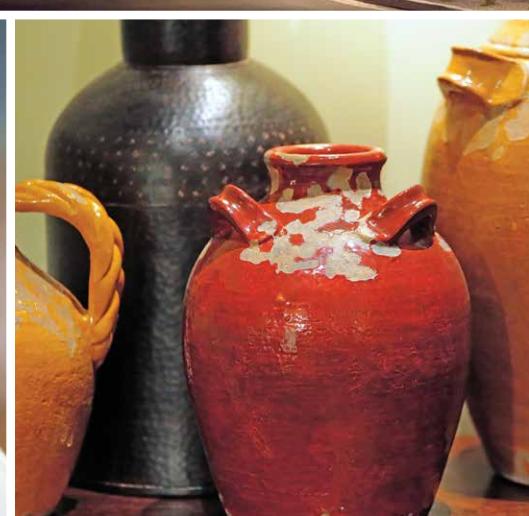


Community Joyful Vision
Engaging Celebrations
Warmth Enriching Relationships
Vibrant Well-being
Laughter Comfort Creating
Redefined Leisure



Maravilla
SCOTTSDALE

We believe life should
improve with age.

Allow us to introduce ourselves.



We're Senior Resource Group—SRG. For over 35 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.

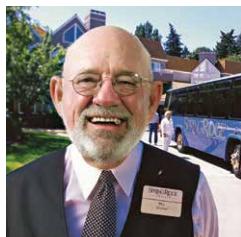
Seeking a higher standard.



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 almost four 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.

Maravilla
SCOTTSDALE

**CASITAS · COURTYARD RESIDENCES
INDEPENDENT & ASSISTED LIVING · MEMORY CARE**

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EQUAL HOUSING OPPORTUNITY

AN SRG SENIOR LIVING COMMUNITY





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 35 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.



Zest
MIND • BODY • SOUL



Lobster bisque or pan-seared ahi? Grilled pork porterhouse or roasted king salmon? Maravilla Scottsdale's culinary team has developed a creative menu of delicious and varied dishes for all of our dining venues. With restaurant dining available twelve hours a day, you can enjoy VIP service and top-notch cuisine whether it's a casual meal or an elegant celebration with friends and family.

Passion fruit crème brûlée or New York cheesecake? Maravilla's restaurant menus are always evolving. And you'll find only the finest and freshest ingredients, first-class presentation, and an exceptional daily dining experience that is not only healthy, but on par with top restaurants anywhere. Indulge. Enjoy. Experience the art of dining.

NIGHTLY DINNER SELECTIONS

Soup

Chicken Noodle Soup Fire Roasted Corn Chowder

SALAD & APPETIZERS

Caprese with Aged Balsamic Reduction Grilled Artichoke and Lemon Beurre Blanc

ENTRÉES

Epicure

Dry Aged Certified Angus Prime Rib of Beef Served with Potatoes Dauphinoise, Asparagus Bouquetière and Cabernet Infused Jus

Homestyle

Bone-on Double Cut Pork Loin Chop Stuffed with Herb Boursin Cheese and Sundried Tomatoes Served on a Bed of Sweet Roasted Cipollini Onions with Garlic Rosemary Glace de Viande

Fresh Catch

Pan Roasted Spanish White Prawns with Butternut Squash Ravioli in a Sherry Cream Sauce with Gorgonzola, Walnuts and Dry Cherries

Poulet du Jour

Crispy Breast of Duck Wrapped in Di Parma Prosciutto Served with Creamy Wild Mushroom, Manchego Risotto and Cured Meyer Lemon Confit

Healthy Casual

Grilled Balsamic Marinated Eggplant, Artichoke Hearts and Roasted Garlic, Asiago Arancini with Curried Greek Yogurt Dipping Sauce

VEGETABLE & STARCHES

Asparagus Bouquetière • Oven-Roasted Cauliflower Gratin Potatoes Dauphinoise • Wild Mushroom Risotto

DESSERT OF THE DAY

White and Dark Chocolate Pâté with Port Infused Sundried Cherry Compote Raspberry Crème Brûlée with Cappuccino Biscotti

DINNER SPECIALS

Includes Soup or Salad, Beverage and Dessert

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COMMUNITY COMMON SPACES & AMENITIES

Indoor and outdoor living spaces include the following amenities:

- Multiple dining venues—open 12 hours daily
- Bistro Bar
- Cinema
- Internet lounge
- Arts & crafts workshop
- Enclosed heated pool and spa
- Golf putting green
- Full-service beauty salon
- Fully equipped fitness center complete with physical fitness and rehabilitative services available
- Multiple landscaped courtyards
- Covered subterranean garage
- Conveniently located elevators and access to common areas



CASITA & COURTYARD RESIDENCES

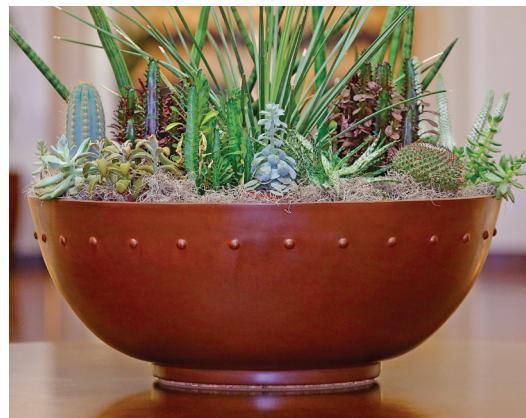
Independent Living

Services included in the Monthly Fee:

