

CLASSIFIED ADVERTISING

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Bid openings for HUD properties. Now is your chance to take advantage of excellent real estate values.

IMPORTANT INFORMATION

Purchasers contact a Real Estate Broker of your choice to see or bid on any properties listed.

Purchasers must obtain their own financing for all sales.

These properties may contain code violations.

HUD reserves the right to reject any or all bids and to waive any informality or irregularity in any bids.

Earnest money deposit equaling 5 percent of the sales price, not to exceed \$2,000 but no less than \$500, is required with each offer to purchase. NOTE: Broker to submit to HUD, certification of these funds having been received.

Bids received until 3:30 pm, April 21, 1986
Bid opening 1:00 pm, April 22, 1986

Bid openings will take place at the Las Vegas Board of Realtors, 1820 East Sahara Avenue, 2nd floor, Las Vegas, NV.

HUD reserves the right to withdraw any property from this listing prior to bid opening.

For further instruction on procedures, real estate brokers/agents are to refer to the P.I.R. yellow handbook and supplements.

Submit all sealed bids to the Las Vegas HUD Office. Telephone No. (702) 388-6331.

THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH FHA-INSURED FINANCING

<u>LAS VEGAS</u>							
<u>Case Number</u>	<u>Address</u>	<u>Zip Code</u>	<u>Listed Offer Price</u>	<u>BR</u>	<u>BA</u>	<u>Garage</u>	<u>Code</u>
332-092711-203	4798 Banicia Way	89122	\$43,000	4	2	Garage	1-4

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DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (Continued)

LAS VEGAS

<u>Case Number</u>	<u>Address</u>	<u>Zip Code</u>	<u>Listed Offer Price</u>	<u>BR</u>	<u>BA</u>	<u>Garage</u>	<u>Code</u>
332-125749-203	6453 Big Pine Way	89108	\$51,900	3	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT.							
332-128961-534	2221 W. Bonanza Rd. #25	89106	\$25,000	0	1	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATIONS.							
332-117865-534	3260 "B" Cameron	89102	\$46,000	2	2	Carport	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
332-117863-534	3270 "A" Cameron	89102	\$46,000	2	2	Carport	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
332-135212-203	2340 "C" Canfield	89108	\$47,000	2	1	Carport	1
332-112294-203	1213 Coach Lane	89101	\$44,900	3	2½	Garage	1-4
332-111402-203	6601 Crockett Circle	89108	\$57,000	2	2	Garage	1-4
332-133659-703	1492 Desert Inn Rd.	89109	\$125,000	9	6	None	1
NOTE: THIS IS A FOUR-PLEX.							
332-131034-703	2115 Elm Ave.	89101	\$36,500	2	1	None	1
332-110115-261	875 Flagstone Way	89110	\$37,500	2	1½	Carport	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
332-106914-270	3516 Folage Drive #3	89110	\$30,000	1	1	None	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$43.00 IN ADDITION TO MONTHLY PAYMENT.							
332-109203-203	386 Ford Ave.	89119	\$73,000	3	1	Garage	1
332-103026-203	1330 S. Franklin	89104	\$49,000	3	2	None	1-4
332-101289-234	4331 Gannet Circle #177	89103	\$58,900	2	2	Carport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$73.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATIONS.							
332-115845-203	4925 Kell Lane	89115	\$100,000	8	4	None	1
NOTE: THIS IS A FOUR-PLEX.							
332-114483-256	832 Mantis Way #5	89110	\$37,000	2	2	None	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$43.00 IN ADDITION TO MONTHLY PAYMENT.							
332-114467-256	857 Mantis Way #3	89110	\$36,000	2	1	None	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$43.00 IN ADDITION TO MONTHLY PAYMENT.							
332-128399-203	2112 Margaret Ave.	89101	\$51,000	3	2	Carport	1
332-124447-234	901 McWilliams #401	89106	\$20,900	2	1	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$56.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATIONS.							
332-135817-203	7030 Mountain Moss Dr.	89117	\$66,000	4	2	Garage	1
332-111192-296	2812 Searles Ave.	89101	\$48,000	3	2	Garage	1-4
332-115520-203	7209 Skytrail Ave.	89128	\$70,000	3	2	Garage	1
332-095386-203	4339 Spencer Ave. #8	89109	\$53,000	3	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$52.80 IN ADDITION TO MONTHLY PAYMENT.							
332-092488-203	2952 Talbot St.	89109	\$52,000	4	2	Carport	1
332-166386-203	1000 Virgil St.	89110	\$38,000	3	2	Garage	1-4

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