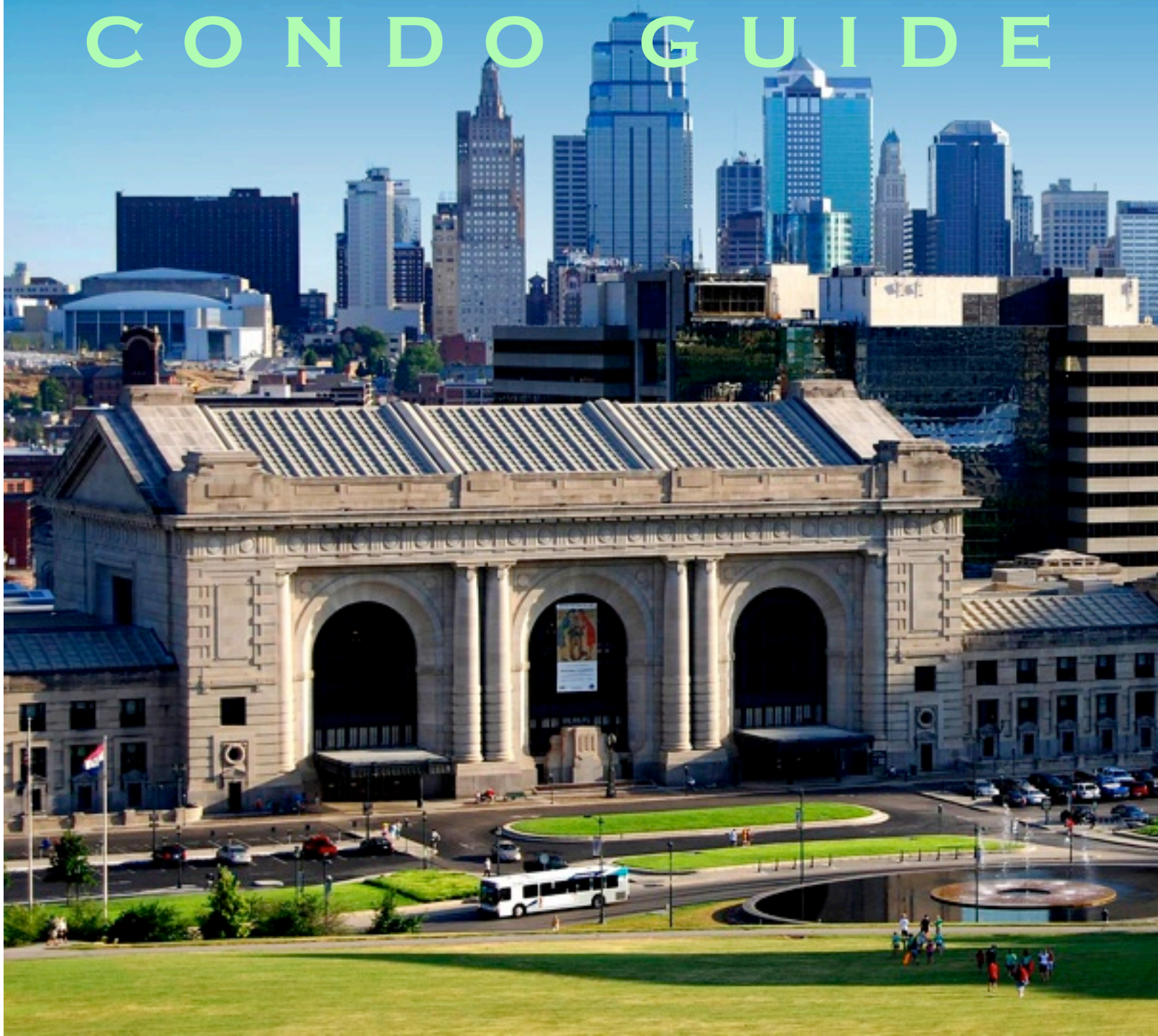


2010 KANSAS CITY CONDO GUIDE



Get a life, get a condo!

For years the American Dream was to own a home. Then we got busier, traveled more, volunteered more, worked more, stayed single or became single again. If 2010, is your year to take back your life, have more fun, and feel less

frazzled, there's a lifestyle waiting for you. A saner, richer more connected, commute-free life filled with endless possibilities on the Plaza, downtown, or close by. Are you ready to claim it?

