

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, August 26, 1986

Bid opening 1:00 pm, August 27, 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 Brokers Information Package (B.I.P.), which is the blue handbook.

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

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>
1. 332-116069-252	433 N. 14th St.	89121	\$94,000	8	4	None	1

NOTE: THIS IS A FOUR-PLEX.

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(Continued)

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2. 332-119354-203	4511 Avondale Ave	89121	\$41,000	3	2	None	1-4
3. 332-124563-203	153 Bel Port Dr	89110	\$43,000	2	2½	Carport	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT.							
4. 332-121365-203	5825 Bent Branch Ln	89122	\$69,500	3	2	Garage	1-4
5. 332-111502-203	5697 Blue Sea St	89110	\$48,000	2	2	Garage	1
6. 332-128737-534	2221 W. Bonanza Rd #27	89106	\$20,000	0	1	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
7. 332-129376-562	240 "B" N. Bruce St	89101	\$34,500	3	2	Carport	1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$43.49 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
8. 332-129562-703	3109 E. Carey Ave	89115	\$66,500	8	4	None	1
NOTE: THIS IS A FOUR-PLEX.							
9. 332-129565-703	3115 E. Carey Ave	89115	\$61,100	8	4	None	1-4
NOTE: THIS IS A FOUR-PLEX.							
10. 332-116944-203	119 N. Christy Lane	89110	\$57,000	3	2	Garage	1-4
11. 332-136020-703	1601 Constantine Ave	89101	\$84,600	6	4	None	1-4
NOTE: THIS IS A FOUR-PLEX.							
12. 332-116895-203	1716 Cordoba Lane	89108	\$98,000	8	5	Carport	1
NOTE: THIS IS A FOUR-PLEX.							
13. 332-134822-534	5081 Eldora Ave #1	89102	\$58,500	2	2	Carport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
14. 332-094491-203	3391 Florrie Ave	89121	\$50,350	3	2	Carport	1
15. 332-122804-203	3532 Florrie Ave	89121	\$64,000	4	2	Garage	1
16. 332-128009-203	838 Hassell	89106	\$18,525	3	2	None	1
17. 332-123001-203	6512 Ironbark Lane	89107	\$63,200	3	1½	Carport	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
18. 332-137045-534	1701 E. Katie #56	89119	\$42,750	1	1	Carport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
19. 332-098250-270	6321 Molino St	89108	\$65,000	2	2	Garage	1
20. 332-126696-203	4578 E. Newton Dr	89121	\$52,000	3	2	Garage	1-4
21. 332-136695-203	1412 Smokey Glen Cir	89110	\$65,000	3	2	Garage	1-4
22. 332-129257-203	3820 Valley Forge	89110	\$53,000	3	2	Garage	1-4
23. 332-119268-270	5712 Whiteridge	89107	\$75,550	3	2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT.							
24. 332-119494-203	921 Willow Tree #B	89128	\$41,500	1	1½	Garage	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
25. 332-138223-734	1017 B Willow Tree Dr.	89128	\$38,800	1	1½	Garage	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION AVAILABLE.							
26. 332-120280-534	524 A Wardell St	89101	\$30,000	2	2	None	1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							

Continued Next Page