



Vista Condominiums

Vista Condominiums has undergone extensive renovations. The Vista is offering a unique opportunity designed to meet the growing needs of the KU Medical Center/39th Street Corridor community. Across the street from the University of Kansas Medical Center and only five minutes from business centers, the Country Club Plaza, Westport, and Fairway shopping center, the Vista is the only building of its kind, in this area, to offer quality housing, the convenience of modern urban living and dedicated parking: all at an affordable price (\$90,000 and up).

The Vista provides exceptional quality of construction in each condominium as well as in amenities, features and services. Currently undergoing extensive renovations, when complete the Vista will offer 147 residences comprising studios, 1 BR 1 Bath, 1 BR 1.5 Bath and 2 BR 2 Bath units. The Vista has an elegantly furnished grand main lobby with a limestone see-through fireplace, exotic wood flooring, and a lounge providing a spacious yet intimate atmosphere; perfect for parties, functions, receptions, or simply relaxing. New elevator lobbies with luxurious hardwood paneled walls and tile/granite floors impart a sophistication and warmth to our building. The Vista's amenities complement a healthy, elegant, and professional lifestyle: 24 hour doorman, Clubroom, Library Billiard/Card Room, Private Wine Lockers, Executive Boardroom, Business Center, Fitness Center, Yoga/Pilates Studio, Pool with Sundeck, Massage Room, 24 Hour Concierge, Media Center, and High Speed Wireless Internet Access.

The residences have an international style balanced by the warmth of natural wood and stone. All residences come standard with hardwood/tile entries, granite countertops, new stainless steel GE appliances, efficient individual heating and air conditioning units, custom cabinetry, and luxurious new stone baths (extensive options are also available). In addition, all residences come with dedicated parking which adds to the convenience of a 'walk-to-work' home. Lock and leave living is now an option in this market. If you travel or are on the go a lot, don't have time to worry about the yard, can't get to your health club, etc. the Vista is for you.

Discover the Vista - a great opportunity for affordable cosmopolitan living. Visit our sales office and take a tour of what could become your next home. The Vista: quality living at an attractive price.

VISTA SALES OFFICE
Telephone: 913.432.3838
Fax: 913.432.3844



Vista Condominiums

Amenities

The Residences

- ✿ Hardwood or Ceramic tile entries.
- ✿ Choice of luxury carpeting in living rooms and bedrooms
- ✿ Pre-wired for Cable TV and high-speed internet.
- ✿ Individual washer/dryer hook-ups (optional)

Bath(s)

- ✿ Granite or natural stone vanity top
- ✿ Shower with glass door
- ✿ Natural stone on floor, tub and shower surrounds

Kitchen

- ✿ Granite kitchen counter tops
- ✿ Stainless steel appliance package
- ✿ Frost-free refrigerator with ice maker
- ✿ Self-cleaning range with microwave oven/range hood combination
- ✿ Multi-cycle dishwasher and disposal
- ✿ Ceramic tile or hardwood flooring

Amenities

- | | |
|---|-----------------------------------|
| ✿ 24-hour doorman services | ✿ Professional management on-site |
| ✿ Luxurious and secure entry lobby | ✿ Business Center |
| ✿ Pool with sundeck | ✿ Yoga / Pilates Studio |
| ✿ Fitness center with state-of-the-art exercise equipment | ✿ Library / Billiards Room |
| ✿ Party room | ✿ Wine Storage |
| ✿ Individual storage lockers | ✿ Media Room (Theater) |
| ✿ Guest parking available | ✿ Executive boardroom |



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Frequently Asked Questions

Why are the apartments being turned into condominiums?

We believe this conversion provides an exceptional opportunity for buyers to purchase a high quality, affordable home in a growing community that currently has limited condominium homeownership options.

What kind of amenities will I be able to enjoy Vista?

Vista Condominiums' stylish and state of the art amenities are designed for the convenience of the residents. The exercise area has been substantially upgraded including new exercise equipment and flat screens TV's. The addition of new amenities on the mezzanine level includes a small theatre/media room, billiard room, Yoga and Pilates exercise area and a private executive conference area among other exciting additions. The exterior has been redone with abundant new landscaping, and the swimming pool area, dressing rooms and restrooms are substantially updated.

Are there any tax incentives for me if buy at the Vista?

