

downtown financial district, Manhattan, and the 21-story office building erected thereon.	
<b>Earnings:</b> All interest paid in prior years, and \$63,650 of principal paid off.	
1929, Net available for fixed charges.....	\$140,452.33
Interest on funded debt.....	70,215.00
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Times earned .....	2.2

**60 Broadway Building**  
(New York City)

Ten-Year 7% 1934 Sinking Fund Gold Notes

**Amount:** Original \$1,000,000—outstanding December 31, 1928, \$869,000.

**Dated:** October 1, 1924.

**Maturity:** October 1, 1934.

**Interest:** April and October 1st.

**Denominations:** \$1,000, \$500 and \$100.

**Redemption:** At 110 on 30 days' notice.

**Taxes:** Federal 2%—Penn. and Conn., 4 mills; Mass., 6%.

**Trustee:** Equitable Trust Company, New York.

**Appraised:**

Joseph P. Day, Inc., and McKim, Mead & White .....	\$5,554,965
First mortgage due in 1954 5% .....	2,900,000
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Equity back of gold notes..... \$2,654,965

**Assessed 1930:** \$3,950,000.

**Security:** 60 Broadway Building Corporation owns the fee estate in the plot of ground bounded by Broadway, Exchange Place and New Street, in the financial district, across New Street from the Stock Exchange. The plot has 9,000 square feet, and erected thereon is a 23-story office building. The property is subject to a first mortgage in the sum of \$2,900,000 5% due in 1954.

**Earnings:**

Interest earned in 1925 .....	1.23 times
1926 .....	1.14
1927 .....	1.14
1928 .....	1.18
1929 .....	2.15