

\$130,000.00

# Fourteen Hundred Main Street Building

Evanston, Illinois

## 6 1/2% FIRST MORTGAGE REAL ESTATE GOLD BONDS

**THE BUILDING:** Of Gothic design will rank foremost among Evanston's beautiful buildings. Pressed brick and stone battlemented towers, timbered gables and walled garden, present an unrivalled appearance. Beauty of design is the keynote throughout. In the modern mode, tile baths and fixtures, gas stoves, electrical refrigerators, kitchen sinks and mirrored cabinets will be in color. Canvased main walls and wood-burning fireplaces, some with book shelves, lend an atmosphere of elegance. The eighteen apartments, community lounge and children's playroom will be reached through one lobby entrance and corridor running the length of the building. Ten garages attached will also open from the main floor corridor. Oil heat and incinerators complete the long list of desirable features offered.

**LOCATION:** The Fourteen Hundred Main Street Building, Evanston, Illinois, is located just two blocks west of Ridge Boulevard on Main Street. It is the first of fine apartment buildings to locate in this established community of homes. In that section there is an active demand for accommodations such as this building will offer. The property is close to schools, parks and churches. Only a short walk to the east is the "downtown" Main Street section. Here are stores and businesses of every kind, a complete shopping center. Stations of all rapid transit services are located there: Northwestern steam road, North Shore electric and Chicago Elevated lines, as well as Evanston's street cars. Local busses, connecting with Chicago Motor coaches, pass the property.



**SECURITY:** Land 100x170, owned in fee, and 3-story brick and stone apartment building to be constructed thereon:

Appraisals:

Land (W. L. Dormand, Evanston) . . . \$ 37,500.00  
 Building (F. D. Chase, Inc., Chicago) . . . 182,700.00  
 Total appraised valuation as of completion . . \$220,200.00

**INCOME:** \$25,000.00 is the conservative estimate of the gross annual income of the property.

**OWNERSHIP:** Bonds are signed by C. Fred Stewart, owner and builder. Mr. Stewart has successfully developed and owns several of Evanston's fine apartment buildings. A Chicago Title and Trust Co. policy guarantees the bonds to be a direct first lien against the land and improvements. The proceeds from the loan are to be disbursed by John F. Hahn, Inc. They guarantee to the bondholders, the completion of the building free from all prior liens.

**MATURITIES:** In annual serial installments as follows:

\$5,000—October 15, 1931	\$ 6,000—October 15, 1935
5,000—October 15, 1932	6,000—October 15, 1936
6,000—October 15, 1933	6,000—October 15, 1937
6,000—October 15, 1934	90,000—October 15, 1938

# JOHN F. HAHN

INCORPORATED. ESTABLISHED 1899

Real Estate - Investments - Insurance - Renting

1617 SHERMAN AVENUE  
 EVANSTON, ILLINOIS

GREENLEAF 2700  
 ROGERS PARK 5115