

Q \$5700? Was it even \$5700? A. Yes.

Q Do you consider that a fair price for the house and lot?

A Yes.

Q Why do you consider it advantageous to the infant, Ralph F. Wachter, to have this property sold for that price at this time?

A I don't know just why it would be.

Q Does it need repair? A. Yes, sir, some.

Q Just state what it needs just now? A. The foundation.

Q Needs a new foundation?

A Outside of that I don't know that it is so bad.

Q There will be some expenses to put it in shape?

A Yes, I don't know just how much. I couldn't tell you that.

Q Do you think it will need a new furnace soon?

A Most likely. I don't know. I haven't been down in the cellar, you know, but Rice said - I guess Fisher looked at that - thought it would have to have a new furnace soon.

Q (The Court) How much rent do you receive from the property- from the three apartments? A. \$77.

Q \$77 a month? A. Very little. Not paying at all.

Q You say it isn't paying?

A It isn't paying to keep the house at that price.

Q (Mr. Harp) You furnish the heat and janitor?

A Yes.

Q And you have to pay the taxes and insurance, and it doesn't pay?

A It hasn't been paying at all -- too much to keep up.

Q Do you really know what the net income is? A. I don't know.

Q Did you ever figure it? Prior to your husband's death it paid much larger, but since his death they had to reduce the rents to keep the tenants and you have trouble keeping them?

A I don't know. I haven't any trouble with that. I have been very fortunate in having it rented, but I ain't getting the rent I want.

Q (The Court) Why do you think it doesn't pay?

A I don't think it does.