

We believe *life* should
improve with age.

Allow us to introduce ourselves.



We're Senior Resource Group—SRG. For over 30 years, we've been developing and operating award-winning senior living communities throughout the United States. Although we're known for our distinctive designs and innovative amenities, it's common knowledge to everyone who lives and works with us that SRG senior living communities are fueled by our passion. We're truly driven by the desire to create environments that enhance the quality of people's lives.

Our success is rooted in the idea of hospitality. But it goes beyond just being well mannered. We strive to take care of our residents and our employees in a way that brings the two together as one extended family.

We work tirelessly to anticipate the future. At SRG, our residents tell us everything we need to know about who they are and how they want to live; and their input guides us in everything we do.

Ultimately, the SRG lifestyle is all about choice and independence. It's about savoring the daily experiences of life and cherishing connections—now, and into the future.

Your comfort is our passion.



We put people first in everything we do, from the day-to-day living experiences of our residents to creating the best communities and working environments possible.

And, while we pride ourselves on the daily delivery of quality service, it's the elevation of hospitality to a new level—an innovation we call Genuine Hospitality—that truly sets SRG apart. Our residents are neither guests nor strangers; they are the constant that defines our communities—where exceptional service is delivered by a dedicated group of people who truly believe our residents well-being and quality of life is their personal responsibility.

At SRG, our goal is to create comfortable, service-enriched environments that encourage residents to choose, to express themselves, and to live fully.

A blueprint for living well.



At SRG, we embrace wellness as a way of life. Healthy living means so much more than just exercise and nutrition; it's a person-centered approach that focuses on meeting the needs of the individual as a whole. Ours is a comprehensive philosophy that addresses the physical, emotional, intellectual, social, spiritual, and vocational well-being of our residents.

We recognize that mind, body, and spirit are all interconnected, so we've made it our goal to strengthen those connections through a robust offering of supportive programs, services, and amenities. By taking a holistic approach to wellness, we can provide a customized program for

each individual that includes nutrition and fitness opportunities, exercise classes, preventative health workshops, wholesome dining options and the knowledge, resources, and motivation to create a personalized blueprint for living well. Additionally, we encourage community members to work together to set goals, support progress, and celebrate and reward achievement.

By integrating all six areas of wellness, SRG communities promote healthy living and encourage residents and staff alike to lead balanced, productive lives.

When needs change, we're ready.



Our residents and their families will also find comfort in knowing that even if their needs change, their address doesn't have to. Should the necessity for care arise, they'll find a thoughtful and comprehensive menu of programs and services available on-site to meet their individual requirements today and tomorrow.

Here, a personalized program of care, provided in the comfort of their home, affords residents the freedom and independence to live life as they choose. And, as their needs may grow and change, our Director of Assisted Living and licensed professional staff are there to provide the services required to meet those needs each and every day. For those requiring specialized Alzheimer's Disease/Dementia care services, Enliven™—our creative and adaptive memory care helps residents feel more connected and as independent as possible by focusing on their strengths and abilities, not impairments.

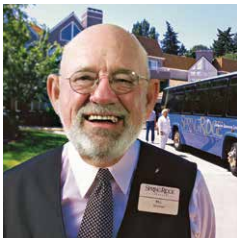
Seeking a higher standard.



We take the health of our residents seriously, which is why we pursued accreditation. In 2004, SRG became the first major senior living provider in the U.S. to earn across-the-board accreditation of its eligible communities by the Commission on Accreditation of Rehabilitation Facilities, or CARF. Throughout North America and Western Europe, CARF is recognized as the leading independent accreditation body for providers of health and human services. Even though federal and state guidelines don't require licensed senior living communities to be accredited, we think it's an important distinction.

As part of our promise to you, SRG's accredited retirement communities will continue to voluntarily participate in CARF's accreditation process to ensure our programs and services maintain their measurable quality standards.

More than a service. A privilege.



On a whole variety of fronts, from high tech to high touch, we do everything we can to engender a reassuring sense of comfort and understanding for our residents and their families as needs arise. We are honored to have the opportunity to make a difference in the lives of those we touch—our residents, their family members, and our employees.

We like to say that life should improve with age. After more than two decades in the business, it's certainly been true for us. It's our job to make sure our residents—and team members—feel the same way.



WELL-BEING THAT'S, WELL, *FUN*

The idea behind our innovative, engaging wellness program, **ZEST™**, is pretty simple: bringing healthy, positive balance to the Mind, Body and Soul with a wealth of personalized, enriching experiences. From trying something for the first time to exploring passions old and new, ZEST is all about energy. Because when we feel energized and happy, we enjoy life more every day.

ZEST inspires the mind through creative and intellectual expression. We work to keep the body in tune through daily motion and attention to nutrition. With our plant-based and whole-food focused FreshZest™ dining options, it is easy to enjoy fine dining AND make small but impactful lifestyle changes. And for the soul, our approach is as social as it is spiritual—personal connection, a bit of purposeful reflection and plenty of carefree interaction. Actually, it can be as simple as taking a moment to breathe.

