



**Attachment A
PROPERTY AT A GLANCE**

Cupluaq House

FHA #: 176-EE012

ADDRESS: **Lot 13 Bk 2 Stebbins Blueberry S/D; Stebbins, AK 99761** EARNEST MONEY: **\$10,000** SALES PRICE: **Unstated Minimum**
 COUNTY: **Nome Census Area** LETTER OF CREDIT: **\$0** TERMS: **"All Cash- As Is"; 30 calendar days to close**
 SALE TYPE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Triodectic with wire mesh
5	Revenue 5		Roof:	Metal
	Non-Revenue		Exterior:	Pre-finished laminate wood
Building/Site Type	Row		Floors/Finish:	Vinyl

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
1	1	2001		.33	3,280 sf

Mechanical Systems

Heating:	Air Conditioning
Fuel: Oil	Conditioning: None
System: Central	Windows: Insulated
Hot Water:	
Fuel: Oil	
System: Central	

Utilities

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

Parking

Street	
Curb	
Sidewalk	
Parking Lot	
Parking Spaces	6

Apartment Features

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

Community Features

<input type="checkbox"/>	Garage
<input type="checkbox"/>	Covered Parking
<input type="checkbox"/>	Laundry Facility
<input type="checkbox"/>	Cable/Sat Hookup
<input type="checkbox"/>	Playground
<input checked="" type="checkbox"/>	Refuse Removal
<input checked="" type="checkbox"/>	Hauled Sewage

Owner Expense

Tenant Expense

Water
Electricity
Heating Oil

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	20%	20%	20%	20%	20%							
2012	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent
5	1	680	\$899	\$630	\$3,150
Estimated/Possible Monthly Total					\$3,150

Total Estimated/Possible Annual Income	
Rent	\$37,800
Commercial	
Parking	
TOTAL	\$37,800
Estimated Annual Expenses	
Administrative	\$4,337
Utilities	4,089
Operating	3,759
Taxes/Insurance	5,163
Reserve/Replace	1,500
Total	\$18,848

COMMENTS CONCERNING PROJECT INFORMATION:

PROJECT BASED SECTION 8 AND/OR TENANT BASED SECTION 8 RENTAL ASSISTANCE IS NOT BEING OFFERED WITH THIS FORECLOSURE SALE.

This property was previously restricted to elderly.

This property is subject to a Lease Agreement with the City of Stebbins. The City passed a resolution agreeing to amend the Lease Agreement to remove the elderly restriction. Execution of the Amendment is not a requirement for Closing.

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

**Must remain rental housing for 2 years or until repairs are complete, whichever is longer.
Two-year rent protection for eligible residents.**

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.
- 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.**
- HUD is requiring the Property be repaired to meet state and local codes. Refer to the Use Agreement, Riders 2, Required Rehabilitation and 5, Environmental Hazards, 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 \$10.68 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Enforcement, Required Rehabilitation, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders, Two-Year Rent Protection for Pre-Existing Very Low Income Tenants, and Environmental Hazards.

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.

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 Cupluaq House Apartments:

MUST BE PRESENTED ON: August 15, 2013

At: 10:00 am (local time)

Location of Foreclosure Sale:

U.S. Post Office

(Main Lobby)

113 Front Street

Nome, Alaska 99762

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office

Multifamily Property Disposition Center, 6AHMLAT

801 Cherry Street, Unit #45, Ste. 2500

Fort Worth, TX 76102

Realty Specialist: Joseph P. Cochran

Phone: (817) 978-5557

Fax: (817) 978-6018

Email: joseph.p.cochran@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.