

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 may contain personal property, such as refrigerators, ovens, ranges, washers, dryers, etc. HUD ASSUMES NO RESPONSIBILITY FOR SUCH ITEMS AND WILL MAKE NO ADJUSTMENT TO ANY SALE BASED UPON THEIR LOSS DUE TO VANDALISM OR THEFT.

Bids received until 3:30 pm, June 20, 1988

Bid opening 1:00 pm, June 21, 1988

Bid opening will take place at the Las Vegas HUD Office, 1500 E. Tropicana Avenue, Suite 205, Las Vegas, Nevada.

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.

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

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.	332-119136-203	2309-11 S. 15th St.	89104	\$65,000	5	2	None 1
NOTE: THIS IS A DUPLEX.							
2.	332-132956-234	213 N. 18th St. #B	89101	\$36,500	3	2½	Carport 1-4
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$42.34 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
3.	332-131587-234	513 N. 28th St. #A	89101	\$30,000	2	2	None 1-4
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$50.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
4.	332-092756-203	5240 Andover Cir.	89122	\$52,500	2	2	Carport 1
5.	332-116792-203	6349 Bannock Way	89107	\$60,000	3	2	None 1
6.	332-133316-703	1309 N. Belcher Ln.	89110	\$80,500	3	2	Garage 1
7.	332-110551-561	3813 Broadriver	89129	\$80,000	2	2½	Garage 1
8.	332-136161-203	3921 Calle Fermo	89103	\$64,300	2	2	None 1
9.	332-139877-203	2316 Canosa Ave.	89104	\$53,500	3	2	None 1
10.	332-133549-234	3769 E. Carlyle Dr.	89115	\$59,400	3	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$72.00 IN ADDITION TO MONTHLY PAYMENT. INVESTOR ALLOCATION AVAILABLE.							
11.	332-091408-203	5048 Carmel Ave.	89121	\$50,000	3	2	Carport 1
12.	332-152485-234	2516 Court St.	89121	\$65,500	2	2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$90.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
13.	332-122057-203	1212 Douglas	89102	\$50,000	3	1	None 1
14.	332-097296-203	4220 Esmeralda Ave.	89102	\$69,000	3	2	None 1
15.	332-161819-734	6250 W. Flamingo #39	89103	\$73,750	2	2	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$75.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
16.	332-113722-203	1872 N. Fulstone Way	89115	103,000	8	4	None 1-4
NOTE: THIS IS A FOUR-PLEX.							
17.	332-124666-203	6568 Gazelle Dr.	89108	\$67,950	2	2	Garage 1
18.	332-136772-203	110 Hyacinth Lane	89107	\$73,000	4	2	None 1
19.	332-103585-203	425 N. Lamb Blvd. #7E	89110	\$44,500	2	2	Carport 1-4
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$52.50 IN ADDITION TO MONTHLY PAYMENT.							
20.	332-114479-203	840 Mantis Way #3	89110	\$43,000	2	1	None 1-4
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$49.50 IN ADDITION TO MONTHLY PAYMENT.							
21.	332-114488-203	840 Mantis Way #6	89110	\$45,500	2	2	None 1-4
NOTE: THIS IS A PUD. HOMEOWNER'S ASSOC. DUES OF \$49.50 IN ADDITION TO MONTHLY PAYMENT.							
22.	332-140201-203	1630 Marathon Dr.	89108	\$57,500	3	1½	Garage 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$68.25 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
23.	332-066062-203	1900 Marlin Ave.	89101	\$39,500	2	1	None 1
24.	332-129373-534	901 McWilliams #501	89106	\$16,000	2	1	None 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$56.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
25.	332-130457-203	3440 Moberly Ave.	89118	104,500	3	2	Garage 1-4
26.	332-118940-203	1570 Northwind Ct.	89110	110,000	8	4	None 1
NOTE: THIS IS A FOUR-PLEX.							
27.	332-141362-203	1931 Opher Dr.	89106	\$82,400	4	2	Garage 1
28.	332-130131-203	6725 Reggie Dr.	89107	\$69,000	3	2	Garage 1
29.	332-083318-203	3512 Rugby	89101	\$48,500	3	2	Garage 1-4
30.	332-101253-234	4360 Sanderling #61	89103	\$55,000	2	2	Carport 1
NOTE: THIS IS A CONDO. HOMEOWNER'S ASSOC. DUES OF \$85.00 IN ADDITION TO MONTHLY PAYMENT. NO INVESTOR ALLOCATION.							
31.	332-127743-203	6774 Sebring Ave.	89103	\$64,000	2	1½	Garage 1
32.	332-113785-203	6709 Sheffield Dr.	89108	\$71,500	2	2	Garage 1

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