- One delicious meal per day per resident
- All utilities (except phone) including electricity, heat/gas, air conditioning, water, and basic cable TV
- Biweekly housekeeping service
- Weekly flat linen laundry service
- Scheduled transportation services
- 24-hour reception desk
- 24-hour emergency call system
- Social, cultural and recreational programs
- Exterior and landscaping maintenance
- Access to all amenities and indoor/outdoor living spaces
- An annual, renewable, health care benefit consisting of 15 days of Basic Level I Assisted Living or Memory Care for use when, and if, needed. Additionally, Independent Living residents who transfer either temporarily or permanently to Assisted Living or Memory Care will be entitled to receive a fifteen percent (15%) discount off the then current market rates for as long as they are residents of the community.

Amenities:

- Floor plan designs ranging in size from 900 SF to 2,100 SF
- All floor and window coverings
- Individual climate controls (heating/air conditioning)
- Fully equipped, all-electric kitchen featuring self-cleaning oven, built-in space maker microwave oven, garbage disposal, dishwasher and refrigerator with icemaker
- Washer and dryer
- Generous walk-in closets
- Spacious baths with special safety features
- Covered patios and balconies
- Attached garage (Casita Residences)
- Underground parking (Courtyard Residences)
- Smoke detectors and sprinkler systems



Our focus is on your well-being.

Maravilla Scottsdale's continuum of care is designed to provide comfort, convenience, and peace of mind—now and in the future. Here, you'll enjoy health, wellness and supportive services that allow you to live a vibrant, enriched, independent lifestyle. We tailor care to meet your unique needs and preferences with a range of healthcare services, plus the support necessary to maintain optimum health when you are well—and personalized care options if you are not. You'll have access to a host of health and well-being services and resources available through our Wellness Concierge Program, plus licensed assisted living and our signature Enliven Creative & Adaptive Memory Care program, if the need arises.

The Maravilla difference is that you pay only for the care you need and only if you need it. With our progressive care model based on the most up-to-date delivery of care for preferred senior living, you are in charge of your own healthcare decisions, and you are not required to subsidize care costs incurred by your neighbors.

Wellness Concierge Program.

Health made easy.

Maravilla residents can benefit from a comprehensive array of personalized health and wellness programs and services offered through Maravilla's exclusive Wellness Concierge Program. Here, residents can access routine health monitoring services, on-site physician consultations and self-directed wellness programs.

Resident supportive care benefits.*

Independent living residents at Maravilla Scottsdale are entitled to fifteen days annually of complimentary, licensed, level 1 assisted living and memory care supportive care services in Maravilla's licensed assisted living and memory care. If a longer stay is necessary, a discount of 15% off current market rates is applied. Additionally, many long-term care policies provide some payment toward these services.

In-residence care services.

You've got choices. Whether you opt for a private attendant or agency, you can receive personalized care services and assistance with activities of daily living in the privacy of your independent living residence.

Assisted Living.

Maravilla Scottsdale delivers beautifully crafted, personal and supportive care in a setting like no other. Here, you'll enjoy intimate dining in the Sonoran Restaurant, a movie theater, library, fitness center, beauty/barber salon and beautiful outdoor living spaces. Our well-appointed one-bedroom residences, offering living spaces full of warmth and light, complete with enclosed patios—makes room for physical and mental well-being, with everything you need close at hand.

At Maravilla, care is multifaceted. You see it in a warm smile and a helping hand. You see it in our innovative programs and services and in the dedication of our professional, welcoming staff. We call it person-centered care—from help with daily activities and managing medications to our 24-hour emergency call system. This is living, fully supported.

Maravilla licensed assisted living and memory care is available on a convenient monthly fee basis, with no entrance fee required.



Memory care.

Maravilla's Enliven Creative & Adaptive Memory Care program offers a life full of engagement and inspiration in a caring and supportive environment. Our person-centered approach to care is tailored to meet your loved one's changing needs. You'll find warmth and comfort here, in our specially designed private alcove residences, complete with individualized care and the integration and support of family members.

It's all here — the grandeur of the mountains, the fragrance of the desert breeze, interior and exterior walking paths, living spaces designed for comfort, and places where family can gather. Friendly, welcoming and relaxed—Maravilla Scottsdale is an opportunity for ease, for wellness, and for family.

* Subject to availability in Maravilla Scottsdale's licensed assisted living and memory care.



How do I qualify for residency at Maravilla Scottsdale?

Residency is open to individuals 62 years of age and older (subject to limited exceptions) who are capable of living independently, and who have sufficient financial resources to pay the Entrance Fee, Monthly Fees, and any additional fees and personal living expenses applicable. No medical evaluation is required for residency.

What are the benefits of Maravilla's Continuum of Care Community?

Maravilla Scottsdale is a continuum of care community offering independent living in our Casitas and Courtyard Residences and the comfort and convenience of licensed assisted living and memory care available on campus to meet your changing needs. Offering a broad spectrum of healthcare services, Maravilla is designed to keep you in optimum health when you are well, and provide personalized care options when you are not. Our progressive care model is based on the most up-to-date delivery of care for preferred senior living. Here, residents are not required to prepay for care they may never need nor subsidize care costs incurred by their neighbors. In other words, you only pay for the care you need if you need it.

