



DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD) FEDERAL HOUSING ADMINISTRATION

NOTICE TO REAL ESTATE BROKERS

OUTSTANDING REAL ESTATE VALUES

TO BE SOLD AS IS, ALL CASH NO WARRANTY, NO FHA INSURANCE

SEALED BIDS WILL BE ACCEPTED UP TO 4:00 P.M., THURSDAY, NOVEMBER 7, 1974 ON THE PROPERTIES LISTED BELOW AT THE LAS VEGAS SERVICE OFFICE. TO BE OPENED AND REVIEWED THE FOLLOWING DAY. SUBJECT TO ERROR.

IMPORTANT INSTRUCTIONS READ CAREFULLY

The following properties are being offered to PROSPECTIVE OWNER-OCCUPANTS ONLY. Bid Form 9551 (Offer to Purchase and Broker's Tender) must be sealed and property address and date of bid opening to be placed on the outside of the envelope. HUD reserves the right to withdraw or reject any offer at its discretion prior to the close of escrow. All sales must close within 30 days from bid opening and cannot be conditioned upon future financing availability, including VA.

An earnest money deposit of \$500 will be required upon acceptance of offer. Do not submit with bid amount. Amounts offered above the minimum offering price must be in increments of \$50.00 above the stated minimum.

All properties will be subject to outstanding instructions and regulations relative to lead based paint hazard removal. The National Environmental Policy Act, and the National Flood Insurance Program. Properties having evidence of lead based paint will be indicated by (LBP) appearing immediately in front of address. Purchaser shall be required to establish an escrow deposit in the amount of \$500 at closing for removal of lead based paint to be released upon elimination of hazard.

Any air conditioning units, windows, frames or sliding doors that have been removed and stored by HUD will be delivered immediately after closing in as is condition. Installation will be the responsibility of the purchaser. Any known structural deficiencies or code violations will be posted in the property.

CASE NUMBER	ADDRESS	MINIMUM OFFERING PRICE	BDRMS	BATHS
332-027015-235	4990 Ada Dr., LV	\$15,200	3	2
332-041242-235	6304 Anza Lane, LV	10,150	4	1-1/2
332-041238-235	6309 Anza Lane, LV	20,450	4	1-3/4
332-041245-235	6316 Anza Lane, LV	21,650	4	2
332-030046-235	3024 Arrowhead St., NLV	22,000	4	2
332-027014-235	5596 Azusa Ave., LV	10,700	4	2
332-039105-221	6300 Bannock Way, LV	18,700	3	2
332-040572-235	3209 Bassler, NLV	14,950	3	1
332-032283-235	1416 Brooks Ave., NLV	19,000	4	2
332-028569-203	3188 Burnham Ave., LV	34,150	3	2
332-047394-235	2916 Caney Ave., NLV	18,000	3	1-3/4
332-028799-235	2504 Clayton St., NLV	11,700	3	1-3/4
332-030250-235	2904 Columbia Ave., NLV	16,700	3	1-1/2
332-028490-235	1027 Count Wutzke Ave., LV	23,550	3	2
332-028596-235	3315 Crawford St., NLV	20,250	4	2
332-030051-203	6117 Cromwell Circle, LV	29,950	3	2
332-042549-235	3733 Darby Way, NLV	11,850	4	1
332-037077-235	2609 Englestad, NLV	10,150	3	1-3/4
332-042576-235	3609 Gowan, NLV	11,600	3	1
332-026960-235	2728 King Charles, NLV	11,850	3	1
332-051989-203	4312 Las Lomas Ave., LV	23,750	3	1
332-027823-203	3509 Mabry St., NLV	13,700	3	1-1/2
332-028185-235*	3516 Mabry St., NLV	12,000	4	2
332-028458-235	1305 Marion Dr., LV	19,250	3	2
332-030649-235*	1912 McDonald Ave., NLV	11,950	4	1-3/4
332-027361-235	1925 McDonald Ave., NLV	11,750	5	1-3/4
332-027782-235	1929 McDonald Ave., NLV	14,000	4	1-3/4
332-031865-235	321 Miller Ave., NLV	11,400	4	1-3/4
332-029272-235	517 Miller Ave., NLV	10,400	4	1-3/4
332-031529-203	LBP 204 Minnesota St., LV	20,750	3	1
332-032865-203	LBP 205 Minnesota St., LV	19,300	3	2
332-041251-235	2505 Monte Carlo Dr., LV	21,750	4	1-1/2
332-036009-235*	2421 North St., NLV	11,950	4	2
332-036168-235	4524 Penmar Circle, LV	18,200	3	1-3/4
332-036162-235	4584 Penmar Circle, LV	18,550	3	1-3/4
332-035953-235*	344 Princess Ave., NLV	13,200	4	1-3/4
332-041259-235	2508 Rialto Dr., LV	20,550	4	1-1/2
332-028457-235	4700 Riverbank, LV	18,650	4	2
332-036433-235	2721 San Domingo, NLV	18,550	4	2
332-033144-235	2494 San Marcos, NLV	20,200	3	2
332-047344-235	2745 St. George Ave., NLV	16,350	3	1
332-033298-235	3650 Timberlake, NLV	17,750	3	2
332-033302-235	3690 Timberlake, NLV	17,600	3	2
332-046045-221	2600 Tuskegee St., LV	11,000	3	1-3/4