PICK A BUILDING STYLE



CONVERSION (CV)

Former apartment building such as Inglenook Condominiums.



GARDEN-STYLE (GS)

Condos that face inward toward garden, pool, fountain such as Savannah Court.



HIGH-RISE (HR)

11 or more stories such as One Park Place.



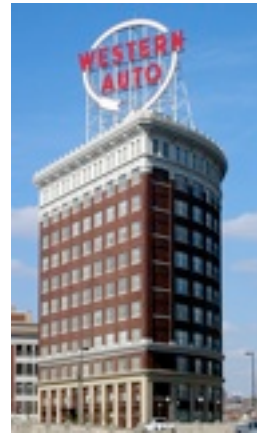
TOWNHOME (TH)

Two or three story multifamily dwelling such as The Madison.



TRIPLE DECKER (TD)

Three-story building divided into 3 to 6 units such as The Gallery Condominiums.



WAREHOUSE (WH)

Industrial building with exposed ductwork and high ceilings such as Western Auto.

PICK A NEIGHBORHOOD



The **River Market** is home of the city's year-round farmer's market where 750,000 people flock each year. Lined with quaint four-story buildings, residents can walk to 32 restaurants and bars or to the new Power & Light District.

Downtown is no longer just a business destination. Downtown is now alive 24/7 with approximately 17,000 residents who enjoy diverse urban residences, and entertainment at the Sprint Center and Power & Light District.

The **Crossroads** has attracted the creative class where 60 plus art galleries open their doors each First Friday and thousands a Kansas Citians come to see and be seen.

The Country Club Plaza is just south of the Crown Center and Westport areas. While downtown housing is edgy and cool, Plaza condos are avant garde and posh. The 15-block community was designed in the 1920s after Seville, Spain.

PICK A BUYER'S AGENT

BONUS: SELLER PAYS BUYER'S AGENT FEE

As an accredited buyer's agent, Brenda spends 90% of her time matching faces to spaces. During the past seven years, she's helped hundreds of buyers find the right lender and maintenance free condo, townhouse or villa.

When not working with first timers, downsizers or vacation home buyers, she publishes the annual KC Condo Guide, blogs at www.KCcondoSource.com, conducts quarterly condo tours, and tracks condo foreclosures for investors.

Prior to real estate, Brenda ran an economic development focused marketing and PR firm called Group Renaissance. She is a member of the Downtown Council and serves on the board of the River Market Community Improvement District.

She lives in Parkville, is a member of The National, plays tennis, collects rent off her investment condos, travels, rescues cats and is told she looks like Meg Ryan daily.



Brenda Clevenger, ABR, on top of 21 Ten Condominiums with Power & Light building in background.



PICK A PRICE POINT

KC HAS CONDOS IN ALL PRICES, SIZES, & FINISHES

With hundreds of urban and Plaza condominiums to choose from, narrow your search by location and price. We've broken out each condo by downtown or Plaza location and by price (1) \$150,000 or less (2) \$150,000 to \$300,000 & (3) \$300,000 or more. You can view photos and floor plans of these condos at our hyperlinked KC Condo Guide posted at www.kccondosource.com.

After selecting your location and price, drill down by number of bedrooms or square footage. Determine monthly HOA fees by multiplying the number in the HOA column by the square footage you want in that building. Learn condo highlights such as is the project FHA approved (easy to get a loan on), is it a pet-free building, does the building have a great resale history, etc.

Because of space, not all urban condo projects are listed. Information was gathered from Heartland MLS, listing agents, HOA boards, brochures and other reliable sources. If you think that we've missed a property or you have a correction, please email brenda@KCcondoSource.com.

2010 Plaza Condo Tours

Want a Plaza condominium? Join us for an informative tour of your best choices, free. Offered seasonally, Saturday mornings 10 AM to Noon.

