

Plot covers entire east side block front on Lexington Avenue between 42nd and 41st Streets, with 175 feet frontage on 41st Street and 125 feet frontage on 42nd Street—29,625 square feet—and the 56-story office building, with entrances on three streets, and 645,000 square feet of rentable area.

Junior Liens: These bonds are followed (1) by \$3,000,000 General 6½s, due in 1945; and (2) a blanket mortgage covering this and other parcels, due in 1940, the release price on this parcel being \$3,500,000.

Earnings: These bonds are the obligation of Combined Operating Corporation, controlled by the Chanin interests. No information on earnings available.

Broadway and 41st Street Building (New York City)

Leasehold Mortgage 6¼% 1944 Sinking Fund Bonds.

Amount: \$4,500,000.

Dated: April 1, 1929.

Maturity: April 1, 1944.

Interest: April and October 1st.

Denominations: \$1,000 and \$500.

Taxes: 2% Federal—Minn., Montana, Pennsylvania, Connecticut, Vermont, California, Oklahoma, Maryland, West Virginia, District of Columbia, Michigan, Colorado, Kansas, Kentucky, Nebraska, Wyoming, Virginia, Iowa, New Hampshire, Mass.

Trustee: Straus National Bank and Trust Company.

Redemption: 103—for sinking fund, 101.

Appraised: May, 1929, Kenneth Slawson Hobbs, Inc., \$6,750,000.
Spear & Company..... \$6,750,000

Assessed 1930: Land, \$3,150,000; building not completed.

Prior Lien: Fee estate is subject to a Mortgage for \$1,000,000 due June 1, 1930 at 5% held by Mutual Life Insurance Company.

Security: Leasehold estate in plot of land occupying entire block front on the south side of West 41st Street between Broadway and Seventh Avenue, 92'4" on Broadway, 157'10" on West 41st Street, and 118'6" on Seventh Avenue—area 18,222 square feet—building 33-story and 3-story tower. Lease extends to 1955, net annual ground rent \$125,000, with three renewal options of 21 years each on 6% valuation rental, is subject to a fee-mortgage of \$1,000,000 and renewals or substitutions not exceeding \$1,250,000 principal