

Lincoln Hotel

Lincoln

\$400,000.00 FIRST MORTGAGE
SEVEN PER CENT. GOLD BONDS OF
THE ALTON BEACH REALTY COMPANY
SECURED BY FIRST MORTGAGE ON
THE LINCOLN HOTEL

The Alton Beach Realty Company proposes to create and issue \$400,000.00 Seven Per Cent. Gold Bonds to be known as "The Alton Beach Realty Company's First Mortgage Seven Per Cent. Gold Bonds". Said bonds are to be Coupon Bonds, of a denomination to be hereafter determined, with the privilege of registration, to be dated _____ and to be payable \$40,000.00 annually from 1931 to 1941 except so far as previously called for redemption, and to bear interest at the rate of 7% per annum, payable semi-annually on January 1 and July 1 of each year.

The bonds will be callable at 102 and accrued interest up to June 30, 1935 and at 101 thereafter; and will be secured by a first mortgage upon The Lincoln Hotel property, situated in Miami Beach, Florida, described and appraised as follows:

The Lincoln Hotel property is situated on a very valuable piece of Lincoln Road property with 325 feet of Lincoln Road Frontage, extending from Washington Avenue to Drexel Avenue and having a depth of 272 feet. This was the first of the Carl G. Fisher hotels at Miami Beach. The first unit of 34 rooms was constructed in the year 1916 and opened for the season early in 1917. In 1920 the capacity of the house was increased to 68 rooms for the season 1920-1921. In 1924 the capacity was again increased from 68 to 102 rooms for the season 1924-1925 and this capacity is the present capacity of this hotel.

The value of the property covered by the mortgage is:

Land Value	\$245,000.00
Buildings (Gunn & Goll, Inc. appraisal, Dec. 1, 1929)	301,379.60
Furniture & Equipment (Albert Pick & Co. appraisal Dec. 1, 1929)	<u>70,083.51</u>
Total Valuation	\$616,463.11

Earnings as reported by the management for the year ended August 31, 1929 have been as follows:

Gross Earnings	\$180,728.51
Operating Expenses, Maintenance & Taxes	<u>84,956.70</u>
Net Income	\$ 95,771.81

The annual interest requirement on the above issue calls for \$28,000.00 per annum, which is being earned in excess of three and two fifths times the interest charges based on the above statement.

Exclusive of 1927 - the unusual year following the storm at Miami Beach - the earnings for the past five years, during which the hotel has had a capacity of 102 rooms, after taxes but before depreciation is deducted, average \$62,425.85. This annual earning is over two and one-fifth times the annual interest requirement of \$28,000.00.

The depreciation is automatically taken care of by the \$40,000.00 annual amortization of the bonds.

1920

Hotels

Lincoln Hotel Investment

Occupying a site on Lincoln Road of an entire block - 323.6 feet on Lincoln by 172 feet on Miami and Drexel.

The original building has 32-rooms and has made this year a profit of between \$21,000 and \$22,000. The new annex to this Hotel will cost about \$135,000 and will show a net profit, we believe, of between \$60,000 and \$70,000 for next season.

I will sell you this Hotel for \$300,000.00 - \$150,000.00 cash and the balance distributed over equal periods of seven (7) months - and guarantee 12% interest net on this investment for a period of ten (10) years - or will repurchase the property from you at any time you wish to dispose of it, after two (2) years, paying \$330,000.00 back for the property. Or in other words - a 12% investment in the meantime and a \$30,000 bonus for the return of the property in two years.

The way the property is booked up now, it ought to show easily \$60,000 net returns for next season. Lundberg's prospectus for next season shows a little better than this.

Carl G. Fisher.

CGF:R

1920

Lincoln Hotel

We are preparing to issue new First Mortgage Bonds on the Flamingo and Lincoln Hotels, and I have been so impressed with the attractiveness and soundness of the issues that we have decided to offer these bonds first to a few investors who have lived in the hotels, and who have been in a large measure responsible for their outstanding success.

These issues will be offered through the First National Bank of Miami, but we are particularly desirous of having our guests participate, which naturally will result in the further success of these hotels through the more active interest of our guest bondholders.

These bonds are secured by First Mortgages on two of the best and steadiest income producing hotels on Miami Beach. A study of the enclosed prospectus will disclose clearly the unquestioned value back of the bonds, and an unusual record of earnings over a long period of operation, which assures the prompt payment of all interest and principal maturities.

Perhaps the best evidence of the attractiveness of these issues is the fact that although no public offering has been made, owners of over \$200,000 of the present outstanding bonds which mature in June, have asked to trade in their old bonds for bonds of the new issue. Among these investors are some of the oldest winter residents of Miami Beach who are very closely familiar with the operating records of both hotels.

If you desire further information relative to these bonds, the same can be obtained from our Treasurer, General Robt. H. Tyndall, at our Miami Beach office, or from the First National Bank of Miami, or the First National Bank of Miami Beach.

Hotels
August 2nd, 1921.

Mr. Frank J. McManara,
Hotel St. Francis,
Newark, N. J.

My dear Sir:

Your letter to Mr. C. S. Krom has just been forwarded to me. I am sending you under separate cover a little photograph of the Lincoln Hotel.

When we first built the Lincoln, it was our intention to build several hotels to cater to the very best class of wealthy patrons at the Beach, and from these hotels to sell some of these patrons residential property, in which we have been very successful, however, neither the Lincoln or the Flamingo hotel will accommodate the applications for reservations. At the present time, we need at least ten hotels at the Beach the size of the Flamingo or larger. It is our purpose to build hotels and then sell them as fast as we can afford to do so. From these hotels each season we get a large number of purchasers of residences and building sites.

The solid block of property on which the Lincoln is situated, in my estimation, will be worth at least \$300,000 without any improvements considered, in less than ten years. We have, at the present time, invested in the Lincoln almost \$300,000 so that the land value is hardly considered. We have splendid servants' quarters, fine equipment and a fine class of customers. We had one family with us season before last that stayed practically the entire season and retained their rooms thru the season regardless of the fact that about half the time they were off on their yacht. We also had a man, wife, and daughter at \$60.00 per day who stayed the entire season, retaining their rooms thruout, altho the check up will show that the rooms were not occupied half the time. With this class of patronage the Lincoln has been very successful.

All of the rooms in the new addition of the Lincoln are very large, in fact larger than necessary, but there is a splendid air current and there is a demand for this class of accommodations. The hotel should make about \$600,000 per season but in the past we have had to use the hotel to entertain golfers, etc., which has compelled to make special rates to polo players, some of the chasers, etc., which has cut down the earnings considerably.

If you have not seen the hotel it will be well to be an immediate trip to Miami Beach and look it over to be an unusually large one and I have no doubt that the Lincoln will be w capacity. If you care to run out here to Indianapolis, we have maps, phot a great deal of other data, which we will be very glad to send over with

Very truly,

THE LINCOLN HOTEL

	<u>1929</u>	<u>1928</u>	<u>1927</u>	<u>1926</u>	<u>1925</u>	<u>1924</u>	<u>1923</u>	<u>1922</u>	<u>1921</u>
Gross income	180,729	142,036	104,241	202,340	181,500	122,920	115,628	80,930	76,675
Expenses	<u>82,645</u>	<u>91,126</u>	<u>89,565</u>	<u>130,474</u>	<u>104,715</u>	<u>57,518</u>	<u>52,232</u>	<u>39,556</u>	<u>49,251</u>
OPERATING PROFIT	98,184	50,909	14,676	71,866	76,785	65,402	63,396	42,374	27,424
Depreciation, Interest, taxes, etc.	<u>32,169</u>	<u>34,515</u>	<u>49,498</u>	<u>29,440</u>	<u>19,558</u>	<u>14,920</u>	<u>12,739</u>	<u>12,597</u>	<u>11,746</u>
NET PROFIT LOSS	<u>66,015</u>	<u>16,394</u>	<u>-0-</u>	<u>42,426</u>	<u>57,227</u>	<u>50,482</u>	<u>50,657</u>	<u>29,777</u>	<u>15,678</u>

LINCOLN HOTEL.

Lot-323.77X150' 00

Builder-

Old- St. John O Co

New- Bastian

Cost:

Old- \$ 54,020.64

NEW- 150,600.00 Complete

Furniture.

Old- 19,214.31

NEW- 44,957.98

Cost Cu. Foot.

Old- 22 1/2 -

NEW- 47 1/2 - 315174 cu. ft.