Yes, the Unified Government has a plan already in place. The Neighborhood Revitalization Tax-Rebate Incentive Program qualifies every homeowner for a property tax rebate in the amount of 95% over the improved value of the previous apartment value from the Unified Government. Consult your on-site sales professional for a detailed brochure on this great program.

How can I personalize my new condominium at the Vista?

In addition to choosing paint colors, granite colors, and tile colors, each purchaser can choose from a variety of upgrades such as wood flooring, special carpeting, wall coverings, etc. The contractor will be available to assist Vista buyers and their decorators at affordable prices to help personalize your new home just the way you want it.

Frequently Asked Questions **(continued)**

What are the Homeowner's Association dues?

The homeowners association dues will depend on the size of the condominium that your purchase at the Vista. Your sales professional will gladly provide you with a copy of the latest budget and information on the monthly cost for your purchase choice.

Will I need insurance for my condominium or is that paid for?

Yes, each buyer will need to purchase what is referred to as an HO6 policy for their condominium. The Home Owners Association pays for the insurance of the building and the common areas. That cost is included in the monthly HOA dues.

Who will provide title insurance to me as an Owner?

At the Seller's cost Seller will provide an Owner's Title Insurance Policy to Vista Condominium Buyers that the Seller has good and clear title to the property that you are purchasing.

What about Developer's Warranty?

The developer provides a one year warranty on workmanship and materials. The new appliances carry the standard warranty from the manufacturer.

What about security at the Vista Condominiums?

The Vista has not only a 24 hour doorman at the lobby entrance, but security cameras have been installed at all entrances, the parking garage and surface lots.

Parking in the neighborhood is scarce, will we have enough parking?

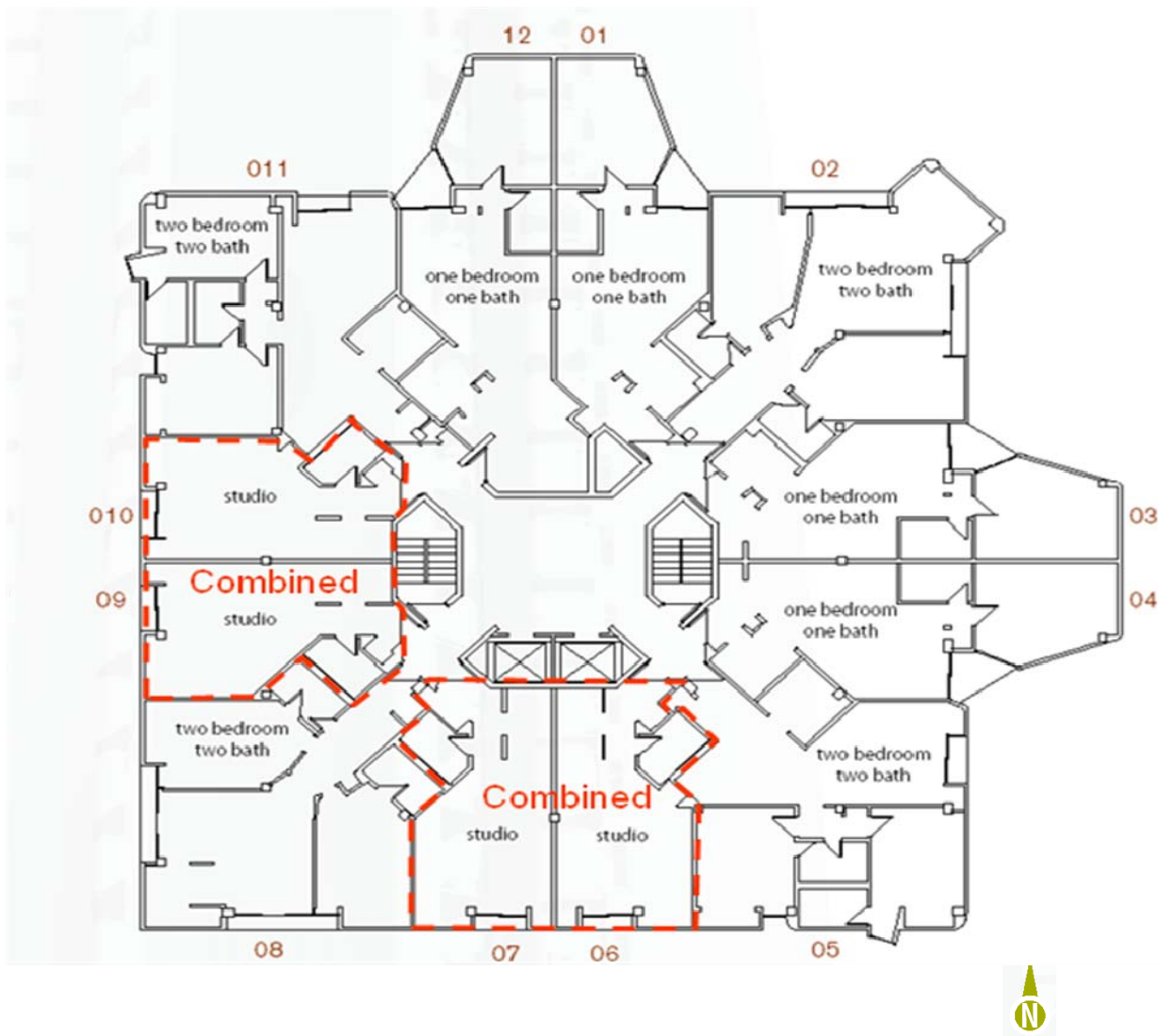
Yes, each homeowner will have a dedicated parking space with the purchase of their new condominium, and two bedroom residences will have two dedicated parking spaces.



