

# 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 p.m., March 7, 1988

Bid opening 1:00 p.m., March 8, 1988

**Bid opening will take place at the Las Vegas HUD Office, 1500 E. Tropicana Avenue, Suite 205, 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 (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: No more direct offers will be accepted. You must use the services of a real estate broker/agent.

NOTICE: The recent housing bill requiring investors to pay down 25% of sales price does not apply to HUD-acquired properties. Investors may continue to pay 15% down and obtain 85% loan.

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

Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
<b>LAS VEGAS</b>							
1.	332-111234-203	611 & 613 10th St.	89101	\$98,375	6	2	None 1
NOTE: THIS IS A DUPLEX.							

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<b>LAS VEGAS</b>							
2.	332-142081-203	1412 N. 21st St.	89101	98,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
3.	332-151433-234	505 N. 28th #B	89101	32,000	2	2	None 1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC DUES OF \$70.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
4.	332-139034-203	705 Antelope Way	89128	74,100	3	1 1/4	None 1
5.	332-134288-203	4843 Baja Ct	89122	48,000	2	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT.							
6.	332-136262-203	1409 Briarcreek Cir	89110	69,500	3	2	Garage 1-4
7.	332-117905-252	4116 Broadriver	89108	55,503	3	1 3/4	Garage 1
8.	332-135305-234	6025 Bromley	89107	45,000	2	1 1/2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
9.	332-143068-503	7086 Burcot Bldg C-G7	89115	62,225	2	1 1/2	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT.							
10.	332-131044-203	3405 Center	89104	70,000	6	3	None 1
NOTE: THIS IS A TRIPLEX.							
11.	332-112288-203	1202 Coach Lane	89101	54,000	3	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
12.	332-126946-203	1713 Eastwood Dr.	89104	47,000	3	1 1/2	Carport 1
13.	332-150909-734	3157 Espanol Dr	89121	94,000	3	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$150.00 IN ADDITION TO MONTHLY PAYMENT.							
14.	332-147567-234	6250 W. Flamingo #31	89119	78,140	1	1	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
15.	332-120466-203	6677 Fredonia	89108	70,000	3	2 1/2	Garage 1
16.	332-116281-234	4360 Gannet #17	89103	32,000	1	1	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
17.	332-114615-203	5700 Goldmount Ave.	89107	77,000	2	2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
18.	332-117388-203	4037 Great Plains Way	89121	48,450	2	1 1/2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$68.00 IN ADDITION TO MONTHLY PAYMENT.							
19.	332-115482-203	4265 Hampshire Green Ct	89110	56,500	2	2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$76.00 IN ADDITION TO MONTHLY PAYMENT.							
20.	332-128543-703	1909 Harvest Dr.	89108	60,500	3	2	Garage 1
21.	332-116969-203	8065 Haven St	89123	80,000	3	2	None 1
22.	332-116550-203	604 Huntington	89107	64,220	3	2	Carport 1
23.	332-122285-203	6518 Ironbark	89107	66,000	2	2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$68.00 IN ADDITION TO MONTHLY PAYMENT.							
24.	332-117382-203	6540 Ironbark	89107	59,560	2	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
25.	332-135604-234	4955 S. Jeffreys #406	89109	37,000	2	1 1/2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$49.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
26.	332-141477-703	5351 Karvel St.	89122	58,000	3	2	Garage 1
27.	332-121805-203	1646 S. Labrador	89122	75,800	3	2	Garage 1
28.	332-110847-596	425 N. Lamb #7-H	89110	41,500	2	2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
29.	332-147552-734	4300 N. Lamong #244	89115	45,600	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
30.	332-114485-256	840 Mantis Way #1	89110	44,175	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
31.	332-139883-703	1632 Marathon Dr.	89108	57,500	3	1 1/2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
32.	332-105158-203	7180 Mountain Moss	89117	71,200	3	2	Garage 1

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