

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 31, 1988

Bid opening 1:00 pm, June 1, 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.

NOTICE: HUD-9548 SALES CONTRACT—Purchasers intending to submit a bid on a HUD property that is listed with insured financing available must check the first line of Box 4 of the Sales Contract. ONLY those Sales Contracts checked in this Box will be considered for HUD/FHA Mortgage Insurance.

All other offers must have the third line of Box 4 checked. Those offers will all be considered All Cash Bids. This category will consist of conventional, V.A., etc. These types of offers will have no contingencies.

To further clarify, all V.A. offers will be treated as ALL Cash with no exceptions.

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NOTICE: EFFECTIVE MAY 20, 1988, ESCROW PERIOD WILL BE 45 DAYS FOR ALL TYPES OF TRANSACTIONS. NO EXCEPTIONS.

**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. | 332-091656-203 | 2155 Birthday Ave. | 89119 | \$60,500 | 3 | 2 | Carport 1 |
| 2. | 332-130437-734 | 2221 W. Bonanza Rd. #65 | 89106 | 18,000 | 0 | 1 | None 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$40.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 3. | 332-104137-270 | 5448 Berkshire Dr. | 89122 | \$63,500 | 3 | 2 | Garage 1 |
| 4. | 332-133549-234 | 3769 E. Carlyle Dr. #70 | 89115 | 62,500 | 3 | 2 | Carport 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 5. | 332-091408-203 | 5048 Carmel Ave. | 89121 | 50,000 | 3 | 2 | Carport 1 |
| 6. | 332-124666-203 | 6568 Gazelle Dr. | 89108 | 71,500 | 2 | 2 | Garage 1 |
| 7. | 332-113503-203 | 1308 Jefferson Ave. | 89106 | 55,000 | 3 | 2 | Garage 1 |
| 8. | 332-113258-203 | 4745 Madrigal Way | 89122 | 54,500 | 3 | 2 | Garage 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$42.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 9. | 332-137224-703 | 4310 Mannelly Dr. | 89110 | 42,000 | 2 | 1½ | Carport 1-4 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$43.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 10. | 332-140201-203 | 1630 Marathon Dr. | 89108 | 57,500 | 3 | 1½ | Garage 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$68.25 IN ADDITION TO MONTHLY PYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 11. | 332-135417-203 | 3518 Maricopa Way | 89109 | 75,250 | 3 | 2 | Garage 1 |
| 12. | 332-089222-203 | 5041 Marissa Dr. | 89122 | 64,000 | 4 | 2 | Garage 1 |
| 13. | 332-110189-203 | 1630 Mary Jane Dr. | 89110 | 109,000 | 8 | 4 | None 1-4 |
| NOTE: THIS IS A FOUR-PLEX. | | | | | | | |
| 14. | 332-110194-203 | 1680 Mary Jane Dr. | 89110 | 110,000 | 8 | 4 | None 1-4 |
| NOTE: THIS IS A FOUR-PLEX. TWO UNITS ARE OCCUPIED. | | | | | | | |
| 15. | 332-133654-234 | 3823 S. Maryland Pk. T-6 | 89109 | 42,500 | 1 | 1 | Carport 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$55.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 16. | 332-137243-203 | 4118 Meadowglen Way | 89121 | 80,000 | 3 | 2 | Garage 1 |
| 17. | 332-130457-203 | 3440 Moberly Ave. | 89118 | 110,000 | 3 | 2 | Garage 1 |
| 18. | 332-136615-203 | 4808 Mohave Ave. | 89104 | 74,250 | 3 | 2 | Garage 1 |
| 19. | 332-093290-203 | 1206 Orange Ave. | 89108 | 53,500 | 3 | 1 | None 1 |
| 20. | 332-129540-703 | 2300 Pearson Ct. | 89106 | 93,100 | 8 | 4 | None 1 |
| NOTE: THIS IS A FOUR-PLEX. | | | | | | | |
| 21. | 332-164874-203 | 616 Pioneer St. | 89107 | 80,000 | 3 | 2 | None 1 |
| 22. | 332-123244-203 | 513 Prescott St. | 89110 | 86,000 | 3 | 2½ | Garage 1-4 |
| 23. | 332-123585-203 | 1942 Quintearo St. | 89110 | 39,500 | 3 | 2 | Carport 1-4 |
| NOTE: THIS IS A MOBILE HOME. ASSOCIATION DUES OF \$15.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 24. | 332-123164-534 | 565 Royal Crest #2 | 89109 | 25,800 | 1 | 1 | Carport 1 |
| NOTE: THIS IS A CONDO. HOMEOWNERS ASSOC. DUES OF \$55.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION. | | | | | | | |
| 25. | 332-117329-203 | 3818 Silent Hill Dr. | 89117 | 72,000 | 4 | 2 | Garage 1 |
| 26. | 332-112723-203 | 862 Slumpstone 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. | | | | | | | |
| 27. | 332-112915-203 | 6820 Soldela Dr. | 89115 | 70,500 | 4 | 2 | Garage 1 |
| 28. | 332-149913-203 | 5282 Stampa Ave. | 89102 | 72,500 | 4 | 2 | Garage 1 |
| 29. | 332-132157-703 | 7817 Tomich Ave. | 89128 | 72,200 | 2 | 2 | Garage 1 |
| 30. | 332-134581-203 | 4327 Twilight St. | 89122 | 55,500 | 3 | 2 | Garage 1 |
| 31. | 332-097080-203 | 3541 Villa Knolls | 89120 | 50,000 | 2 | 1 | Carport 1 |
| NOTE: THIS IS A PUD. HOMEOWNERS ASSOC. DUES OF \$65.00 IN ADDITION TO MONTHLY PAYMENT. | | | | | | | |
| 32. | 332-101179-203 | 2310 Viva Circle | 89108 | 52,650 | 3 | 2 | Garage 1 |
| NORTH LAS VEGAS | | | | | | | |
| 33. | 332-139797-203 | 609 Lillis Ave. | 89030 | 28,500 | 3 | 1 | None 1 |

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