



The Safest Investment You Can Ever Make

We offer subject to prior sale a limited amount of the
7% guaranteed preferred shares of the

PANTEL REALTY CO.

Security Behind the Preferred Shares

THE Pantel Realty Company owns the property on the southeast corner of Eighteenth and Dodge streets, in the city of Omaha, consisting of a lot 66 feet by 132 feet, on which is situated a six-story, fireproof building called the "Morris Apartments." These apartments are right down town and are in great demand. The earning capacity shown elsewhere is far above the 7% guaranteed on the money invested.

Dividends and Earnings

The cumulative dividends on the 7% guaranteed preferred shares will be mailed by check, 3½% plus their share of the surplus every six months, January 1 and July 1, each year, thus doing away with the inconvenience of collection attending mortgage coupons. These shares have priority over the common shares in the payment of their guaranteed dividends and in their final redemption.

Cost To Company

Before purchasing the Morris Apartments the Pantel Realty Company had the ground appraised by five of the most competent real estate men in the city and had the building appraised by two competent contractors. The appraisal considerably exceeded the price paid for the building and the grounds by the company.

An Opportunity for Small Investors

Opportunities to invest in buildings of the nature of the Morris Apartments are seldom offered to the general public. The reason for this is that they are sure dividend earners and are therefore generally owned by wealthy individuals or large estates. The Pantel Realty Company now gives the small investor an opportunity to realize some of the profits and dividends that have generally gone into the pockets of the wealthy investors.

Facts Concerning The Morris

The Morris Apartments building is half a block from the Post-office and half a block from the Fontenelle Hotel, within walking distance of all parts of the retail district, convenient to five car lines and situated in the same block with Omaha's new million dollar Athletic Club House property. The lot on which the Morris stands is only four blocks from property that sold for \$10,000 per front foot and adjoins other property held at \$1,000 or more per front foot, on Dodge street.

Prospectus of The Morris

Building and lot.....	\$275,000.00
Furnishings and Equipment.....	25,000.00
	<u>\$300,000.00</u>

	INCOME	
Estimated gross income from rentals, etc. \$	50,220.00	\$50,220.00
	EXPENSE	
Estimated operating expense, taxes, depreciation, etc.	19,456.00	<u>19,456.00</u>
Estimated net earnings.....		\$30,764.00
The estimated net earnings equal 7% on \$439,485.00.		

Price \$100.00 per Share
(Par Value \$100.00)

The preferred shares guaranteed to net 7% on the par value, and also to receive one-half the surplus set aside for additional dividends after the common shares have received 7% on their par value.

Porter & Shotwell, Agents

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