



May 20, 2009

Dear Prospective House Buyer,

The Academy for Career Education is proud to announce the sale of the 2008-2009 new student-built house located at 4941 Hombre Way, Reno, Nevada. The house is a three bedroom, two bath, 1,456 sq ft house. The appraised value of this house is \$195,000.

Enclosed is a copy of the policy that ACE must follow to sell the student-built house. If you wish to bid on the house, please follow the policy and return the sealed bid to the address below by **1:00 p.m. on June 17, 2009:**

Attn: Silvia Marin
ACE High School
2800 Vassar Street
Reno, NV 89502

All bids will be considered at the June 17, 2009, 3:00 pm Board of Directors meeting. The successful bidder will be notified and the sale of the house will begin immediately. Unsuccessful bidders will be notified and earnest money will be returned.

ACE is bound to the taxpayers to solicit the best possible price and will sell the house to the highest approved bidder that has submitted a bid in accordance with the procedures listed in this policy.

If you have any questions please call 324-3900.

Sincerely,

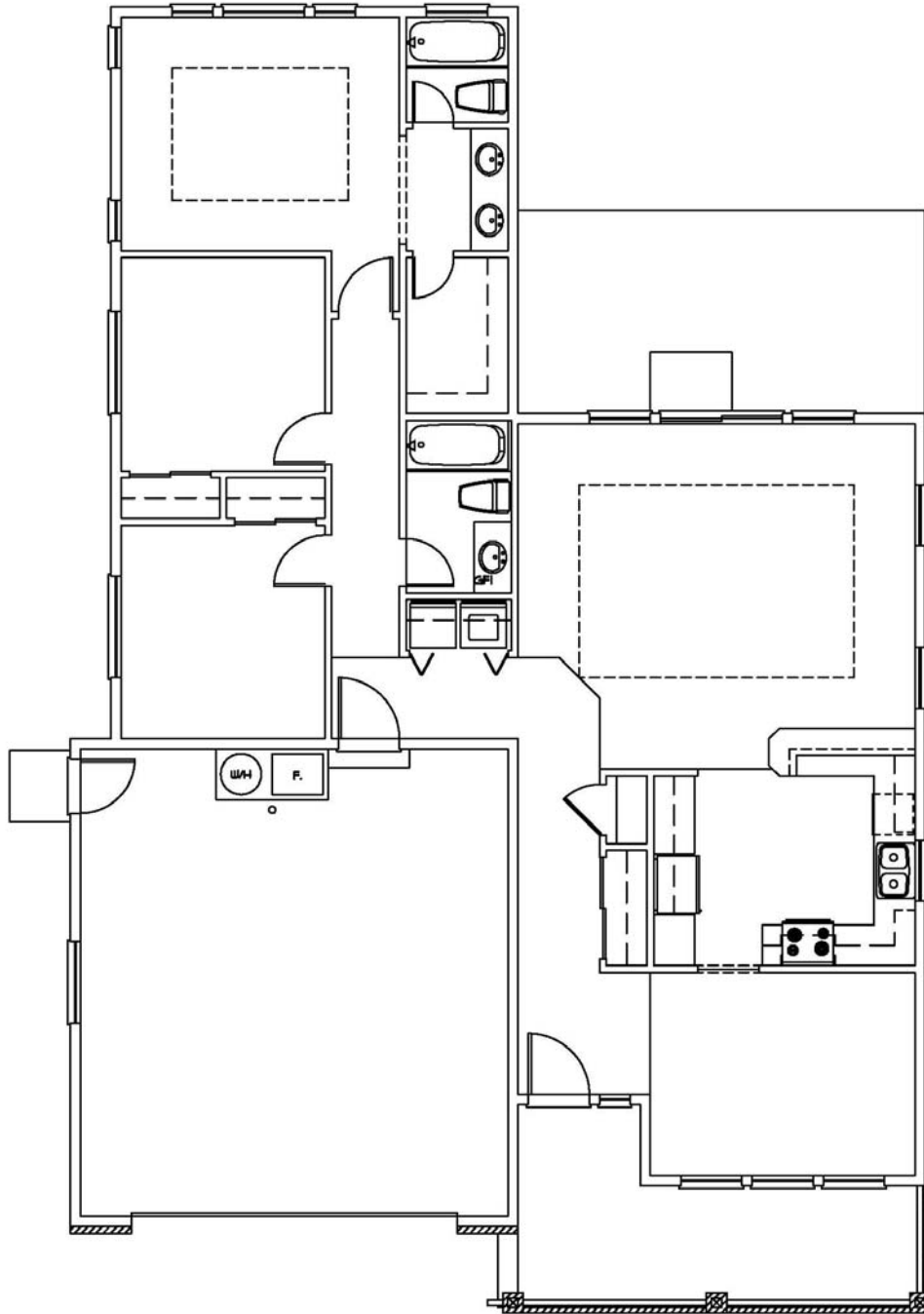
Silvia Marin

Silvia Marin,
Principal



FEATURES

- 1,456 Sq Ft
- 3 Bdrms, 2 Bath
- 2-Car Garage
- Fully Fenced Backyard
- Fully Landscaped
- Central Air Conditioning
- Energy Star Home
- Tile Floors
- Upgraded Cabinets
- Recessed Lighting
- Ceiling Fans throughout
- Bull-Nosed Corners
- Patio
- Porch w/ Covered Entry
- PV Solar System
- Appliances Include: Refrigerator, Range, DW, Washer/Dryer, & Microwave



FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION





PROCEDURE FOR SELLING THE ACADEMY FOR CAREER EDUCATION STUDENT BUILT HOUSE ON WCSD LOT

ACE must obtain a resolution from the Washoe County School District Board of Trustees allowing ACE to sell the student-built house. Completed: **October 24, 2006.**

ACE must have an appraisal and an independent review of that appraisal done. The appraised value of the house is \$195,000.

Appraisal Completed: **February 23, 2009**

Review Completed: **March 3, 2009**

Required information that must be included with all offers.

1. Owner(s) name(s)
2. Pre-approval letter from lender with a time frame for closing (this is a cash sale that cannot be contingent on the sale of another property)
3. Offer amount
4. List of costs buyer will be responsible to pay
5. Earnest money of \$2,500 (if you are successful in your offer, the money will go towards the purchase of the house; if you are unsuccessful in your offer, your check will be returned to you)

ACE must notice the house for sale in the local newspaper and include a deadline for submitting offers. The deadline is **June 17, 2009 at 1:00 p.m.**

The selected bidder must close escrow within four weeks of acceptance.

All offers must be sent or delivered to Attn: Silvia Marin, Principal, at Academy for Career Education, 2800 Vassar Street, Reno, NV 89502 and must be received by the time and date listed in the newspapers. The Principal will be responsible for bringing the offers to a noticed public meeting and the Board of Directors will take action on all offers.

ACE is bound to the taxpayers to solicit the best possible price, all bids will be considered. ACE will sell the house to the highest approved bidder that has submitted a bid in accordance with the procedures listed in this policy.