

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 28, 1988

Bid opening 1:00 pm, March 29, 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.	332-142081-203	1412 N. 21st St.	89101	\$98,000	8	4	None	1
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NOTE: THIS IS A FOUR-PLEX.

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Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
LAS VEGAS							
2.	332-130525-703	6304 Alta Drive	89107	71,000	4	2	None 1
3.	332-139034-203	705 Antelope Way	89128	74,100	3	1 1/4	None 1
4.	332-141438-703	3903 Blackford Place	89102	45,000	3	1 1/2	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
5.	332-132349-734	2221 W. Bonanza Rd #100	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.							
6.	332-143068-503	7086 Burcot, Bldg C-67	89115	59,500	2	1 1/2	Carpport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT.							
7.	332-126070-203	4338 Caliente #3	89119	52,000	2	1 1/2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$52.50 IN ADDITION TO MONTHLY PAYMENT.							
8.	332-149436-734	6737 W. Charleston #4	89121	56,000	2	1	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$58.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
9.	332-119964-203	5100 Churchill Ave.	89107	60,000	4	2	None 1
10.	332-112288-203	1202 Coach Lane	89101	51,300	3	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
11.	332-130837-203	5666 E. Coaldale	89110	43,500	2	1	Garage 1-4
12.	332-133907-234	350 E. Desert Inn #C203	89109	52,000	2	2	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$84.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
13.	332-128732-234	1334 Dorothy #3	89109	40,000	2	1	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$51.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
14.	332-093470-203	6237 Eugene Ave.	89108	62,000	3	2	Garage 1
15.	332-096631-203	6223 Foothill Blvd	89118	68,637	2	1 1/4	None 1
16.	332-115482-203	4265 Hampshire Green	89110	53,675	2	2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$76.00 IN ADDITION TO MONTHLY PAYMENT.							
17.	332-104303-203	4901 Harmon Ave.	89121	54,000	3	2	None 1
18.	332-114456-270	7076 Hillcroft Way	89117	70,000	3	2	Garage 1
19.	332-100918-270	615 Hogan Drive	89107	92,000	4	2	Garage 1
20.	332-122285-203	6518 Ironbark Lane	89107	62,700	2	2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$68.00 IN ADDITION TO MONTHLY PAYMENT.							
21.	332-135025-234	1701 E. Katie #26	89109	55,000	2	2	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
22.	332-113031-203	263 N. Lamb #D	89110	40,000	2	2	Carpport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT.							
23.	332-110847-596	425 N. Lamb #7-H	89110	39,500	2	2	Carpport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT.							
24.	332-147552-734	4300 N. Lamont #244	89115	43,500	2	2	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
25.	332-131808-203	448 N. Linn Lane	89110	47,500	2	2	Garage 1-4
26.	332-115435-203	6413 Little Pine	89108	60,000	3	2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
27.	332-114485-256	840 Mantis Way #1	89110	42,000	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
28.	332-139883-703	1632 Marathon Drive	89108	54,625	3	1 1/2	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
29.	332-139807-203	2852 Mohawk St.	89102	78,500	2	2	Garage 1
30.	332-118624-203	4931 E. Nevada	89104	85,000	3	2	Garage 1
31.	332-131246-203	5587 Orchard Lane	89110	64,500	2	1	Garage 1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
32.	332-106969-261	4157 Overbrook Dr.	89108	58,900	3	2	Garage 1
33.	332-139659-203	1809 Palo Alto	89108	77,000	3	2	Garage 1
34.	332-116562-203	4329 Parkdale Ave.	89121	48,000	3	2	None 1

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