

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, May 6, 1986
Bid opening 1:00 pm, May 7, 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 hand-book 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>							
Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
332-115678-252	436 N. 13th St.	89101	\$99,000	8	4	None	1
NOTE: THIS IS A FOUR-PLEX.							

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DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
(Continued)

<u>LAS VEGAS</u>							
Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
332-134376-203	1908 Allen Lane	89106	\$58,000	11	7	None	1
NOTE: THIS IS A FOUR-PLEX.							
332-124568-203	203 Bel Port Drive	89110	\$40,500	2	2½	Carport	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT.							
332-124565-203	216 Bel Port Drive	89110	\$38,500	2	1½	Carport	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT.							
332-092701-203	4792 Benicia Way	89122	\$46,500	3	2	Garage	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT.							
332-130028-534	244 "A" N. Bruce St.	89101	\$30,000	2	2	Carport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$38.49 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
332-102660-203	4372 Caliente St.	89109	\$50,000	2	1	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$52.80 IN ADDITION TO MONTHLY PAYMENT.							
332-111722-203	882 Flagstone Way	89110	\$38,500	2	1½	Carport	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
332-108715-261	3940 N. Jontue	89115	\$54,000	3	2	Garage	1
NOTE: THIS IS A DUPLEX.							
332-134591-234	901 McWilliams #902	89106	\$20,000	2	1	None	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$56.00 IN ADDITION TO MONTHLY PAYMENT.							
332-080580-203	4663 Mill Valley Drive	89120	\$37,500	2	1	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$46.00 IN ADDITION TO MONTHLY PAYMENT.							
332-098196-203	4415 E. New York Ave.	89104	\$52,000	3	1½	Garage	1-4
332-120673-203	6955 Peggy	89128	\$75,500	4	2	Garage	1
332-115849-203	4932 Sammy Mel Drive	89115	\$98,000	8	4	None	1-4
NOTE: THIS IS A FOUR-PLEX.							
332-108700-203	4402 Shalimar	89115	\$51,000	2	2½	Garage	1-4
NOTE: THIS IS A DUPLEX.							
332-127487-703	4414 Shalimar Ave.	89115	\$51,000	2	2½	Garage	1
332-136270-203	1413 Smokey Glen Circle	89110	\$53,000	3	2	Garage	1-4
332-099135-203	4131 Springhill Ave.	89121	\$70,000	3	2	Garage	1
332-128099-203	4808 Sunnybrook Ave.	89110	\$43,500	4	2	Carport	1-4
332-129257-203	3820 Valley Forge	89110	\$49,500	3	2	Garage	1-4
332-123704-203	3485 Villa Knolls Dr.	89120	\$44,000	3	1	Carport	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT.							
332-128842-534	528 "D" Wardelle	89101	\$28,500	2	2	Carport	1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
332-133974-734	534 "D" Wardelle	89101	\$29,500	2	1	Carport	1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							

NORTH LAS VEGAS

332-111525-203	1814 N. 5th Street	89030	\$82,000	8	4	None	1
NOTE: THIS IS A FOUR-PLEX.							
332-116777-203	2046 N. 5th Street	89030	\$44,000	4	2	None	1
NOTE: THIS IS A DUPLEX.							

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