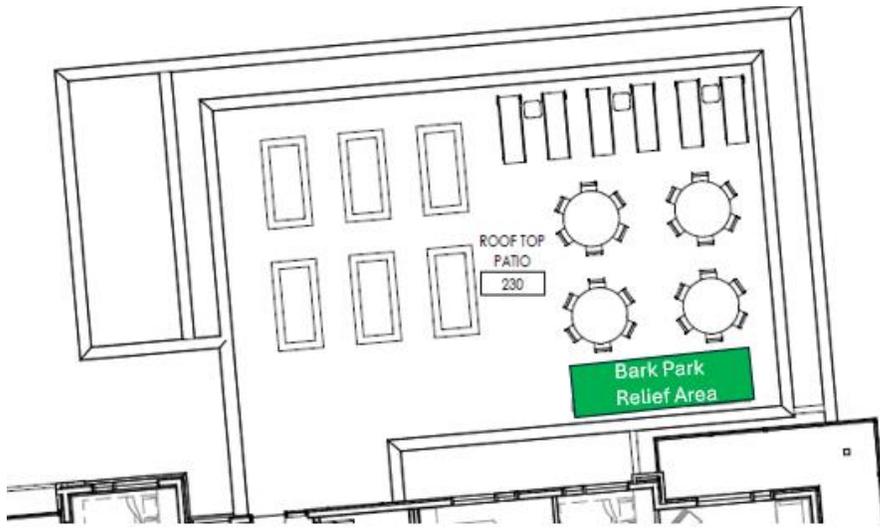
Pet Owners  
prefer  
Main Floor

Commercial  
Bays

Amenity  
Space

Day Care

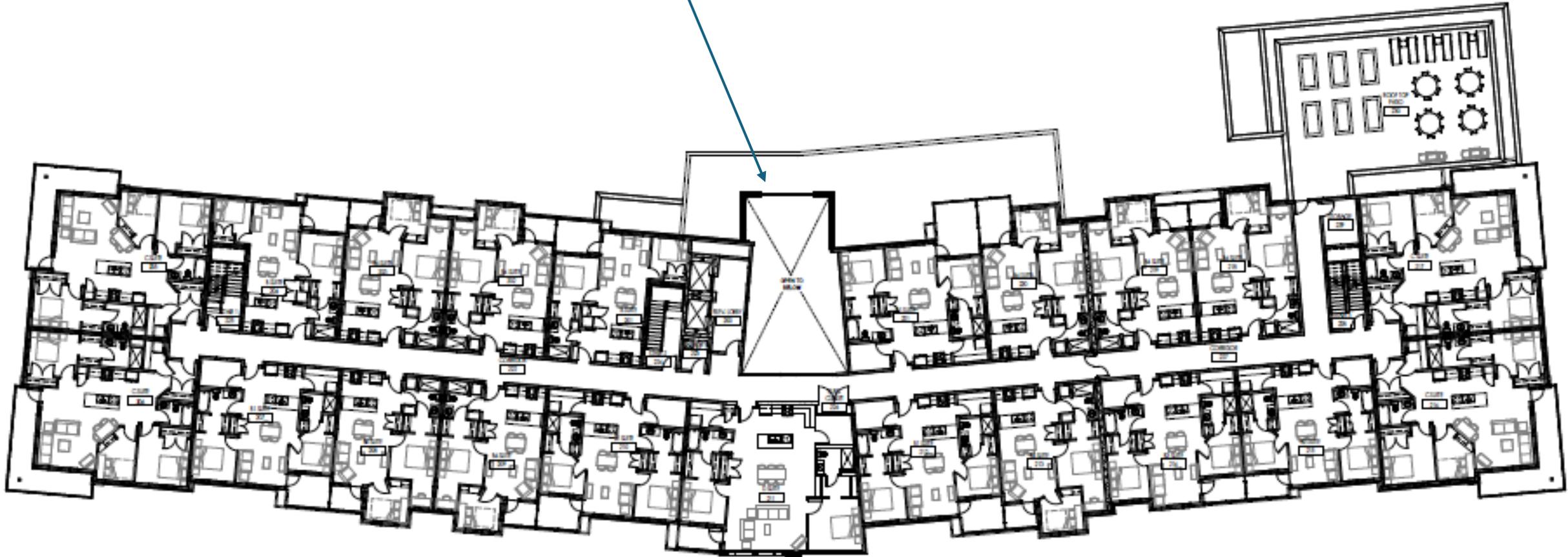
# 2<sup>nd</sup> Floor



2<sup>nd</sup> Floor Garden & Bark Park



# 2<sup>nd</sup> Floor views the Lobby



Many residents prefer the 2<sup>nd</sup> floor...access to stairway and main floor... Or elevator access



# Market Apartment

(no staff minimal amenities)