MAR 27th
MAY 15th
JUL 10th
OCT 9th

RSVP: Brenda Clevenger
Chartwell Realty

brenda@kccondosource.com

or **816.877.8210** www.KCcondoSource.com



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DOWNTOWN						\$150,000 OR LESS			
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	0 BD	1 BD	2 BD	SQ FT
700 Broadway	612 Broadway	FHA approved	WH	48	0.32	\$142K	NA	NA	688-715
21 Ten	21 W 10th	Fabulous Rooftop Deck	HR	63	0.25	NA	\$145	NA	900-1584
Atriums East	609 Central	Leasable Garage Space	WH	48	0.29	\$140	\$150K	NA	509-1599
Board of Trade	127 W 10th	Non warrantable	WH	168	0.31	\$115K	\$135K	NA	570-2800
DeLofts	509 Delaware	5 Buildings on Delaware	WH	115	0.30	\$99K	\$140K	NA	500-1500
Liberty Lofts	360 Pershing	5% dn, closing costs pd	WH	34	0.26	\$84K	\$130K	NA	662-1942
Manhattan	700 E 8th	All utilities paid in HOA	HR	221	0.48	\$100K	\$130K	NA	550-1250
Metropolitan	600 E 8th	Affordable, 1 pet limit	HR	187	0.40	\$88K	\$119K	\$130K	470-926
Park Reserve	2933 Baltimore	Stunning City Views	CV	22	0.25	NA	NA	\$137K	755-926
Quality Hill Condo	1003 Broadway	Top seller, FHA approved	TH	38	0.21	NA	\$147K	NA	631-1150
Quality Hill Square	425 W. 9th	Income restricted	CV	84	0.33	NA	\$80K	\$100K	620-795
Santa Fe Place	2525 Main	Secure w/1.5 acre garden	CV	34	0.41	\$110K	\$125K	\$145K	610-1980
Soho Lofts	312 W. 8th	New York style w/garage	WH	110	0.27	\$89K	\$145K	NA	585-1398
DOWNTOWN						\$150,000 - \$300,000			
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	1 BD	2 BD	3 BD	SQ FT
1819 Lofts	1819 Baltimore	Big demand, low turnover	WH	31	0.18	\$200K	\$400K	NA	794-2500
523 Grand	523 Grand	Old Helping Hands Bldg	WH	30	0.26	\$151K	\$280K	NA	872-1650
21 Ten	21 W 10th	Fab deck, garage parking	HR	63	0.25	NA	\$200K	NA	900-1584
Atriums East	609 Central	Garage, Pool, Fitness	WH	48	0.29	NA	\$183K	NA	509-1599
The Atriums	612 Central	Historic bldg, garages	WH	41	0.30	\$190K	\$225K	NA	618-1700
Battery Lofts	3001 Gillham	Low HOAs, Boutique	WH	12	0.16	\$199K	\$200K	NA	1000-1250
Board of Trade	127 W 10th	Non warrantable	WH	168	0.31	NA	\$210K	NA	512-2800
Bridgeworks	522 Locust	Pool, garage, decks	CV	71	0.21	\$180K	\$250K	NA	905-1380
Campbell Lofts	1535 Walnut	Nearest to Sprint Center	WH	57	0.28	\$190K	\$255K	NA	706-1326
Coffee Lofts	321 W. 7th	Wake up, smell Folgers	WH	49	0.24	\$170K	\$185K	NA	982-1408
DeLofts	509 Delaware	5 bldgs in quaint setting	WH	115	0.3	NA	\$198K	NA	500-1500
East Market Row	707 E. 5th	Columbus Park Cutties	TH	12	0.15	NA	\$225K	NA	1000-1232
First & Main	135 Main	Gourmet Kitchen w/Gas	WH	25	0.24	\$180K	\$295K	NA	835-2686
The Fountains	712 Broadway	Extra soundproofing	WH	45	0.3	\$175K	\$285K	NA	644-1456
Freight House	2029 Wyandotte	Art gallery centric	WH	33	0.22	\$170K	\$274K	NA	874-1434