Contact us today to learn how ZEST can bring more well-being to your daily life.



VILLA HERMOSA

INDEPENDENT AND ASSISTED LIVING RESIDENCES

6300 East Speedway Boulevard, Tucson, AZ 85710 | VillaHermosaSeniorLiving.com | 520.298.6400



EQUAL HOUSING OPPORTUNITY

AN SRG SENIOR LIVING COMMUNITY



VILLA HERMOSA

AN SRG SENIOR LIVING COMMUNITY



This is retirement living the way you always imagined it would be—
a beautiful setting with all the features and amenities you could
hope for, an engaging blend of comfort, style, fine dining and
endless social opportunities, and a dedicated, professional staff
available to meet your needs, 24 hours a day.

SRGSENIORLIVING.COM

WELCOME TO VILLA HERMOSA

Nestled within the beautiful Sonoran desert valley in Tucson, Arizona, Villa Hermosa offers the ideal location for retirement living within a service-enriched, resort-style setting.

Villa Hermosa's elegant surroundings, distinctive styling and amenity-rich environment make it a place you'll truly love to call home. Choose from a variety of dining options—from the cozy pub to The Sonoran Restaurant open 12-hours daily, offering indoor and outdoor dining. Pamper yourself with a massage at the full-service spa, or catch a matinee in the onsite movie theater. It's always your choice.

Your home is a spacious one- or two-bedroom residence complete with individual climate controls, washer and dryer, emergency call system and a fully equipped kitchen featuring granite countertops, stainless steel appliances and a built-in dishwasher. In addition, housekeeping, flat linen laundry service, and scheduled transportation liberate you from home-maintenance concerns, so you can have more time to enjoy the rewards of a carefree lifestyle.

Today, you have the opportunity to blend freedom and peace of mind into a lifestyle that meets your unique needs. Available on an affordable monthly fee basis, Villa Hermosa's impressive range of comforts and conveniences simplify and enrich your life.



DISCOVER RETIREMENT LIVING AS IT WAS MEANT TO BE IN TUCSON, ARIZONA

At Villa Hermosa, your days belong entirely to you. Rise early and slip down to the pool for a refreshing swim. Play a round of golf at one of several of the area's top-rated golf courses, just a short drive away. Join friends for lunch followed by a matinee in the on-site theater. Or, perhaps a day trip to the Tucson Botanical Gardens. At Villa Hermosa, you'll never run out of things to do. Among our many amenities you'll find:

- The Sonoran Restaurant, open 12 hours daily
- Casual Bistro
- Internet Café
- Red Rock Theater
- Library
- Belle Starr Lounge and Pub
- Heated Swimming Pool and Spa
- Dance Studio
- Chapel
- Villa Hermosa Market
- Fully equipped Fitness Center
- Full-service Spa and Salon

RETIREMENT LIVING DESIGNED TO MEET YOUR NEEDS TODAY AND TOMORROW

At Villa Hermosa, take comfort in knowing that as your needs may grow and change, your home doesn't have to. A comprehensive menu of lifestyle options and supportive care services is available, when and if the need arises. Our licensed Assisted Living care program offers all the services of Independent Living plus three delicious meals daily, assistance with activities of daily living (ADL's), weekly personal and flat linen laundry services and medication management, that can all be tailored to meet your individual needs.

A SCENIC LOCATION CLOSE TO IT ALL

Villa Hermosa's prime location close to the El Dorado and Tucson Country Clubs is just minutes away from downtown Tucson and all the history, culture and recreation it has to offer. Spend the afternoon browsing local art galleries or strolling Fourth Avenue's eclectic shopping district. Soak up the beauty of Tucson's natural surroundings with a day trip to the Arizona-Sonora Desert Museum, or a tour through Sabino Canyon. With so many nearby attractions including the Tucson Botanical Gardens, Saguaro National Park, Fred Lawrence Whipple Observatory, Pima Air & Space Museum, Mission San Xavier del Bac, and so much more, you'll never run out of things to do. Villa Hermosa also offers convenient access to three major hospitals: St. Joseph's Hospital and Tucson Medical Center less than 3 miles away, as well as the University Medical Center.

SEEKING A HIGHER STANDARD.

At SRG, we take the health of our residents seriously, which is why we pursued accreditation. In 2004, SRG became the first major senior living provider in the U.S. to earn company-wide accreditation for all of its eligible communities by the Commission on Accreditation of Rehabilitation Facilities, or CARF. Accreditation means we perform at our very best every day, and serves as a clear signal to consumers that SRG communities provide the highest quality of care and service.

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EQUAL HOUSING OPPORTUNITY

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MORE THAN “JUST” WELLNESS

We believe that wellness is a key factor in living your best life, longer. That’s why our ZEST wellness program takes an evidence-based, 360-degree approach to well-being that draws from best practices from a range of disciplines, like medicine, psychology, behavioral science, as well as SRG’s more than 30 years of experience in senior living.

