

2026 SCHEDULE OF FEES

FEES EFFECTIVE 1/1/26

How does pricing work at Vi?

Pricing is comprised of a monthly fee plus an entrance fee with two different repayment choices.

These fees pay for your residence and amenities as well as access to our continuum of care.

What is an entrance fee? A one-time fee paid when you move into the community, based on the floor plan and repayment option you choose.

What are repayment options? Repayment options reflect the amount of your entrance fee that is repaid to you or your beneficiary after termination of your Continuing Care contract, pursuant to the terms of the contract.

What is a monthly service fee? This helps pay for weekly housekeeping, monthly meal plan, lifestyle programming, group transportation, fitness facilities, classes and more.* Should you move or need to access the Care Center, your monthly fees will not increase.*

*Ancillary fees for extra meals and supplies apply. Annual, community-wide monthly fee increases also apply.

Name (Sq. Ft.)	Bath	Entrance Fees 0% Repayable	Entrance Fees 80% Repayable	Monthly Service Fee
One Bedroom				
Perla (639)	1	\$299,500 - 339,500	\$428,900 - 486,100	\$4,680
Palmilla (693)	1	\$349,400 - 416,800	\$500,400 - 596,900	\$4,970
Milano (752)	1	\$377,200 - 414,900	\$540,200 - 594,200	\$5,770
Botanica (827)	1.5	\$449,400 - 539,700	\$643,600 - 773,000	\$6,340
Arboles (850)	1.5	\$416,100 - 535,200	\$595,900 - 766,400	\$6,560
Diego (850)	1.5	\$473,700 - 584,400	\$678,400 - 837,000	\$6,560
Clemente (900)	1.5	\$482,000 - 530,200	\$690,300 - 759,300	\$6,870
One Bedroom + Den				
Solana (1,112)	1	\$583,400 - 740,000	\$835,500 - 1,059,700	\$7,430
Solara (1,112)	2	\$619,100 - 789,000	\$886,600 - 1,130,000	\$7,430
Bonita (1,112)	2	\$651,900 - 838,200	\$933,600 - 1,200,400	\$7,430
Rosa (1,132)	2	\$607,900 - 712,100	\$870,600 - 1,019,900	\$7,530
Paloma (1,200)	1.5	\$725,300 - 877,600	\$1,038,700 - 1,256,800	\$7,920
Rio (1,210)	2	\$650,700 - 824,200	\$931,900 - 1,180,300	\$7,910
Blanca (1,217)	1.5	\$677,400 - 886,600	\$970,100 - 1,269,700	\$7,990
Two Bedroom				
Corazon (936)	2	\$490,600 - 658,400	\$702,500 - 942,800	\$7,130
Piazza (1,402)	2	\$863,100 - 1,032,700	\$1,236,000 - 1,479,000	\$8,950
Prado (1,425)	2	\$847,200 - 1,041,400	\$1,213,300 - 1,491,300	\$8,990
Posada (1,494)	2	\$900,400 - 1,244,200	\$1,289,500 - 1,781,900	\$9,190
Second Person Fees:		\$32,000	\$47,000	\$2,720

Vi reserves the right to change fees without notice. Square footage may vary in individual residences.

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Two Bedroom				
Flores (1,578)	2	\$1,058,700 - 1,275,700	\$1,516,100 - 1,826,900	\$9,530
Verano (1,660)	2	\$1,055,900 - 1,223,200	\$1,512,200 - 1,751,800	\$10,130
Azteca (1,669)	2	\$998,500 - 1,203,700	\$1,429,900 - 1,723,800	\$10,140
Two Bedroom + Den				
Arroyo (1,177)	2	\$706,400 - 851,400	\$1,011,600 - 1,219,400	\$7,660
Pacifica (1,520)	2	\$1,001,200 - 1,226,900	\$1,433,900 - 1,757,000	\$9,290
Lucido (1,612-1,660)	2	\$1,074,600 - 1,278,500	\$1,538,900 - 1,831,000	\$10,130
Jardines (1,720)	2	\$1,207,200 - 1,450,900	\$1,728,800 - 2,077,800	\$10,590
Regalo (1,768)	2	\$1,130,900 - 1,436,800	\$1,619,500 - 2,057,800	\$10,770
Cortez (1,826)	2	\$1,270,600 - 1,540,200	\$1,819,700 - 2,205,700	\$10,910
Palmas (1,842)	2	\$1,311,300 - 1,611,300	\$1,877,900 - 2,307,600	\$10,940
Tropical (2,034)	2	\$1,369,000 - 1,680,300	\$1,960,600 - 2,406,300	\$11,890
Penthouses and Suites - Two Bedroom				
Vista (1,452)	2	\$1,064,600 - 1,180,600	\$1,524,600 - 1,690,800	\$9,050
Verdor (1,490)	2	\$1,094,400 - 1,213,700	\$1,567,400 - 1,738,200	\$9,190
Grand Capri (1,962)	2	\$1,228,400 - 1,351,200	\$1,759,200 - 1,935,100	\$11,230
Grand Amalfi (1,982)	2	\$1,409,000 - 1,549,900	\$2,017,800 - 2,219,600	\$11,330
Grand Del Mar (1,962)	2	\$1,206,300 - 1,406,400	\$1,727,500 - 2,014,000	\$11,230
Penthouses and Suites - Two Bedroom + Den				
Sierra (1,958)	2	\$1,455,700 - 1,614,500	\$2,084,800 - 2,312,200	\$11,220
Coronado (1,997)	2	\$1,571,600 - 1,742,200	\$2,250,600 - 2,495,000	\$11,430
Costa (2,025)	2	\$1,545,300 - 1,713,700	\$2,213,000 - 2,454,200	\$11,550
Cielo Azul (2,590)	2	\$2,155,200 - 2,415,500	\$3,086,500 - 3,459,300	\$12,730
Del Mar (2,919)	2.5	\$2,439,100 - 2,723,700	\$3,493,000 - 3,900,600	\$13,020
Grand Pacifica (1,939)	2	\$1,304,200 - 1,515,000	\$1,867,700 - 2,169,600	\$11,130
Grand Bellagio (1,939)	2	\$1,273,000 - 1,400,300	\$1,823,100 - 2,005,400	\$11,130
Grand Del Sol (2,146)	2	\$1,662,300 - 1,828,500	\$2,380,600 - 2,618,700	\$12,050
Penthouses and Suites - Three Bedroom				
Grand Oceana (2,618)	3	\$1,812,700 - 1,994,000	\$2,595,900 - 2,855,500	\$12,920
Second Person Fees:		\$32,000	\$47,000	\$2,720

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Redefining
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