* No A/C units available on these properties.

HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO THE PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE. THE LOCAL HUD OFFICE IS LOCATED AT 300 LAS VEGAS BLVD., SOUTH, LAS VEGAS, NEVADA.



HOUSING & URBAN DEVELOPMENT (HUD) FEDERAL HOUSING ADMINISTRATION NOTICE TO REAL ESTATE BROKERS

The following properties are being offered for sale. These properties have been repaired and are being offered with FHA Insurance and Warranty. A \$200 Earnest Money Deposit will be required with submission of Sales Contract regardless of type of sale or loan amount. Balance of down payment due, if any, will be collected at closing. Amounts offered above the minimum offering price are to be included in down payment as a larger investment in the property. OFFERS TO PURCHASE MUST BE IN INCREMENTS OF \$50 ABOVE THE STATED MINIMUM. Review of offers will take place in our Las Vegas Office on:

Monday, November 4, 1974

and position will be established by the best offer procedure explained in detail in our HM Letter 74-2; dated April 5, 1974. ALL OFFERS ARE TO BE SUBMITTED IN SEALED ENVELOPES WITH THE PROPERTY ADDRESS AND DATE REVIEW IS SCHEDULED ON THE OUTSIDE. Terms listed not available to investors if Insured Financing requested. Subject to error.

The following properties have been repaired and are being offered with FHA Insurance and Warranty.

CASE NUMBER	ADDRESS	MINIMUM OFFERING PRICE	CODE	BDRMS	BATHS
332-045061-203	1200 Toledo St., Henderson	\$20,800	HB-1	4	2
332-027053-235	1202 Toledo St., Henderson	20,800	HB-1	4	2
332-027050-235	1208 Toledo St., Henderson	20,800	HB-1	4	2
332-029535-235	1209 Toledo St., Henderson	22,000	I-1	4	2
332-029534-235	1211 Toledo St., Henderson	22,000	I-1	4	2
332-027048-235	1212 Toledo St., Henderson	20,800	HB-1	4	2
332-044742-203	1215 Toledo St., Henderson	22,000	I-1	4	2
332-029531-235	1217 Toledo St., Henderson	22,000	I-1	4	2
332-027044-235	1220 Toledo St., Henderson	21,500	HB-1	4	2
332-027056-235	208 Valley Forge, Henderson	20,800	HB-1	4	2

235 financing available on all properties listed above.

The following properties are being offered in As-Is condition for all cash without and warranty. If there are any items that will be installed by HUD, with no cost to the purchaser at move-in, a list will be found on the kitchen. All offers will be accepted on a first come, first served basis.

332-029120-203	517 Carpenter Dr., LV	30,650	OB-1	4	2
332-044929-221	1004 Fay Boulevard, LV	23,400	IB-1	3	2
332-051974-221	5012 Kansas Ave., LV	20,350	HB-1	3	1-3/4
332-020794-203	2209 Matheson St., NLV	24,100	IB-1	3	2
332-043641-203	4855 Tamalpais Ave., LV	22,150	I-1	3	2
332-028980-203	93 Valjejo Ave., LV	28,100	M-1	3	2

The following properties have been previously listed. All offers will be accepted on a first come, first served basis. These properties have been repaired and are being sold with FHA Insurance and Warranty.

332-034061-235	2904 Basswood Ave., NLV	22,500	I-1	4	2
332-043533-221	3601 Belmont Ave., NLV	19,000	D-1	2	1
332-027624-235	1205 Evans Ave., NLV	21,000	G-1	4	1
332-037727-221	2125 Harvard St., NLV	20,500	G-1	3	1
332-026359-235	3701 King Charles, NLV	22,500	D-1	4	1-1/2
332-034119-235	816 A. Nelson Ave., NLV	19,950	G-1	3	1-1/2
332-028183-235	3515 Orvis St., NLV	19,500	D-1	2	1
332-028168-235	3516 Orvis St., NLV	19,500	D-1	2	1
332-038104-203	2821 Salt Lake St., NLV	25,000	IB-1	3	1-1/2
332-031723-235	3701 Shore Ave., NLV	22,500	D-1	4	1-1/2
332-033387-235	3701 Siler Ave., NLV	22,500	D-1	4	1-1/2
332-028191-235	3505 Nipper St., NLV	21,000	D-1	3	1

The following properties are being offered As-Is with insured financing and warranty. If there are any items that will be installed by HUD, with no cost to the purchaser at move-in, a list will be in the kitchen. All offers will be accepted on a first come, first served basis.

