

AUCTION INFORMATION

Highmark Luxury Residences
2525 Village Drive
Steamboat Springs, Routt County, Colorado 80487

Auction: Friday March 12 at 2:00 PM Mountain Time
Registration begins at 12:00 PM Mountain Time

OVERVIEW:

Fine living reaches new heights in Steamboat Springs, Colorado, where Highmark Luxury Residences, rated number one by TripAdvisor.com, exceeds all standards of perfection. Nestled against the world-class slopes of Ski Town, USA, and across the street from The Gondola Basin, Highmark is a bavarian-inspired gem of luxury residences. Lavished with stunning appointments and ultimate luxury amenities, this majestic masterpiece creates the ultimate environment for enjoying Rocky Mountain living at its best. Ownership includes up to 40 weeks per year of exchange with the prestigious Registry Collection (www.TheRegistryCollection.com)

TO BE AUCTIONED:

There Will Be Fifteen (15) Condos Being Offered.*

Reserve Prices start at \$408/s.f. (66% off last unit sold)

BEDS/BATH	SQ. FT.	LAST SOLD PRICE	MINIMUM BID	MINIMUM BID/SE. FT.	COMPARABLES NOW-SELLING AT
2+D/3	1546	1,832,000	630,000	408	1,600,000
3+D/3	2147	2,385,000	914,000	426	2,200,000
3/3	1965	2,403,000	819,000	417	2,100,000
4/4	1941	2,530,000	870,000	448	3,500,000

Highmark Luxury Residences
 2525 Village Drive Steamboat Springs, CO 80487 (970) 879-8744

RESIDENCE NUMBERS:

2-Bedroom

Residence #	Square Footage	Dues Per Month
2D *	1,568 +/-	\$1,092
3D	1,546 +/-	\$1,078
4D	1, 560 +/-	\$1,087

* Handicapped Accessible

3-Bedroom

Residence #	Square Footage	Dues Per Month
2B	2,039 +/-	\$1,421
3B	2,043 +/-	\$1,424
4B	2,106 +/-	\$1,467
2C	1,985 +/-	\$1,383
3C	1,981 +/-	\$1,380
5C	1,932 +/-	\$1,346

4-Bedroom

Residence #	Square Footage	Dues Per Month
2A	1,965 +/-	\$1,370
3A	1,943 +/-	\$1,354
4A	1,938 +/-	\$1,350
5A	1,940 +/-	\$1,352
4E	1,937 +/-	\$1,350
5E	1,941 +/-	\$1,352

** Please Note: Inventory Is Subject To Change Due To Pre-Auction Offers And Prior Sales**

FLOOR PLANS:

Available Upon Request, also online at www.HighmarkSteamboatAuction.com

LUXURY RESIDENCE

Be sure to take a tour of the units on-site every day from 10AM to 6PM until the auction date or online at www.HighmarkSteamboatAuction.com

HIGHLIGHTS:

9'4" Volume Ceilings ▪ Crown Molding ▪ 8' Panel Doors With Fluted Casings & Rosettes ▪ Living Room With Gas Rock Fireplace ▪ Premium Brass Interior Hardware ▪ Berber Carpeting ▪ Dramatic Lighting ▪ 8' Tinted Insulated Double-Glazed French Doors To Balconies ▪ Energy Efficient Tinted Insulated Double Glazed Windows ▪ Large Open Balconies With Paver-Tiled Floors ▪ Individually Controlled, High-Efficiency Heat & Air ▪ High-Tech Communication Outlets With Category Five Data, Video/Audio, TV & Telephone Lines

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AGE: Opened In 2008

EXTERIOR FEATURES: Wood, Stone & Stucco

FOYER: Natural Slate Entry

GOURMET KITCHEN: Custom Raised-Panel Cabinetry With European-Style Hinges ▪ Under-Counter Lighting ▪ Designer Faucet With Spray ▪ Heavy Duty Disposal ▪ Granite Countertops ▪ High-Grade Stainless Steel Sink ▪ Complete Cookware & Dinnerware

