

insurance, taxes and so forth? What would be the net income from the property if it is put in a good state of repair?

A It would have to have a janitor. That is a little hard to say. You have to have a janitor, coal, water rent, taxes, insurance. I had that figured out one time. State and Corporation taxes, \$135.97; water rent, \$60; fire insurance, \$15 a year; coal, \$210 for coal, \$7.00 a ton ; janitor, \$100; average repairs would be about \$100 a year; that would be \$720 expenses - just running expenses. Of course if you have to have somebody to collect this rent that would be another expense of possibly 10% for collection - be \$8.50 a month in the collection of rents. Of course I gave credit for 100% rental of the apartments. There may be times when the apartments would be vacant. There wouldn't be an awful lot left at the end of the year I shouldn't think.

Q About how much?

A Do you think I should put the collection of rent in there?

Q Yes.

A That would be \$8.50 a month. \$102 for rental collection. That is \$822.97. About \$198 that would leave - about \$200.

Q How much would it cost to put it in proper repair?

A Two baths would run \$500. I understood that roof is in need of repair.

Q They said not.

A Papering and painting. You could spend \$250 there in paper and paint. It is right rough. I judge it would take about \$800 to fix it and put two baths in and paper and paint it.

Q You would have about \$7,000 in the property, which is worth \$6,00000 now, and \$200 net income would be about 3%, wouldn't it?

A The electric light fixtures are just old-time - old-fashioned. At that I haven't given any credit - you will find that one of those apartments would be vacant six months out of a year on the average.

Q About 12½% vacancy? A. Yes, I judge.

Q What return on your investment in an apartment building would