What is a Senior Residential Entrance Fee Contract and what does it cover?

A Senior Residential Entrance Fee Contract is your financial commitment and our assurance that Maravilla Scottsdale's state-of-the-art residential living environment for independent living will be maintained through the Entrance Fee, the Monthly Fee and other fees you may choose to incur.

Maravilla Scottsdale offers you a Senior Residential Entrance Fee Contract program. It includes a one-time Entrance Fee paid prior to occupancy plus a Monthly Fee, both based on the size and type of Independent Living Casitas or Courtyard Residence you select.

Who oversees Senior Residential Entrance Fee Communities?

Annually, Maravilla Scottsdale files its audited financial statements with the Arizona Department of Insurance.

Is my Entry Fee refundable?

Yes. However, the amount of the refund depends upon the timing of your request to terminate and receive a refund, and the Entrance Fee Refund Program you've chosen. During the seven (7) day rescission period, a Depositor may rescind for any reason and receive a full refund.

After the seven (7) day rescission period and prior to the effective



commencement date of residency, except for a) your initial deposit of 1% of the Entrance Fee, and b) costs of any modifications to your residence that you requested, all monies paid are refundable in full within 30 days of receipt of written cancellation.

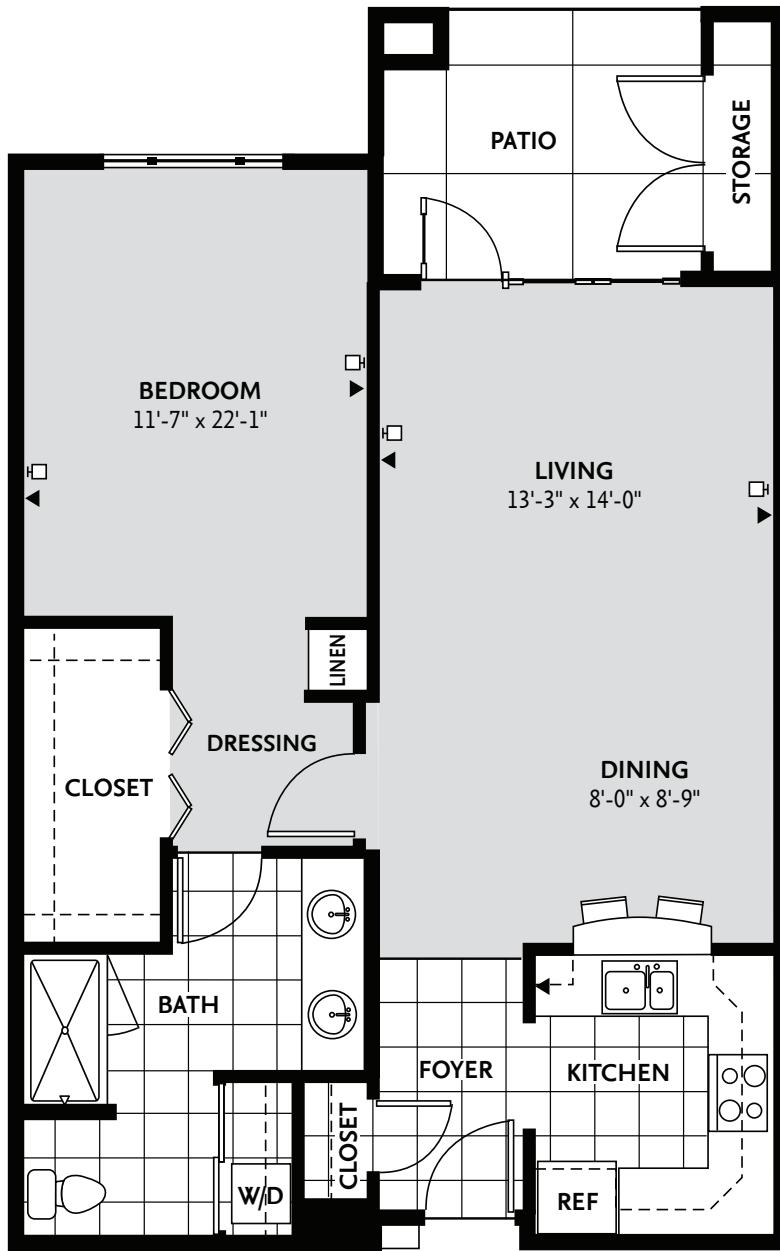
After the effective commencement date of your residency, the amount of the refund depends on the number of months elapsed between the contract date and the date of termination of the contract and vacating the residence. In each case, your refund will be paid after the first to occur of (i) 30-days after a new resident pays the Entrance Fee and takes occupancy of your vacated residence, or (ii) one year after you have properly vacated your residence. Please contact a Maravilla Sales Representative for more information.