APPLIANCES: GE Monogram® Gas Range ▪ Built-In Side-By-Side Refrigerator With Ice & Water Dispenser ▪ Built-In Convection Double Ovens ▪ Microwave ▪ Electronic Dishwasher ▪ Top-Of-The-Line Toaster ▪ Coffee Maker ▪ Coffee Grinder ▪ Blender

BATHROOMS: Imported Marble Flooring ▪ Raised-Panel Cabinetry With European-Style Hinges ▪ Granite Countertops With Designer Kohler® Faucets ▪ Luxurious Kohler® Roman Tubs With Whirlpool ▪ Mirrors With Designer Lighting ▪ Separate Glass-Enclosed Imported Marble Showers ▪ Elongated Kohler® Water Closet

HOME THEATRE SYSTEM: High-End Home Theater System In Living Room With Surround Sound System Throughout ▪ In-Wall iPod Connection To Surround Sound

LAUNDRY ROOM: Laundry Room With GE Monogram® Large Capacity Washer & Dryer

BUILDING HIGHLIGHTS

FEATURES

- Electronic Entry
- Secure Heated Under-Building Parking Garage With Electronic Entry
- Central Elevator
- Double Sound Dampening Walls For Superior Sound Insulation
- Trash Chutes on Each Floor
- Full-Sprinkler, Monitored Fire Safety System ▪Reinforced Concrete Structure With Post-Tension Concrete Floor System
- Private State-Of-The-Art Health & Fitness Club, Heated Indoor & Outdoor Swimming Pools, Spa, Ladies' & Men's Individual Steam Rooms, Locker Rooms, Showers & On-Call Personal Trainers
- Lobby With Lounge & Stone Fireplace
- Owners' Club Room With Fireplace
- Large High-Definition TV, Game tables, Serving Kitchen & Sitting Areas
- Secured Ski & Snowboard Storage

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- Front Desk Concierge
- Stand-By Shuttle Service & City Bus Stop At Front Door
- On-site Link To City Trail System
- Pedestrian Plaza With Heated Sidewalks Around Building
- Maid Service

RESIDENCE DOCUMENTS: Available Upon Request

AMENITIES COVERED BY RESIDENCE DUES:

- Common Area Electricity
- Gas Fuel
- Trash
- Water & Sewer
- Cable TV Service
- HSIA-Wireless Broadband
- Fire Alarm Monitoring
- Insurance
- Carpet Cleaning
- Exterior Landscaping
- Pest Control
- Snow Removal (Non Heated Area)
- Swimming Pool Maintenance
- Window Washing
- Telephone Switch-Basic Service
- Condo Association Accounting & Compliance
- Property Engineer
- Property Manager including Taxes & Benefits

AMENITIES CONTINUED:

- Equipment Rental
- Office Supplies
- Telephone Communications
- Association Management Fees

COMMERCIAL AIRPORT:

Denver International Airport (DEN)
Steamboat Springs Hayden Airport (HDN)

SCHOOLS:

Christian Heritage School
Soda Creek Elementary School
Strawberry Park Elementary School
Lowell Whiteman Primary School
Steamboat Springs Middle School
Steamboat Springs High School

