

# 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, JUNE 4, 1990

BID OPENING 1:00 PM, JUNE 5, 1990

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

NOTICE: TRAINING SESSION TO FOLLOW BID OPENING ON JUNE 12, 1990

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
<b>LAS VEGAS</b>							
1.	332-097136-203	6340 Alta Dr.	89107	65,500	3/2	YES	LBP
2.	332-173915-2-729	1497 Arden St	89102	69,500	3/2	YES	
3.	332-1321307-203	4929 Babbitt Dr.	89110	62,500	3/2	YES	
4.	332-166362-0-203	3157 Batavia Dr.	89102	71,000	2/2½	YES	PUD HOA LBP
5.	332-130159-203	2021 Bledsoe Lane NOTE: 2 Units currently occupied	89115	130,000	8/8	NO	4-PLEX
6.	332-097558-203	1912 Goodwill ABCD	89106	95,000	8/4	NO	4-PLEX
7.	332-127718-203	3459 Haleakala Dr.	89122	65,000	2/2	CP	HOA
8.	332-138351-703	4325 W. Lake Mead Bl	89108	76,600	4/2	YES	LBP
9.	332-130161-203	5390 E. Lake Mead NOTE: 1 Unit currently occupied Special improvement assessment pending	89115	130,000	8/8	NO	4-PLEX
10.	332-131388-203	7201 Lodge Circle	89129	94,600	3/2	YES	
11.	332-122625-203	3686 Rawhide Ct	89120	85,000	3/2	YES	LBP
12.	332-164109-534	2667 Red Rock St#101	89102	79,500	2/2	CP	CONDO HOA NIA
13.	332-119441-203	1639 N. Stevens Dr.	89115	95,000	8/4	NO	4-PLEX
14.	332-119091-203	4791 Tamalpias Ave	89120	67,000	4/2	YES	LBP
15.	332-159309-3-703	6736 Theus Circle	89107	88,700	2/2	YES	
16.	332-160387-2-249	514 Wardell St #C	89101	38,000	3/1	CP	CONDO HOA NIA
<b>NORTH LAS VEGAS</b>							
17.	332-186550-9-231	3301 Civic Ctr #9F	89030	19,800	2/1	NO	LBP
<b>HENDERSON</b>							
18.	332-090924-203	2447 Marlene Way	89015	109,000	3/2	YES	
19.	332-152785-5-703	523 Sheffield Dr.	89015	89,000	3/2½	NO	