



**Attachment A
PROPERTY AT A GLANCE**

RTA Housing

FHA #: 084-HH006

ADDRESS: **3219 Lexington & 520 N. White** EARNEST MONEY: **\$10,000** SALES **Unstated Minimum**
Kansas City, MO 64124 TERMS **"All Cash- As Is"; 30 calendar days to close**
 COUNTY: **Jackson** LETTER OF CREDIT/CASH ESCROW: **\$6,188** SALE TYPE: **Foreclosure**

PROJECT INFORMATION

Total Units	Residential	Commercial	Foundation:	Slab on Grade
15	Revenue 15		Roof:	Asphalt
	Non-Revenue		Exterior:	Brick Veneer
Building/Site Type	2 Single Family Buildings		Floors/Finish:	Carpet and Vinyl

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
2	1	1992		0.63	5,999

Mechanical Systems		Utilities		Parking	
Heating:	Air Conditioning	Public Water	<input checked="" type="checkbox"/>	Street	Concrete
Fuel Gas	Central	Gas Main	<input checked="" type="checkbox"/>	Curb	Concrete
System Central	Windows Screen	Electric	<input checked="" type="checkbox"/>	Sidewalk	Concrete
Hot Water:		Sanitary Sewer	<input checked="" type="checkbox"/>	Parking Lot	Asphalt
Fuel Gas		Storm Sewer	<input checked="" type="checkbox"/>	Parking	2 Lots
System Central		Septic Tank	<input checked="" type="checkbox"/>	Spaces	4

Amenities		Owner Expense		Tenant Expense	
<input checked="" type="checkbox"/> Air Conditioning	<input type="checkbox"/> Garage	Water/Sewer			
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Covered Parking	Gas			
<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	Electricity			
<input checked="" type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Cable/Sat Hookup	Refuse Removal			
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Playground				
Gas Range/Oven	<input type="checkbox"/> Pool				
<input checked="" type="checkbox"/> Drapes/Blinds	<input type="checkbox"/> Community Space				

OCCUPANCY

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

COMMENTS CONCERNING PROJECT INFORMATION:

HUD is not offering financing with this sale. Properties are being sold "all-cash", "as-is".

Two Vacant Group Homes.

Purchaser to determine future use of buildings.

Property is two, single-family type buildings.

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

HUD is not placing use restrictions with this sale.

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 statues, 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(ies) be repaired to meet state and local codes and HUD's Physical Condition Standards. Refer to the Use Agreement, Rider 2, 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, Nondiscrimination Against Multifamily Section 8 Certificate and Voucher Holders, Environmental Hazards, and Historic Preservation.
- 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 RTA Housing

MUST BE PRESENTED ON: March 8, 2013

At: 1:00 P.M. (local time)

Location of Foreclosure Sale:

Jackson Court House

(North Front Door)

415 East 12th Street

Kansas City, MO 64106

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, Texas 76102

Realty Specialist: Gloria Sawyerr

Phone: (817) 978-5803

Fax: (817) 978-6018

Email: gloria.y.sawyerr@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.