INDEPENDENT LIVING FLOOR PLANS

COURTYARD RESIDENCE - LUPINE

900 Square Feet | One Bedroom | One Bath



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

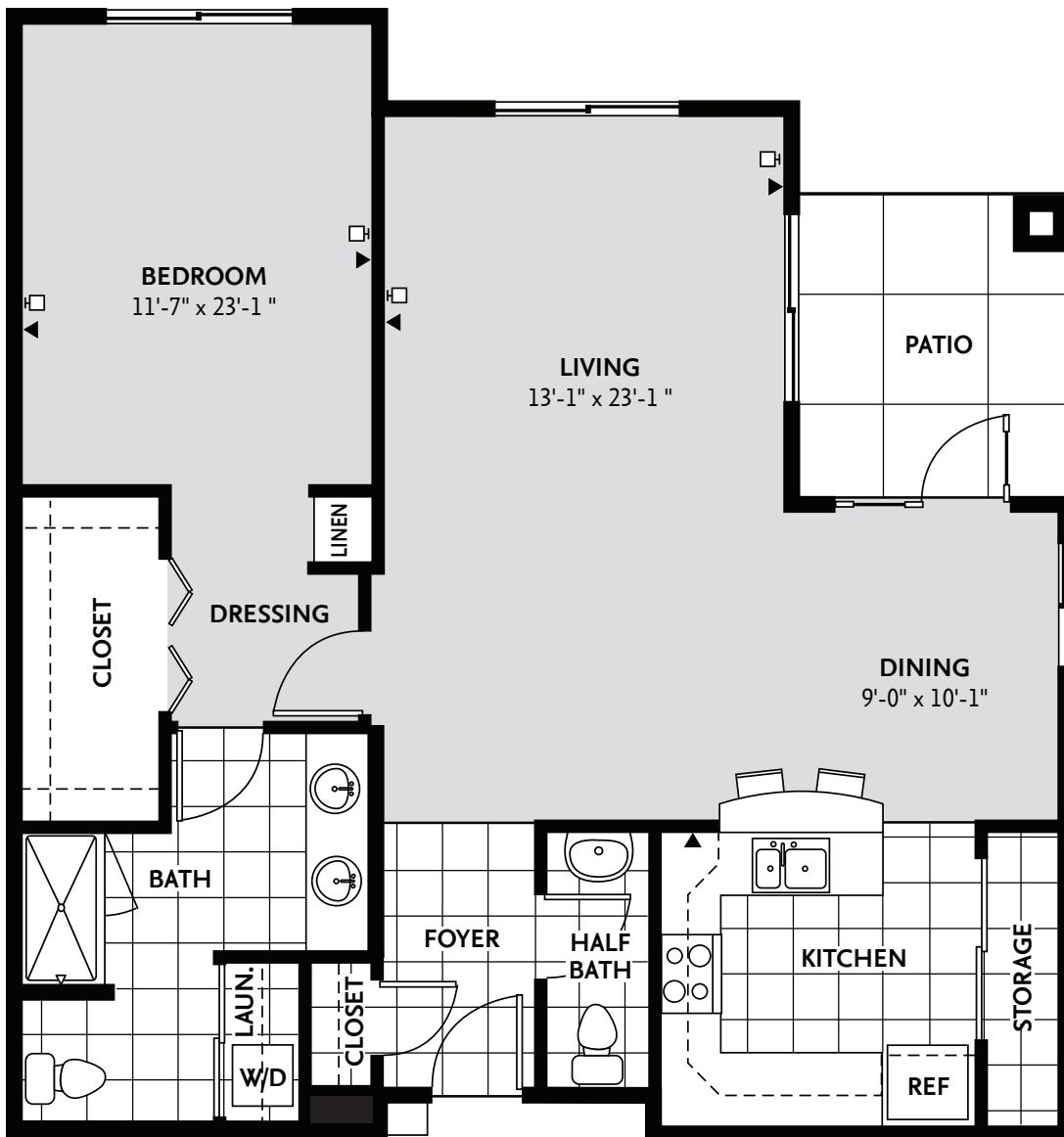
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INDEPENDENT LIVING FLOOR PLANS

