

Earnings: The owner of the building does not give out data on earnings, but the deposits of principal and interest have always been promptly made, and \$85,500 of principal amortized. The building is 100% rented at this time.

Insurance Center Building (New York City)

General Mortgage 6½% Bonds with Stock

Amount: \$1,600,000; retired, \$136,000; outstanding, \$1,464,000.

Dated: April 1, 1928.

Maturity: April 1, 1943.

Interest: April and October 1st.

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

Taxes: 2% Federal—Penn., Conn., Maryland, Ky., Va., D. of C., Mass.

Redemption: Par.

Trustee: Equitable Trust Company, New York.

Stock Bonus: Each \$1000 bond when issued carried a bonus of 8 shares of common stock.

Appraised May, 1928:

Pease & Elliman Inc.....	\$3,500,000
Prior Lien, 5-yr. 5% to Central Union Trust Co.	1,800,000

Equity	1,700,000
Assessed 1930	2,400,000

Security: Subject to above 1st mortgage, fee estate in land at No. 80 John Street, corner of Gold, 94-ft. frontage on John Street, 119.4 ft. frontage on Gold Street, 86.3 ft. frontage on Platt Street—and 25-story office building erected thereon—in the center of the downtown financial district.

Record: Building came into full earning power in May, 1929. Since then, \$136,000 in principal amount of these bonds have been retired.

Price Range: Jan.—May, 1930—97-92.

134 Waverly Place Apartments (New York City)

First Mortgage Fee Sinking Fund 5¾% Bond Certificates

Amount: \$650,000.

Dated: April 16, 1928.