

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, DECEMBER 24, 1990
BID OPENING 1:00PM, DECEMBER 26, 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.	332-177471-734	3111 Bel Aire Dr #209 REGENCY TOWER - INVESTOR ALLOCATION AVAILABLE	89109	79,000	1/1	NO	CONDO HOA AVAILABLE
2.	332-146485-7-203	6424 Big Pine Way	89108	67,500	2/1/2	YES	PUD HOA
3.	332-139835-0-203	5917 Forrest Hill	89108	83,750	3/2	NO	LBP
4.	332-125129-234	4320 Gannet Cir #115	89103	64,000	2/1	CP	CONDO HOA NIA
5.	332-174500-4-703	5825 Grand Canyon NOTE: Community Well	89129	91,000	3/2	YES	
6.	332-142107-2-703	5405 Mare Way	89108	72,000	2/1	NO	
7.	332-128910-552	5823 E. Monroe Av	89110	97,000	4/2/1/2	YES	
8.	332-110406-203	4536 Ogden Ave	89110	60,000	3/2	CP	LBP
9.	332-116463-203	2445 Paradise Vil	89120	68,000	2/2/1/2	CP	PUD HOA LBP
10.	332-121978-203	6208 Rassler	89107	90,000	4/2/1/2	NO	
11.	332-199514-0-703	3724 Southern Light Dr.	89108	77,500	3/2	YES	
12.	332-126799-703	4621 Supreme Ct	89110	83,000	4/2/1/2	YES	

NORTH LAS VEGAS

13.	332-155066-1-203	3438 College View	89030	132,000	8/4	NO	4-PLEX
14.	332-117983-252	1916 Roosevelt	89030	76,800	6/3	NO	TRI-PLEX
15.	332-140678-1-203	2317 Seco Adobe	89030	115,000	8/6	NO	4-PLEX
16.	332-163749-1-203	913 Stanley St.	89030	54,500	3/1	CP	LBP

HENDERSON

17.	332-179308-0-734	740 Apple Tree	89015	59,000	2/2	YES	CONDO HOA
18.	332-150163-703	1629 Keena Drive	89015	103,000	4/2/1/2	YES	

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS ALL CASH

LAS VEGAS

19.	332-124631-703	6817 Atwood Ave NOTE: Eligible for 203K	89108	96,000	4/2	YES	
20.	332-149118-9-203	2204 Fair Ave	89106	54,000	3/2/1/2	NO	LBP CS