



**Attachment A  
PROPERTY AT A GLANCE**

**Chevy Chase Apartments      FHA #: 085-11089**

ADDRESS: **1224 W. Breckenridge**      EARNEST MONEY: **\$50,000**      SALES PRICE: **Unstated Minimum**  
**Mexico, MO 65265**      TERMS **"All Cash- As Is"; 30 calendar days to close**  
COUNTY: **Audrain**      LETTER OF CREDIT: **\$200,000**      SALE TYPE: **Foreclosure**

**PROJECT INFORMATION**

<b>Total Units</b>	<b>Residential</b>	<b>Commercial</b>	<b>Foundation:</b>	<b>Slab on Grade</b>
<b>62</b>	Revenue <b>62</b>		<b>Roof:</b>	<b>Asphalt</b>
	Non-Revenue		<b>Exterior:</b>	<b>Brick veneer/wood frame</b>
<b>Building/Site Type</b>			<b>Floors/Finish:</b>	<b>Concrete, Carpet/Vinyl</b>
<b>Garden/Walk-up</b>				

<b>Number of Buildings</b>	<b>Stories</b>	<b>Year Built</b>	<b>Rehab Year</b>	<b>Approximate Site Acreage</b>	<b>Approximate Net Rentable Area</b>
<b>8</b>	<b>2</b>	<b>1974</b>	<b>n/a</b>	<b>4.22</b>	<b>49,304</b>

**Mechanical Systems**

<b>Heating:</b>	<b>Air Conditioning</b>
Fuel <b>Gas</b>	<b>Individual</b>
System <b>Individual</b>	Windows <b>Screen</b>
<b>Hot Water:</b>	
Fuel	
System	

**Utilities**

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input checked="" type="checkbox"/>
Electric	<input checked="" type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>
Storm Sewer	<input type="checkbox"/>
Septic Tank	<input type="checkbox"/>

**Parking**

Street	<b>Concrete</b>
Curb	<b>Concrete</b>
Sidewalk	<b>Concrete</b>
Parking Lot	<b>Asphalt</b>
Parking Spaces	<b>Lot (1) 75</b>

**Apartment Features**

<input checked="" type="checkbox"/>	Air Conditioning
<input type="checkbox"/>	Dishwasher
<input type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Refrigerator
<b>Gas</b>	Range/Oven
<input checked="" type="checkbox"/>	Drapes/Blinds

**Community Features**

<input type="checkbox"/>	Garage
<input type="checkbox"/>	Covered Parking
<input checked="" type="checkbox"/>	Laundry Facility
<input type="checkbox"/>	Cable/Sat Hookup
<input checked="" type="checkbox"/>	Playground
<input type="checkbox"/>	Pool
<input type="checkbox"/>	Community Space

**Owner Expense**

<b>Water/Sewer</b>
<b>Electricity/Gas</b>
<b>Refuse Removal</b>

**Tenant Expense**


**OCCUPANCY**

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	<b>V</b>	<b>A</b>	<b>C</b>	<b>A</b>	<b>N</b>	<b>T</b>						

**ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:**

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent
<b>12</b>	<b>1 Bdr</b>	<b>595</b>			
<b>22</b>	<b>2 Bdr</b>	<b>780</b>			
<b>28</b>	<b>3 Bdr</b>	<b>893</b>			
<b>Estimated/Possible Monthly Total</b>					

<b>Total Estimated/Possible Annual Income</b>	
<b>Rent</b>	
<b>Commercial</b>	
<b>Parking</b>	
<b>TOTAL</b>	
<b>Estimated Annual Expenses</b>	
<b>Administrative</b>	
<b>Utilities</b>	
<b>Operating</b>	
<b>Taxes/Insurance</b>	
<b>Reserve/Replace</b>	
<b>Total</b>	

**COMMENTS CONCERNING PROJECT INFORMATION:**

Property is vacant.

Purchaser to determine to repair Project for use as rental housing or demolition of Project.

Rent and Income expenses are not provided as property is currently vacant.

If future use of property includes use as rental housing, rents are to be determined by Purchaser after all required rehabilitation is complete, inspected and accepted by HUD.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

## USE RESTRICTIONS

If redeveloped as rental housing: 20 Years.

## TERMS OF SALE

- This is an "All-Cash" – "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- Purchaser is to determine future use of Property.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at [24 C.F.R. § 200.215](#).)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as required in the Invitation. High Bidder will be reviewed to determine if qualified to purchase, own and manage the Project.
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. **For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.**
- Purchaser to determine future use of Project. Purchaser may complete Repairs or Demolition. Refer to the Use Agreement, Rider(s) 2 and 3 for more information.
- Closing is to be held thirty (30) calendar days after HUD notifies the High Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$40.80 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Enforcement, Required Rehabilitation or Demolition, Environmental Hazards With Demolition, and Nondiscrimination Against Multifamily Section 8 Certificate and Voucher Holders.

**PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.**

## INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/housing/mfh/pd/mfplist](http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/mfh/pd/mfplist).

You may also sign up for our electronic mailing list at

<http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l>. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

### Bids for Chevy Chase Apartments:

MUST BE PRESENTED ON: August 26, 2013

At: 1:00 pm (local time)

Location of Foreclosure Sale:

Audrain County Courthouse

(East Door)

1010 N. Jefferson

Mexico, MO 65265

### HUD Office and Contact Information for submission of documents:

Multifamily Property Disposition, 6AHMLAT

801 Cherry Street, Unit #45, Ste. 2500

Fort Worth, TX 76102

**Realty Specialist:** Gloria Sawyer

Phone: (817) 978-5803

Fax: (817) 978-6018

Email: gloria.y.sawyer@hud.gov

## INSPECTION OF PROJECT

HUD does not own or operate this facility and cannot grant access for viewing. Viewing is at the discretion of the current owner. No Open House has been scheduled for this sale.