BONDED FOR

10000000

Dwc Dec. 31, 1925

OPERATION-

1917-'18

Total Receipts 17528.07

Net Profit 3860.50

1918-'19

Total Receipts 24442.46

Net Profit 3853.15

1919-'20

Total Receipts 42686.85

Net Profit 8690.98

1920-'21

Total receipts 25413.53

Net Profit 6.3 R

LINCOLN HOTEL

STATEMENT FROM OCT 27, 1922
TO APRIL 1, 1923

	Gross Earnings	NET
Oct. & Nov.	\$ 4861.02	\$ 3448.62
Dec.	14975.86	7707.89
Jan.	22131.85	12071.06
Feb.	30344.67	22097.00
March	36305.87	19164.62

Paid A.B.R. Co. up to Mar 1, 23	\$ 21825.00
Chgd. A.B.R. Co. " "	11300.72
" O.G. Fisher	5231.16

Miami Beach, Fla.
March 5th, 1923.

Mr. Hugh Davis,
Norfolk, Va.

My dear Davis:

I have yours of the 2nd. The Lincoln was built in two parcels; the first one started out to be an apartment house, but we finally changed it into a hotel. The other part was built under heavy strike conditions.

To build and furnish this hotel cost more than \$250,000. I think a somewhat better job might be done at this time in the building for \$175,000.00, and the furnishings about 25 percent less than we paid.

Price & McLanahan, Bellevue Court Bldg. 1416 Walnut St., Philadelphia, have a full set of the plans and they, no doubt, would be able to fix you up at a very nominal cost and give you an estimate on present day prices.

Most sincerely,

Carl E. Fisher.

CGF-LEC

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March 5th, 1923.

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Price & McManahan, Bellevue Court Bldg. 1418 Walnut St., Philadelphia, have a full set of the plans and they, no doubt, would be able to fix you up at a very nominal cost and give you an estimate on present day prices.

Most sincerely,

Carl G. Fisher.

CGF-REC

Hotels

MEMO:

July 25th, 1924.

Mr. Kohlhepp:

Enclosed find a rough sketch of the Lincoln Hotel and grounds.

I want to add to the Lincoln, twenty-four rooms and twenty-four baths in a three story building, each of the baths to be an outside bath; two large chimneys, which will give twelve fire places.

The annex to be connected with the main building by a two story covered walk; and to be connected for service with the kitchen with a one story covered walk; a small individually operated elevator for trunks and waiters.

Please get figures on this and let me have them soon.

Also advise if you have gotten out the floor plans and the estimate on the changing of the old office building so that the Lincoln could use this building next winter as an annex.

Carl G. Fisher

Hotels

OPERATING STATEMENT

LINCOLN HOTEL - MIAMI BEACH, FLORIDA

May 1, 1926 to April 18, 1927

INCOME

Board and room	\$ 98,964.20
Extra meals and service	4,006.85
Auto livery	681.50
Valet service	249.81
Taxi service	200.00
Laundry	133.17
Books	5.00
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OPERATING INCOME

\$104,240.53

EXPENSES

Provisions	\$ 32,733.40
Salaries and wages	20,154.19
Advertising	8,847.60
Sundry operating supplies and expenses	3,326.34
Renewals and replacements	3,321.70
Lights	2,966.48
Laundry	2,822.64
Fuel	2,297.94
Insurance	1,535.88
Water and garbage service	1,394.40
Stationery and office supplies	1,327.66
Telephone and telegraph	1,176.54
Detective services	810.07
Freight and express	483.76
Maintenance of equipment	398.13
Dues and licenses	305.00
Donations	238.00
Automobile expense	213.34
Newspapers and periodicals	159.62
Music and entertainment	50.00
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OPERATING PROFIT

\$ 19,675.94

OTHER DEDUCTIONS

Depreciation	\$ 23,460.25
Hurricane loss	18,476.52
Taxes	5,139.76
New equipment	2,419.96
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NET LOSS

\$ 29,820.53

Hotels

CONDENSED OPERATING STATEMENT

THE LINCOLN HOTEL - MIAMI BEACH, FLORIDA

	<u>GROSS</u> <u>OPERATING</u> <u>INCOME</u>	<u>OPERATING</u> <u>EXPENSES</u>	<u>GROSS</u> <u>OPERATING</u> <u>PROFIT</u>	<u>PROPERTY</u> <u>TAXES, ETC.</u> <u>(NET)</u>	<u>NET</u> <u>OPERATING</u> <u>PROFIT</u>	<u>DEPRECIATION</u>	<u>EXTRAORDINARY</u> <u>EXPENSES</u>	<u>INCOME</u> <u>TAXES</u>	<u>NET</u> <u>PROFIT</u>
1926	\$161,500.52	\$ 96,152.70	\$ 65,347.82	\$ 8,085.39	\$ 77,262.25	\$ 16,913.49	\$ -0-	\$ 7,845.54	\$ 52,505.40
1926	202,339.72	125,890.79	76,448.93	5,509.19	72,939.74	25,493.03	17,500.68	5,892.98	26,055.05
1927	104,240.55	99,989.46	4,252.07	5,139.75	887.68	28,569.08	18,476.52	-0-	44,932.28
1928	142,035.29	94,473.59	47,561.70	8,961.27	38,600.43	25,869.54	-0-	-0-	12,731.89
1929	180,728.51	79,798.83	100,929.68	5,187.67	95,771.91	25,545.65	-0-	-0-	70,226.16
TOTAL	\$810,844.57	\$486,304.37	\$324,540.00	\$30,853.47	\$293,686.53	\$119,388.79	\$55,977.20	\$11,738.52	\$116,582.22
AVERAGE	\$162,168.91	\$ 97,260.87	\$ 64,908.00	\$ 6,170.69	\$ 58,737.31	\$ 23,877.76	\$ 7,195.44	\$ 2,347.66	\$ 23,316.45

(NOTE)

Extraordinary expenses represent: Renewals of furnishings, etc. \$17,500.68; and hurricane loss \$18,476.52

Average net operating profit of \$56,737.31 is equivalent to twice the interest requirements on a \$350,000.00 bond issue at 8%.

The comparison is made for five years only as the capacity of the hotel prior to that time was only two thirds its present capacity.

LINCOLN HOTEL
1929-30

-A-

Alexander, Mr. Ben, Walter Alexander Co., Wausau, Wis.
Alexander, L. M., Nekoosa-Edwards Paper Co., Port Edwards, Wis.
Axline, G. G., M. D., Lancaster, Ohio
Armstrong, Mrs. Emily, 436 Liberty St., So. Braintree, Mass.
Atha, F. P., 2012 Baltimore Ave., Kansas City, Mo.
Aylesworth, C. B., Cor. Beacon & Sherley Park, Pittsburgh, Pa.
Allaire, Mr. E. S., P. O. Box 177, Red Bank, N. J.
Arbuthnot, C., 6423 Fifth Ave., Pittsburgh, Pa.
Ahern, Mrs. John J., 15 Sherburne Ave., St. Paul, Minn.
Atwater, J. H., 968 Lexington Ave., N. Y. C.
Allen, John H., Monson Hotel, St. Augustine, Fla.

-B-

Baldwin, E. E., 510 Park Ave., N. Y. C.
Blakeley, Mr. Wm. S., 801 E. 20 St., Chester, Pa.
Bates, A. E., Equitable Trust Co., N. Y. C.
Best, A. L., 1624 Jersey St., Quincy, Ill.
Bonsall, C. D., 1163 Shady Ave., Pittsburgh, Pa.
Bailey, Mrs. B. M., 1371 Peachtree St., Atlanta, Ga.
Backus, A. C., 109-31 St., Milwaukee, Wis.
Batsch, E. T., Toledo Trust Co., Toledo, O
Bayne, Wm., Bonbright Co., Congress St., Boston, Mass.
Buchanan, W. W., 1022 Greenwood Blvd., Evanston, Ill.
Brown, Mrs. Leslie, 1417 Genesee St., Utica, N. Y.
Burke, Mrs. A. N., The Nash, 1527 Spruce St., Philadelphia, Pa.
Brewer, F. A., 1639 Hinman Ave., Evanston, Ill.
Beatty, I. M. R., & I. M. R. Beatty Lbr. Co., Morris, Ill.
Bayer, Edw. I., 2120 Shenandoah Road, Toledo, O
Brown, M. A., Harris Trust Bldg., Chicago, Ill.
Burt, John W., 11 E. 26th St., N. Y. C.
Burnett, Miss I. E., 524 Center St., S. Orange, N. J.
Burchard, E. W., Brewort Lane, Mararoneck, N. Y.
Bunting, J. S., Elkins Park, Pa.
Burton, R. B., 42 Broadway, N. Y. C.
Boyle, Miss Trixie, Hotel Schenley, Pittsburgh, Pa.
Berk, I. L., Athletic Club, Pittsburgh, Pa.
Bates, A. E., 11 Broad St., N. Y. C.
Brill, F. W., 101 Elm Ave., Mt. Vernon, N. Y.
Barnes, Earl B., Barnes & Johnson, Fletcher Trust & Savings Bank
Bldg., Indianapolis, Ind.
Burke, Mrs. Wm., 5334 Forbes St., Pittsburgh, Pa.
Bowe, Mrs. T. F., 337 Prospect Ave., Hackensack, N. J.
Broidrick, Mrs. T. J., 177 Clairmont Terrace, Orange, N. J.
Bennett, T. G., 76 Everitt St., New Haven, Conn.
Bohn, Geo. W., Guardian Trust Co., Cleveland, O
Bernet, Rev. W. M., 2315 Seneca St., Buffalo, N. Y.
Blake, Montford, 935 Leader Bldg., Cleveland, O
Boyd, R. M., 460 Bloomfield Ave., Montclair, N. J.
Boyden, Albert, Washington St., Beverly, Mass.
Brown, W. E., Brown Bros. Lbr. Co., Rhinelander, Wis.
Baker, Mrs. E. M., 1102 N. Limestone St., Springfield, Mass.
Braun, Mrs. E. S., 2128 Humboldt Blvd., Chicago, Ill.
Baton, Geo., 326 S. Graham St., Pittsburgh, Pa.
Bieling, C., 302 E. 52 St., N. Y. C.
Bingham, S. H., 135 St. and Calumet Ave., Chicago, Ill.