332-030045-235	3020 Arrowhead Ave., NLV	20,000	L-1	3	2
332-040825-221	1801 Belmont St., NLV	19,600	H-1	2	1
332-040693-235	3101 Belmont St., NLV	19,700	G-1	3	2
332-038072-203	* 3770 Fairlawn Ave., LV	37,200	X-1	2	2-1/2
332-048716-221	500 Frederick Ave., LV	18,300	H-1	3	1
332-039142-203	* 3435 Garden Drive, LV	38,250	Z-1	3	2-1/2
332-036685-203	* 1442 Jones Boulevard, LV	17,800	G-1	1	1
332-035172-235	500 Palmhurst Drive, LV	22,400	I-1	4	1-3/4
332-039886-235	2817 Sandy Lane, NLV	19,850	H-1	3	1-1/2
332-046328-235	* 3811 Surfrider Lane, LV	21,350	HB-1	2	1-1/2
332-041121-203	6003 Vegas Drive, LV	23,300	I-1	3	1-1/2
332-036390-221	3508 Webb Ave., NLV	21,700	I-1	2	1
332-030732-203	4th & Armagosa St. Beaty	11,500	D-1	2	1
332-033192-235	103 Linden St., Henderson	23,000	I-1	4	1-1/2
332-033191-235	109 Linden St., Henderson	24,500	IB-1	4	1-1/2
332-033769-235	118 Metropolitan Dr., Henderson	20,500	HB-1	4	1-1/2
332-046514-235	* 119 E. Van Wagenen St., Henderson	19,200	H-1	2	1
332-046518-235	* 27 E. Van Wagenen St., Henderson	20,250	HB-1	3	1-1/2
332-046542-235	* 215 E. Van Wagenen St., Henderson	19,200	H-1	2	1
332-046553-235	* 237 E. Van Wagenen St., Henderson	19,200	H-1	2	1
332-046573-235	* 307 E. Van Wagenen St., Henderson	19,200	H-1	2	1
332-046591-235	* 347 E. Van Wagenen St., Henderson	20,250	HB-1	3	1-1/2

* 3770 Fairlawn Avenue is subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.

** 1442 Jones Boulevard is subject to Homeowners' Association dues in the amount of \$25 per month in addition to regular monthly mortgage payment.

* All properties on E. Van Wagenen are subject to Homeowners' Association dues in the amount of \$32 per month in addition to regular monthly mortgage payment.

* 3435 Garden Drive is subject to Homeowners' Association dues in the amount of \$40 per month in addition to regular monthly mortgage payment.

* 3811 Surfrider Lane is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly mortgage payment.

The following properties are being offered in As-Is condition for all cash without Insured Financing or Warranty. These properties may have structural deficiencies and may not meet local or state building codes. The contract of sales shall note any deficiencies or code violations which are known to exist prior to sales closing. Interested purchasers are to contact the LAS VEGAS FHA OFFICE for a list of known deficiencies or code violations and terminology to include in the Sales Contract.

332-030631-235	1217 Bluff Ave., NLV	14,600	D(EMD)	4	2
332-022618-203	2528 Crawford St., NLV	9,500	D(EMD)	2	2
332-038973-221	1219 Cinnamon Dr., LV	12,300	D(EMD)	3	1
332-037359-203	3429 Diana Drive, NLV	14,100	D(EMD)	3	2
332-038605-235	2724 Holmes St., NLV	11,000	D(EMD)	3	1-3/4
332-039778-203	1913 Poplar Ave., LV	18,500	D(EMD)	3	1
332-033101-221	1304 W. Washington Ave., LV	12,300	D(EMD)	4	1
332-030665-203	900 Webb Ave., NLV	14,300	D(EMD)	3	1
332-026593-203	1825 Yale St., NLV	10,500	D(EMD)	3	1
332-025790-235	394 N. 16th St., LV	5,000	Vacant Lot 80' x 100'		
332-037378-203	2nd House N. Side of Whipple Avenue, Logandale	12,250	D(EMD)	3	1
332-044850-203	2721 Daley Ave., NLV	13,600	D(EMD)	3	1

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God is hope. God is now.