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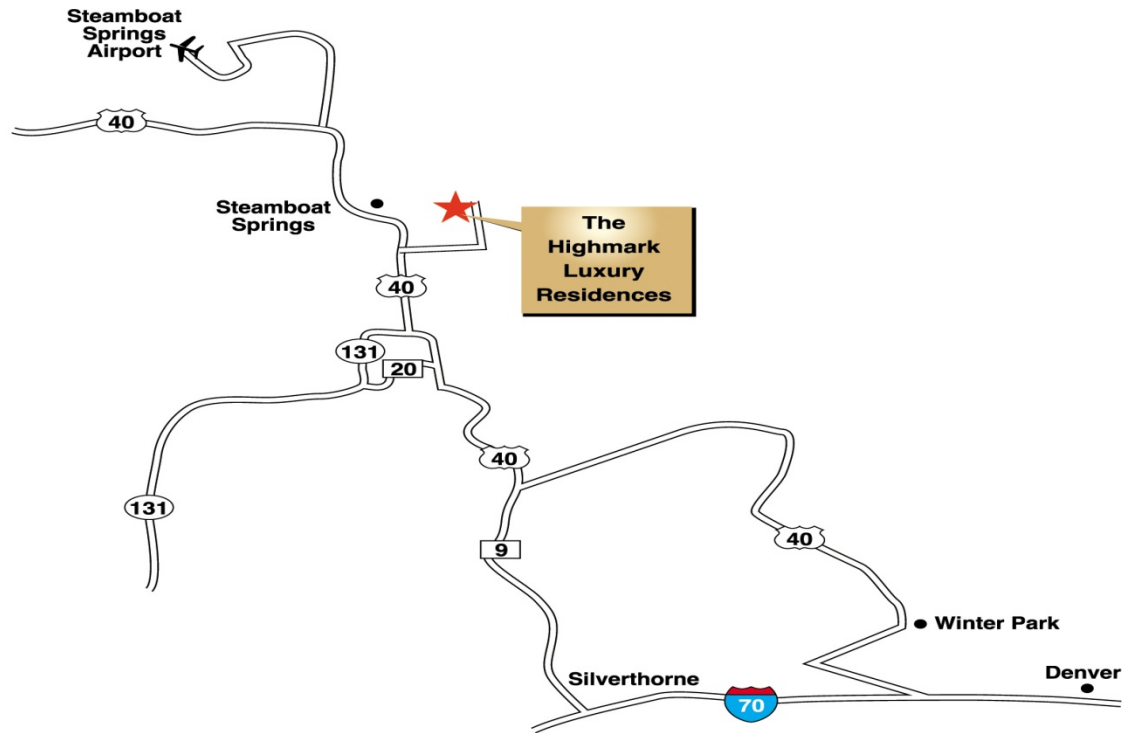
GENERAL INFORMATION

- BIDDER DEPOSIT:**
- 2-Bedroom Residences:** \$25,000.00 per residence being in personal check, business check or certified funds.
- 3-Bedroom Residences:** \$50,000.00 per residence being in personal check, business check or certified funds.
- 4-Bedroom Residences:** \$75,000.00 being in personal check, business check or certified funds.
- TERMS:** 10% down on auction day with balance due at closing in 30 days.
- BROKER PARTICIPATION:** Broker participation welcome subject to certain guidelines. Call 1-800-650-0882.
- ONLINE BIDDING:** Available subject to certain guidelines. Visit www.nationalauctiongroup.com for more details.
- PRE-SALE INSPECTION:** The property is available for viewing from 10:00 a.m. to 5:00 p.m. To schedule an appointment, please call (800) 650-0882. Beginning February 12th, you may call the site directly at (877) 879-6555, Extension 111.
- FOR MORE INFORMATION:** Visit our Web sites at www.NationalAuctionGroup.com & www.HighmarkSteamboatAuction.com or call (800) 650-0882 or (256) 547-3434.

DIRECTIONS:

From Denver: Take I-70 West. Merge right onto CO-9N Exit 205 to Silverthorne. Drive 37 6/10 miles. Turn left onto US 40/E Park Ave. Follow US 40 for 49 2/10 miles. Turn right onto Walton Creek Rd. and drive 1/2 mile. Turn left onto Village Dr. and continue 3/10 mile to The Highmark Resort on left- 2525 Village Dr., Steamboat Springs.

From Steamboat Springs Airport: Drive northwest on Airport CIR for 3/10 mile. Turn right to stay on Airport CIR for 1/10 mile. Turn right onto Elk River Rd. and drive 1 3/10 miles. Turn left onto US 40E/Lincoln Ave. Drive 4 4/10 miles. Turn left onto Walton Creek Rd. and drive 1/2 mile. Turn left onto Village Dr. and continue 3/10 mile to The Highmark resort on left- 2525 Village Dr., Steamboat Springs.



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*Terms subject to change prior to auction

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