Vista Condominiums

Typical Floorplans

Vista Condominiums has 13 great Floorplans from which to choose, and 14 floors of varying views. Come see them now and pick one that meets your needs.

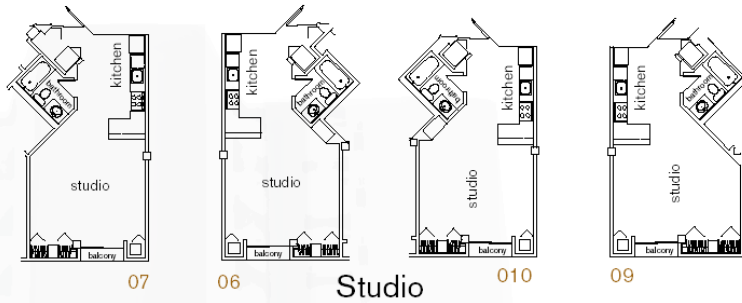


Not all floors have combined units



Vista Condominiums

Individual Floorplans



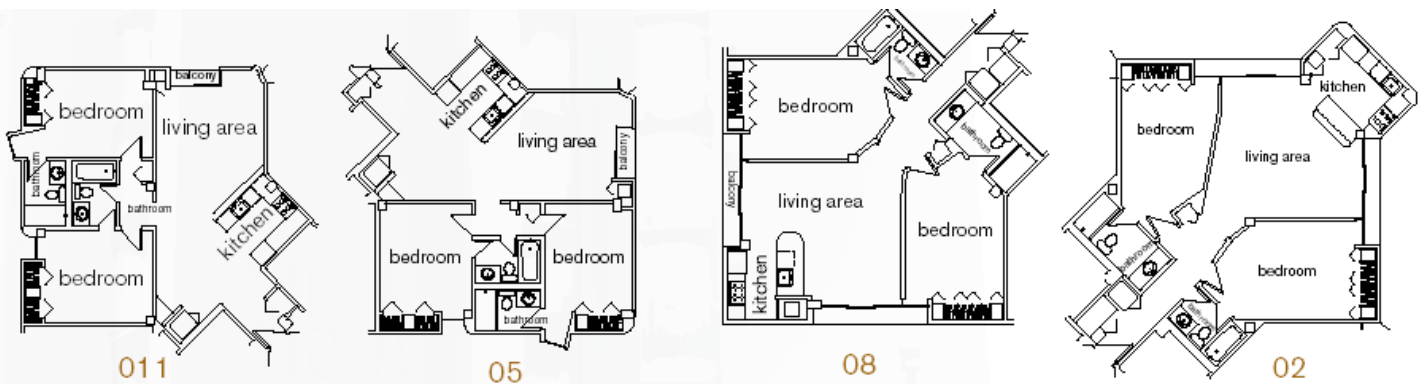
Studio



One Bedroom One Bath

13

One Bedroom 1.5 Bath
(Combined Units)



Two Bedroom Two Bath