

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 14, 1988

Bid opening 1:00 p.m., March 15, 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
LAS VEGAS							
1.	332-132457-734	209 N. 18th St. #C	89101	\$35,000	3	2 1/2	Carport 1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							

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Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
LAS VEGAS							
2.	332-116662-203	6941 Appleton Drive	89115	132,500	8	8	None 1
NOTE: THIS IS A FOUR-PLEX.							
3.	332-093837-203	5039 Arvada Way	89122	41,000	3	1	Carport 1
4.	332-113700-203	1833 N. Bartoli Dr.	89115	103,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
5.	332-113857-203	5607 E. Big Sea St.	89110	53,700	3	2	Garage 1-4
6.	332-127018-703	4536 Bingham Ave.	89110	32,500	2	1	None 1-4
7.	332-111494-203	5625 Blue Sea St.	89110	46,000	2	2	Garage 1-4
8.	332-084414-203	1215 W. Chapman Dr.	89104	66,000	2	1	Carport 1
NOTE: PROPERTY HAS GUEST HOUSE.							
9.	332-130602-203	83 N. Christy Lane	89110	61,750	3	2	Garage 1-4
10.	332-133717-203	5120 Del Rey	89102	63,000	3	2	Garage 1
11.	332-113721-203	1860 N. Fulstone Way	89115	103,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
12.	332-113722-203	1872 N. Fulstone Way	89115	103,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
13.	332-098875-270	513 Harvard St.	89107	43,700	2	1	Carport 1
14.	332-114117-203	1412 Henry Dr.	89110	97,500	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
15.	332-115724-203	3141 Jansen Ave.	89101	51,900	4	2	Carport 1
16.	332-148210-703	255 N. Lamb #B	89110	36,575	3	2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$47.00 IN ADDITION TO MONTHLY PAYMENT.							
17.	332-116906-203	433 N. Lamb #F	89110	31,600	1	1	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
18.	332-138819-203	465 N. Lamb #G	89110	28,500	1	1	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
19.	332-110818-266	816 Mantis Way #5	89110	43,000	2	2	None 1-4
20.	332-138999-203	1560 Marion Drive	89115	75,500	4	2 1/2	None 1-4
21.	332-116760-245	3817 Marshall Circle	89108	67,000	3	2	Garage 1
22.	332-110627-203	2741 E. Menlo Square	89101	85,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
23.	332-130336-203	4816 Montebello	89110	72,675	3	2	Garage 1-4
24.	332-139227-203	4780 E. New York	89104	72,000	3	2	Garage 1
NOTE: PROPERTY HAS PROPANE HEAT.							
25.	332-085562-203	5583 Northridge	89122	44,250	3	1 1/2	None 1
26.	332-145291-797	2470 Old Forge #51	89121	38,950	1	1	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$42.50 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
27.	332-116999-203	825 Parkhurst	89110	60,000	3	2	Garage 1-4
28.	332-090373-203	1767 Ringe Lane	89115	96,500	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
29.	332-139956-203	863 Ripple Way	89110	45,000	2	1 1/2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT.							
30.	332-101253-234	4360 Sanderling Cir. #61	89103	57,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$85.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
31.	332-128382-703	7219 Sawtooth Dr.	89119	70,000	3	2	Garage 1
32.	332-133879-203	3912 Sequoia Ave.	89110	64,500	5	3	None 1-4
33.	332-119952-203	4248 N. Sheppard Dr.	89121	72,500	3	2	Garage 1
34.	332-119448-203	1615 N. Stevens Dr.	89115	97,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
35.	332-119436-203	1688 N. Stevens Dr.	89115	94,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
36.	332-120156-203	4770 S. Topaz #40	89121	50,000	2	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							

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