COURTYARD RESIDENCE - SUNCUP

1100 Square Feet | One Bedroom | One and a half Bath



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

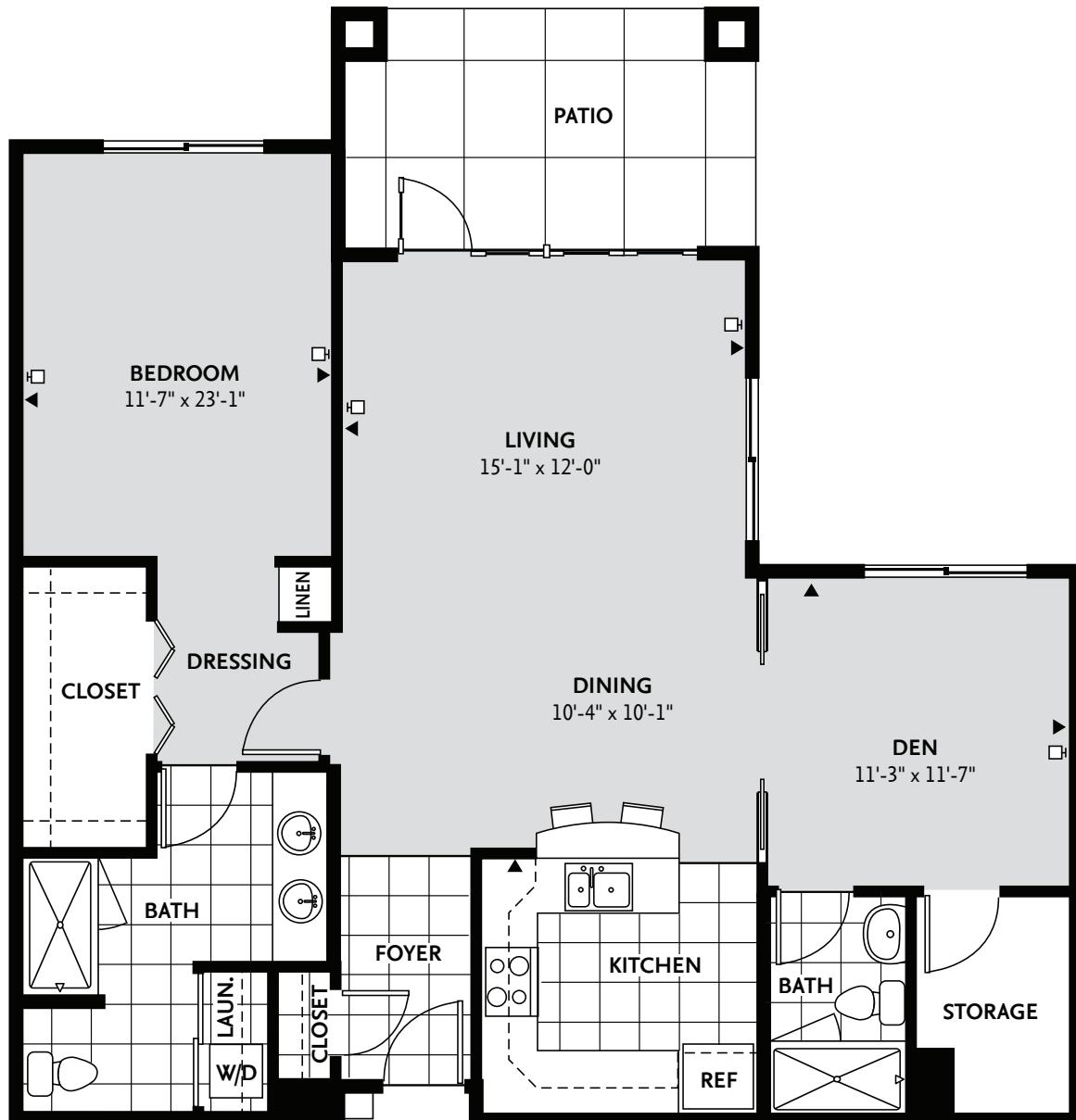
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INDEPENDENT LIVING FLOOR PLANS

COURTYARD RESIDENCE - MIRASOL

1200 Square Feet | One Bedroom plus Den | Two Bath



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

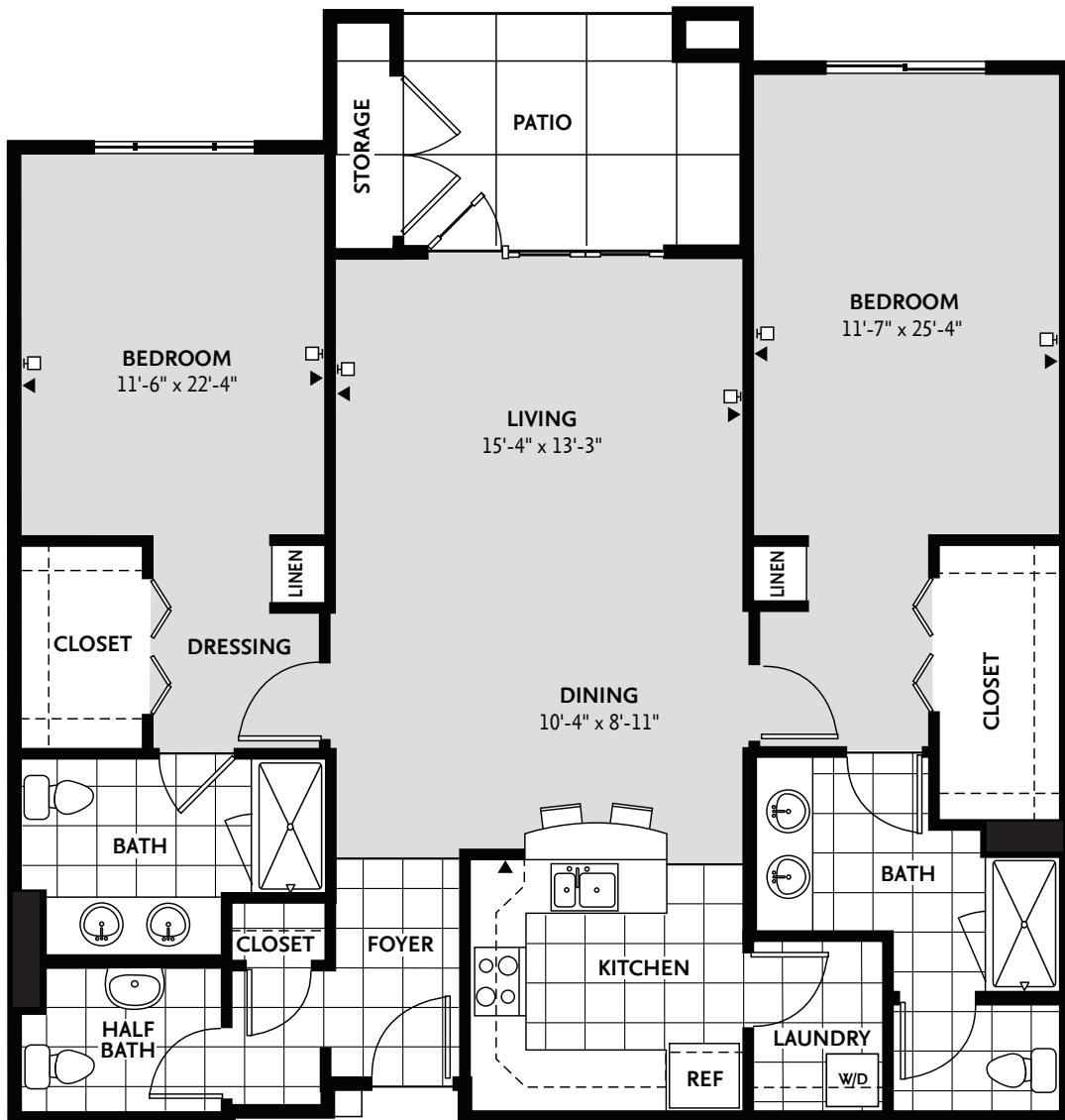
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INDEPENDENT LIVING FLOOR PLANS

