

Holmes, Mr. Hunt & Beck
M. P. Gill
J. M. Clevenger

September 22, 1944

Mr. S. J. Hunter
720 Mass. St.
Lawrence, Kansas

Dear Mr. Hunter:

I have a house at 721 Illinois Street which I would like to sell. It is arranged in two apartments which are completely furnished; downstairs, living room with fireplace, dining room, bedroom, kitchen and bath; upstairs, living room, two bedrooms, kitchen and bath.

The house is on a 100-foot lot with a single garage on the alley.

Both apartments are furnished, including electric refrigerators.

The property has been rented continuously for 2½ years at \$67.50 per month. This is the amount paid to the owner by one party who rents the entire property and then re-rents one apartment, and who pays all utility bills. This property could be occupied by two tenants, or would make a good home for a family which desires a house with several bedrooms and two baths.

John B. Murphey is the present renter and he occupies the downstairs apartment.

The selling price is \$4,250.00, including all furniture. It is my understanding that Roy Martin, who owns property to the north, would like to buy 25 feet of ground adjoining his lot, which would reduce the purchase price if a new owner should wish to sell.

I would prefer to sell for cash, but would sell on contract to a responsible party with a down payment of \$1,500 or \$2,000, with the balance at five percent.

The price of \$4,250 is subject to change, and in submitting the property for listing, I do not wish to become obligated in any way to accept any offer for purchase.

Sincerely,

Dolph Simons

DS:df