

CLASSIFIED ADVERTISING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

1500 E. Tropicana Ave., Suite 205

Telephone No. (702) 388-6331

Las Vegas, NV 89119-6516

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 interested in a HUD-acquired property must contact a Real Estate Broker/Agent 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 and all bids and to waive any informality or irregularity in any bids.

EARNEST MONEY DEPOSIT equal to five percent (5%) of the SALES PRICE, not to exceed \$2,000 but not less than \$500, is required with each offer to purchase. NOTE: Broker to submit to HUD, certification of these funds having been received.

BIDS RECEIVED UNTIL 3:30 PM, MARCH 26, 1990

BID OPENING 1:00 PM, MARCH 27, 1990

BID OPENING LOCATION: LAS VEGAS BOARD OF REALTORS, 1750 E. Sahara

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 Broker's Information Package (BIP) which is the "GREEN" handbook.

SUBMIT ALL SEALED BIDS TO THE LAS VEGAS HUD OFFICE.

ESCROW PERIOD WILL BE 45 DAYS -- ALL TRANSACTIONS -- NO EXCEPTIONS

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.

IF NO BIDS ARE RECEIVED ON THE LISTED PROPERTIES, HUD WILL ACCEPT BIDS ON OR BEFORE 9:00 AM EACH DAY UNTIL SOLD OR RELISTED. THE LAST DAY TO SUBMIT BIDS SHALL BE THE FOLLOWING TUESDAY BEFORE 9:00AM FOR THE PREVIOUS WEEK'S LISTING.

PUD -- Planned Unit Development CONDO -- Condominium

LBP -- Property may contain lead base paint NIA - NO Investor Allocation

HOA -- Homeowner's Association. HOA dues are in addition to monthly payments

CS -- May have Crack Slab

SD -- May have Structural Damage

BP -- Additions or changes in structure may not have Building Permits

ALL PROPERTIES ARE OFFERED "AS IS, WITHOUT WARRANTY" NO REPAIRS WILL BE PERFORMED EXCEPT AS NOTED IN THIS AD. ALL INFORMATION IN THIS LISTING IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED.



EQUAL HOUSING
OPPORTUNITY

THE FOLLOWING PROPERTIES ARE LISTED AS IS,
WITH FHA-INSURANCE AVAILABLE.

| BID NO | CASE NUMBER | PROPERTY ADDRESS | ZIP CODE | LISTED PRICE | BD/BA | GARAGE | REMARKS |
|--------|-------------|------------------|----------|--------------|-------|--------|---------|
|--------|-------------|------------------|----------|--------------|-------|--------|---------|

LAS VEGAS

| | | | | | | | |
|-----|------------------|----------------------|-------|---------|------|-----|---|
| 1. | 332-150879-1-203 | 5600 Balzar Avenue | 89108 | 78,900 | 4/2½ | YES | LBP |
| 2. | 332-187640-729 | 2900 Black Forest Dr | 89102 | 95,000 | 3/2 | NO | LBP |
| 3. | 332-151350-9-703 | 124 Farkas Lane | 89128 | 97,800 | 2/2 | YES | |
| 4. | 332-195437-8-503 | 5264 Koa Ave. | 89122 | 71,500 | 3/2 | NO | LBP |
| 5. | 332-095493-203 | 3112 Lava Ave. | 89101 | 50,000 | 3/2 | CP | LBP |
| 6. | 332-121060-203 | 1648 Marathon Drive | 89108 | 71,800 | 3/2½ | NO | PUD HOA |
| 7. | 332-122307-534 | 901 Mc Williams #704 | 89106 | 13,800 | 2/1 | NO | CONDO HOA LBP |
| 8. | 332-139847-203 | 1203 Palm Terrace | 89106 | 55,300 | 3/2 | NO | LBP |
| 9. | 332-168634-703 | 8632 Portofino Ct. | 89117 | 118,000 | 3/2 | YES | |
| 10. | 332-154849-203 | 4329 Rosebud Circle | 89108 | 89,900 | 4/2 | YES | |
| 11. | 332-127583-234 | 3771 Shirebrook #164 | 89115 | 45,500 | 2/1 | NO | CONDO HOA INVESTMENT ALLOCATION AVAILABLE |

NORTH LAS VEGAS

| | | | | | | | |
|-----|----------------|-------------------|-------|--------|-----|----|-----------|
| 12. | 332-136287-203 | 2557 Kenneth Road | 89030 | 45,500 | 2/1 | CP | LBP |
| 13. | 332-141143-734 | 2100 Venus #C | 89030 | 35,000 | 2/2 | CP | CONDO HOA |

HENDERSON

| | | | | | | | |
|-----|----------------|-----------------|-------|---------|------|-----|--|
| 14. | 332-149259-203 | 390 El Pico Dr. | 89015 | 101,000 | 3/2½ | YES | |
| 15. | 332-143409-703 | 749 Willow Ave. | 89015 | 89,000 | 4/2 | YES | |