LINCOLN 1929-30

Mrs. T. D., Talladega, Ala.
 Mrs. C. W., LaFayette Hotel, Lexington, Ky.
 Mrs. Chas., Sherry Netherland, 59th St. & 5th Ave., N. Y. C.
 Wadley, Harry L., 286 Greenfield Ave., Milwaukee, Wis.
 Joyce, Mrs. M., Tuscan Court, Great Neck, N. Y.
 Bannister, L. W., 801 Equitable Bldg., Denver, Colo.
 Brown, M. C., Brown Esterlin Co., Walterboro, S. C.
 Bradshaw, W. D., 4215 Wickford Rd., Baltimore, Md.
 Bash, H. W., 4372 N. High St., Columbus O.
 Bennett, J. C., 150 Broadway, N. Y. C.
 Bennett, Mrs. J. R., 221 Locust Ave., Fairmont, W. Va.
 Bryan, Wm. T., 1320 Chestnut St., Phila., Pa.
 Bruce, Leslie C., 1040 Park Ave., N. Y. C.

-C-

Cahill, John, Hotel Biltmore, N. Y. C.
 Church, H. D., Guilford Rd., Cleveland Heights, Cleveland, O
 Coons, E. W., % Standard Oil Co., Louisville, Ky.
 Clark, Mrs. P. K., R. D. #2, LaGrange, O
 Chandler, Mrs. G. B., 167 S. Drexell Ave., Columbus, O
 Coulter, John E., 1959 E. Jefferson, Detroit, Mich.
 Craig, E. J., % Ford Motor Co., Dearborn, Mich.
 Cole, Mrs. A. L., 8545 Second Blvd., Detroit, Mich.
 Cochran, Mrs. F. W., 1160 Park Ave., N. Y. C.
 Carroll, C. H., Shaw-Kendall Eng. Co., Toledo, O
 Cunningham, Mrs. Leslie, 482 Oakdale Ave., Glencoe, Ill.
 Conroy, Mrs. W. H., Haverford and Manoa Rds., W. Park Station, Phila.
 Cassin, J. H., 731 Fifth Ave., N. Y. C.
 Conroy, W. P., 140 Broadway, N. Y. C.
 Clow, W. E., P. O. Box N. N., Chicago, Ill.
 Callahan, M. C., James E. Scripps Corp., Detroit, Mich.
 Crowley, A. P., 33rd and Arch Sts., Philadelphia, Pa.
 Callender, Angus R., Badger Foundry Co., Racine, Wis.
 Curtis, W. E., Curtis & Yale Co., Wausau, Wis.
 Caddell, John B., 147-85 St., Brooklyn, N. Y.
 Christiansen, Mrs. A. J., 525 Wahl Ave., Milwaukee, Wis.
 Crean, Thos. F., Church Lane Savings Bank, 3022 Church Ave., Brooklyn, N. Y.
 Chester, H. H., 155 N. Clark St., Chicago, Ill.
 Christie, R. E., P. O. Box 338, Scarsdale, N. Y.
 Cooper, J. E., 115 Vine St., New Britain, Conn.
 Cassity, Mrs. Chas. J., Lafayette, Atlantic City, N. J.
 Caldwell, Mrs. R. B., Georgian Court Apts., Pittsburgh, Pa.
 Callaway, W. R., 4821 Vincent So., Minneapolis, Minn.
 Clelland, Mrs. Carl, 929 E. Brady St., Butler Pa.
 Cannon, Mrs. G. W. Rte. 1, Bx. 108, Spring Lake, Mich.
 Conrad, Wm. R., 245 Malwood Ave., Pittsburgh, Pa.
 Clark, Mrs. R. D., 3256 Grenway Rd, Shaker Heights, Cleveland, O
 Cottier, A. E., The Savoy Plaza, Fifth Ave., & 59th St., N. Y. C.

-D-

Dempster, Miss Dorothy, 132 Bleacher St., Gloversville, N. Y.
 Deane, F. M., Bissel Carpet Sweeper Co., Grand Rapids, Mich.
 DeGolyer, Mrs. Helene, 356 Third Ave., S., St. Cloud, Minn.
 Dodge, J. W., Hotel Mohawk, Brooklyn, N. Y.
 Denton, John L., Lake Court Apts., W. Palm Beach, Fla.
 Dean, Mrs. Robert, Old Pine, Red Bank, N. J.
 Dilks, B. L., 3d & Willow Sts., Box 114, Delanco, N. J.

Toll, Frank E., 71 West 23d St., N. Y. C.
 Kerman, C. P., 414 Railway Exchange, 80 E. Jackson Blvd., Chicago, Ill.
 Kickey, Miss, The Wellington, Rittenhouse Square, Philadelphia, Pa.
 Deeds, E. A., 52 Wall St., N. Y. C.
 Downing, A. C., Downing Box Co., Milwaukee, Wis.
 Deibel, Ernest C., 247 N. Forge St., Akron, O
 Dahm, Miss Sverre, 319 W. 94th St., N. Y. C.
 Danforth, N. L., 70 Ellicott St., Buffalo, N. Y.
 Dibert, Grant, 7000 Penn Ave., Pittsburgh, Pa.
 Dow, Chas. P., 729 Boylston St., Boston, Mass.
 Davis, H. J., Hotel Robert Fulton, 228 W. 71 St., N. Y. C.
 Davis, H. C., Apt. 509, Wakefield Hall, 2101 N. H. Ave., Washington, D.C.
 Davis, J. W., P. O. Box 404, Davenport, Iowa
 Daugherty, H. N., 150 E. Broad St., Columbus, O
 Davis, Miss Eliz., Lindner Co., Euclid Ave. at 14th St., Cleveland, O
 Darrach, E. H., 1502 N. Meridian St., Indianapolis, Ind.
 Dollnig, Mrs. D. O., Pleasant Home, Oak Park, Ill.

-E-

Eckart, Richard J., 229 E. 42 St., N. Y. C.
 Eulette, Clayton C., 5529 S. Halstead St., Chicago, Ill.
 Eucssm, Mrs. W., 424 Melrose, Chicago, Ill.
 Eckel, J. E., 2342 Monroe St., Apt. 4, Toledo, O.
 Everest, D. C., Marathon Paper Mills Co., Rothschild, Wis.
 Easterly, C. M., 777 Shepherd Ave., Milwaukee, Wis.
 Edwards, H. G., American Can Co., 104 S. Mich. Blvd., Chicago, Ill.
 Eaton, John M., 210 E. Pearson St., Chicago, Ill.
 Emery, Mrs. Cornell, 34 Larchmont Ave., Larchmont, N. Y.
 Eyans, R. N., Baltimore Commercial Bank, 26 So. St., Baltimore, Md.
 Eaton, J. M., 122 E. 42 St., N. Y. C.
 Evans, Mrs. W. C., 246 Gates Ave., Brooklyn, N. Y.
 Everts, Mrs. P. M., 574 West End Ave., N. Y. C.
 Elser, Albert C., 633 Lake Dr., Milwaukee, Wis.

