

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, May 16, 1988

Bid opening 1:00 pm, May 17, 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.	332-114398-203	3571 Anthony Dr.	89121	\$69,500	3	2	None 1
2.	332-111086-561	5762 Arbor Oak Cir.	89122	70,000	3	2	Garage 1

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Case Number	Address	Zip Code	Listed Offer Price	BR	BA	Garage	Code
LAS VEGAS							
3.	332-117787-203	6924 Atrium Ave.	89108	64,100	4	2	Garage 1
4.	332-108821-203	185 Bel Port Dr.	89110	49,900	2	1½	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT.							
5.	332-120306-203	1069 Bombay Ct.	89110	83,900	3	2	None 1-4
6.	332-085886-203	621 Cactus Lane	89107	47,500	3	1	Carport 1
7.	332-126070-203	4338 Caliente #3	89119	49,400	2	1½	Garage 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$52.50 IN ADDITION TO MONTHLY PAYMENT.							
8.	332-121587-234	2333 Cardiff Lane #B	89108	47,000	2	1½	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
9.	332-116289-203	2341 Cardiff Lane #A	89108	47,000	2	1	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$60.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
10.	332-136418-203	4417 Caribou	89108	79,400	2	2	Garage 1
11.	332-149903-203	3900 Casa Grande Av.	89102	70,000	3	2	Garage 1
12.	332-113180-203	94 Colbath St.	89110	59,400	2	2	Garage 1-4
13.	332-124482-296	4725 E. Convaire Av.	89115	116,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
14.	332-093909-203	3432 Corona Del Mar	89108	72,700	3	2	Garage 1
15.	332-099005-270	6229 Don Zarembo Ave.	89108	62,300	3	2	Garage 1
16.	332-135006-203	1007 Dumbarton St.	89110	44,000	2	2	None 1
17.	332-110807-235	3529 Folage Dr.	89110	44,500	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$49.50 IN ADDITION TO MONTHLY PAYMENT.							
18.	332-106919-203	3501 Folage Dr. #8	89110	42,500	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$49.50 IN ADDITION TO MONTHLY PAYMENT.							
19.	332-154537-203	9860 Giles St.	89123	100,000	4	3	None 1
NOTE: PROPERTY ON COMMUNITY WELL SYSTEM. MAXIMUM FHA MORTGAGE: \$90,000.							
20.	332-106928-261	808 Hedge Way #1	89110	38,500	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$49.50 IN ADDITION TO MONTHLY PAYMENT.							
21.	332-116550-203	604 Huntington	89107	64,220	3	2	Carport 1
22.	332-116998-203	2717 Jansen Ave.	89101	49,500	4	2	Carport 1
23.	332-150400-203	5040 Jean Ave.	89108	81,000	3	3	None 1
24.	332-122150-203	1332 No. Jones Blvd.	89108	45,200	3	2	None 1
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$78.00 IN ADDITION TO MONTHLY PAYMENT.							
25.	332-113032-261	265 No. Lamb Blvd. #A	89110	39,000	2	2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$66.00 IN ADDITION TO MONTHLY PAYMENT.							
26.	332-127095-203	8157 Leger Dr.	89108	81,800	3	2	Garage 1
27.	332-131813-203	5652 E. Moapa Ct.	89110	82,500	3	2	Garage 1
28.	332-099722-203	4940 Nevada Ave.	89104	74,000	6	2	None 1
NOTE: THIS IS A DUPLEX.							
29.	332-111792-203	2140 Oceanus Ave.	89110	95,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
30.	332-121322-203	4448 Ogden Ave.	89110	54,500	4	2	Carport 1-4
31.	332-124153-203	6956 Pinebrook Ct.	89117	69,500	4	2	None 1
32.	332-113660-203	898 Rhinegold Way	89110	42,300	2	1½	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
33.	332-090375-203	1759 Ringe Lane	89115	90,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
34.	332-110130-261	858 Ripple Way	89110	44,000	2	1½	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$44.00 IN ADDITION TO MONTHLY PAYMENT.							
35.	332-077841-203	3605 Riviera Ave.	89108	87,000	4	2	None 1
36.	332-109437-266	566 Roxella Lane #D	89110	29,000	2	1½	Garage 1-4
NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$45.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
37.	332-119771-203	5152 San Anselmo St.	89120	50,000	3	1	Carport 1
38.	332-099578-203	3607 E. San Francisco	89115	50,500	3	2	Garage 1
39.	332-123595-203	1608 Saylor Way	89108	56,300	4	2	Garage 1

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