

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, April 20, 1987

Bid opening 1:00 pm, April 21, 1987

Bid opening will take place 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 | | | | | | | | |
|-------------------|--------------------|----------|--------------------|----|----|--------|------|--|
| Case Number | Address | Zip Code | Listed Offer Price | BR | BA | Garage | Code | |
| 1. 332-122665-203 | 629 North 12th st. | 89101 | \$98,000 | 8 | 8 | None | 1 | |

NOTE: THIS IS A FOUR-PLEX

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Continued

| LAS VEGAS | | | | | | | | |
|---|------------------------|----------|--------------------|----|-------|---------|------|--|
| Case Number | Address | Zip Code | Listed Offer Price | BR | BA | Garage | Code | |
| 2. 332-128204-203 | 605 North 12th St. | 89101 | \$95,500 | 8 | 8 | None | 1 | |
| NOTE: THIS IS A FOUR-PLEX | | | | | | | | |
| 3. 332-135847-203 | 5705 Alcott Avenue | 89122 | \$60,000 | 3 | 2 | Garage | 1-4 | |
| 4. 332-097216-203 | 2925 Beechwood Place | 89108 | \$43,150 | 3 | 2 | Carport | 1 | |
| 5. 332-099849-270 | 7109 Bramble Ct. | 89128 | \$58,700 | 4 | 2 | Garage | 1 | |
| 6. 332-136261-203 | 1413 Briarcreek Circle | 89110 | \$63,000 | 3 | 2 | Garage | 1-4 | |
| 7. 332-131041-734 | 2221 W. Bonanza #34 | 89106 | \$16,696 | 0 | 1 | None | 1 | |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT NO INVESTOR ALLOCATION AVAILABLE. | | | | | | | | |
| 8. 332-112283-203 | 1223 Coach Lane | 89101 | \$44,000 | 3 | 2 1/2 | Garage | 1-4 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 9. 332-112291-261 | 1225 Coach Lane | 89101 | \$42,000 | 3 | 2 | Garage | 1-4 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 10. 332-135846-703 | 3822 Coral Reef Way | 89110 | \$36,000 | 2 | 1 1/2 | Garage | 1-4 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 11. 332-136568-203 | 4150 E. Cincinnati St. | 89104 | \$62,000 | 3 | 2 | None | 1 | |
| 12. 332-125827-203 | 1638 Del Almo Drive | 89104 | \$55,100 | 3 | 1 | Garage | 1-4 | |
| 13. 332-129702-703 | 5746 Kirkliston Court | 89110 | \$85,000 | 4 | 2 1/2 | Garage | 1-4 | |
| 14. 332-100742-203 | 409 North Lamb "D" | 89110 | \$40,500 | 2 | 2 | Carport | 1-4 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 15. 332-104671-203 | 461 North Lamb "A" | 89110 | \$40,500 | 2 | 2 | Carport | 1-4 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 16. 332-119520-203 | 104 N. Linn Lane | 89110 | \$38,000 | 2 | 2 | Garage | 1-4 | |
| 17. 332-097350-203 | 5193 S. Orinda Ave. | 89120 | \$50,000 | 3 | 2 | Garage | 1 | |
| 18. 332-102125-203 | 1805 Manhattan Drive | 89106 | \$47,000 | 4 | 2 | Garage | 1 | |
| 19. 332-142855-203 | 2870 Mohawk Street | 89102 | \$76,500 | 3 | 2 | Garage | 1 | |
| 20. 332-134137-203 | 6232 Saginaw Drive | 89108 | \$72,500 | 3 | 2 | Garage | 1 | |
| 21. 332-136751-703 | 4326 Sandcastle | 89117 | \$70,000 | 3 | 2 | Garage | 1 | |
| 22. 332-120372-203 | 2584 Sean Street | 89115 | \$43,000 | 3 | 2 | Carport | 1 | |
| 23. 332-119427-203 | 1616 N. Stevens Dr. | 89115 | \$95,000 | 8 | 4 | None | 1 | |
| NOTE: THIS IS A FOUR PLEX | | | | | | | | |
| 24. 332-120152-203 | 4770 S. Topaz St. #36 | 89121 | \$42,000 | 2 | 1 1/2 | None | 1 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$64.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 25. 332-121627-203 | 3450 Villa Knolls Dr. | 89120 | \$43,500 | 3 | 1 1/2 | Carport | 1 | |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | | |
| 26. 332-110828-203 | 1016 Woodbridge Dr. | 89108 | \$75,000 | 3 | 2 | Garage | 1 | |

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