



**Attachment A  
PROPERTY AT A GLANCE**

**Valley Vista Apartments**

**FHA #: 092-11214**

ADDRESS: **317 2<sup>nd</sup> Avenue SW Browns Valley, MN 56219** EARNEST MONEY: **\$10,000** SALES PRICE: **Unstated Minimum**  
 COUNTY: **Traverse** LETTER OF CREDIT: **\$28,000** TERMS: **"All Cash- As Is"; 30 calendar days to close**  
 SALE TYPE: **Foreclosure**

**PROJECT INFORMATION**

<b>Total Units</b>	<b>Residential</b>	<b>Commercial</b>	<b>Foundation:</b>	<b>Slab on Grade</b>
<b>24</b>	<b>Revenue 24</b>	<b>0</b>	<b>Roof:</b>	<b>Aluminum Siding</b>
	Non-Revenue	<b>0</b>	<b>Exterior:</b>	<b>Concrete/Wood</b>
<b>Building/Site Type</b>	<b>Walk-Up/Elevator</b>		<b>Floors/Finish:</b>	<b>Carpet/Vinyl</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>1</b>	<b>2</b>	<b>1983</b>		<b>43,989</b>	<b>12,960</b>

**Mechanical Systems**

<b>Heating:</b>	<b>Air Conditioning</b>
Fuel System: <b>Propane Central</b>	Windows: <b>None Insulated</b>
<b>Hot Water:</b>	
Fuel System: <b>Propane Central</b>	

**Utilities**

Public Water	<input checked="" type="checkbox"/>
Gas Main	<input 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>Asphalt</b>
Curb	<b>Concrete</b>
Sidewalk	<b>Concrete</b>
Parking Lot	<b>Asphalt</b>
Parking Spaces	<b>1 Lot 16</b>

**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
<input checked="" type="checkbox"/>	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 checked="" type="checkbox"/>	TV Antenna Hookup
<input type="checkbox"/>	Playground
<input type="checkbox"/>	Pool
<input type="checkbox"/>	Community Space

**Owner Expense**

<b>Water</b>
<b>Heating</b>
<b>Hot Water</b>
<b>Trash</b>
<b>Snow Removal</b>

**Tenant Expense**

<b>A/C Unit</b>
<b>Electricity</b>

**OCCUPANCY**

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2014	50%	50%	50%	50%	50%							
2013	83%	75%	71%	71%	71%	71%	67%	62%	62%	58%	42%	50%

**ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:**

# of Units	Type (# of Bdrs)	Approx Square Feet	Current Gross Rent (Contract Rent plus UA)	Estimated Utility Allowance (UA)	After Sale Contract Rent (excluding UA)	Total After Sale Contract Rent (excluding UA)
22	1Bdr	540	\$821	\$29	\$792	\$17,424
2	HC 1Bdr	540	821	29	792	1,584
Estimated/Possible Monthly Total						\$19,008

Total Estimated/Possible Annual Income	
Rent	\$228,096
Commercial	
Parking	
<b>TOTAL</b>	<b>\$228,096</b>
Estimated Annual Expenses	
Administrative	\$28,088
Utilities	22,663
Operating	34,925
Taxes/Insurance	34,670
Reserve/Replace	7,200
O & M Maintenance	500
<b>Total</b>	<b>\$128,046</b>

**COMMENTS CONCERNING PROJECT INFORMATION:**

A Housing Payment Contract (HAP) will be provided to the High Bidder prior to Closing. Project based assistance is predicated on the availability of funds.

Any questions related to the after-sale, HUD required Repairs are to be directed to: Terry A. Barnes , Construction Analyst at (817) 978-5805 or via email at: [terry.a.barnes@hud.gov](mailto:terry.a.barnes@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.**

### **PROJECT BASED SECTION 8**

A Housing Payment Contract (HAP) will be provided to the Purchaser prior to Closing. Predicated on the availability of funds, assistance will be available for eligible residents in 24 units at the Project. Bidders are cautioned that payments under the HAP Contract may start for qualifying units immediately after Closing. However, HAP units must meet HUD's Physical Condition Standards within 90 calendar days of Closing. HUD will inspect these units to ensure compliance. Bidders are urged to review the Project Based Section 8 Assistance Rider, the HAP Contract and Use Agreement and Riders to obtain a complete understanding of the requirements and conditions of the Foreclosure Sale. Prior to receipt of the subsidy payments, Purchaser may not charge eligible tenants, who are slated to receive Section 8, more than the amount of Total Tenant Payment the tenant would be required to pay under Section 8 program. In addition, some tenants may have to be temporarily relocated due to HUD required repairs. HUD has already accounted for these and other costs in this Project's disposition process. Therefore, HUD is not obligated to make any monetary adjustments to cover any costs that may be incurred by the Purchaser. Bidders should compute their bids accordingly.

### **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 \$113,223 must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Riders "Required Rehabilitation", "Project-Based Section 8 Assistance", "Environmental Hazards" 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 the Department'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; Affordability of Units; Relocation; Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders; Project-Based Section 8 Assistance; Reserve Fund for Replacement Account; 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 the Property Disposition [website](#). You may also sign up for our electronic [mailing list](#). 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 Valley Vista Apartments:**

Must be presented on September 17, 2014

At: 1:00 pm (local time)

Location of Foreclosure Sale:

Traverse County Courthouse

Sheriff's Office (Lobby)

203 7<sup>th</sup> Street North

Wheaton, MN 56296

#### **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:** Gloria Y. Sawyerr

Phone: (817) 978-5803

Fax: (817) 978-6019

Email: [gloria.y.sawyerr@hud.gov](mailto: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.