

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.

NOTICE: Some listed properties contain personal properties, such as refrigerators, ovens and ranges. HUD assumes no responsibility for such items and will make no adjustment to any sale based upon their loss due to vandalism.

Bids received until 3:30 pm November 24, 1986
Bid opening 1:00 pm, November 25, 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.

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DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

(Continued)

**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>	
1. 332-132656-734	217 "B" N. 18th St.	89101	\$32,000	3	2½	Carport	1	
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
2. 332-129177-534	241 "B" N. 18th St.	89101	\$31,000	3	2½	Carport	1	
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$43.89 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
3. 332-108114-261	1581 Amapola Dr.	89122	\$68,000	4	2	Garage	1-4	
4. 332-099437-270	4513 Baxter Place	89107	\$55,000	3	2	None	1	
5. 332-131560-203	3904 Blackford Pl.	89102	\$45,000	2	1½	Carport	1	
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.								
6. 332-128961-534	2221 W. Bonanza Rd. #25	89106	\$22,550	0	1	None	1	
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
7. 332-137650-203	3012 Brady Ave.	89101	\$39,000	3	2	Carport	1-4	
8. 332-102060-203	6201 Brandywine Way	89107	\$53,000	3	2	Garage	1	
9. 332-101435-270	3104 Chadford Pl.	89102	\$42,000	3	1½	Carport	1	
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.								
10. 332-132445-203	1308 Cherokee Lane	89106	\$40,000	3	2	Carport	1	
11. 332-125399-203	4724 E. Convair Ave.	89115	\$108,000	8	6	None	1	
NOTE: THIS IS A FOUR PLEX.								
12. 332-105283-270	301 Delamar St.	89107	\$56,000	3	2	Garage	1	
13. 332-107288-203	4509 Diamond Head Dr.	89110	\$47,500	2	1	Garage	1-4	
14. 332-111291-203	4537 Diamond Head Dr.	89110	\$48,500	2	2	Garage	1-4	
15. 332-113765-203	4309 El Cebra Way	89121	\$67,500	3	2	Garage	1	
16. 332-131034-703	2115 Elm Ave.	89101	\$34,650	2	1	None	1	
17. 332-090363-203	4313 Esmeralda Ave.	89102	\$57,500	3	2	None	1	
18. 332-107514-234	4380 Gannet #26	89103	\$52,000	2	1	Carport	1	
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES \$73.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.								
19. 332-121565-203	6921 Kepler Dr.	89115	\$130,000	8	8	None	1-4	
NOTE: THIS IS A FOUR PLEX.								
20. 332-099295-203	6891 Laronda Ln.	89115	\$68,000	4	2	Garage	1	
21. 332-102221-203	2608 Las Verdes St.	89102	\$63,500	4	2	Garage	1	
22. 332-115900-203	6409 Little Pine Way	89108	\$55,000	3	2	Garage	1	
NOTE: THIS IS A PUD. HOMEOWNERS ASSO. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.								
23. 332-119511-203	170 N. Linn Ln.	89110	\$49,500	2	2	Garage	1-4	
24. 332-118402-203	4420 Live Oak Dr.	89109	\$81,000	2	2	Garage	1	
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$99.00 IN ADDITION TO MONTHLY PAYMENT.								
25. 332-121042-203	1612 Marathon Dr.	89108	\$52,250	2	2	Garage	1	
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.								

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