DOWNTOWN						\$150,000 TO \$300,000 CONT.			
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	1 BD	2 BD	3 BD	SQ FT
Gillham & Row	29th & Gillham	Private garages	TH	31	0.15	\$214K	\$235K	NA	800-1500
Liberty Lofts	360 Pershing	5% dwn, closing paid	WH	34	0.26	NA	\$161K	NA	662-1942
Manhattan	700 E 8th	Wow factor, top seller	HR	221	0.44	NA	\$200K	NA	550-1250
Popcorn Lofts	1920 Wyandotte	6 unique Crossroads lofts	WH	6	0.10	\$190K	\$250K	NA	1250-2500
Quality Hill Condo	1003 Broadway	Top seller, FHA apprvd.	CV	38	0.21	NA	\$195K	NA	631-1150
The Reserve	925 Grand	Former Federal Reserve	CV	134	TBD	\$175K	\$265K	\$1M	898-2337
Riverbend	200 Main	Lots space for money	WH	106	0.21	\$170K	\$225K	NA	1000-2000
San Francisco	2510 Grand	30 floors, built 1976	HR	40	0.43	\$160K	\$170K	\$575K	966-2225
Santa Fe Place	2525 Grand	Secure. Linked to Mall	CV	34	0.41	NA	\$145K	\$212K	610-1980
Soho Lofts	312 W. 8th	Former Bond Shoe Co.	WH	110	0.27	NA	\$199K	NA	585-1398
The Summit	1715 Summit	Former Theatre	CV	6	0.23	NA	\$299K	\$529K	1283-1330
The View	600 E Admiral	25-year tax abatement	HR	161	0.30	\$175K	\$240K	\$350K	720-1600
W Lofts	1803 Wyandotte	Ultra hip in Crossroads	WH	16	0.20	\$200K	\$250K	NA	1000-1200
Wall Street Tower	1101 Walnut	Notorious pool, city views	HR	178	0.34	\$227K	\$474K	NA	811-1900
Western Auto	2107 Grand	3 popular bldgs, 1 historic	HR	176	0.30	\$190K	\$200K	NA	900-1500

DOWNTOWN						\$300,000 or More			
2004 Grand	2004 Grand	Mega Lofts	CV	4	0.11	NA	\$1M	\$1M+	5000+
5 Delaware	423 Delaware	Featured in Dwell Mag	WH	10	0.23	NA	\$540K	\$700K	2010-3090
City Homes	5th & Oak	Detached home w/bsmt.	NA	27	0.12	NA	\$340K	\$500K	1800-2400
Conover Place	210 W 5th	Concrete bldg, built 2005	WH	47	0.21	\$280K	\$375K	\$500K	1400-2800
Fleming Place	2030 Grand	4 giant spaces on Grand	WH	6	0.16	\$329K	\$400K	NA	2000-2300
Greenlease	2929 McGee	Johnson County in City	CV	22	0.25	#324K	\$355K	NA	1000-1500
Hotel Monroe	1904 Main	Dozens windows per unit	CV	7	0.26	NA	\$560K	NA	563-2400
One Park Place	700 W. 31th	Saltwater pool, lush	CV	24	0.15	NA	\$379K	\$970K	1475-4000
Summit at 16th	709 W. 16th	City views from West side	WH	24	0.15	\$301K	\$539K	NA	1400-2500

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PLAZA						\$150,000 OR LESS			
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	0 BD	1 BD	2 BD	SQ FT
4700	4700 Roanoke	Fab views down 47th	HR	26	0.26	NA	\$129K	\$229K	600-1200
Bradford	4333 Jarboe	Fireplaces, pool	GS	20	0.23	NA	\$79K	\$100K	750-900
Brentwood	4511 Headwood	Dated exterior, large interiors	GS	55	0.23	NA	\$89K	\$150K	689-1377
Carabella	4143 Roanoke	Gated pkgng, pool, decks	GS	35	0.15	NA	\$110K	\$130K	750-900
Cliffhouse	4520 Holly	New decks, pool	CV	49	0.22	NA	\$85K	\$125K	700-940
Colonnade	1005 W. 41	Homey, balconies	TD	6	0.25	NA	NA	\$119K	900
Ellington	4528 Broadway	Retro style, FHA apprvd	CV	58	0.25	\$79K	\$129K	\$150K	600-900
Gallery	4314 Oak	Private garages in city	TD	24	0.14	NA	NA	\$130K	650-850
Gascony	622 W. 43rd	Big bang for small budgets	GS	15	0.24	\$69K	NA	\$120K	450-850
Granada	212 Emanuel	Prime location for price	CV	12	0.22	NA	\$99K	\$150K	680-880
Hyde Park	3 locations	Decks, street parking	TD	24	0.2	NA	\$75K	\$85K	600-720
Inglenook	45 & Warwick	Largest condo for \$	GS	49	0.2	NA	\$99K	\$135K	1000-1250
Madrid	50 & Walnut	Spanish style, carports	GS	68	0.35	NA	\$99K	\$140K	770-9000
Melrose Corner	4500 Holly	Lovely finish, fountain	GS	12	flat	NA	\$99K	NA	620-1000
Normandy Sq.	4424 Jarboe	Quaint, quiet, pool	GS	26	0.23	NA	\$99K	\$140K	700-850
Oak Hall	4550 Warwick	Secure, no w/d in units	HR	45	0.49	NA	\$115K	NA	837-2000
Park Regency	36 & Gillham	Value on outer edge	GS	32	0.15	NA	\$85K	\$125K	700-961
Parkway Towers	4555 Wornall	Pet free, garage, heat inc.	HR	124	0.48	\$95K	\$115K	NA	800-1200
Plaza Hills	4727 Jarboe	Amply landscaped w/pool	CV	85	0.19	NA	\$99K	\$145K	800-1100
Plaza West II	4541 Holly	Urban Design Winner	CV	8	0.28	NA	NA	\$145K	660



