

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, March 9, 1987
Bid opening 1:00 pm, March 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.

NOTICE: There is a new procedure available regarding mortgages up to \$90,000 for owner/occupant, insured sales of HUD-owned properties only. This will begin with properties listed in this ad. 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.**

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LAS VEGAS

	Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
1.	332-130756-703	5408 Alpine Place	89107	\$70,000	3	2	Garage	1
2.	332-134211-534	232 N. Bruce St. #A	89101	\$33,000	2	2	Carport	1
								NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$38.49 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.
3.	332-114281-203	1892 Continental Ave.	89115	\$75,000	3	2	Garage	1
4.	332-143394-203	4516 El Carnal Way	89121	\$75,000	4	2	None	1
5.	332-098044-203	4716 Elm Ave.	89110	\$48,000	2	1	Garage	1
6.	332-112439-203	6605 Escalon Dr.	89108	\$55,000	2	2	Garage	1
7.	332-101275-234	4351 Gannet Cir. #163	89103	\$48,250	2	2	Carport	1
								NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$73.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.
8.	332-133687-534	4955 Jeffreys St. #106	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.
9.	332-108737-203	3909 Jontue St.	89115	\$62,000	3	2	None	1-4
10.	332-115103-203	4725 Madrigal Way	89122	\$40,000	2	2	None	1-4
								NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT.
11.	332-117754-203	3829 Marshall Cir.	89108	\$72,900	3	2 1/2	None	1
12.	332-120722-203	4159 Meadowglen Way	89121	\$80,500	2	2	Garage	1
13.	332-103630-203	2821 Palm Springs Way	89102	\$62,700	4	2	Carport	1
14.	332-123312-203	4009 Pelham Ct.	89110	\$66,150	3	2	Garage	1
15.	332-131550-203	4998 Rappanhanock St.	89122	\$55,500	3	2	Garage	1-4
16.	332-126146-234	4441 'A' Rich Dr.	89102	\$45,500	2	2	Carport	1
								NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.
17.	332-097737-203	4749 San Leandro Ave.	89120	\$46,000	3	2	Carport	1
18.	332-112993-503	3983 Spring Leaf Dr.	89117	\$68,900	3	2	Garage	1
19.	332-119654-203	1658 Starridge Way	89122	\$62,000	3	2	Garage	1-4
20.	332-090461-203	4237 Sunrise Ave.	89110	\$48,500	3	2	Garage	1
21.	332-120894-203	4770 Topaz #111	89121	\$35,000	1	1	None	1
								NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT.

NORTH LAS VEGAS

22. 332-100425-270 3337 Gowan Rd. 89030 \$27,000 3 1 None 1-4

HENDERSON

23. 332-109867-234 2776 Carnation Ln. 89015 \$49,500 2 2 Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$90.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.

24. 332-124422-203 411 Forest St. 89015 \$47,500 3 1 Garage 1

25. 332-100224-203 400 Pagan St. 89015 \$54,500 3 2 Garage 1

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