



**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., MONDAY, NOVEMBER 18, 1974
ON THE PROPERTIES LISTED BELOW AT
THE LAS VEGAS SERVICE OFFICE, TO BE
OPENED AND REVIEWED THE FOLLOWING
DAY.**

**IMPORTANT INSTRUCTIONS
READ CAREFULLY**

The following properties are being offered to PROSPECTIVE OWNER-OCCUPANTS ONLY. BID FORM 9551 (Offer to Purchaser 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
332-030951-203	4793 Beadle Street, LV	\$11,000	4	1-3/4
332-032923-221	2724 Bello, NLV	13,950	2	1
332-031853-235	2200 Bennett, NLV	16,950	3	2
332-033903-235	3504 Berg, NLV	17,650	4	2
332-033839-235	3516 Berg, NLV	15,500	4	2
332-031073-221	3521 Canoga, NLV	15,950	2	1
332-029667-235	3705 Canoga, NLV	15,950	3	1
332-039536-221	1801-1803 E. Cartier, NLV	13,300	2	2
332-034727-221	2608 Carroll, NLV	17,500	3	1
332-043280-235	3600 Cypress, NLV	16,500	2	1
332-038600-203	3601 Cypress, NLV	18,300	3	1
332-049649-221	3715 Cypress, NLV	17,200	2	1
332-043792-203	2716 Daley, NLV	19,550	4	1
332-032474-235	324 Duchess, NLV	15,600	4	2
332-041575-203	3909 El Parque, LV	22,950	3	2
332-031920-203	2509 Flower, NLV	15,950	3	1
332-042262-221	2629 Flower, NLV	17,950	3	1
332-033843-235	2723 George, NLV	18,000	3	2
332-033234-203	5812 Gordon, LV	28,000	3	2
332-043785-221	18 Harvard, LV	22,500	3	1
332-046675-221	LPB 508 Harvard, LV	16,950	2	1
332-041184-235	3732 Hawaii, LV	17,950	2	1
332-041179-203	1336 Jones, LV	17,800	2	1-1/2
332-037230-235	2209 Kenneth, NLV	15,950	4	1-1/2
332-037073-235	444 Kings, NLV	17,300	4	2
332-038930-235	509 Kings, NLV	13,300	3	2
332-037060-235	700 Kings, NLV	13,250	3	2
332-038926-235	709 Kings, NLV	10,350	4	2
332-035488-221	2605 Lincoln, NLV	20,350	3	1
332-039709-235	4687 Newton, LV	20,950	3	1
332-048514-203	3921 Nixon, LV	19,550	4	2
332-035914-235	2531 Noble, NLV	13,600	3	2
332-036788-203	1209 Norwalk, LV	18,900	3	2
332-037242-221	3415 Orr, NLV	17,950	3	2
332-049505-221	3516 Orr, NLV	19,650	4	1-1/2
332-028377-235	1012 E. Owens, NLV	17,600	4	1
332-041570-221	3205 E. Owens, LV	17,900	2	1
332-048844-203	4725 E. Owens, LV	15,950	3	1
332-050512-221	2205 Perliter, NLV	21,950	3	1-3/4
332-037554-203	2415 Poplar, LV	21,900	3	1-3/4
332-043062-203	31 Prince, LV	17,950	3	2
332-035886-203	4759 Sacks, LV	20,900	4	1-3/4
332-031467-235	5265 Saratoga, LV	13,400	4	2
332-031253-221	425 Stanford, LV	17,500	3	1
332-040295-203	4502 Swandale, LV	21,600	5	2
332-030847-203	4531 Swandale, LV	21,100	5	1-3/4
332-028382-203	4532 Swandale, LV	21,950	3	1-3/4
332-035799-203	4895 Tamalpais, LV	23,000	3	2
332-031047-235	2632 Ventura, NLV	9,900	2	1
332-032887-235	2733 Vita, NLV	16,900	4	1-1/2
332-039928-203	1716 Weeping Willow, LV	23,500	4	2
332-009109-221	524 Alexander, LV	15,950	3	1
332-037202-203	6228 Arlington, LV	23,950	3	1-3/4
332-034074-235	2115 Bennett, NLV	19,950	4	2
332-036012-221	605 Bowman, LV	18,900	4	2
332-029774-235	4998 Denning, LV	18,950	3	1
332-050489-221	LPB 2633 Magnier, NLV	16,600	3	1
332-030083-235	5047 Orinda, LV	22,250	4	1-3/4
332-043951-203	1214 Riverside, LV	20,950	4	2
332-040432-221	917 Sahara, LV	18,950	3	1
332-041153-203	1331 Silver Lake, LV	21,950	4	1-3/4
332-042861-221	917 E. Tonopah, NLV	13,900	3	1
332-029694-203	717 No. 18th Street, LV	21,500	3	1-3/4
332-035182-203	2736 Perliter Avenue, NLV	17,000	3	2

* 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, NV.



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

The following properties are being offered for sale. 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:

Friday, November 15, 1974
and position will be established by the best offer procedure explained in detail in our HM Letter 74; 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 PRICE OFFERING	CODE	BDRMS	BATHS
332-031727-235	3700 Shore Ave., NLV	\$22,500	D-1	4	1-1/2
332-031723-235	3701 Shore Ave., NLV	22,500	D-1	4	1-1/2
332-031722-235	3505 Orvis St., NLV	22,500	D-1	4	1-1/2

These properties are being offered in As-Is condition 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 found in the kitchen.

332-041726-235	3715 Canoga Ave., NLV	22,250	I-1	4	1-1/2
332-023988-203	3509 E. Cartier, NLV	19,500	H-1	2	1
332-041773-221	3509 Cypress, NLV	20,900	HB-1	3	1
332-036783-203	4719 Glen Davis, LV	24,550	IB-1	3	1-3/4
332-051929-221	3517 E. Nelson, NLV	21,350	HB-1	3	1
332-039140-203	413 Pinecliff, LV	34,100	S-1	4	1-3/4
332-039288-203	517 Yale St., LV	17,500	I-1	2	1

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
332-028191-235	3505 Nipper St., NLV	21,000	D-1	3	1
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
332-033387-235	3701 Siler Ave., NLV	22,500	D-1	4	1-1/2
332-045061-203	* 1200 Toledo St., Henderson	20,800	HB-1	4	2
332-027053-235	* 1201 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
332-027056-235	* 208 Valley Forge, Henderson	20,800	HB-1	4	2

* 235 financing available on all properties listed above.

** 816 A. Nelson Avenue is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly payment.

The following properties have been previously listed. All offers will be accepted on a first come, first served basis. These properties are being offered in 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 found in the kitchen.

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
332-039886-235	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
332-030732-203	4th & Armagosa St., Beatty	11,500	D-1	2	1
332-035192-235	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

* 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 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.

* 6003 Vegas Drive is subject to Homeowners' Association dues in the amount of \$23 per month in addition to regular monthly 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 Cinningham 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)	4	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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