ZEST is designed to help our residents feel their best every day. And even more, with the help of a dedicated on-site team, residents can benefit from preventive health strategies that promote well-being not only today, but in the long term.

ENJOY YOUR ZEST

Because wellness is an individual journey, ZEST offers a wide range of experiences for the Mind, Body & Soul—three pillars of wellness that we believe are vital and interconnected. Whatever your preferences and needs, with ZEST you’ll find it easy and fun to cultivate a rich life of meaning, connection, fulfillment, and purpose.

These are just a few experiences waiting to be discovered:

- *Going back to school* with our Lifelong Learning university seminars.
- *Tasting how delicious* health can be with our FreshZest menu options.
- *Putting a dynamic new spin* on cycling with an energizing spinning class.
- *Enjoying Happy Hour* filled with personable conversation and new friends.



SRG

SENIOR
LIVING



You're always in the loop with LifeLoop

Connected to life, family, and each other.

LifeLoop helps residents and family members communicate, share experiences, and stay connected and involved in each other's lives on a daily basis. As a resident, you can easily connect with other residents to discover interests and hobbies, share photos, and invite friends to join you in an activity—using your phone, tablet or computer.

Family members can join in, sharing photos, sending messages and seeing what you have been up to lately. LifeLoop offers families added comfort by sharing weekly updates on their loved ones' activity engagement and assisting with meeting their needs from anywhere at any time.

Best of all, our team can walk you through setup and provide any support you need, so you can enjoy trying something new without the worry.

Keeping everyone in the loop. It's just another way life at an SRG community makes every day better.

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VILLA HERMOSA

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SERVICES & AMENITIES: INDEPENDENT LIVING

Villa Hermosa provides a host of services and amenities designed to complement your lifestyle and enrich your life.

Services Included in the Monthly Fee

- Complimentary full breakfast, plus your choice of a delicious lunch or dinner daily
- Biweekly housekeeping service
- Weekly flat linen laundry service
- All utilities (except phone) including electricity, water, trash removal and expanded cable TV
- 24-hour emergency call system
- 24-hour onsite staff
- Scheduled group transportation
- Social, cultural, educational and recreational programs and activities
- A wide array of fitness programs
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Independent Living Residence

- Spacious one- and two-bedroom floor plans
- All floor and window coverings
- Fully equipped kitchens with granite countertops
- Stainless steel appliances including dishwasher
- Spacious baths with safety features and step-in showers
- Individual climate controls for heating/cooling
- Washer/Dryer
- Smoke detectors and sprinkler system
- Covered patio or balcony

Community Features and Amenities

- Resort-style dining in The Sonoran Restaurant, open 12 hours daily
- Casual Bistro
- Internet Café
- Red Rock Theater
- Library
- Living Room
- Belle Starr Lounge and Pub
- Billiards
- Dance Studio
- Chapel
- Villa Hermosa Market
- Fully equipped Fitness Center
- Full-service Spa and Salon
- Arts/Crafts Room
- Heated Outdoor Swimming Pool & Spa
- Lushly Landscaped Courtyards
- Pet Area
- Covered Parking



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SERVICES & AMENITIES: ASSISTED LIVING

Villa Hermosa provides a host of services and amenities designed to complement your lifestyle and enrich your life.

Services Included in the Monthly Fee

- Three fresh and delicious meals daily, plus snacks
- Basic assistance with activities of daily living (ADL's) including bathing, dressing and grooming
- Weekly housekeeping service
- Weekly personal and flat linen laundry service
- All utilities (except phone) including electricity, water, trash removal and expanded cable TV
- 24-hour emergency call system
- 24-hour onsite staff
- Licensed Nurse on staff
- Scheduled group transportation
- Social, cultural, educational and recreational programs and activities
- A wide array of fitness programs
- Interior and exterior maintenance of all common areas, residences and grounds

Features of Your Assisted Living Residence

- Spacious one- and two-bedroom floor plans
- All floor and window coverings
- Fully equipped kitchens with granite countertops
- Stainless steel appliances including dishwasher
- Spacious baths with safety features and step-in showers
- Individual climate controls for heating/cooling
- Washer/Dryer
- Smoke detectors and sprinkler system
- Covered patio or balcony



Community Features and Amenities

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THE TUCSON

769 SQ. FEET

1 Bedroom, 1 Bath



Floor plans are representative; actual square footage, dimensions and details may vary.

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THE CATALINA
778 SQ. FEET
1 Bedroom, 1 Bath



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THE TORTOLITA
915 SQ. FEET

1 Bedroom + Den, 1 Bath

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FLOOR PLANS



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VILLA HERMOSA

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FLOOR PLANS

THE SANTA RITA 1,082 SQ. FEET

2 Bedroom, 2 Bath



Floor plans are representative; actual square footage, dimensions and details may vary.

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