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PLAZA									
\$150,000 OR LESS CONT.									
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	0 BD	1 BD	2 BD	SQ FT
42 Roanoke Place	42 & Roanoke	Sleek look, built 1980	TH	21	0.21	NA	\$135K	\$155K	800-1200
Roanoke Plaza	4511 Roanoke	Old English outside, modern inside	CV	16	0.22	NA	\$119K	\$125K	800-900
Villa La Paz	4335 Oak	Spanish facade Art District	CV	9	0.12	NA	NA	\$80K	1235
Westport Landing	809 W 40th	Most affordable	CV	22	.21+	NA	NA	\$70K	800
Whitehall	323 Emanuel	Limited pkng, max views	HR	47	0.28	NA	\$99K	\$140K	650-1200
Wornall Plaza	310 W 49th	Pet free, taxes in HOA	HR	44	0.71	\$109K	\$129K	NA	822-1500

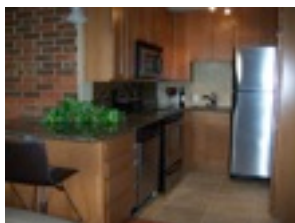
PLAZA									
\$150,000 - \$300,000									
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	1 BD	2 BD	3 BD	SQ FT
4700	4700 Roanoke	Steps from Plaza	HR	26	0.26	\$129K	\$229K	NA	600-1200
40 Penn Row	3838 Penn	11 condos built in 2001	TH	16	0.13	\$151K	\$175K	NA	1000-2000
41 Penn	4141 Penn	New concrete Westport bldg.	WH	32	0.24	\$225K	\$320K	NA	965-1500
Atriums on Plaza	4557 Walnut	Like a home, elevators	GS	27	0.38	\$180K	\$275K	NA	1385-1918
Bella	1111 W. 46th	Voted most unique conv.	CV	58	0.25	\$125K	\$160K	NA	800-2200
Carlton Plaza	4740 Roanoke	Vintage '57 tower remodeled	HR	33	0.38	\$160K	\$300K	\$400K	800-1957
Churchill	803 W 48	Contemporary close-in option	HR	60	0.39	\$165K	\$200K	NA	713-1146
Eugene Field	807 W. 48	Old world charm	CV	26	0.29	\$151K	\$234K	\$395K	875-2100
Hemingway	229 Ward Pkwy	Doorman, valet, 1 tier views	HR	75	0.45	\$130K	\$200K	\$800K	800-2000
Madison	4533 Madison	Modern, private garage	TH	26	0.15	NA	\$235K	\$350K	1600-2300
Oak Hall	4550 Warwick	East side favorite	HR	45	0.49	\$99K	\$175K	\$290K	800-2200
Park Castle	311 Emanuel	Ornate as a wedding cake	HR	32	0.33	NA	\$190K	\$200K	900-1200
Parkway Towers	4545 Wornall	Pet free, new HVAC system	HR	124	0.48	\$110K	\$175K	\$350K	800-2400
Plaza Pavilion	4949 Wornall	8-year young tower	HR	77	0.15	\$175K	\$225K	NA	900-2000
Plaza West	4540 Jarboe	Urban Design Winner	CV	19	0.21	NA	\$167K	NA	879
Ponce De Leon	4555 Main	Spanish feel	CV	24	0.21	\$151K	\$225K	\$350K	1132-1839
Regency-Sulgrave	121 W 48	Amenity loaded megaplex	HR	251	0.58	\$165K	\$225K	\$350K	778-2100
Robert Lewis Stev	4804 Jefferson	Slice of Medici history	CV	20	0.28	\$152K	NA	\$500K	800-2400
Savannah Court	4500 Jefferson	High level finishes for \$	GS	12	0.19	\$165K	\$199K	NA	745-950
Sophian	4618 Warwick	On Historic Registry	CV	49	0.67	\$150K	\$330K	\$400K	700-1800
Villa Plaza	5000 Baltimore	Pools, patios, walk to Plaza	GS	28	0.23	\$160K	\$180K	NA	608-944
Westend	4614 Holly	Pool, private garages	CV	14	0.21	\$165K	\$185K	NA	750-950
Wornall Plaza	310 W. 49th	Pet free, taxes in HOA	HR	44	0.71	\$109K	\$129K	\$600K	822-1800

