

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 property, 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, February 9, 1987

Bid opening 1:00 pm, February 10, 1987

Bid opening will take place in the Auditorium at the Las Vegas Board of Realtors, 1820 East Sahara Ave., 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.

NOTICE: The Association Dues for any property requiring fees listed in this ad are deemed to be correct; however, the amounts are not guaranteed.

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

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.	332-129133-562	245 N. 18th St. #A	89101	\$33,000	2	2	Carpport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$38.49 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION								
2.	332-105722-203	4004 Alameda Ave.	89110	\$53,000	3	1 1/2	None	1
3.	332-114884-203	5775 Alcott Ave.	89122	\$51,500	2	2	Garage	1

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4.	332-121456-203	7100 Alta Dr.	89128	\$65,000	3	2	Garage	1
5.	332-103634-203	6321 Bannock Way	89107	\$39,500	3	1	Garage	1
6.	332-134406-734	2221 W. Bonanza #90	89106	\$19,285	0	1	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
7.	332-116052-203	4440 E. Boston Ave.	89104	\$79,000	3	2	Garage	1-4
8.	332-104225-203	200 Bruin Way	89128	\$79,000	4	2	Garage	1
9.	332-114281-203	1892 Continental Ave.	89115	\$75,000	3	2	Garage	1
10.	332-101435-270	3104 Chadford Pl.	89102	\$42,000	3	1 1/2	Carpport	1
11.	332-117766-203	8240 Charles Turk Dr.	89128	\$83,000	4	2	Garage	1
12.	332-111829-203	1308 Christy Ln.	89122	\$54,000	3	2	Garage	1
13.	332-111820-261	1458 Christy Ln.	89122	\$42,000	2	1	Garage	1
14.	332-095370-203	3009 Crossway Dr.	89108	\$57,000	3	2	Garage	1
15.	332-117088-203	1317 N. Dolorasa St.	89110	\$62,000	4	2	Garage	1-4
16.	332-105344-270	224 Earl St.	89101	\$41,500	4	2	None	1
17.	332-121108-234	4321 Gannet Cir #195	89103	\$32,000	1	1	Carpport	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$73.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.								
18.	332-115500-203	3780 Garden Dr.	89121	\$60,000	2	1 1/2	Garage	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$69.00 IN ADDITION TO MONTHLY PAYMENT.								
19.	332-130482-703	7309 Gray St.	89128	\$72,500	3	2	Garage	1
20.	332-121431-203	848 Hedgeway #5	89110	\$30,000	2	1	None	1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
21.	332-119479-203	6506 Ironbark Ln.	89107	\$48,500	2	2 1/2	Carpport	1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.								
22.	332-142495-734	4955 S. Jeffreys #411	89119	\$25,000	1	1	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
23.	332-132786-534	4955 Jeffreys #715	89109	\$30,000	2	1 1/2	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.								
24.	332-108737-203	3909 N. Jontue St.	89115	\$62,000	3	2	None	1-4
25.	332-118297-203	1450 Labrador Dr.	89122	\$59,500	3	2 1/2	Garage	1
26.	332-104623-203	445 N. Lamb Blvd. 11-B	89110	\$24,000	1	1	Carpport	1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT.								
27.	332-110179-203	1681 Lamont St.	89115	\$93,000	8	4	None	1
NOTE: THIS IS A FOUR-PLEX.								
28.	332-139711-734	4300 N. Lamont St. #233	89115	\$28,000	2	2	None	1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.								

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