-F-

Frazer, T. C., E. Center St., Warsaw, Ind.
 Fugard, John R., 520 N. Mich. Ave., Chicago, Ill.
 Ford, Mrs. S. T., 122 Institution Ave., Newton Centre, Mass.
 Fitzsimons, S. J., Woodbridge & McDougall Ave., Detroit, Mich.
 Frings, J. Geo., 57 William St., N. Y. C.
 Funk, Albert P., LaCrosse Rubber Mills Co., La Crosse, Wis.
 Ferritor, Mrs. L. J., Elliott Apts., Buffalo, N. Y.
 Fackenthal, Frank D., Columbia University, N. Y. C.
 Fitzgibbon, J. A., Barnswall Bldg., Bradford, Pa.
 Feathers, W. C., Pres., Mfrs. National Bank, Troy, N. Y.
 Forrester, A. L., 4611 Osage Ave., Philadelphia, Pa.
 Foote, H. G., Minneapolis, Minn.
 Francis, Jas. D., Island Creek Coal Co., Huntington, W. Va.
 Fitzpatrick, Jos., 63 Wall St., N. Y. C.
 Foster, Volney, 122 S. Michigan Ave., Chicago, Ill.
 Federman, Chas. E., P. O. Box 564, Lansing, Mich.
 Foster, Geo. E., Foster-Latimer Lbr. Co., Mellen, Wis.
 Foley, Mrs. Norman K., Idylhurst, Perrysburg, O.
 Fields, Mr., 1075 Park Ave., N. Y. C.
 Friend, Mrs. Jas., 584 Kerwood Blvd., Milwaukee, Wis.
 Planagan, M. A., 3520 Sheridan Road, Chicago, Ill.
 Peterett, Jas. R., Aylesboro Ave., Pittsburgh, Pa.
 Farrel, Franklin, 490 Prospect St., New Haven, Conn.
 Finlay, Mr. Wyncote, Pa.

-G-

Lord, Harry N., 203 N. Wabash Ave., Chicago, Ill.
 Gardner, Harry, 2324 Olive St., St. Louis, Mo.
 Gerke, Miss Ruth, 444 Broadway, Milwaukee, Wis.
 Griffis, T. E., 36 King St., W., Toronto, Canada
 Garryn, W. P., 36 S. Munn Ave., S. Orange, N. J.
 Gleason, Mrs. M., 3542 Vista Ave., Cincinnati, O.
 Gibney, Eugene C., 500 Park Ave., N. Y. C.
 Gilmour, Mrs. M. E., 1514 Beacon St., Brookline, Mass.
 Green, Myron, 113 Walnut St., Kansas City, Mo.
 Gillette, Mrs. A. C., 2504 E. 6th St., Duluth, Minn.
 Gardner, Mrs. E. E., 230 Coram Ave., Shelton, Conn.
 Gaunt, Mrs. T. T., Greenbrier, White Sulphur Springs, W. Va.
 Goodwin, A. H., Industrial Trust Co., Providence, R. I.
 Green, H. E., 85 Abbotsford Rd., Winetka, Ill.
 Gross, Mrs. Harold, 43 Orchard Ave., Providence, R. I.

-H-

Hood, E. J., 55 Cedar St., Newton Centre, Mass.
 Hagge, H. J., Employers Mutual Ins. Co., Wausau, Wis.
 Haws, Geo. A., 1918 James St., Syracuse, N. Y.
 Halsy, A. R., 108 N. Main St., Akron, O.
 Hutchinson, Mrs. J. D., Mrs. Geo. R. Cook, Camden, S. C.
 Hartman, J. D., 7010 Penn Ave., Pittsburgh, Pa.
 Hays, Mrs. E. D., 315 Central Park West, N. Y. C.
 Hargitt, Robert F., 2 Beech Lane, E. Walnut Hills, Cincinnati, O.
 Hallanan, Mr., 1520 Kanawha St., Charleston, W. Va.
 Hoyt, A. G., National City Bank, N. Y. C.
 Hepburn, Mr. E., 1042 Fidelity-Phila. Bldg., 123 S. Broad St. Phila.
 Hoffman, L. R., Con. Eng., Washington Blvd. Bldg., Detroit, Mich.
 Halstead, W. E., 15 Church St., Cortland, N. Y.
 Haff, H. B. W., 1 Broadway, N. Y. C.
 Harris, Geo. B., Jr., 1504 Palmyra Ave., Richmond, Va.
 Hook, Mrs. A. S., 427 N. Euclid Ave., Oak Park, Ill.
 Hamilton, E. P., Two Rivers, Wis.
 Hughes, Mrs. Lee W., 16 Sunset Terr., Maplewood, N. J.
 Hornburg, C. H., 800 Washington Ave., N., Minneapolis, Minn.
 Hill, Miss Myrtle, Tennessee Producers Marble Co., Knoxville, Tenn.
 Handy, E. O., 402 United Bldg., Akron, O.
 Herzog, Stanley C., 2562 Scottwood Ave., Toledo, O.
 Hunt, H. C., Natl. Automatic Tool Co., Richmond, Ind.
 Hulse, J. G., E. M. Hulse Co., Columbus, O.
 Hill, Thos. B., 270 Madison Ave., N. Y. C.
 Huttig, C. M., 2509 Broadway, St. Louis, Mo.
 Humphrey, Wirt E., 160 N. LaSalle St., Chicago, Ill.
 Haddon, Chas. K., 43 Kings Highway West, Haddonfield, N. J.
 Hatch, W. L., 24 Washington St., New Britain, Conn.
 Hayes, Thos. F., 38 Andover St., Peabody, Mass.
 Hoffman, E. R., Steel Sales Corp., 129 S. Jefferson St., Chicago, Ill.
 Hubbard, W. R., 202 Paterson Bldg., Flint Mich.
 Hurst, Oscar A., 1261 Broadway, N. Y. C.
 Hokly, Miss Helen, 128 W. Bancroft St., Toledo, O.
 Horning, J. O., 551 Aylesboro Ave., Pittsburgh, Pa.
 Hawes, Miss Lillian, Garden City Hotel, Garden City, N. Y.
 Hiscox, Eben L., E. Patchogue, N. Y.
 Harrison, Mrs. F. L., 37 Madison Ave., N. Y. C.
 Hathaway, Mrs. Maude B., Clifton Springs Sanitarium, Clifton Springs, N. Y.
 Hampton, Mrs. H. Horton, 2871 Southington Rd., Shaker Hgts., Cleveland
 Hirsh, David, 306 W. 100 St., N. Y. C.

C., J. H., City Farmers Bank, William St. N. Y. C.
 Hart, M. S., 25 Mitchell Pl., White Plains, N. Y.
 Harrington, Philip, 424 Melrose St., Chicago, Ill.
 Hubbard, Miss E. L., 210 Beacon St., Boston, Mass.
 Holbrook, Mrs. G. T., 103 Corona Ave., Pelham, N. Y.
 Hill, Fred J., 1527 E. California St., Pasadena, Calif.

-I-

Iles, Mrs. O. B., 4400 N. Meridian St., Indianapolis, Ind.
 Ingram, John, 30 N. LaSalle St., Chicago, Ill.

-J-

Jubien, Louis P., 120 Broadway, N. Y. C.
 Jamieson, I. C., Warren, Pa.
 Jones, Miss Mabel H., Hotel New Weston, 34 E. 50 St., N. Y. C.
 Johnson, Carl A., Gisholt Machine Co., Madison, Wis.
 Joanness, Mitchell, Joannes Bros. Co., Green Bay, Wis.
 Jennings, Chas. W., S. P. Jennings Sons, New Castle, Ind.
 Jenkinson, G. E., 709 Bethune St., Petersburg, Ont.
 Jones, Frank H., 10 High St., Boston, Mass.
 Jaeger, Emory F., Delavan, Wis.
 Johnson, Chas. A., Exchange Bldg., Denver, Colo.
 Jackson, A. V., Naperville, Ill.
 Judson, J. E., 39 Broadway, N. Y. C.
 Jonniaux, A., G. B. Baker, 50 Congress St., Boston, Mass.

-K-

Kelly, E. S., Kelly Springfield Printing Co., Springfield, O.
 Kelly, Miss Eliz., L. P. Friestedt Co., 7 S. Dearborn St., Chicago, Ill.
 Kimmel, Miss Marie A., 614 Monroe St., Ann Arbor, Mich.
 Ketner, James, Plaza Bank of Commerce, Kansas City, Mo.
 Kane, Edw., Mercer Motors Corp., 250 West 57th St., N. Y. C.
 Kaufman, Stanley C., Kaufman's Inc., Champaign, Ill.
 Kritzman, Wm., The Adams, 2 E. 86 St., N. Y. C.
 Kreig, Chas., 149 Jamaica Ave., Jamaica, L. I.
 Kelly, Francis J., 2211 Locust St., Phila, Pa.
 Keyes, Geo. H., 2610 Ransdell Ave., Louisville, Ky.
 Kenyon, Floyd S., 44 Church St., W. Haven, Conn.
 Kinsey, Henry R., 1 Hanson Pl., Brooklyn, N. Y.
 Kraemer, Mrs., 4646 Beacon St., Chicago, Ill.
 Kelly, Arthur Jr., 610 Park Ave., N. Y. C.