PLAZA						\$300,000 OR MORE			
CONDO	ADDRESS	HIGHLIGHTS	BLD	UNITS	HOA	1 BD	2 BD	3 BD	SQ FT
4646 Broadway	4646 Broadway	New construction, concrete	HR	18	0.34	\$300K	\$599K	\$1M	900-4000
46 Washington	4555 Washington	Newer construction	TH	16	0.15	NA	\$329K	\$599K	1168-2833
Alameda	400 W. 49th	Upper crust	HR	47	1525 mth	NA	\$700K	\$800K	2400-3700
Baltimore Place	3800 Baltimore	Vies with The Walnuts	CV	10	0.29	NA	NA	\$310K	2400
Bellevue Plaza	4528 Bellevue	Balconies, garage, low HOA	CV	9	0.17	NA	\$350K	NA	1630-1814
Crestwood	5401 Brookside	5-story luxury finish	CV	24	0.32	\$300K	\$430K	\$1M	1170-3150
Hemingway	229 Ward Pkwy	Doorman, valet, charm	HR	75	0.47	\$125K	\$200K	\$650K	800-2000
Kirkwood	4950 Central	Condos, Rowhomes	TH	107	0.51	NA	\$399K	\$850K	1164-3000
Rockhilll Condos	4350 Rockhill	5 luxury bldgs by Nelson	CV	15	0.12	NA	\$315K	\$325K	1850-2100
Townsend Place	411 W. 46th	12-story, A-list residents	HR	46	\$850 mth	\$450K	\$675K	\$1M	2000-4500
Villa D'este	5044 Walnut	Taste of Tuscany in City	TH	10	0.09	NA	\$475K	\$600K	2200+
Villas Plaza West	4602 Roanoke	Luxury Europeon design	TH	7	0.11	NA	NA	\$1.5M	5200-6000
Walnuts	5049 Wornall	On 10 acres, blue-blood	HR	27	0.69	\$400K	\$600K	\$1.3M	1000-5000

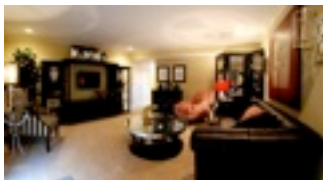
What Will Your Money Buy In Kansas City?



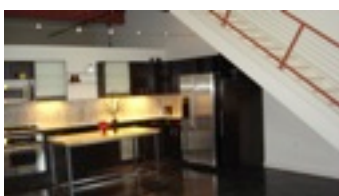
\$95,000
A 750 sq. ft. Plaza condo at Brentwood with 1 bed, 1 bath, wood burning fireplace, private patio, w/d hookups, updates, street parking.



\$146,900
A 900 sq. ft. Midtown condo at Park Reserve with 2 beds, 1 bath, two balconies, granite countertops, hardwood floor, stainless appliances, one assigned surface parking space.



\$190,000
An 1100 sq. ft., 2 bed, 2 bath Quality Hill flat with crown molding, granite countertops, and gated, covered parking.



\$240,000
A two-story, 1400 sq. ft., 2 bed, 2 bath loft at Bridgeworks Lofts w/20 ft. ceilings, one garage parking space, and pool.

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Lauren Hruby 816-529-6174 Mike Tiehen 816-694-2102

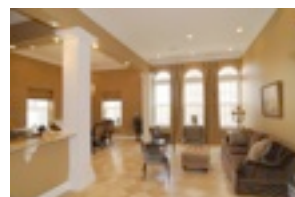
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\$500,000
A 2000 sq. ft., penthouse Plaza condo at The Hemingway with 2 bed, 3 baths, 14 ft. ceilings, travertine tile, cathedral windows, doorman, valet parking.