

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, APRIL 23, 1990

BID OPENING 1:00 PM, APRIL 24, 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.	332-142062-3-234	505 N. 28th St #D	89101	32,000	2/2	NO	CONDO HOA NIA
2.	332-113698-203	1857 Bartoli Dr.	89115	117,000	8/4	NO	4-PLEX
3.	332-187640-7-729	2900 Black Forest Dr	89102	95,000	3/2	NO	LBP
4.	332-101843-203	6609 Brandywine	89107	64,500	3/1	NO	LBP
5.	332-129824-503	7121 Copperleaf Dr.	89128	86,600	2/2	YES	
6.	332-141766-6-703	4323 Crater St.	89122	69,500	3/2	YES	
7.	332-112613-203	1254 Fraya Drive	89119	140,000	8/8	NO	4-PLEX LBP
8.	332-152575-2-203	5117 Gowan Road	89130	110,700	2/2	YES	
9.	332-193528-3-703	461 N. Lamb #B	89110	36,000	1/1	CP	PUD HOA
10.	332-132073-203	4138 Larkwood Ave	89103	78,000	2/2	CP	LBP
11.	332-112676-203	4200 Middlesex Ave	89110	131,000	8/4	NO	4-PLEX
12.	332-118960-503	7709 Parakeet Ave	89128	86,000	3/2	YES	
13.	332-126523-534	5576 W. Rochelle#16A	89103	65,000	2/2	CP	CONDO HOA NIA
14.	332-116296-203	4855 San Sebastian	89121	94,500	4/2	YES	LBP

NORTH LAS VEGAS

15.	332-083548-203	2632 Magnet St.	89030	39,600	2/1	NO	LBP
16.	332-176831-7-748	3533 Mercury St.#B	89030	24,200	3/1½	NO	LBP

HENDERSON

17.	332-088553-203	939 Palmetto St.	89015	55,000	3/2	CP	LBP
-----	----------------	------------------	-------	--------	-----	----	-----