



**Attachment A
PROPERTY AT A GLANCE**

FORMER SITE OF SEBRING APARTMENTS FHA #: 114-11010

ADDRESS: **105 W. Tidwell EARNEST MONEY: \$100,000 SALES PRICE: Unstated Minimum**
Houston, TX 77022 TERMS: "All Cash- As Is"; 30 calendar days to close
 COUNTY: **Harris LETTER OF CREDIT/CASH ESCROW: \$0 SALE TYPE: HUD-Owned**

PROPERTY INFORMATION

THIS IS VACANT, UNDEVELOPED LAND

Number of Buildings	Stories	Year Built	Rehab Year	Approximate Site Acreage	Approximate Net Rentable Area
0				12.46	

COMMENTS CONCERNING PROPERTY INFORMATION:

There is no subsidy offered with this Sale.

The Property is vacant, undeveloped land.

This is an "all-cash", "as-is" sale.

HUD is not offering financing with this sale.

HUD will pay Property taxes for 2008, 2009, 2010, and 2011 at or before Closing.

USE RESTRICTIONS

Purchaser must test and abate environmental hazards; refer to the Rider entitled "Environmental Hazards."

If redeveloped as rental housing, units must meet HUD's Physical Condition Standards; any subsequent conveyance/sale or change in management of the property must have HUD's prior written approval. For more information refer to the Rider entitled "Use Restrictions."

TERMS OF SALE

- This is an "All-Cash" – "As-Is" sale.
- HUD is not providing financing for this sale.
- Payment of the full Purchase 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 Property. ("principal" and "affiliate" are defined at [24 C.F.R. § 200.215.](#))
- Bids for this Property 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 Property.
- 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 Property is located are in substantial compliance with applicable state and local housing statues, regulations, ordinances and codes. See Exhibit F to the Contract of Sale, 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 not requiring repairs; interested parties are urged to review the Contract of Sale prior to submitting a bid at the Sale.
- Closing is to be held within thirty (30) calendar days after the High Bidder executes the Contract of Sale. The Contract of Sale must be executed immediately following the Sale.

- 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 \$50,000 for each thirty (30) calendar day period.
- The Contract of Sale will include the following Riders: Use Restrictions, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders, Enforcement, 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 105 W. Tidwell (site of former Sebring Apts.):

MUST BE PRESENTED ON: October 25, 2012

At: 10:00 am (local time)

Location of Sale:

Houston HUD Office
1301 Fannin Street
Suite 2200
Houston, TX 77002

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 Cochran

Phone: (817) 978-5557

Fax: (817) 978-6018

Email: joseph.p.cochran@hud.gov

INSPECTION OF PROPERTY

No Open House has been scheduled for this Sale.