

# 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 21, 1988

Bid opening 1:00 pm, March 22, 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.	332-137400-203	1508 S. 15th St.	89104	\$68,000	3	2	Garage 1

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Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
<b>LAS VEGAS</b>							
2.	332-129137-534	229 N. 18th, Bldg 10#C	89101	35,050	3	1½	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
3.	332-116661-203	6955 Appleton Drive	89115	131,000	8	5	None 1
NOTE: THIS IS A FOUR-PLEX.							
4.	332-129251-534	2221 W. Bonanza #35	89106	19,000	0	1	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
5.	332-143259-234	204 N. Bruce #C	89101	38,950	3	2½	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
6.	332-106208-203	5905 Concert Drive	89107	71,000	3	2	Garage 1
7.	332-121376-203	5428 Del Rey Drive	89102	69,000	4	2	None 1
8.	332-154537-203	9860 Giles St.	89123	100,000	4	3	None 1
NOTE: THIS PROPERTY HAS A COMMUNITY WELL.							
9.	332-129887-234	5185 Gray Lane #A	89119	36,950	1	1	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$58.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
10.	332-138090-703	3805 Haddock Ave.	89115	47,025	3	1½	Carport 1-4
11.	332-101315-234	3232 Jericho #C	89102	37,500	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
12.	332-127679-234	2080 Karen #49	89109	50,950	2	2	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$83.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
13.	332-104322-203	2617 Karen St.	89121	69,000	3	2	None 1
14.	332-097560-270	5311 Karvel St.	89122	60,000	3	2	None 1
15.	332-117066-203	1269 Labrador Dr.	89122	58,000	3	2	Garage 1
16.	332-103573-203	429 N. Lamb #8-F	89110	31,500	1	1	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT.							
17.	332-113896-203	326 N. Linn Lane	89110	35,500	2	1	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$55.00 IN ADDITION TO MONTHLY PAYMENT.							
18.	332-095634-270	2112 E. McWilliams	89101	47,500	3	2	None 1
19.	332-110195-203	2781 Menlo Square Dr.	89110	85,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
20.	332-116979-203	1216 Mews Lane	89101	52,500	3	2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
21.	332-114992-203	4225 Middlesex Ave.	89110	103,500	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
22.	332-130457-203	3440 Moberly Ave.	89118	110,000	3	2	Garage 1-4
23.	332-118492-203	4017 Ogden Ave.	89110	59,000	2	2	Garage 1-4
24.	332-146518-203	4300 Orange Blossom	89108	42,000	4	2	None 1
NOTE: THIS IS A MOBILE HOME.							
25.	332-123855-203	6525 Ouida Way	89108	63,000	3	2	Garage 1
26.	332-108130-261	4161 Overbrook Drive	89108	56,500	3	2	None 1
27.	332-083295-203	4240 Park Court	89110	50,600	2	2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$66.00 IN ADDITION TO MONTHLY PAYMENT.							
28.	332-094343-203	4516 Payson Ave.	89110	38,500	4	2	Carport 1
29.	332-116700-203	2115 San Simeon St.	89108	57,000	3	2	Garage 1
30.	332-094916-203	3104 Sequoia Ave.	89101	53,700	3	2	Garage 1
31.	332-137330-203	4348 Shalimar Ave.	89115	61,500	3	2	Garage 1
32.	332-156466-203	4439 Shalimar Ave.	89115	61,500	3	2	Garage 1
33.	332-126920-234	3751 E. Shirebrook #43	89115	26,000	1	1½	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
34.	332-110021-234	2937 Siki Court #4	89101	31,200	2	1	Carport 1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
35.	332-133363-503	1590 Sloan Lane	89122	73,500	2	2	Garage 1

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