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Las Vegas, Nev. 89106



NEVADA'S BLACK COMMUNITY WEEKLY  
"An Uninterrupted Publication Since 1963"

Enclosed is the sum of: (No Cash, Please)  
\$7.50 (1 year)

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**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 the 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, January 17, 1975 at 11:00 AM and position will be established by the best offer procedure explained in detail in our HM Letter 74-2, dated April 15, 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 property has been repaired and is being offered with FHA insurance and warranty.

CASE NUMBER	ADDRESS	MINIMUM PRICE OFFERING	CODE	BDRMS	BATHS
332-026357-235	3701 King Charles, NLV	\$22,500	D-1	4	1 1/2

The following properties have been previously listed and 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 found in the kitchen. All offers will be accepted on a First Come, First Served basis.

332-040463-235	4523 Arnel Court, LV	\$17,900	GB-1	2	1
332-046707-235	2741 Bello Circle, NLV	20,450	HB-1	3	1 1/2
332-032904-235	2743 Bello Circle, NLV	20,500	HB-1	4	2
332-032284-235	1432 Brooks, NLV	22,800	I-1	4	1 3/4
332-034469-235	2021 Englestad, NLV	21,950	I-1	4	2
332-039415-221	2733 Holmes St., NLV	19,300	H-1	3	1
332-051974-221	5012 Kansas Ave., LV	20,350	HB-1	3	1 3/4
332-047758-221	2628 Magnet, NLV	20,450	HB-1	3	1
332-020794-203	2209 Matheson St., NLV	24,100	IB-1	3	2
332-031602-235	1009 Marion Dr., LV	22,950	I-1	4	2
332-029856-235	2208 Packard Place, NLV	21,850	I-1	4	2
332-042285-235	4941 Powell Ave., LV	22,500	I-1	3	1
332-041718-235	1112 N. Sandy Cove St., LV	20,850	HB-1	3	2
332-033748-235	2464 San Felipe, NLV	22,550	I-1	4	2
332-042381-221	4601 Stacey, LV	23,000	I-1	3	1
332-037367-203	1308 Webb, NLV	22,550	I-1	3	1 3/4
332-033191-235	109 Linden St., HND	24,500	IB-1	4	1 1/2
332-048010-235	209 Valley Forge	20,300	HB-1	4	2

The following properties have been previously listed. These properties have been repaired and are being sold with insured financing and warranty. All offers will be accepted on a First Come, First Served basis.

332-043533-221	3601 Belmont, NLV	\$18,500	H-1	2	1
332-033840-235	3520 Berg, NLV	22,000	I-1	4	2
332-033841-235	3524 Berg, NLV	22,000	I-1	4	2
332-033830-235	3528 Berg, NLV	21,000	HB-1	4	2
332-048682-235	2715 Gowan, NLV	22,000	I-1	4	2
332-033826-235	2719 Gowan, NLV	22,000	I-1	4	2
332-028150-203	2689 Heritage, LV	38,000	VB-1	2	2
332-034119-235	***816 A. Nelson Ave., NLV	19,950	G-1	3	1 1/2
332-038104-203	2821 Salt Lake St., NLV	25,000	IB-1	3	1 1/2
332-027050-235	*1208 Toledo St., HND	20,800	HB-1	4	2
332-027048-235	*1212 Toledo St., HND	20,800	HB-1	4	2
332-046511-235**	*113 E. Van Wagenen St., HND	16,850	GB-1	1	1
332-046514-235**	*119 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046542-235**	*215 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046553-235**	*237 E. Van Wagenen St., HND	19,850	H-1	2	1
332-046573-235**	*307 E. Van Wagenen St., HND	19,850	H-1	2	1
332-038108-203	701 No. 17th St., LV	28,000	LB-1	3	1
332-025503-203	716 No. 17th St., LV	28,000	LB-1	3	2

\* 235 financing available on these properties.  
\*\* All properties on E. Van Wagenen Street are subject to Homeowners' Association dues in the amount of \$32 per month in addition to regular monthly mortgage payment.  
\*\*\* 816 A. Nelson Avenue is subject to Homeowners' Association dues in the amount of \$20 per month in addition to regular monthly mortgage payment.

