

The Hughes Report

By Thomas F. Hughes



Abandoned Houses Offer Profit

Of major importance to our community is the elimination of abandoned boarded-up houses. The value of your property is deeply cut if you have any abandoned houses in your block. Especially if your entire area has them. If they are not good enough to rehab they should be torn down and hauled away.

Last October F.H.A. offered 3 and 4 bedroom homes not over 6 or 7 years old for sale by bid of \$2,000 to \$4,500 as minimums. I checked these properties and found them to be excellent buys. The profit potential was excellent. A group of 20 blacks could have pooled \$2,000 each making a \$40,000 basic capital. With this they would have purchased four houses with \$18,000 and could have rehabbed them with \$18,000. These properties selling \$17,000 each would produce \$68,000. Taking selling costs of 15% (\$10,000) plus original cost for purchase and rehab (\$36,000) or a total of \$46,000, a profit of \$22,000 would be realized. Adding this to the original \$40,000 capital would create \$62,000.

Six houses could then be bought and rehabbed each producing \$5,000 net profit and would raise capital to nearly \$100,000. At this point 1 or 2 houses could be rehabbed with the group selling them and carrying the finance themselves, while rehabbing 5 or 6 at a time and selling F.H.A. or V.A. to stay liquid. A knowledgeable manager would be required but think of the benefits. An insurance agency could be established to handle the necessary coverage, black realtors would make commissions, black contractors would be plumbing, plaster, electrical, cement, painting, roofing and other contracts, thus hiring blacks. A holding company could be formed as well as a mortgage company, and later an escrow company, all of which would be able to hire blacks.

As these houses are cleaned up your property values would rise, as witness the homes in North Las Vegas offered by Elliott Realty that sold for \$16,500 now have risen to \$17,000 and Mrs. Elliott says they will be going higher as the supply gets lower (law of supply and demand).

The mortgage company that could and would be formed would handle funds from financial investors and eventually could grow into a savings and loan or a bank. Imperial Savings and Loan in Los Angeles was formed by this method.

Note that this all originated from \$40,000 as a beginning capital. This plan audios paying any interest on a loan (which usually cripples efforts) and would be generated within the black community, by the black community, for the black community and the financial gains would stay in the black community.

There is a tremendous potential on our West side. The Westside is a good area. We just need to realize it, and stop ridiculing and criticizing. Be proud of it. Sell Westside Las Vegas up.

YOU CAN'T VOTE IF YOU ARE NOT REGISTERED

Recipients of veteran's benefits from the War of 1812 continued until 1946, the Veterans Administration reported.

About 88 percent of VA's employees are associated with medical care.

L.A. Blacks Hosted at Jennie V's

Two groups from Los Angeles spent most of Sunday afternoon at Jennie V's Casino in downtown Las Vegas where they received free fun books, drinks, hot dogs, etc.

The 27 members of the group called "Family Affairs," according to Marjorie Wynne of Los Angeles, make the trip every two months. She said the organization started out as a six member group of one family for purely social reasons, but had grown into a charitable organization over the past few years. They have regular meetings, pay dues, sponsor dances, picnics, and give their profits to charity.

Margaret Tindall of Culver City, said this was her first trip with the "Family Affairs," but that she intends to return frequently. The group is affiliated with the True Samaritan Church of Los Angeles, according to Lillie Hicks, vice-president of "Family Affairs."

The 38 members of the Southern Central Benevolent Society represent the Los Angeles Sanitation Dept. This too is a social and charitable organization, according to Matthew Jones, spokesman for the group. He stated that they meet monthly, pay dues and give their profits to charity. This was their first trip to Las Vegas, but Jones said they would be returning on a regular basis.

White Files for County Seat 'B'

Bob White, 34, a businessman for the last 12 years in Clark County, has filed as a candidate for seat B on the County Commission in the upcoming elections.



BOB WHITE

A Democrat, White emphasized a need for concentrating on "people issues" and said consolidation can be considered later.

"We seem to be staggering on people issues," he said, "such as public health and welfare." "Consolidation can wait. It's time to think about all citizens of Clark County."

A lifelong resident of the county, White has been active in the Jaycees and Boy Scouts. He attended Woodbury College and UNLV.

While filing, he said, "I not only care about the bulk population area of Clark County, but I also care about the outlying, integral communities throughout our county, and their importance."

Interpol Lobby Effort

Target of Request

Stating that the actions of a private, French based police cooperative operating in the U.S. and collecting data on California citizens is the business of the state, the Director for the National commission on Law Enforcement and Social Justice (NCLE) in Sacramento today filed a Freedom of Information Act (FOIA) request with the U.S. Treasury Dept.

The request came after a refusal by John J. Featherstone, Deputy Assistant Secretary of of the Treasury to answer questions concerning the visit of Louis B. Sims, U.S. Chief of Interpol with members of the California Criminal Justice committee. The committee was considering a bill, AB 3888 by assemblyman Art Torres (D-La), to end California's cooperation with Interpol. The committee eventually placed the bill in interim study and passed a resolution to not only study Interpol, but all private police organizations operating in California.

NCLE officials claim that Interpol is a private, French police cooperative which is trying to be passed off as a federal agency. According to Michael O'Brien, Southwest director of the NCLE, "The complaint was filed with the Fair Political Practices commission because Interpol was not only being misrepresented, but because the Treasury dept. was using taxpayer funds to support the lobby actions of Sims." Earlier, the NCLE had filed a complaint with the FPPC charging misuse of federal funds for lobbying by the Treasury dept. Featherstone was ignored questions by the FPPC into the allegations.

Two Las Vegas churches, Muhammad's Mosque of Islam, and Zion Methodist church, directly requested their files from Interpol, citing the FOIA. According to Minister Amos Muhammad, of Muhammad's Mosque of Islam, "Without question, the federal government has information filed away on the Nation of Islam. We are concerned that, due to our international status, Interpol may have had the opportunity to obtain information on our religion. We intend to determine what information they have, and how much of that information is false or misleading."

Placement Tests for Freshmen

A one-hour placement CHE 115 unless they have passed the college-level freshman chemistry course, CHE 115 General Chemistry I, will be given at the University of Nevada, Las Vegas on August 6, 20, and 27.

The chemistry department will conduct the test at 3 p.m. in Room 102 in the Chemistry building on the campus. There is no charge for the test.

Students will not be allowed to sign up for CHE 115 unless they have passed the placement test or received a grade of "C" or better in either CHE 102 or CHE 110. Students who do not qualify for CHE 115 will be able to register for CHE 102 or CHE 110, both of which are being offered during the fall semester. For more information, contact the UNLV chemistry department at 739-3510

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- DEMOCRAT -
COMMITTEE TO RE-ELECT - Werdna Gregerson, Co-Chmn.

THE RIGHT MAN FOR THE RIGHT JOB!

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* EFFICIENT
* CAPABLE
Willie Neal
YOUR CANDIDATE
COUNTY COMMISSIONER "C"