

# 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., April 11, 1988**

**Bid opening 1:00 p.m., April 12, 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.	332-118846-503	3958 Almondwood Dr.	89120	\$93,000	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.	332-116661-203	6955 Appleton Dr.	89115	125,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
3.	332-111306-261	2429 Bay Meadows	89108	64,000	3	2	Garage 1
4.	332-091656-203	2155 Birthday	89119	60,500	3	2	Carport 1
5.	332-143259-234	204 N. Bruce #C	89101	37,100	3	2 1/2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
6.	332-116337-203	3932 Calle Mirador	89103	60,000	3	2	Garage 1
7.	332-137864-234	1871 Camino Verde	89109	75,000	3	2	Garage 1
8.	332-149903-203	3900 Casa Grande	89102	70,000	3	2	Garage 1
9.	332-137958-796	4629 Concord Village	89108	71,000	2	2	Garage 1
10.	332-110808-203	3601 Foliage Dr #1	89110	42,500	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
11.	332-129003-234	4241 Gannet #203	89103	50,000	2	1	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$85.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
12.	332-121396-203	5684 E. Gorham Ave.	89110	78,500	4	2	Garage 1-4
13.	332-114117-203	1412 Henry Dr.	89110	95,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
14.	332-137842-203	4824 Hotsprings Ave.	89110	52,000	3	2	Carport 1-4
15.	332-133602-534	4655 S. Jeffreys #616	89109	31,000	1	1	None 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$49.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
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.	332-147223-203	3980 Lincoln Road	89115	72,500	4	2 1/2	Garage 1
18.	332-113896-203	326 N. Linn Lane	89110	34,750	2	1	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$55.00 IN ADDITION TO MONTHLY PAYMENT.							
19.	332-116979-203	1216 Mews Lane	89101	49,900	3	2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
20.	332-112343-203	1221 Mews Lane	89101	48,500	2	1 1/2	Garage 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
21.	332-075179-203	1208 Norwalk Court	89110	61,500	5	2	Carport 1-4
22.	332-095982-203	4890 Novato Way	89120	55,000	3	2	Carport 1
23.	332-145291-797	2470 Old Forge Lane #51	89121	37,000	1	1	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$42.50 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
24.	332-129540-703	2300 Pearson Ct.	89106	103,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
25.	332-131801-203	4800 Prime Court	89130	104,500	5	2 1/2	None 1
NOTE: THIS PROPERTY IS ON A COMMUNITY WELL SYSTEM.							
26.	332-124256-503	6729 Rexburg Circle	89107	79,900	3	2	Garage 1
27.	332-159681-234	1454 Santa Anita #D	89119	44,000	2	2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$86.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
28.	332-137330-203	4348 Shalimar Ave.	89115	59,000	3	2	Garage 1
29.	332-156466-203	4439 Shalimar Ave.	89115	58,500	3	2	Garage 1
30.	332-114092-203	4261 E. Stewart	89110	110,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
31.	332-125393-203	4765 E. Thunderbolt	89115	107,000	8	6	None 1
NOTE: THIS IS A FOUR-PLEX.							
32.	332-120156-203	4770 S. Topaz #40	89121	47,500	2	1 1/2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
33.	332-120249-203	4770 S. Topaz #77	89121	36,250	1	1	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$64.00 IN ADDITION TO MONTHLY PAYMENT.							
34.	332-124128-203	4770 S. Topaz #115	89121	36,500	1	1	Carport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT.							
35.	332-136400-203	1306 Tumbleweed	89106	41,800	3	2	None 1

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