

CLASSIFIED ADVERTISING

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

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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, APRIL 16, 1990

BID OPENING 1:00 PM, APRIL 17, 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
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LAS VEGAS

1.	332-123017-203	708 N. 22nd St.	89101	55,500	3/2	CP	LBP
2.	332-151350-9-703	124 Farkas Lane	89128	97,800	2/2	YES	
3.	332-120465-203	6601 Fredonia Dr.	89108	87,300	3/2	YES	
4.	332-100903-203	5220 Mountain View	89102	82,950	3/2	NO	
5.	332-135892-3-203	4670 E. New York Ave	89104	94,000	3/2	YES	
6.	332-172253-1-703	4748 Nova Lane	89115	108,000	8/4	NO	4-PLEX
7.	332-122625-203	3686 Rawhide Ct.	89120	85,000	3/2	YES	LBP
8.	332-101852-203	2727 N. San Luis Cr	89115	57,800	3/2	YES	
9.	332-127583-234	3771 E. Shirebrook	89115	45,500	2/1	NO	CONDO HOA INVESTMENT ALLOCATION AVAILABLE

NORTH LAS VEGAS

10.	332-133733-203	1816 Brand St.	89030	62,300	3/2	NO	LBP
11.	332-141143-4-734	2100 Venus Ave.#C	89030	33,500	2/2	CP	

HENDERSON

12.	332-139035-7-734	732 Apple Tree Ct.	89015	39,000	1/1½	YES	CONDO HOA
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THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

LAS VEGAS

13.	332-128949-203	5510 Viscount Carlson	89119	63,000	3/2	YES	LBP
14.	332-164650-8-203	1706 Breckenwood Ct	89115	63,500	4/2	NO	LBP POSSIBLE DEFECTIVE SLAB
15.	332-166936-3-234	5218 Garden Lane "D"	89119	35,000	1/1	YES	CONDO HOA LBP