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- A. The present fair market value of this property is \$9,250.00. As an agent for the 120 Realty Company I negotiated a sale of this property to Uriel D. Kline and Annabelle Kline and I feel that the purchase price received for the property is very liberal in view of its present state of repair.
- Q. Do you feel that it would be to the best interest and welfare of the infants in this case that the property be sold and the proceeds re-invested?
- A. Yes, I do, in view of the fact that the income produced from the property is comparatively low taking into consideration the taxes and the costs of upkeep and repair.
- Q. Are you familiar with the property owned by Dorothy J. Nikirk, and Edwin F. Nikirk located at 511 North Bentz Street?
- A. Yes, this is a commercial property. It was formerly used as Glen R. Nikirk's Master Painters and Decorators paint shop, and the controlling interest in the property was recently purchased by Edwin F. Nikirk and Dorothy J. Nikirk.
- Q. In your opinion what is the fair market value of this property at the present time?
- A. In my opinion the fair market value of this property at the present time is \$18,000.
- Q. In your opinion do you think it would be to the best interest and welfare of the infants in this case that the proceeds from the sale of the property known as 123 West Fifth Street be invested in a first mortgage bearing interest at 5% on the property known as 511 North Bentz Street, in Frederick City, Frederick County, Maryland, and now owned by Edwin F. Nikirk and Dorothy J. Nikirk?
- A. Yes I feel it would be a very good investment.
- Q. Do you know what the property located at 511 North Bentz Street is being used for at the present time?
- A. As I understand it, Mr. and Mrs. Nikirk are fixing the property up for a television sales and service business for young Eddie Nikirk after he gets out of military service, and by investing the proceeds from the sale of 123 West Fifth Street into the property known as 511 North Bentz Street by way of a first mortgage the entire interest in the property would vest in Mr. and Mrs. Nikirk and their two sons, which I feel would be to the best interest and advantage of both infant children.

TO THE GENERAL INTERROGATORY - Nothing further.

  
Ralph C. Betson