-L-

Leonard, H. C., 440 Logan St., S. E., Grand Rapids, Mich.
 Leesley, Mrs. Clyde, 6100 N. Crawford Ave., Chicago, Ill.
 Lewis, Thornton, 1541 Sanson St., Philadelphia, Pa.
 Lamb, Bernard, 2 Wall St., N. Y. C.
 Lefebore, Alderic, 475 Villeneuve Ave., W., Montreal, Canada
 Lively, Chas. R., Grand Rapids, Mich.
 Luehrmann, Geo. W., 1006 Planters Bldg., St. Louis, Mo.
 Leahy, E. J., 67 Vine St., Cincinnati, O.
 Lloyd, Mrs. Wm. E., 518 Cherry St., Winnetka, Ill.
 Loxterman, Howard, Blaw-Knox Co., Pittsburgh, Pa.
 Lamoreux, R. J., P. O. Box 303, City Hall Station, N. Y.
 Lister, H. R., 307 N. Michigan Ave., Chicago, Ill.
 Lewis, Mrs. Louise, 135 E. 50 St., N. Y. C.
 Leavitt, N. R., Central Home Trust Co., Elizabeth, N. J.
 Leonard, Ralph B., 25 Broad St., N. Y. C.

From, Mrs. A. J., 85 Clarkson Ave., Brooklyn, N. Y.
 S., 720 West End Ave., N. Y. C.
 ng, Miss Clara J., Marott Hotel, Indianapolis, Ind.
 Langley, Geo., 241 Spadina Rd., Toronto, Can.
 Lorenz, C. P., So. Medical Assn., Empire Bldg., Birmingham, Ala.
 Lyman, Miss M. E., 1342 Park Ridge Pl., Hyde Park, Cincinnati, O
 Laubach, C. A., 49 S. Parkview Ave., Columbus, O
 Loehrs, Miss Hazel, 141 Hillside Rd., Elizabeth, N. J.
 Lennon, Eugene M., Lennon Wall Paper Co., 1007 Fourth Ave., Joliet, Ill.

-M-

Mayer, W. W., Broad St. Station, Phila., Pa.
 Moon, E. J., 326 N. Euclid Ave., St. Louis, Mo.
 Millar, A. B., 19 Bryn Mawr Ave., Bala, Pa.
 Moebius, K., 116 Whitfob Ave., Nutley, N. J.
 Moore, Jno. A., 318 N. Main St., Madisonville, Ky.
 Mueller, Robert, Mueller Co., Decatur, Ill.
 Marks, Eric H., Cushman Rd., Scarsdale, N. Y.
 Munford, I. H., Colton Manor Hotel, Atlantic City, N. J.
 Moynihan, M. A., 6400 Mt. Elliott Ave., Detroit, Mich.
 Maston, Jos. H., B. F. Shaw Co., Wilmington, Del.
 Merrill, Harry L., The Putnam, Deland, Fla.
 Mehlin, Chas., Paul G. Mehlin & Sons, West N. Y., N. J.
 Miller, C. A., 595 Newberry Blvd., Milwaukee, Wis.
 Moran, H. D., 42 Broadway, N. Y. C.
 Muldowney, Jas., 84 Brace Rd., W. Hartford, Conn.
 Mahoney, Thos., L. A. Young Spring & Wire Co., Detroit, Mich.
 Miller, Mrs. Rae, 621 W. 189 St., N. Y. C.
 Milne, W. J., Signal Mountain, Chattanooga, Tenn.
 Marks, Norman L., 10 E. 40 St., N. Y. C.
 Mills, Mrs. H. S., Pleasant Home, Oak Park, Ill.
 Mills, Dr. J. M., 47 E. 64 St., N. Y. C.
 Montgomery, Kingsley, 12 E. 5 St., Chester, Pa.
 Merrill, Mrs. E. Church, 55 E. 72 St., N. Y. C.
 Martin, Mrs. H. R., 188 Lafayette Circle, Clifton, Cincinnati, O
 Moore, A., 309 S. LaSalle St., Chicago, Ill.
 Mathis, Mrs. Rose H., 201 N. Elm St., Champaign, Ill.
 Madden, E. T., American Express Co., 456 E. Water St., Milwaukee, Wis.
 Moore, A. L., Trust Co. Bldg., Clearfield, Pa.
 Murray, John S., Aluminum Co. of America, Pittsburgh, Pa.
 Moss, John H. 570 Lake Drive, Milwaukee, Wis.
 Meyer, H. H., 6 Rutland Bldg., Cincinnati, O.
 Moffett, H. T., 94 Oakview Ave., Maplewood, N. J.
 Merkle, E., 245 W. 107 St., N. Y. C.
 Mannes, Owen H., Pres., Hampton Shops, 18 E. 50 St., N. Y. C.
 Merker, John, Blackhawk Mfg. Co., Milwaukee, Wis.
 Murray, F. L., Union Stock Yards, Nashville, Tenn.
 Morris, Miss Marion, 3300 Sheridan Rd., Chicago, Ill.
 Moore, E. A., Stanley Works, New Britain, Conn.
 Mackey, Geo. A., Dominion Bakeries, Bloor Bldg., Toronto, Canada
 Marsh, E. J., 169 E. 78 St., N. Y. C.
 Miller, B. C., Insurance Exchange Bldg., Chicago, Ill.
 Muench, Wm. Henry, Riverview Apts., 2538 Hackberry St., Cincinnati, O
 Manley, Jas. E., 5105 Washington Blvd., Indianapolis, Ind.
 Mix, Clarence E., 53 Ocean Drive West, Stamford, Conn.
 Munkwitz, Dr. Frank, 1490 Lake Drive, Milwaukee, Wis.

Island, Mrs. M. A., 5807 Dorchester Ave., Chicago, Ill.
 McCormack, Donald C., McCormack Oil Co., St. Charles, Ill.
 McNally, Geo. V., 342 Madison Ave., N. Y. C.
 McKay, Angus, 4720 Brooklyn Ave., Detroit, Mich.
 McDermat, L. E., 7000 Bennett Ave., Chicago, Ill.
 MacDonald, Angus, Kanawha Valley Bldg., Charleston, W. Va.
 MacGregor, John W., 1008 Commonwealth Bldg., Pittsburgh, Pa.
 McCaull, John D., 2305 Park Ave., Minneapolis, Minn.
 McCabe, Mrs. Helen A., Apt. 708, 1651 E. 93 St., Cleveland, O.
 McElroy, John H., Atty, 1233 Monadnock Block, Chicago, Ill.
 McCullough, M. P., Brooks & Ross Lbr. Co., Schofield, Mass.
 McVicar, F. S., 716 Westminster Rd., Brooklyn, N. Y.
 McElwaine, Miss Mary, 422 Melrose St., Chicago, Ill.
 McAlarney, Mrs. Clara R., 307 E. Main St., Plymouth, Pa.
 McKenzie, Maurice, 469 5th Ave., N. Y. C.
 McDonald, Mrs. Stewart, 24 Washington Ave., St. Louis, Mo.

-N-

Nelson, Mrs. R. W., Park Ave., & Nelson Pl., Newport, Ky.
 Nahigian, S. H., 28 S. Wabash Ave., Chicago, Ill.
 Noble, Raymond, 7 Livingston Pl., Lockport, N. Y.
 Nash, Mrs. Eliz., 36 S. Munn Ave., E. Orange, N. J.
 Noble, Mrs. John, 251 Genesee St., Lockport N. Y.
 Nutt, A. M., Massena Terminal R. R. Co., Massena, N. Y.
 Newman, Miss Hayetta, 105 Park Ave., E. Orange, N. J.
 Nevins, Frank M., Riverhead, N. Y.
 Nostman, Mrs. Geo., 685-51 St., Milwaukee, Wis.
 Nicholson, J. H., 1515 Shady Ave., Pittsburgh, Pa.

-O-

Owen, John E., A. A. Owen, Jr., Ins. Service Co., Gen. Motors Bldg.,
 Detroit, Mich.
 O'Donnell, E. A., E. R. O'Donnell Merc. Co., St. Louis, Mo.
 Osterholt, E., 21 E. 93 St., N. Y. C.
 Ollright, Miss E. M., 9 Hanover St., N. Y. C.
 O'Hara, F. A., 634 67th St., Brooklyn, N. Y.
 Offenbach, Miss B., 67 Wall St., Room 804, N. Y. C.
 Ostergren, A. G., 118 83 St., Brooklyn, N. Y.