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332-030032-235	3017 Arrowhead, NLV	\$21,850	I-1	3	2
332-030831-221	813 Barrett, NLV	19,150	H-1	3	1
332-033914-235	3504 Bassett, NLV	20,750	HB-1	4	2
332-028569-203	3188 Burnham, LV	36,500	VB-1	3	2
332-041999-235	1916 W. Carey, NLV	19,150	H-1	3	1
332-040317-221	915 Cartier, NLV	20,050	HB-1	3	1
332-028831-235	*1921 Cartier, NLV	20,850	HB-1	4	2
332-033961-235	3846 Cartier, NLV	19,500	H-1	2	1
332-023988-203	3509 E. Cartier, NLV	21,750	I-1	3	2
332-031122-235	3589 Clear Lake, NLV	19,350	H-1	2	1
332-027230-235	2324 Colebrook, LV	19,350	H-1	2	1
332-040672-235	3003 Crawford, NLV	21,650	HB-1	3	2
332-034067-235	3129 Crawford, NLV	21,650	HB-1	3	2
332-028591-235	3315 Crawford, NLV	21,550	HB-1	4	2
332-041773-221	3509 Cypress, NLV	21,650	HB-1	3	1
332-033910-235	3011 DuChesne, NLV	22,550	J-1	4	1-3/4
332-041451-221	4592 Glen Davis, LV	20,150	HB-1	3	1
332-026700-235	3586 Gowan, NLV	22,250	I-1	4	2
332-026448-203	2533 Hightree, NLV	18,150	GB-1	4	2
332-041034-221	2912 Holmes, NLV	20,100	HB-1	3	1
332-026960-235	2728 King Charles, NLV	18,150	GB-1	3	1
332-047312-221	1416 Lanwood, NLV	20,850	HB-1	3	1-1/2
332-027823-203	3509 Mabry, NLV	21,450	HB-1	4	2
332-026529-235	2812 Magnet, NLV	24,100	IB-1	3	2
332-020794-203	2209 Matheson St., NLV	21,350	HB-1	3	2
332-051929-221	3517 E. Nelson Ave., NLV	22,350	I-1	4	2
332-023560-235	2271 Pariva, LV	22,550	I-1	3	2
332-036168-235	4524 Penmar Cir., LV	22,550	I-1	3	2
332-036163-235	4884 Penmar Cir., LV	21,200	HB-1	3	1-1/2
332-041391-235	5518 Plainview Ave., LV	22,200	I-1	4	2
332-028457-235	4700 Riverbank Lane, LV	20,650	HB-1	3	1
332-051510-235	2812 Samantha, NLV	22,550	I-1	3	1-1/2
332-033144-235	2494 San Marcos, NLV	20,250	HB-1	4	2
332-033747-235	2478 San Felipe, NLV	21,050	HB-1	3	1-1/2
332-031698-235	3709 Shore, NLV, LV	29,950	NB-1	3	2
332-033799-203	*4835 Tamalpais, LV	19,800	H-1	3	1-3/4
332-033298-235	3650 Timberlake, NLV	20,300	HB-1	3	1-3/4
332-033302-235	3690 Timberlake, NLV	21,950	I-1	3	2
332-040082-235	5424 Wellesley Ave., LV	22,100	I-1	4	2
332-040080-221	5440 Wellesley Ave., LV	22,100	I-1	4	2
332-031424-235	223 Ash, HND	19,250	H-1	3	2
332-041673-235	227 Dogwood, HND	20,000	H-1	3	2
332-044206-221	149 Fir, HND	20,000	H-1	3	2
332-031398-235	928 Greenville, HND	20,000	H-1	4	2
332-049409-221	120 Juniper, HND	21,750	I-1	4	1-1/2
332-031425-235	212 La Paz, HND	18,750	HB-1	3	2
332-031446-235	213 La Paz, HND	20,350	HB-1	4	2
332-031438-235	936 Lewis Ct., HND	21,300	HB-1	3	1-1/2
332-027861-235	113 Maple, HND	22,500	I-1	4	2
332-027859-235	117 Maple, HND	22,000	I-1	3	2
332-032048-203	472 National, HND	26,000	JB-1	4	1-1/2
332-044348-221	1432 Palm, HND	19,150	H-1	3	1
332-028966-235	934 Palmetto, HND	20,050	HB-1	4	2

\* 4835 Tamalpais, LV has a pool. There is no warranty on the pool.

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., SO., LAS VEGAS, NV.



**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, JANUARY 20, 1975  
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 bid opening to be placed on the outside of the envelope. HUD reserves the right to withdraw or reject any offers 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. Amounts offered above the minimum offering price must be in increments of \$50.00 above 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 the 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. HUD CANNOT GUARANTEE THERE WILL BE ANY OF THESE ITEMS ON ANY PARTICULAR PROPERTY.

CASE NUMBER	ADDRESS	MINIMUM PRICE OFFERING	BDRMS	BATHS
332-041997-235	1924 W. Carey Ave., NLV	14,100	3	2
332-034734-221	2004 Carey Ave., NLV	15,550	4	2
332-048716-221	500 Frederick Ave., LV	17,300	3	1
332-042114-221	2836 Reynolds Ave., NLV	18,750	3	1
332-043536-203	2400 E. Wilson Ave., LV	21,900	3	2
332-037424-221	3020 Van Der Meer St., NLV	17,900	3	2

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