COURTYARD RESIDENCE - MARIGOLD

1450 Square Feet | Two Bedroom | Two and a half Bath



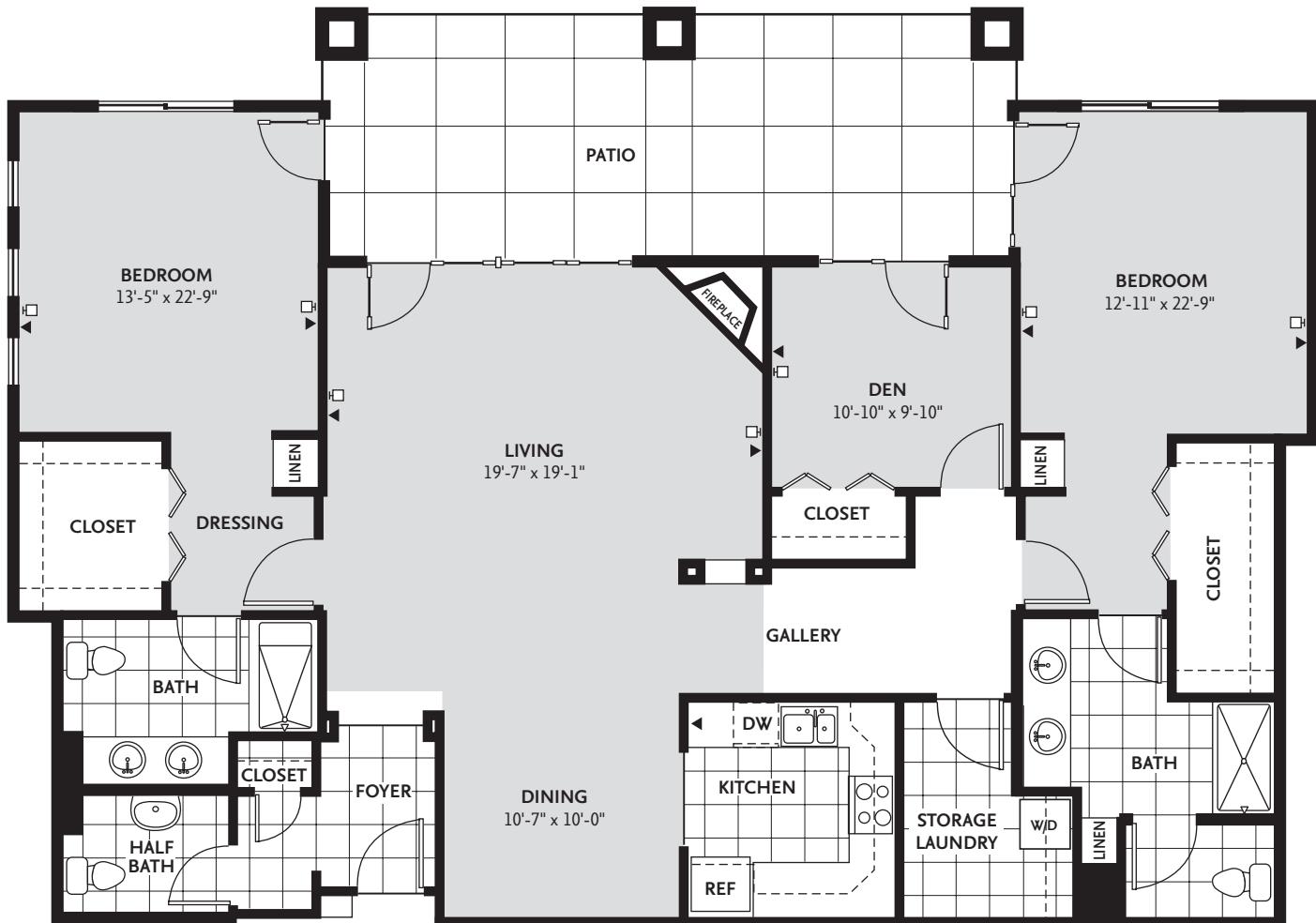
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INDEPENDENT LIVING FLOOR PLANS

