

Classified Advertising

HOME BUYING GUIDE



A HUD Home could be your smartest move. We can open the door to the home you want at the price you can afford. Contact your local real estate professional for more details.

HUD Homes. The Smart Move.

NEW LISTINGS, FHA INSURABLE

BIDS RECEIVED until 3:30 p.m. April 27, 1992 BID OPENING 1:00 p.m., April 28, 1992
BID OPENING LOCATION: Dept. of Housing & Urban Development, 1500 E. Trop., Ste. 205

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
1.	332-196455-203	1596 Divinity St.	89122	91,500	3/2	YES	
2.	332-196613-703	5280 Drifting Sands Court	89129	128,500	3/2.5	YES	PUD HOA
3.	332-206638-703	4804 Hot Springs Ave.	89110	79,000	3/2	NO	LBP
4.	332-128940-203	6812 Sheffield Dr.	89108	100,700	3/2.5	YES	
5.	332-195201-703	5035 Strauss Dr.	89102	99,000	2/2.5	YES	PUD HOA
HENDERSON							
6.	332-169171-703	506 Holick Ave.	89015	65,250	2/1.75	YES	
NORTH LAS VEGAS							
7.	332-127960-203	3444 College View Ct.	89030	120,000	8/4	NO	4-PLEX

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
8.	332-186155-703	5248 Blanton Ave.	89122	65,000	3/1.75	NO	LBP
9.	332-182290-234	5198 Garden Ln. #B	89119	34,500	1/1	YES	LBP CONDO HOA
10.	332-212444-703	4317 Ivory Circle	89130	102,500	1/2	NO	

THE FOLLOWING PROPERTIES ARE AVAILABLE "AS-IS", WITH FHA INSURANCE AVAILABLE. \$100 DOWN AND \$500 EARNEST MONEY DEPOSIT TO OWNER-OCCUPANT/PRIMARY RESIDENCE ONLY. THESE TERMS ARE NOT AVAILABLE TO INVESTORS. HUD MUST REALIZE A NEAT OF 91% OR BETTER OF THE LISTED OFFER PRICE OR BID WILL BE REJECTED.

BID NO.	CASE NO.	PROPERTY ADDRESS	ZIP CODE	LISTED PRICE	BR BA	GAR	REMARKS
LAS VEGAS							
11.	332-119777-597	2961 Country Manor #132	89115	26,000	0/1	CP	CONDO HOA NOTE: Investor Allocation Available. \$250 Appliance allowance at closing.
12.	332-106906-266	808 Hedge Way #5	89110	38,500	1/1	NO	PUD HOA
13.	332-141057-734	4600 Swenson #132	89119	27,000	1/1	NO	LBP CONDO HOA NOTE: Investor Allocation available. \$250 refrigerator allowance at closing.

HUD PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, OR NATIONAL ORIGIN. PURCHASERS SHOULD CONTACT THE REAL ESTATE BROKER OF THEIR CHOICE.

IMPORTANT INFORMATION



- Purchasers interested in a HUD-acquired property must contact a real estate professional of their choice to see or bid on any properties listed.
- Purchaser 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 no less than \$500, is required with each offer to purchase. NOTE: Broker must submit to HUD certification of receipts of these funds.
- HUD reserves the right to withdraw any property from listing prior to bid opening. For further instruction on procedures, real estate professionals are to refer to the orange Broker's Information Package (BIP).
- 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 a.m. each day until sold or relisted. The last day to submit bids shall be the Tuesday following the previous week's listing.
- **Remark Codes**
 PUD = Planned Unit Development
 CON = Condominium
 LBP = Property may contain lead-base paint
 NIA = No investor allocation
 HOA = Homeowners Association (HOA dues are in addition to monthly payments)
 CS = May have a cracked 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.
- HUD properties are offered for sale to qualified purchasers without regard to prospective purchaser's race, color, religion, sex, or national origin.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

1500 E. Tropicana Ave. Suite 205
 Las Vegas, NV 89119-6516
 (702) 388-6331



INVITATION TO BID

Sealed bids for Bid No. 92.0850.14, for construction of: CITY HALL 9TH FLOOR RENOVATION, CONTRACT "C", FIRE SUPPRESSION SYSTEM, will be received by the City of Las Vegas until 3:00 P.M., APRIL 28, 1992.

ALL BIDS MUST BE FILED AT THE OFFICE OF THE CITY CLERK, 10TH FLOOR, CITY HALL COMPLEX, PRIOR TO 3:00 P.M., ON THE DATE ESTABLISHED ABOVE.

Bids will be publicly opened and read aloud, immediately after the established closing time and date, in the Office of the Purchasing and Contracts Division, 1st Floor, City Hall Complex, 400 East Stewart Avenue, Las Vegas, Nevada.

All documents pertinent to this Invitation to Bid may be examined at:
 Office of the Purchasing and Contracts Division, 1st Floor, City Hall
 Construction Notebook, 3131 Meade Avenue, Las Vegas, Nevada
 F. W. Dodge Co., 1850 East Flamingo Rd., Suite 107, Las Vegas, Nevada

Bid documents may be obtained at the Office of the Purchasing and Contracts Division, 400 East Stewart Avenue, Las Vegas, Nevada. There will be a \$5.00 postage and handling fee for all bid documents mailed outside the City of Las Vegas. Checks are to be made payable to City Treasurer, City of Las Vegas. No bid documents will be mailed until the City receives the check for the complete amount.

Prospective bidders are requested to direct any questions concerning this project/bid to the applicable City of Las Vegas representative listed below:

Questions in regards to Technical Specifications and Bid Form items/quantities should be directed to **Ron Ruegge** at telephone No. (702) 229-6535.

All other questions should be directed to **Lee Jenniges**, Chief, Purchasing and Contracts Division, at telephone No. (702) 229-6231, between the hours of 9:00 A.M., and 3:00 P.M., Monday through Friday.

The Owner reserves the right to waive any informalities or to reject any or all bids.

Each bidder must deposit with his bid, security in the amount of five percent (5%) of the base bid, and subject to the conditions stipulated by the Owner.

No bidder may withdraw his bid within sixty (60) calendar days after the actual date of the opening thereof.

A pre-bid conference concerning this project will be held on April 8, 1992, at 9:00 A.M. in the Office of the Purchasing and Contracts Division Conference Room, 1st Floor, City Hall. The purpose of this conference is to discuss the project in detail and to consider prospective bidders' concerns.

Dated 3/25/92

E. Gail Hall
 E. Gail Hall, Deputy Director
 Department of General Services

Thomas B. Graham
 Thomas B. Graham, AICP, BSA, Director
 Department of Design and Development
Lee M. Jenniges
 Lee M. Jenniges, CPPO, Chief
 Purchasing & Contracts Division