

Real Estate Board Building

(New York City)

Second Mortgage 7% Fee

Amount: \$600,000.

Dated: January 1, 1926.

Maturity: January 2, 1946.

Interest: January and July 1st.

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

Trustee: Title Guarantee & Trust Co.

Prior Lien:

Mortgage due in 1931, 5% \$850,000

Assessed, 1930:

Land and building \$1,350,000

Security: Fee estate in plot of ground having a 62.6 foot frontage on East 41st Street, and depth of 100 feet, and the 16-story office building erected thereon known as No. 12 East 41st Street, which houses the Real Estate Board of New York, and the New York Real Estate Securities Exchange.

Earnings:

1929 rentals \$220,314.07

Operating expenses, and taxes exclusive of depreciation and income tax 110,679.38

\$109,634.69

Interest on first mortgage 42,500.00

Net available for interest on above bonds .. \$67,134.69

7% on bonds outstanding 42,000.00

Times earned 1.65

Beaux-Arts Apartments, Incorporated

(Affiliated with United States Realty & Improvement Co.)

Incorporated: In New York in February, 1929, to own and operate two sites on East 44th Street between First and Second Avenues and have erected thereon two apartment buildings.

Funded Debt: None.

Capital Stock:

| | Authorized | Outstanding |
|-------------------------------------|-------------|-------------|
| \$6 Cumulative First Pfd., no par.. | 39,375 sh. | 39,375 sh. |
| \$6 Second Preferred, no par..... | 17,500 sh. | 13,125 sh. |
| Common Stock | 100,000 sh. | 100,000 sh. |