-P-

Picoli, H., Rockville Center, L. I.
 Parks, Ralph B., Franklin National Bank, Franklin, O.
 Perley, Mrs. E., Alger Court, Bronxville, N. Y.
 Palm, Max J., South Norwood, Cincinnati, O.
 Pierce, E. W., M. D., Meridian, Conn.
 Powell, Mrs. J. W., 96 Cleveland Ave., Buffalo, N. Y.
 Pierce, Mrs. C. L., 1424 Beechwood Blvd., Pittsburgh, Pa.
 Pierce, Jos. P., 683 Boylston St., Brookline, Mass.
 Perless, Meyer, 8015 Bay Parkway, Brooklyn, N. Y.
 Patton, Arthur S., 1602 Locust St., St. Louis, Mo.
 Phelps, F. M., 113 W. Miller St., Newark, N. J.
 Prentice, Edw. H., City Engineer, Binghamton, N. Y.
 Pettit, Miss Edna, 125 E. 19 St., Brooklyn, N. Y.
 Penrod, Peter, 6930 S. Shore Dr., Chicago, Ill.
 Pierce, Mrs. J. P., 683 Boylston St., Brookline, Mass.
 Phelps, Jr., Mr. W. G., 125 Riverside Drive, Binghamton, N. Y.

James J., 3443 E. 93 St., Cleveland, O
 Rev. John W., Rector St. Joseph's Church, 19 Agricultural
 Ave., Taunton, Mass.
 Quigley, Mrs. J. J., 69 Neptune Ave., Deal, N. J.

-R-

Rice, E. W., Jr., Gen. Electric Co., Schenectady, N. Y.
 Rinehimer, Chas. A., 1025 Douglas Ave., Elgin, Ill.
 Rexford, J. B., 210 Sinclair St., Janesville, Wis.
 Ryckoff, A. M., Jung Hotel, New Orleans, La.
 Reel, Mrs. Russell, 4233 Woodlawn Dr., Des Moines, Iowa
 Ross, Hiram E., 624 Lumber Exchange, Minneapolis, Minn.
 Reynolds, Frank L., 476 Clinton Ave., Brooklyn, N. Y.
 Robinson, Chalfort, 12 Boudinot St., Princeton, N. J.
 Risley, Marcus B., 318 Grand Ave., Evansville, Ind.
 Ruby, Mrs. Walter J., Madisonville, Ky.
 Riley, Miss K., P. O. Box 45, W. Haverstraw, N. Y.
 Roush, J. C., Standard Talling Machine Co., Pittsburgh, Pa.
 Rogerson, Wallace, Edgewater Beach Hotel, Chicago, Ill.
 Ross, Mrs. E. F., Apt. 5E, Chatsworth Gardens, Larchmont, N. Y.
 Robins, Mrs. Lee G., Gen. Del., Santa Barbara, Calif.

-S-

Snowden, R. R., 401 Fifth Ave., N. Y. C.
 Scudder, Cupples, St. Louis, Mo.
 Smith, Mrs. L. O., 137 Washington St., Norwich, Conn.
 Sacket, Miss M., Wade Park Manor, E. 107 St., Cleveland, O
 Sprague, Eleanor M., Robert B., Brighton Hospital, Boston, Mass.
 Scudder, W. T., 154 W. Erie St., Chicago, Ill.
 Spalding, F. B., 530 Ashland Ave., St. Paul, Minn.
 Spoor, L. E., Poughkeepsie, N. Y.
 Somerville, Esther, 1228 Forest Ave., Evanston, Ill.
 Schirmer, Mrs. J. A., 1602 E. Genesee Ave., Saginaw, Mich.
 Stewart, Mrs. H. D., Great Neck, N. Y. (100 Clover Drive)
 Scott, Mrs. Florence, Ritz Carlton Hotel, Boston, Mass.
 Suthpen, Henry B., 87 Watson Ave., E. Orange, N. J.
 Snyder, Carl M., Book-Cadillac Hotel, Washington Blvd., Detroit, Mich.
 Slaughter, Chas. B., 129 Chiswick Rd., Brighton, Mass.
 Solby, Mrs. Irving, 235 Chestnut Hill Ave., Brighton, Mass.
 Shreffler, Arthur L., 1212 Western Ave., Joliet, Ill.
 Schwinn, Frank W., 3701 Cortland St., Chicago, Ill.
 Shea, Mrs. W. E., 4366 N. Meridain St., Indianapolis, Ind.
 Schad, Chas., 1161 Bushwick Ave., Brooklyn, N. Y.
 Shaft, Willis S., Shaft-Pierce Shoe Co., Faribault, Minn.
 Smith, W. McK., 22 N. Main St., Washington, Pa.
 Stevens, Clyde, 850 Graybar Bldg., N. Y. C.
 Sieman, Mrs. M., 1 Dorthea Pl., N. Y. C.
 Standish, Mrs. A. C., 14 Cook Ave., Meriden, Conn.
 Shaw, Dr. Jos., S. Warren St., Trenton, N. J.
 Schoeffer, J. W., Park Chambers, 68 W. 58 St., N. Y. C.
 Shay, Mrs. Jessie, 1795 Riverside Dr., Apt. 3G, N. Y. C.
 Smith, Winthrop, Glenside, Pa.
 Simons, Russell M., 256 Broadway, N. Y. C.
 Stewart, Mrs. G. B., 422 Ave. F, Ft. Madison, Iowa
 Smith, Lynn G., 23 Sanford St., Bradford, Pa.
 Sloper, W. T., 115 E. 53 St., N. Y. C.
 Sheldon, Geo. R., Middleport, N. Y.
 Stebbins, W. J., 9644 Longwood Dr., Chicago, Ill.
 Schmit-Hein, Miss Viola, Port Washington, Wis.
 Sission, Wm. O., 394 E. Water St., Milwaukee, Wis.

St. C. M., The Homestead, Hot Springs, Va.
 Smith, H. A., Philip Ruxton Ave., Battle Creek, Mich.
 Stone, M. P., 885 West End Ave., N. Y. C.
 Sterrett, Jas. R., Oliver Bldg., Pittsburgh, Pa.
 Smith, Mrs. J. W., The Lexington, Lexington Ave., at 48th St., N. Y. C.
 Steele, G. J., Standard Brick Co., 450 Greenwood Ave., Toronto, Canada
 Stewart, S. A., Hotel Schenley, Pittsburgh, Pa.
 Shaw, Mrs. G. B., 6014 Swiss Ave., Dallas, Texas
 Scribner, Mrs. D. C., Oakwood Manor, Grand Rapids, Mich.
 Sporborg, W. M., D. B. Loveman Co., Chattoona, Tenn.
 Switzer, Rufus, Box 1402 Huntington, W. Va.
 Stein, Judge A. A., 29 Aberdeen Rd., Elizabeth, N. J.
 Strang, A. I., 203 Main St., White Plains, N. Y.
 Shirrel, J. L., Mayfield, Ky.
 Scott, Dr. R. B., 101 Montgomery Ave., Cynwyn, Pa.
 Slaughter, Chas. B., N. Y. Athletic Club, N. Y. C.

-T-

Tripp, F. E., Gannett Newspapers, Elmira, N. Y.
 Taylor, J. Hall, 504 N. Euclid Ave., Oak Park, Ill.
 Tewksbury, Mrs. E. L., 1661 Commonwealth Ave., Brighton, Mass.
 Tierney, Miss Marie E., 149 Broadway, N. Y. C.
 Thomas, Rupert B., 201 Jamaica Ave., Flushing, L. I., N. Y.
 Trant, E. L., Broad St., Station, Richmond, Va.
 Troy, L. J., Troy & Co., Bankers Bldg., Chicago, Ill.
 Thomas, James E., 1064 Beacon St., Brookline, Mass.
 Triggs, Chas. W., 205 N. Michigan Ave., Chicago, Ill.
 Tatum, Mrs. Daniel, P. O. Box 224, Manhasset, L. I., N. Y.
 Trowbridge, Almarin, 68 Devonshire St., Boston, Mass.
 Thomas, C. P., 2985 Wreford Ave., Detroit, Mich.
 Taylor, Dr., E. W., Queen Love Falls of Schuylkill, Philadelphia, Pa.

-U-

Ullman, Richard, 464 Linwood Ave., Buffalo, N. Y.
 Ullman, Lawrence J., 1136 Fifth Ave., N. Y. C.
 Underwood, Mrs. F., 1322 N. Dearborn St., Chicago, Ill.

-V-

Vermillion, G. T., 425 S. Water St., Milwaukee, Wis.
 Veech, Mr. John, 8120 Jefferson Ave., E., Detroit, Mich.
 Vincent, W. W., Vincent-McCall Co., Kenosha, Wis.
 Vanzwoll, H. B., 500 S. Clinton St., Chicago, Ill.
 Van Valkenburgh, C. M., 185 Locust St., Lockport, N. Y.
 VanGilder, John S., C. M. McClung & Co., Knoxville, Tenn.

