

\$25,000.00

7%---Real Estate First Mortgage Gold Bonds---7%

of

C. W. Wilmeroth Company

Wenatchee, Washington

Fruit Service Warehouse Building

Dated: March 22nd, 1926

Denominations \$500.00

Interest payable semi-annually April 1st and October 1st at the office of Wm. P. Harper & Son, Seattle. Redeemable at the option of the company at any time at 102 and accrued interest.

MATURITIES

\$1,000 due Oct. 1st, 1927	\$1,000 due Oct. 1st, 1930	\$1,000 due Oct. 1st, 1933
1,000 due April 1st, 1928	1,000 due April 1st, 1931	1,000 due April 1st, 1934
1,000 due Oct. 1st, 1928	1,000 due Oct. 1st, 1931	1,000 due Oct. 1st, 1934
1,000 due April 1st, 1929	1,000 due April 1st, 1932	1,000 due April 1st, 1935
1,000 due Oct. 1st, 1929	1,000 due Oct. 1st, 1932	1,000 due Oct. 1st, 1935
1,000 due April 1st, 1930	1,000 due April 1st, 1933	8,000 due April 1st, 1936

SECURITY: These bonds are secured by first mortgage of \$40,000 of which \$25,000 are issued at this time. The mortgaged property is described as southerly 5 feet of Lot 3 and all of Lots 4 and 5, Block 53 of Replat of First Addition to Wenatchee, less westerly 15 feet deeded to Great Northern Railroad Company. The land has a frontage on Columbia Street of 185 feet and 115 feet on Chehalis Street, with trackage the full length of the alley frontage. The building covers the entire property and when present alterations are completed will consist of three full floors, including basement and two stories. The outside walls are of brick lined with 12 inches of hollow tile, the roof being insulated against heat and cold, making this building the best type for common fruit storage and service.

VALUATION: The appraised value of the land is \$10,000 and improvements \$63,000, giving a total value of \$73,000 securing this issue. It is proposed to insulate the entire building for cold storage some time in the near future when complete cold storage machinery and equipment will be installed, at which time an additional amount of \$15,000 of bonds will be offered, making a total of \$40,000 with a security of at least \$93,000.

INCOME: The rental value of the property is \$12,000 per year gross, or about \$9,000 net. The plant is going to be operated by Mr. C. W. Wilmeroth, who has had over thirty years' experience in the fruit business. With storage capacity of over 200,000 boxes, a net operating profit, not including rent, of over \$25,000 per annum, should be made.

BORROWER: These bonds are the direct obligation of C. W. Wilmeroth Company, a Washington corporation, the owners of the cold storage building in Wenatchee occupied by Pacific Fruit & Produce Company, also other valuable properties, in addition to the property covered by this mortgage. The net worth of the borrower is more than \$125,000.

INSURANCE: Fire insurance for 80% of the replacement cost of the building will be carried and made over to the Trustee.

LEGALITY: Title is approved and is insured by Washington Title Insurance Company for the full amount of the mortgage.

LOCATION: The property covered by this mortgage is located in the central part of Wenatchee, which is recognized as the center of the Chelan and Columbia River Valley fruit and agricultural district, which district is particularly fortunate in never having had a crop failure, being so located that the wind and frost hazard is practically negligible.

TRUSTEE: In order to give our clients the fullest measure of protection, the mortgage runs to Mr. Paul C. Harper, president of Wm. P. Harper & Son, as Trustee for the bondholders. Successor in Trust is the National Bank of Commerce, Seattle.

PRICE: Par and Accrued Interest to Net 7%



Founded 1892
Wm. P. Harper & Son
 Municipal, Corporation, Mortgage
Bonds
 Hoge Bldg., Seattle, Wash.



TELEPHONES: MAIN 1990—MAIN 3745

Founded 1892
Wm. P. Harper & Son
Municipal, Corporation, Mortgage
Bonds
Hogo Bldg., Seattle, Wash.

MAIN 1 1920
3745



CIRCULAR NO. 687

WE OFFER, SUBJECT TO CHANCE OF SALE AND CHANGE IN PRICE:

\$25,000.
Real Estate
FIRST MORTGAGE 6½% GOLD BONDS
Secured by Property of
C. W. WILMEROOTH COMPANY
Wenatchee, Washington

Dated December 6, 1935

Due January 1, 1936

Denomination - \$500.

Interest at 6½% per annum payable semi-annually on January 1st and July 1st at the office of Wm. P. Harper & Son. Optional at 101 and interest on interest dates.

SECURITY: Valuation of land and building is in excess of \$100,000. The land is described as Lots 1 and 2, Block 53 of Replat of First Addition to Wenatchee, Washington, less 15 feet thereof deeded to the Great Northern Railway Company, being on the west side of Columbia Street and extending 180 feet from the intersection of Chehalis Street south toward Spokane Street with a depth of 110 feet. The building is 180 feet by 100 feet, of solid brick and heavy mill construction, three stories high and basement, equipped and used for cold storage purposes. Capacity 365 cars.

INCOME: The building is leased to the Pacific Fruit & Produce Company at a monthly rental of \$750 per month.

INSURANCE: Fire insurance is carried in the amount of \$80,000, made over to the Trustee. Also, rental insurance is carried to cover loss of income in the event of the property's suffering a fire.

MORTGAGE: The C. W. Wilmeroth Company is a closed corporation with 95% of the stock held by Mr. C. W. Wilmeroth of Wenatchee. The company is the owner of other valuable real estate in Wenatchee, including two other large cold storage plants.

LEGALITY: Title is approved and is insured by Washington Title Insurance Company for the full amount of the mortgage. The legal proceedings covering this bond issue have been approved by Mr. J. H. Ivey, attorney.

TRUSTEE: The mortgage runs to Mr. Paul C. Harper as Trustee for the bondholders.

PRICE: PAR AND ACCRUED INTEREST TO NET 6½%.