

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 23, 1987

Bid opening 1:00 pm, February 24, 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.

NOTICE: There is a new procedure available regarding properties with sales prices up to \$90,000 for owner/occupant, insured sales of HUD-Owned properties only. The downpayment for these mortgages can be as low as 3%; however, buyers that qualify for VA-FHA can only use the above-listed procedure OR VA-FHA. They cannot exercise both options at the same time.

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

LAS VEGAS

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DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Continued

| Case Number | Address | Zip Code | Listed Offer Price | BR | BA | Garage | Code | |
|------------------------------------------------------------------------------------------------------------------|----------------|------------------------|--------------------|---------|----|--------|---------|-----|
| 1. | 332-138246-203 | 908 17th St. | 89101 | 69,000 | 3 | 2 | None | 1-4 |
| 2. | 332-136555-234 | 509 N. 28th St. #D | 89101 | 30,400 | 2 | 2 | None | 1-4 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$70.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | | |
| 3. | 332-111414-203 | 1705 Amoby Dr. | 89108 | 57,500 | 3 | 2 | Garage | 1 |
| 4. | 332-140801-203 | 1772 Charnut Ln. | 89115 | 37,000 | 3 | 2 | Carport | 1 |
| 5. | 332-133667-703 | 1346 E. Desert Inn Rd. | 89109 | 139,000 | 8 | 8 | None | 1 |
| NOTE: THIS IS A FOUR-PLEX. ALL 4 UNITS CURRENTLY OCCUPIED. | | | | | | | | |
| 6. | 332-119323-203 | 2260 Dolly Lane | 89115 | 95,000 | 8 | 4 | None | 1 |
| NOTE: THIS IS A FOUR-PLEX. | | | | | | | | |
| 7. | 332-117149-203 | 6620 Escalon Dr. | 89108 | 58,100 | 3 | 2 | Garage | 1 |
| 8. | 332-137789-203 | 1825 Feather Way | 89108 | 66,000 | 3 | 2 | Garage | 1 |
| 9. | 332-085489-203 | 6137 Foothill Blvd. | 89118 | 56,500 | 3 | 2 | Garage | 1 |
| 10. | 332-120601-203 | 6672 Fredonia | 89108 | 59,000 | 3 | 2½ | Garage | 1 |
| 11. | 332-135455-703 | 5716 Goldmount Ave. | 89107 | 73,900 | 3 | 2 | Garage | 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 12. | 332-136227-203 | 5117 "A" Green Ln. | 89119 | 32,000 | 2 | 2 | Garage | 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$58.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | | |
| 13. | 332-137045-534 | 1701 E. Katie Ave. #32 | 89109 | 54,000 | 2 | 2 | Carport | 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | | |
| 14. | 332-103828-203 | 2970 La Canada St. | 89109 | 51,000 | 3 | 2 | Carport | 1-4 |
| 15. | 332-128654-296 | 4425 McBride Dr. | 89108 | 80,000 | 3 | 2½ | Garage | 1 |
| 16. | 332-104057-203 | 6434 Placer Ave. | 89103 | 70,050 | 3 | 2 | Carport | 1 |
| 17. | 332-109431-235 | 574 "D" Roxella Ln. | 89110 | 34,000 | 2 | 1 | Garage | 1-4 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | | |
| 18. | 332-082761-203 | 5349 Saltarie St. | 89120 | 70,000 | 3 | 2 | None | 1-4 |
| 19. | 332-133672-703 | 1325 Sombrero Dr. | 89109 | 139,000 | 8 | 8 | None | 1 |
| NOTE: THIS IS A FOUR-PLEX. TWO UNITS CURRENTLY OCCUPIED. | | | | | | | | |
| 20. | 332-133676-703 | 1381 Sombrero Dr. | 89109 | 139,000 | 8 | 8 | None | 1 |
| NOTE: THIS IS A FOUR-PLEX. THREE UNITS CURRENTLY OCCUPIED. | | | | | | | | |
| 21. | 332-119447-203 | 1614 N. Sugita Dr. | 89115 | 95,000 | 8 | 4 | None | 1 |
| NOTE: THIS IS A FOUR-PLEX. | | | | | | | | |
| 22. | 332-120666-203 | 2621 Sumac Ln. | 89121 | 75,000 | 3 | 3 | Garage | 1 |
| 23. | 332-103746-203 | 4356 Sun Vista Dr. | 89104 | 60,000 | 4 | 2 | Garage | 1-4 |
| 24. | 332-111711-261 | 879 Stratton Ln. | 89110 | 38,000 | 2 | 1½ | Carport | 1-4 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | | |
| 25. | 332-132411-703 | 4167 Tolkein Ave. | 89115 | 59,000 | 3 | 2 | Garage | 1 |
| 26. | 332-137606-203 | 3604 Torrey Pines Dr. | 89108 | 85,000 | 3 | 2 | Garage | 1 |

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