

:: Gates Auction & Realty Co., Inc.

## CROWN CENTER CONDO AUCTION EVENT



Developer close-out! The final 15 units at Santa Fe Place will sell with reserves at or below 50% of last list! 1 & 2 BR plans w/a variety of finish levels to choose from. All are move-in ready. Great amenities and Crown Center location!

### Schedule

**Live On-Site Auction with Online Bidding:** 11/20/2010 at 10:00 CST

**Location:** 2525 Main Street  
Kansas City, MO 64108

**Inspection:** 10/30/2010 at 01:00 CDT 10/30/2010 at 03:00 CDT

**Location:** 2525 Main Street  
Kansas City, MO 64108

**Inspection:** 10/31/2010 at 01:00 CDT 10/31/2010 at 03:00 CDT

**Location:** 2525 Main Street  
Kansas City, MO 64108

**Inspection:** 11/06/2010 at 01:00 CDT 11/06/2010 at 03:00 CDT

**Location:** 2525 Main Street  
Kansas City, MO 64108

**Inspection:** 11/07/2010 at 01:00 CST 11/07/2010 at 03:00 CST

**Location:** 2525 Main Street  
Kansas City, MO 64108

**Inspection:** 11/13/2010 at 01:00 CST 11/13/2010 at 03:00 CST

**Location:** 2525 Main Street  
Kansas City, MO 64108

**Inspection:** 11/14/2010 at 01:00 CST 11/14/2010 at 03:00 CST

**Location:** 2525 Main Street  
Kansas City, MO 64108

### Details

#### The Santa Fe Place Condominium Project

A successful, well-established community, the Santa Fe Place Condominiums are conveniently located at Crown Center, south of the Crossroads Arts District and within walking distance of Union Station and Liberty Memorial. Residents enjoy covered access to Crown Center's international shops, restaurants, art galleries, entertainment venues and more! Other amenities include:

- Private decks & terraces
- Secured parking options
- 1.5 acre private park
- Concierge services
- Beautiful renovated pool
- Club house
- Fitness facility

- Business center
- Storage unit options
- 24/7 Crown Center security

**Your Own Private Park – Right in the Middle of the City!**

Unheard of in urban residential settings, owners at Santa Fe Place enjoy the year-round beauty of a professionally managed 1.5 acre private park. Whether taking in the landscaping from the comfort of your residence, or strolling the winding paths to pause by a pond or fountain, you will love this unique facet of life at Santa Fe Place.

**Crown Center – A Great Place to Live!**

Located in the heart of downtown Kansas City, Crown Center is often called a city within a city. Three levels of great shopping and dining complement two of the city's most luxurious hotels, exquisite office buildings, a residential community and multiple entertainment attractions. Covered walkways provide secure, year-round access throughout the complex. It all surrounds the worldwide headquarters of Hallmark Cards, Inc. and is within walking distance of other Kansas City landmarks.

**HOA Fees Include:**

- Water
- Time Warner cable
- 24/7 building, grounds & common area monitoring
- Reception staff
- Fitness facility
- Business center
- Grounds, Garden & Pool maintenance
- Building maintenance & insurance
- Common area janitorial
- Floor level laundry facilities
- Professional homes association management
- Homes association legal services
- Personal storage facilities
- Trash & snow removal
- Reserve funding

**Auction Inventory & Floor plans:**

Coming Soon!

**3 Ways to Bid:**

1. On-Site – Enjoy the action in person!
2. Online – Bid from the comfort of your home or office!
3. Pre-bid – A bid assistant will follow your written instruction!

(Advance registration required for online, phone and pre-bidding. Call for details.)

**Auction Location:**

Hyatt Regency, Crown Center  
2345 McGee Street  
Kansas City, Missouri, USA 64108  
816 421 1234

*(parking validation will be provided)*

**Auctioneer's Note:**

What a pleasure to work with Crown Center to complete the successful Santa Fe Place Condominium project. Unlike so many recent condo developments around town, this is a well-established and stable urban community, with 95 units already sold. In order to sell the final 15 residences before the end of the year, the developer has set **reserves at HALF of the most recent asking price!** These units will be sold at or above those published minimum bids. No messing around! Join us at the Hyatt on November 20<sup>th</sup> and bid your price!

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**Directions**

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**Terms**

Full Auction Terms & Conditions Coming Soon.  
See Summary Below:

**Summary of terms:**

5% down day of sale (\$2,500 in certified funds required to bid plus personal or business check for difference). Balance in 30 days at closing. 7% buyer's fee. Taxes prorated to closing. Property sells as-is, free & clear of liens. No warranties express or implied except those stipulated in the Purchase Agreement. Complete Terms & Conditions, property details, and additional pictures available at [www.CatesAuction.com](http://www.CatesAuction.com). Sale Certificate available upon request.

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