

*Miss Reinecke*PHOTOGRAPHS
KANSAS CITY, MISSOURI

Dear Collie; Your letter came to me Wednesday but I seemed to have such a strenuous day that I did not get to my reply.

You ask me as to the conditions of the place, rents etc.

It cost me \$18500.00 which I am certain was just \$2500.00 more than it was worth at that time. I put in the farm at \$4900.00 leaving a balance of \$13600.00 in two mortgages, a first of \$7000.00 at 6% to be paid off as follows- Int. every six months, which is in the neighborhood of \$200.00 and \$250.00 of the principal in May of each year.

The second of \$6600.00 at 7% Int. is payable, \$100.00 and Int. each month. I have paid off \$2200.00 on the second (or will have to-morrow) and \$500.00 on the first, which leaves the first \$6500.00 and the second \$4400.00 or a total of \$10900.00 still due on it. There is \$3000.00 more on the second which should be paid but I have not been able to meet it yet.

Two of the apartments are leased at \$47.50 each and of course ours altho' I have no lease. There is one vacancy because of my trouble with the Latshaws who owe me \$100.00 which I never expect to get. There are people looking every day. Yesterday Mama thought she surely had it rented but as yet the people have not come back. The four Garages are all rented at \$5.00 each per mo. and there is never any trouble keeping them full.

Interest and taxes (except on those three delayed payments of \$100.00 each) are all paid to date.

To get down to bare facts I do not believe the apartment will bring a cent over \$15000.00 to day and if I can get cash for my equity I am going to let them go at that. In a trade I want more. I real estate man whom I believe is honest told me he did not believe I could get that today but said he would try. New apartments of the same size near us are only priced at \$16000.00.