

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 30, 1990

BID OPENING 1:00 PM, MAY 1, 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.	332-097136-203	6340 Alta Dr	89107	65,500	3/2	YES	LBP
2.	332-128138-203	4034 Badillo St.	89104	74,500	3/2	YES	
3.	332-141022-9-703	5532 Blue Sea St	89110	60,000	3/2	NO	
4.	332-135168-3-203	2720 Brady Ave	89101	71,500	5/2½	NO	LBP
5.	332-079921-203	6316 Brittany Way	89107	73,600	3/2	NO	LBP
6.	332-136432-8-234	3769 Carlyle Dr #69 INVESTOR ALLOCATION AVAILABLE	89115	57,500	3/2	CP	CONDO HOA
7.	332-105453-203	605 Donner St	89107	78,500	4/2	NO	LBP
8.	332-120451-203	6625 Fredonia Dr.	89108	67,300	2/1	YES	
9.	332-121060-203	1648 Marathon Dr.	89108	71,800	3/2½	NO	
10.	332-170959-3-703	1809 Mesquite Ave	89101	57,500	3/2	CP	LBP
11.	332-123304-203	4021 Pelham Ct	89110	62,000	3/2	YES	
12.	332-166652-5-703	2468 Pine Creek	89115	72,000	3/2	YES	LBP
13.	332-162672-203	3610 Rio Mayo	89121	64,500	3/2	YES	LBP
14.	332-127067-534	5576 W. Rochelle#16D	89103	63,500	2/2	CP	CONDO HOA NIA

NORTH LAS VEGAS

15.	332-160249-203	2332 Daley St.	89030	79,700	8/4	NO	4-PLEX LBP
16.	332-188263-8-503	2525 Harewood Ave.	89030	45,500	3/2	YES	
17.	332-148799-5-703	3420 Taylor Ave	89030	54,400	3/1	NO	LBP

HENDERSON

18.	332-108376-203	536 Holick Ave	89015	65,000	3/2	YES	
-----	----------------	----------------	-------	--------	-----	-----	--