

# 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, April 18, 1988.

Bid opening 1:00 pm, April 19, 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.	332-124403-203	425 N. 13th	89101	\$46,500	2	1	None 1
NOTE: PROPERTY MAY CONTAIN LEAD BASE PAINT.							

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Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
<b>LAS VEGAS</b>							
2.	332-139573-203	850 N. 21st	89101	58,500	3	2	Carpport 1
3.	332-093837-203	5039 Arvada Way	89122	41,000	3	1	Carpport 1
4.	332-132225-796	6817 Arroyo Ave.	89103	66,300	2	2	Garage 1
5.	332-131706-271	111 Bel Port Dr.	89110	44,000	3	2 1/2	Carpport 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT.							
6.	332-141438-703	3903 Blackford Pl.	89102	43,000	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.							
7.	332-116490-203	1481 N. Christy Lane	89110	65,000	3	2	None 1-4
8.	332-135580-203	1206 Coach Lane	89101	50,000	3	2 1/2	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$15.57 IN ADDITION TO MONTHLY PAYMENT.							
9.	332-124486-203	4781 E. Convaire Ave.	89115	110,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
10.	332-135824-203	6223 Craigmont Ave.	89103	67,000	3	2	Garage 1
11.	332-134023-203	8101 Eginton	89128	72,300	3	2	Garage 1
12.	332-159295-203	5625 Evergreen Ave.	89107	45,000	3	2	Garage 1
13.	332-131213-203	4340 Fox Point Dr.	89108	65,000	2	2	Garage 1
14.	332-154537-203	9860 Giles St.	89123	100,000	4	3	None 1
NOTE: THIS PROPERTY IS ON A COMMUNITY WELL SYSTEM.							
15.	332-113503-203	1308 Jefferson Ave.	89106	55,000	3	2	Garage 1
16.	332-078939-203	3305 Marionette Ave.	89101	62,500	5	2	None 1
17.	332-094147-270	4889 Newton Dr.	89121	55,100	3	2	None 1
18.	332-162362-703	3901 W. Oakey Blvd.	89102	63,000	4	2	None 1
19.	332-106969-261	4157 Overbrook	89108	56,000	3	2	Garage 1
20.	332-139659-203	1809 Palo Alto Circle	89108	77,000	3	2	Garage 1
21.	332-117254-203	832 Parkhurst St.	89110	65,500	4	2	Garage 1
22.	332-111361-270	5704 Pearl Drop	89107	82,000	3	2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
23.	332-129539-703	2305 Pearson Court	89106	103,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
24.	332-109542-203	4508 Prince Cary	89110	61,500	3	2	Garage 1
25.	332-097859-203	1204 Purple Sage	89108	53,000	3	1 1/2	None 1
26.	332-149183-203	5668 Sea Breeze	89110	55,500	3	2	Garage 1-4
27.	332-141141-203	212 Seahawk St.	89128	72,000	3	2	Garage 1
28.	332-133957-203	200 Shadybrook #D	89107	52,000	2	1 1/2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
29.	332-113095-270	51 N. Sirnoble St.	89110	74,500	4	2 1/2	Garage 1-4
30.	332-114248-203	1125 Tamarack	89106	64,000	4	2	None 1
31.	332-091802-203	124 Tighe Way	89128	76,000	4	2	Garage 1
32.	332-132157-703	7817 Tomich Ave.	89128	76,000	2	2	Garage 1
33.	332-059696-203	4970 Van Buren Ave.	89110	57,950	2	2	None 1
<b>NORTH LAS VEGAS</b>							
34.	332-129480-203	3701 Judson Ave.	89030	\$39,000	3	1 1/2	Carpport 1
35.	332-136405-203	1200 Lawry Ave.	89030	23,000	3	1 1/2	None 1
36.	332-101509-203	714 Nelson Ave. #K	89030	22,800	3	1 1/2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$38.14 IN ADDITION TO MONTHLY PAYMENT.							
37.	332-147862-203	3009 St. George #B	89030	20,900	1	1	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT.							
38.	332-140448-203	3413 Tabor Ave.	89030	38,000	2	1	Carpport 1
39.	332-146026-734	2200 Venus Ave. #C	89030	27,000	2	2	Carpport 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							

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