

# CLASSIFIED ADVERTISING

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

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### 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, APRIL 9, 1990**

**BID OPENING 1:00 PM, APRIL 10, 1990**

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

**NOTICE: TRAINING SESSION AFTER BID OPENING**

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
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#### LAS VEGAS

1.	332-136432-234	3769 Carlyle Dr #69	89115	58,100	3/2	CP	CONDO HOA INVESTOR ALLOCATION AVAILABLE
2.	332-113124-203	73 Colbath	89110	75,000	3/2	YES	
3.	332-154930-703	1747 Divinity St.	89122	82,000	3/2½	YES	
4.	332-120451-203	6625 Fredonia Dr.	89108	67,300	2/1	YES	
5.	332-108735-203	3974 Lancome St.	89115	69,000	3/2	YES	
6.	332-100903-203	5220 Mountain View	89102	82,950	3/2	NO	LBP
7.	332-086462-270	5086 Mountain Vista	89120	46,000	2/2	YES	PUD HOA LBP
8.	332-137921-203	1929 Ridgefield Dr.	89108	78,800	2/2	YES	
9.	332-169485-0-703	1123 Tamerack St.	89106	54,000	3/2	NO	LBP

#### NORTH LAS VEGAS

10.	332-160249-203	2332 Daley St.	89030	79,700	8/4	NO	4-PLEX LBP
11.	332-094785-203	3501 E. Taylor Ave	89030	50,000	2/1	NO	LBP
12.	332-112565-203	4325 Thicket Ave	89030	90,000	3/2	YES	

#### HENDERSON

13.	332-108376-203	536 Holick Ave	89015	68,500	3/2	YES	
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THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

#### LAS VEGAS

14.	332-062595-203	235 W. Baltimore Ave	89102	45,000	2/1	NO	LBP
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