-W-

Wilder, John E., Wilder Co., 1030 Crosby St., Chicago, Ill.
 Ware, E. S., 57 E. 88 St., N. Y. C.
 Wilmath, James L., 4844 Walnut St., Philadelphia, Pa.
 Ward, C. H., 223 N. 34 St., Philadelphia, Pa.
 Wasserman, Nelson, 83 Chambers St., N. Y. C.
 Whitney, A. S., Church St., Ann Arbor, Mich.
 Warren, Bates, 14th and K Sts., N. W. Washington, D. C.
 Wilkinson, Geo. L., 1st Natl Bank Bldg., Chicago, Ill.
 Wallworth, Jos. P., Kings Hgwy at Tanner St., Haddonfield, N. J.
 White, Russell L., White Baking Co., Indianapolis, Ind.
 Warren, Henry D., Ritz-Carlton Hotel, Boston, Mass.
 Wieland, Mrs. Agnes, 5934 Forest Glen Ave., Chicago, Ill.
 Wickephiser, Mrs. John, 2211 Maplewood Ave., Toledo, O

son, B. F., Wilson Mercantile Co., Wausau, Wis.
lson, Arch, 36 N. Phelps St., Youngstown, O
Wolburg, Henry, 8 W. 40 St., N. Y. C.
Williams, D. E., Emmons & Co., Newark, Wayne Co., N. Y.
Walsh, Dr. G., Asst. Supt. Dept. Health, Fairfield, Ala
Wood, Mr. A., Oakwood Farm, New Windsor, Newburgh, N. Y.
Way, Clarence W., Rotary Club, Sea Isle City, N. J.
Werner, Jerome, 1284 Beacon St., Brookline, Mass.
Weir, M. G., 733 S. Braddock Ave., Pittsburgh, Pa.
Weston, Wallace, A. Weston Lbr. Co., Olean, N. Y.
Wellington, John E., 5 S. Fitzhugh St., Rochester, N. Y.
Werbe, T. C., Anderson, Ind.
Williamson, G. Bert, 19 Fairway Close, Forest Hills, L. I.
Watson, G., Canada S. S. Lines, 715 Victoria Sq., Montreal, Canada
Wacker, Frederick G., 490 E. College Rd., Lake Forest Ill.
Williams, M. F., 16 Barberry Hill, Providence, R. I.
Wylie, Jno. S., 45 N. Terrace, Maplewood, N. J.

-Y-

Yeoman, Florence M., 57 Lozier St., Rochester, N. Y.
Youell, Geo., 550-36 St., N., Seattle, Wash.
Yawkey, C. C., Yawkey-Bissell Lbr. Co., Wausau, Wis.
Young, Baird, Duquesne Club, Pittsburgh, Pa.

-Z-

Zimmer, Fred, 459 Lawton Ave., Grantwood, N. J.
Zulzer, Mrs. M. J., 101 Wallace St., Freeport, N. Y.

FAIRBANKS
L. S. A.
CO.

THE CARL G. FISHER PROPERTIES

MEMO TO Hotel Managers

DATE December 29, 1930

FROM Michael J. Glenn

SUBJECT Protection of Guests
and Property

Because of the seriousness of the following, I believe it should be brought to your attention, in order that you may be prepared to cope with anything that may arise from it.

A prominent hotel owner on Miami Beach has been receiving registered letters, mailed from a post office box in Miami, demanding \$10,000. We have every reason to believe that this is the work of an international, organized ring of black-mailers, and the threats they have made and carried out prove them to be a very dangerous outfit.

Inasmuch as this information has been turned over to the Department of Justice, it is absolutely necessary that you treat this as strictly confidential.

Because of the numerous robberies in summer resorts this past summer season by clever hotel thieves, I believe we should be well prepared, and take every precaution to prevent any similar occurrence in our hotels. Our greatest help in this connection can come from the hotel employees, if they are properly instructed.

All employees should be instructed to report immediately any strange persons loitering in or around the hotels, or in fact anything of a suspicious nature. This system has been very effective in hotels where it was used. In order to stimulate the interest of employees along this line, it is customary to reward them for any information of value.

If I can be of any service to you in speaking to your employees along this line, I will be very glad to do so.

M. J. Glenn

Yours very truly,

M. J. Glenn

Copy to: Irving A. Collins
Carl G. Fisher

Lincoln Hotel
1930

**\$500,000.00 FIRST MORTGAGE
EIGHT PER CENT. GOLD BONDS OF
THE ALTON BEACH REALTY COMPANY
SECURED BY FIRST MORTGAGE ON
THE LINCOLN HOTEL**

The Alton Beach Realty Company proposes to create and issue \$500,000.00 Eight Per Cent. Gold Bonds to be known as "The Alton Beach Realty Company's First Mortgage Eight Per Cent. Gold Bonds". Said bonds are to be Coupon Bonds, of a denomination to be hereafter determined, with the privilege of registration, to be dated _____ and to be payable \$25,000.00 annually from 1931 to 1941 except so far as previously called for redemption, and to bear interest at the rate of 8% per annum, payable semi-annually on January 1 and July 1 of each year.

The bonds will be callable at 102 and accrued interest up to June 30, 1935 and at 101 thereafter; and will be secured by a first mortgage upon The Lincoln Hotel property, situated in Miami Beach, Florida, described and appraised as follows:

The Lincoln Hotel property is situated on a very valuable piece of Lincoln Road property with 323 feet of Lincoln Road frontage, extending from Washington Avenue to Drexel Avenue and having a depth of 272 feet. This was the first of the Carl G. Fisher hotels at Miami Beach. The first unit of 34 rooms was constructed in the year 1916 and opened for the season early in 1917. In 1920 the capacity of the house was increased to 68 rooms for the season 1920-1921. In 1924 the capacity was again increased from 68 to 102 rooms for the season 1924-1925 and this capacity is the present capacity of this hotel.

The value of the property covered by the mortgage is:

Land Value	\$245,000.00
Buildings (Gunn & Goll, Inc. appraisal, Dec. 1, 1929]	301,379.60
Furniture & Equipment (Albert Pick & Co. appraisal Dec. 1, 1929]	<u>70,085.51</u>
Total Valuation	\$616,465.11

Earnings as reported by the management for the year ended August 31, 1929 have been as follows:

Gross Earnings	\$180,728.51
Operating Expenses, Maintenance & Taxes	<u>84,956.70</u>
Net Income	\$ 95,771.81

The annual interest requirement on the above issue calls for \$24,000.00 per annum, which is being earned four times the interest charges based on the above statement.

Exclusive of 1927 - the unusual year following the storm at Miami Beach - the earnings for the past five years, during which the hotel has had a capacity of 102 rooms, after taxes but before depreciation is deducted, average \$62,425.85. This annual earning is over two and one-half times the annual interest requirement of \$24,000.00.

The depreciation is automatically taken care of by the \$25,000.00 annual amortization of the bonds.

Bal.
 Oct 1 1931
 " 33
 " 34
 " 35
 " 36
 " 37
 " 38
 " 39
 " 40

25,600



LINCOLN HOTEL

Fred L. Bennett, Mgr.
MIAMI BEACH, FLORIDA

February 24, 1932.

\$ 225,000

Mr. Carl G. Fisher,
Fisher Properties,
Miami Beach, Florida.

58
 43
 75
 75

Dear Mr. Fisher:

The Lincoln is now filled to capacity, having rented more rooms as single rooms than in former seasons. Our house count is not as large, due to this and a reduced rate our daily receipts are approximately one third less than they were a year ago.

Our operating expenses have been reduced and if business holds up to expectations during the next three weeks we will show an operating profit of between twenty and twenty-five thousand dollars for the season. If weather conditions in the North change I believe that our March business would improve so that we could show a larger operating profit, this with our total season receipts approximately one-half of what they were in 1930-31 and one-third of that of 1929-30.

Apr. Jan 1930 -

615,682.57

Ops profit ^{FILE} 1931

40,001.55

Yours truly yours,
Fred L. Bennett

Taxes paid 1932

Int. \$ 6,058 paid

Int. 17593

Apr. \$ 4,218.75

Tax \$ 6,931

Shops

1,000
 6,058
 7,000

Lindsey Hopkins
May 4th 1933.

Mr. Lindsey Hopkins,
P.O. Box 830,
Atlanta, Ga.

My dear Lindsey:

I enclose you balance sheet, just taken from the Lincoln Hotel report. You will notice in spite of 24 rooms less for revenue, our returns are greater. Also you must not overlook the fact that we had a reduced rate of from 30% to 40%.

We have the ground space, and need in the Lincoln 30 to 50 more rooms, and also at least six shops on Washington Avenue, facing east, and three shops on Lincoln Road, facing north. This ground space is available, and we are now up to a point where there is a demand for shops on Lincoln Road, as Lincoln Road has finally come into its own as the high class business street of the Beach.

This entire addition to the Lincoln, as I have outlined here, would cost us about \$30,000, giving us an additional gross revenue of \$20,000.

Just keep this in mind and think it over.