COURTYARD RESIDENCE - LARKSPUR

1900 Square Feet | Two Bedroom plus Den | Two and a half Bath



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

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INDEPENDENT LIVING FLOOR PLANS

COURTYARD RESIDENCE - SUNFLOWER

2050 Square Feet | Two Bedroom plus Den | Two and a half Bath



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

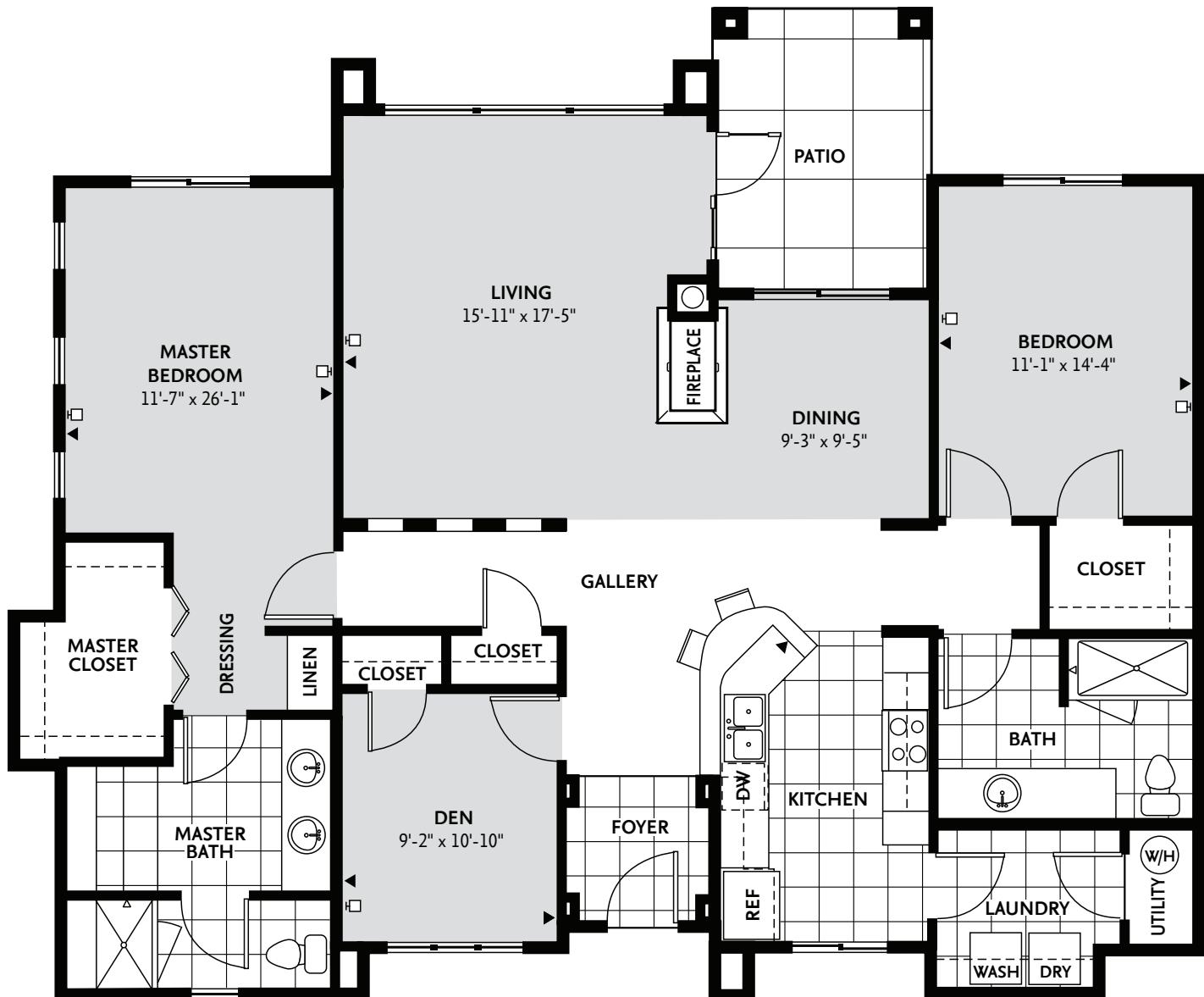
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INDEPENDENT LIVING FLOOR PLANS

