

PERKINS B. BASS & COMPANY
REAL ESTATE
140 So. Dearborn Street
CHICAGO

July 19, 1932.

Telephone
Central 2821

Mrs. Gertrude B. Warner,
Brown Palace Hotel,
Denver, Colorado.

My dear Gertrude:

Some time ago, you asked me for a bill for my services in looking up the properties which the bank has loans on and which are maturing. I have spent considerable time in looking at the different properties and then taking the matter up with the bank as to what is best to do.

For the most part, I do not find these loans as bad as many which come to my attention as a member of a Bondholders Protective Committee. While there is a very narrow margin, if any, in some of them, it seems best to me, if the owner will pay up the taxes which are due and keep up the interest, for us to give the owner a chance in the hopes that the employment situation will become better and that he will be able to keep up his interest payments and taxes, and the real-estate situation will become good enough to keep the loan good and, in the end, save the property for the owner.

The only other alternative is to foreclose the mortgage at great expense for ourselves and then have the property on our hands to work out as best we can. Where the owner is willing and has a good prospect, I much prefer that he do the work rather than that we do the work, as long as we get the money which, to my mind, is the best thing.

I have looked up twelve pieces of property, scattered throughout the city and think that a fair charge for this service would be \$300.00.

In each of the above twelve issues, I have spent considerable time with the Bank and corresponding with Sam.

With very kind regards, I am

Yours very truly,

Perkins B. Bass

PBB/RI

PARKMAN B. BASS & COMPANY

REAL ESTATE
4020 Dearborn Street
CHICAGO

Telephone
Central 3821

July 19, 1932.

Mrs. Gertrude B. Warner,
Brown Palace Hotel,
Denver, Colorado.

My dear Gertrude:

Some time ago, you asked me for a bill for my services in looking up the parties which the bank has loaned and which are returning. I have spent considerable time in looking up the different properties and then taking the matter up with the bank as to what is best to do.

For the most part, I do not find these loans as bad as many which come to my attention as a member of a Bondholders Protective Committee. While there is a very narrow margin, if any, in some of them, it seems best to me, if the owner will pay up the taxes which are due and keep up the interest, for us to give the owner a chance in the hopes that the employment situation will become better and that he will be able to keep up his interest payments and taxes, and in real-estate situation will become good enough to keep the loan good and, in the end, save the property for the owner.

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