Hope to see you soon. I am sticking along here with the expectation of a couple of good sized deals that we may get in such shops that we can complete them some time this summer. Expect to leave here about the 15th.

Business continues good, and building records are beating last year; Miami Beach has more than doubled Miami, and as far as we know it is the brightest spot in all America in building homes at this time.

Yours very truly,

CARL G. FISHER

CGF-HM

Copy to:
Mr. Roy Chapin
Mr. Howard E. Coffin

C. H. KEYS - #2

we deeply sympathize with their troubles in connection with this harbor, we at the same time, must not overlook the fact that their trouble was the best possible thing that could have happened for our Company, just at this time.

I hope you can get away for a rest, if not, hope you will have time to write me and tell me how things are going generally with you. We send best regards to you and India.

Yours,

C. G. FISHER

CGF-JM

Copy to:
Mr. F. L. Bennett
Ausable Chasm
New York

Lincoln Hotel

June 3rd 1933.

Mr. E. C. Roach,
First National Bank,
Miami, Fla.

My dear Ed:

I enclose you a memorandum of the possibilities of a small annex to the Lincoln, facing east on Washington Avenue, giving the addition of 20 rooms in this building, which is as large as can be built without interfering with the light and air, and the Lincoln Gardens, which are a big part of the Lincoln popularity.

It would not be practical to have downstairs bedrooms on the Washington Avenue side, and I think these five stores can be rented at \$75.00 per month for six months.

The Lincoln this year made \$23,568 gross operating profit, without the 24 rooms which it has always had across the street, and I think the Lincoln perhaps turned away more guests during the height of the season than any other hotel on the Beach, in fact I am quite sure they did.

Allowing for a very liberal reduction in these figures the investment is quite attractive for the Lincoln. Jack Trimble is considerably in the banking business now in Indianapolis, and he does not seem to react favorably towards an additional investment.

Can your mathematicians figure a plan whereby this investment could be added to the present bond issue on the Lincoln, and what would it cost for this additional capital.

I wanted to get to see you before I left and talk this matter over with you, but I have been tied up on several other deals, and have just completed two rather attractive deals that at least relieve us of some taxes, and give us a fair income.

I am leaving for Port Washington tonight, so good-bye to you and the rest of the family, - and good luck!

Yours,

CGF-HM

CARL G. FISHER

Mr. E. G. Romfh, - #3

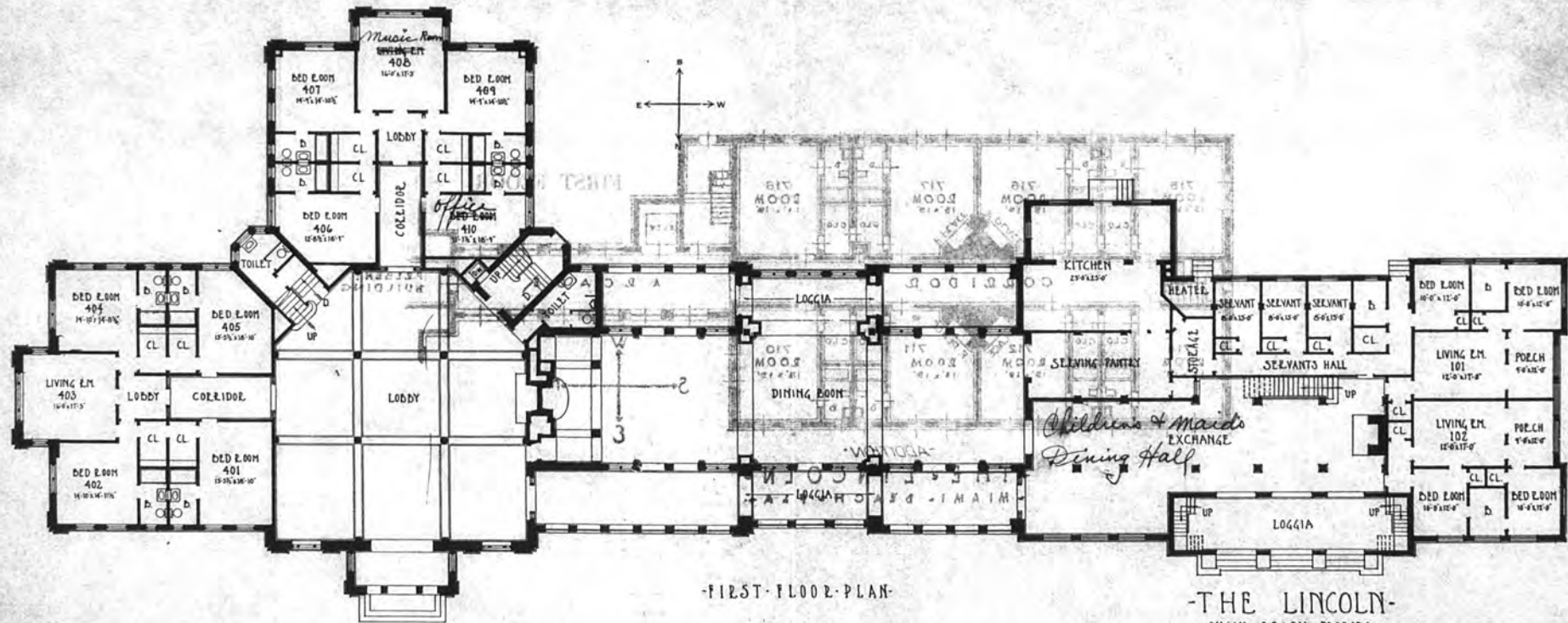
Bennett operated this year on 49.3% of gross income, and with these additional rooms and using the same operating costs of last year, he should be able to better last year's figures.

G.G.F.

Mr. E. C. Romfh, - #3

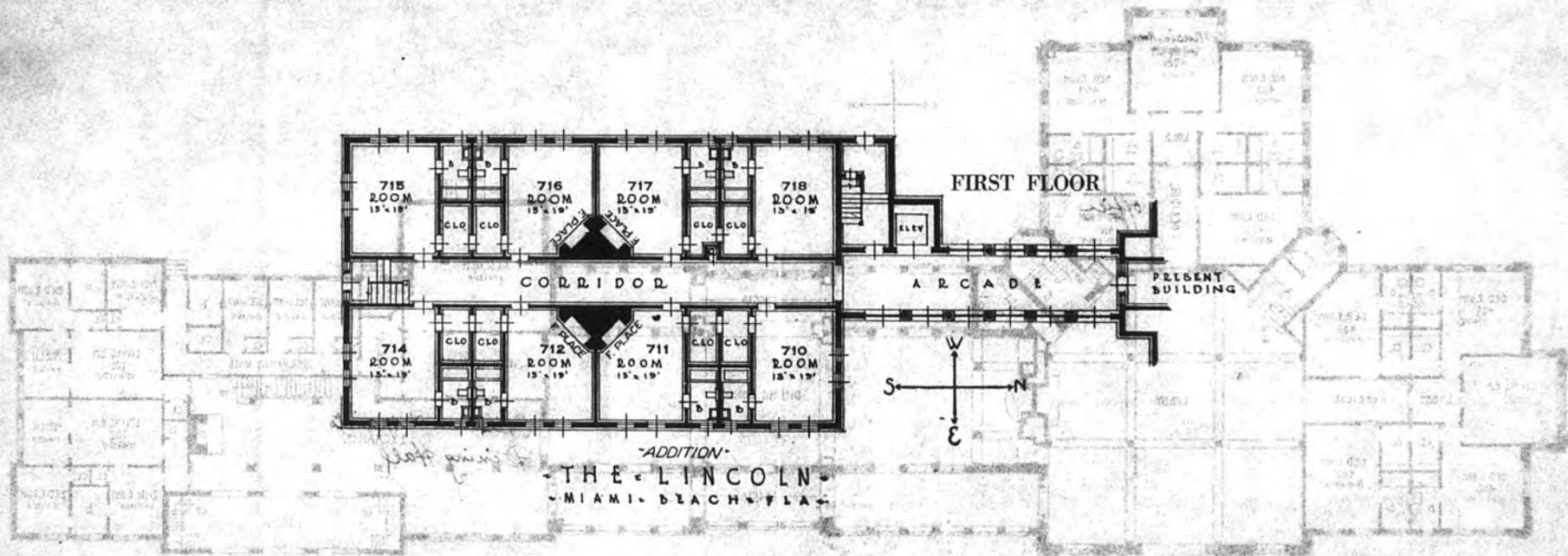
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G.C.F.



FIRST FLOOR PLAN

THE LINCOLN
MIAMI BEACH, FLORIDA



"ADDITION"

THE LINCOLN

MIAMI BEACH, FLA.

THE LINCOLN
MIAMI BEACH, FLA.

1917-1918-1919