# Three Robins Lifestyle

(3 Staff 9,000 SF Amenities)

|              |             |             |         |  |                        |     |             |         |
|--------------|-------------|-------------|---------|--|------------------------|-----|-------------|---------|
| Broadstreet  | Riverstone  |             |         |  |                        |     |             |         |
| 1 Bed        | 652         | \$ 1,598.00 | \$ 2.45 |  | Three Robins Riverside |     |             |         |
| 2 Bed 1 Bath | 815         | \$ 1,738.00 | \$ 2.13 |  | 2 Bed 1 Bath           | 732 | \$ 1,965.00 | \$ 2.68 |
| 2 Bed 2 Bath | 902         | \$ 1,758.00 | \$ 1.95 |  | 2 Bed 2 Bath           | 899 | 2395        | \$ 2.66 |
| 1 Bed 2 Bath | 1054        | \$ 1,858.00 | \$ 1.76 |  |                        |     |             |         |
|              |             |             |         |  |                        |     |             |         |
| Broadstreet  | Waters Edge |             |         |  |                        |     |             |         |
| 1 Bed        | 580         | 1628        | \$ 2.81 |  |                        |     |             |         |
| 2 Bed 1 Bath | 859         | 1718        | \$ 2.00 |  |                        |     |             |         |

| TYPE                     | STARTING PRICE | SIZE       | FLOORPLANS & TOURS |                 |
|--------------------------|----------------|------------|--------------------|-----------------|
| One Bedroom One Bath     | \$1598         | 652 sq.ft  |                    | Available Jul 1 |
| Two Bedroom One Bath     | \$1738         | 815 sq.ft  |                    | Waiting List    |
| Two Bedroom Two Bath     | \$1758         | 902 sq.ft  |                    | Available Jul 1 |
| Two Bedroom Two Bath Den | \$1858         | 1054 sq.ft | -                  | Waiting List    |



# #2 What is unique about Three Robins Apartments?



- We have on site staff
- We have amenities that focus on aging in place and fun
- We offer supportive living services – ala carte
- We offer home care services
- We have access to Points West Living Red Deer – Aging in Place strategy
- No long term commitments – One year lease with a 30 day notice policy
- Ride Share Program



# Our Staff

- General Manager
- Community engagement representative
- Maintenance Co-Ordinator

# Services offered



- 24 hour emergency call program
- On Site General Manager
- On Site Recreational Coordinator
- On site Maintenance Coordinator
- Available Housekeeping
- Available Laundry Services
- Available food services (community bistro)

**TekTone**<sup>®</sup>  
SOUND & SIGNAL



# #3 Who would be a great Three Robins Resident



- Individuals who want to have a home that entertains family/friends – Amenities
- Individuals who want to eat out without leaving the building or who want to share meals in our demonstration kitchen
- Individuals who want to share transportation
- Individuals who may want housekeeping and laundry services
- Individuals who want a maintenance free lifestyle- Lock and Go
- Individuals who want the security and comfort of a emergency call system
- Individuals who want scheduled activities



## 4: Why we do not sell or life lease our suites

- Life lease is a means for developers owners of facilities to use the residents money, to decrease their equity – Requires your savings to live in the property
- Owning a suite is subject to a condominium board and having residents having control or making decisions that impact your life style
- Owning a suite means you are subject to market influences that can decrease your suite
- Owning a suite means you have to sell which can take many months
- We lease suites with a fixed rental rate for one year yet, allow seniors to leave the property with one months notice

# #5 Four Examples of Adult Apartments

- Overture- <https://www.liveoverture.com/>  
\$2500 one bedroom to \$4,000 two bedroom (US Funds)
- Affinity for Living- <https://www.affinityforliving.com/>  
\$1500 one bedroom to \$2000 two bedroom (US Funds)
- Homestead Manitoba- <https://homesteadmanitoba.ca/>
- Three Robins Stony Plain / Red Deer <https://www.threerobins.ca/>



This is an example of a similar project.

<https://sagecreekapartments.ca/availability/>

## Winnipeg Based Developments

### 55 Plus Communities – Sage Creek, Prairie Landing, Kildonan Green



CONTACT US

| TYPE           | SQ FT        | PRICE / MONTH | FLOORPLAN | AVAILABLE DATE  |
|----------------|--------------|---------------|-----------|-----------------|
| 1 BED / 1 BATH | 776 Sq. Ft.  | \$1698        | VIEW PDF  | NO AVAILABILITY |
| 2 BED / 1 BATH | 945 Sq. Ft.  | \$1880        | VIEW PDF  | NO AVAILABILITY |
| 2 BED / 2 BATH | 1108 Sq. Ft. | \$2,130       | VIEW PDF  | NO AVAILABILITY |

No Staff....