CASITA RESIDENCE - PRIMROSE

1750 Square Feet | Two Bedroom plus Den | Two Bath



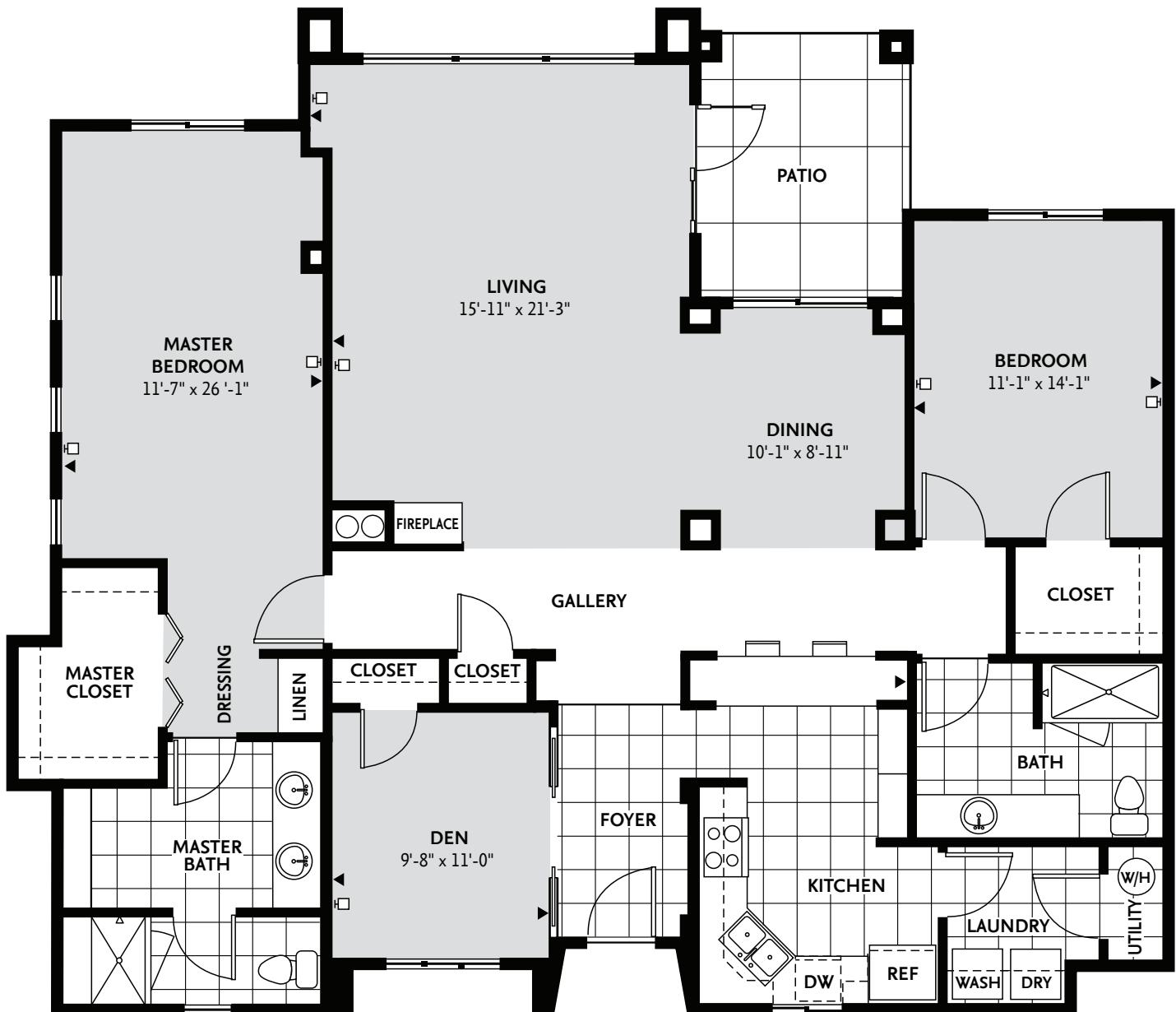
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INDEPENDENT LIVING FLOOR PLANS

CASITA RESIDENCE - CLOVER

1900 Square Feet | Two Bedroom plus Den | Two Bath



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INDEPENDENT LIVING FLOOR PLANS

CASITA RESIDENCE - LAVENDER

2100 Square Feet | Two Bedroom plus Den | Two and a half Bath



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



Fee Schedule

COURTYARD RESIDENCES WITH UNDERGROUND PARKING INDEPENDENT LIVING

Name	Description	Square Footage	Entrance Fee	Monthly Fee
			0% Refund*	
Lupine	1 Bedroom, 1 Bath	900	\$346,500- \$348,600	\$3,650
Suncup	1 Bedroom, 1 ½ Baths	1100	\$421,700- \$431,700	\$4,215
Mirasol	1 Bedroom plus Den, 2 Baths	1200	\$508,800- \$517,100	\$4,500
Marigold	2 Bedrooms, 2 ½ Baths	1450	\$533,900- \$570,500	\$5,010
Larkspur	2 Bedrooms plus Den, 2 ½ Baths	1900	\$934,300- \$943,300	\$6,285
Sunflower	2 Bedrooms plus Den, 2 ½ Baths	2050	\$1,032,700	\$6,710

Second Person Entrance Fee: \$25,000

Second Person Monthly Fee: \$1,275

*Amortizes over 48 months.

Pricing and availability effective as of June 13, 2024 and subject to change without notice.

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Fee Schedule

CASITA RESIDENCES WITH PRIVATE GARAGE INDEPENDENT LIVING

Name	Description	Square Footage	Entrance Fee		Monthly Fee
			0% Refund*	Refund	
Primrose	2 Bedrooms plus Den, 2 Baths	1750	\$884,600-	\$916,500	\$5,860
Clover	2 Bedrooms plus Den, 2 Baths	1900	\$949,000-	\$990,500	\$6,285
Lavender	2 Bedrooms plus Den, 2 1/2 Baths	2100	\$1,054,100-	\$1,219,500	\$6,850
Lavender Deluxe	2 Bedrooms plus Den, 2 1/2 Baths	2100	\$1,113,900-	\$1,131,000	\$6,850

Second Person Entrance Fee: \$25,000

Second Person Monthly Fee: \$1,275

*Amortizes over 48 months.

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