

Mercantile American Realty Company
(San Francisco Area)

First Mortgage 1951 Sinking Fund 5% Bonds

Amount: \$10,000,000; reserved, \$3,000,000; outstanding, \$7,000,000.

Dated: October 1, 1926.

Maturity: October 1, 1951.

Interest: April and October 1st.

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

Taxes: 2% Federal.

Redemption: For sinking fund at 101—otherwise at 102½.

Trustee: American Trust Company, San Francisco, and Charles R. Blyth.

Appraised: \$13,000,000.

Security: Approximately 50 parcels of real estate in San Francisco, Oakland, Berkeley, Alameda, Emeryville, San Leandro, Richmond, Pittsburg, San Jose, Santa Clara, Santa Rose, Petaluma, Palo Alto, Burlingame, Newman, Martinez—all improved with buildings wholly or principally occupied by American Trust Company, to whom the properties are leased for 25 years at a rental sufficient to pay operating expenses and taxes, and \$800,000 per annum in addition thereto. Out of this sum is met the bond interest and sinking fund, and then dividends on preferred stock. As the maximum interest charges on the \$7,000,000 outstanding is \$350,000, the fixed rental is over twice assured.

Control: The obligor, Mercantile American Realty Company, is owned by American National Company, which is in turn owned by the stockholders of American Trust Company, the lessee. American Trust Company operates over 95 banking offices, and its 1929 reported capital and surplus amounted to approximately \$21,000,000.

11 West 42nd Street Building
(New York City)

First Mortgage Leasehold Sinking Fund Gold 6½%

Amount: \$6,500,000; outstanding, \$6,135,000.

Dated: November 1, 1925.

Maturity: November 1, 1945.