



**Attachment A
PROPERTY AT A GLANCE**

East Holmes Group Home FHA #: 081-EH112

ADDRESS: **1283 E. Holmes Rd
Memphis, TN 38116**
COUNTY: **Shelby**

EARNEST MONEY: **\$10,000** SALES PRICE: **Unstated Minimum**
TERMS **"All Cash- As Is"; 30 calendar days to close**
LETTER OF CREDIT: **\$9,425** SALE TYPE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Concrete Slab
1	Revenue 1	0	Roof:	Shingle
	Non-Revenue 0		Exterior:	Masonry/Wood
Building/Site Type			Floors/Finish:	Vinyl & Carpet
Single Family				

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
1	1	1989	N/A	1.82	2265

Mechanical Systems

Heating:	Air Conditioning
Fuel Gas	Central
System Central	Windows Insulated
Hot Water:	
Fuel Gas	
System Central	

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	Asphalt
Curb	Concrete
Sidewalk	Concrete
Parking Lot	Asphalt
Parking Spaces	3

Apartment Features

<input checked="" type="checkbox"/>	Air Conditioning
<input checked="" type="checkbox"/>	Dishwasher
<input checked="" type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	Garbage Disposal
<input checked="" type="checkbox"/>	Refrigerator
<input checked="" type="checkbox"/>	Gas Range/Oven
<input checked="" 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 type="checkbox"/>	Pool
<input checked="" type="checkbox"/>	Community Space

Owner Expense

Tenant Expense

Cold Water
Hot Water
Gas
Electricity

OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2014	V	A	C	A	N	T						
2013	V	A	C	A	N	T						

ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent	After Sale Rent	Total After Sale Rent
SF-5	1	2,265	*	1,030	1,030
Estimated/Possible Monthly Total					1,030

Total Estimated/Possible Annual Income	
Rent	12,360
Commercial	0
Parking	0
TOTAL	12,360
Estimated Annual Expenses	
Administrative	1,062
Utilities	340
Operating	850
Taxes/Insurance	3,360
Reserve/Replace	0
Total	5,612

COMMENTS CONCERNING PROJECT INFORMATION:

Project-Based Section 8 Housing Assistance Payment Contract is not being offered with this sale.
Project information applies if used as rental property.
* The property is currently vacant.

Questions related to the Required Rehabilitation should be directed to Eddie Grego, (817) 978-5821 or via email at: <mailto:edward.c.grego@hud.gov>

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

20 Years affordable rental housing, if used as rental housing.

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.**
- Repairs estimated at \$37,697, must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider 3, Required Rehabilitation, and Attachment E 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, Affordability of Units, Required Rehabilitation, and Non-Discrimination Against Section 8 Holders 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.

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 East Holmes Group Home:

MUST BE PRESENTED ON: April 10, 2015

At: 2:00 pm (local time)

Location of Foreclosure Sale:

Shelby County Courthouse
140 Adams Avenue
Memphis, Tennessee 38103

HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office
Property Disposition Division, 6AHMLAT
801 Cherry Street, Unit #45, Ste. 2500
Fort Worth, TX 76102

Realty Specialist: Lori L Gregg

Phone: (817) 978-5801

Fax: (817) 978-6018

Email: lori.l.gregg@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.