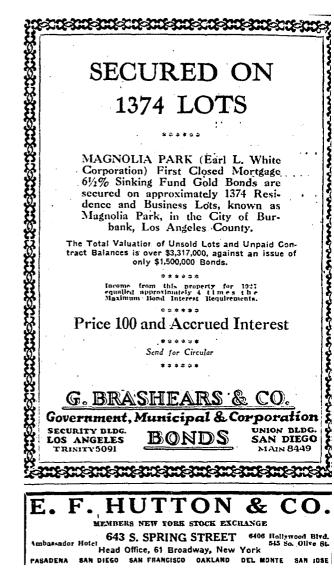
Display Ad 24 -- No Title Los Angeles Times (1886-Current File); Apr 10, 1928; ProQuest Historical Newspapers Los Angeles Times (1881 - 1985) pg. 15



NEW ISSUE

\$6,000,000

Marblehead Land Company

First Mortgage 6% Sinking Fund Gold Bonds

To be dated March 1, 1928

Due March 1, 1948

date on 35 days' notice at 000. To be presently outstat Merchania National Trust I Benk, San Francisco. de in decominations of \$1.000 and \$300, reciterable as no principal. Callable on any if called price to March 1, 1933 and at 103 and interest thereafter. Authorized Isan Principal and semi-annual interest payable Match 1 and September 1 at Head C Savings Bank of Los Angeles, interest also being Sayable at Angie & London Paris

Merchants National Trust and Savings Bank of Los Angeles, Trustee

In the opinion of counsel exempt from Personal Property Tax in California. terest payable without deduction for Normal Federal Income Tax, not to exceed 2%.

INVESTMENT FEATURES

As summarized from the letter to us of Mrs. May K. Rindge, President, dated April 7, 1928.

COMPANY: Marblehead Land Company was or ganized in 1921 to own and operate certain of the ex-Marblehead Land Company was ortensive real and personal property holdings in California, comprising the estate of the late Frederick Hastings Rindge. Included among these properties is the famous Rancho Malibu of more than 16,870 acres, lying west-erly from Santa Monica, and bordering on the Pacific Ocean for a distance of more than twenty miles.

This property constitutes one of the largest and most valuable undeveloped tracts of beach frontage on the Pacific Coast closely adjacent to a great metropolitan center. The new paved California State Highway now nearing completion, runs through the property for a dis-tance of more than twenty miles.

Other realty holdings include the property known as the Rancho Arnaz, containing some 600 acres lying en-tirely in the city of Los Angeles, California, fronting on both sides of Robertson Boulevard, south of Pico Boulevard, and adjoining the Hillcrest Country Club on the east. Stockholders of the Marblehead Land Company, all of whom have extensive property interests aside from this company, are Mrs. May K. Rindge, Mrs. Rhoda Rindge Adamson and Mr. Frederick Rindge.

The properties under this issue have The properties under this issue have been recently valued by a competent appraiser at \$24,880,150. The \$6,000,000 of bonds now to be issued represent less than 25% of such appraised value. This valuation is exclusive of any value for (a) sales contracts having an unpaid balance of over \$172,000, (b) ocean front leases on Rancho Malibu expiring September 30th, 1936, under which the total rental for the full term is in excess of \$660,000, and (c) collateral to be deposited under sep-arate Collateral Agreement having a market value in excess of \$2.600,000. excess of \$2,600,000.

INCOME: Supplementing income from lease rentals and sales contracts to meet bond interest, taxes and sinking fund, the stockholders of Marblehead Land Company will deposit with the Trustee, under a separate guaranty agreement, marketable securities as listed in her letter having a value of over \$2,600,000 and upon which dividends are now being paid at the rate of over \$237,000 per annum. This Collateral Agreement will provide for the withdrawal of the collateral when Mar-blehead Land Company has deposited sales contracts amounting to \$4,000,000 upon which 35% has been paid on the principal.

SECURITY AND APPRAISALS: Marblehead Land Company First Mortgage 6% Sinking Fund Gold Bonds will be secured by the following fee propcrties:

SINKING FUND: The Company will pay to the Trustee for the retirement of bonds of this issue by pur-chase or call, commencing March 1, 1933, not less than \$100,000 per annum for the first year, the annual amount increasing each year as shown herein. The minimum sink-ing fund requirement will provide \$3,325,000 applicable to the retirement of bonds prior to final maturity. The sinking fund will be proportionately increased as addi-tional bonds (up to a total of \$8,000,000 as author-ized) are issued, which bonds may be issued only under conservative restrictions.

LEGALITY AND TITLES: All legal proceed-ings incident to the creation and issuance of these bonds will be subject to the approval of Messrs, Gibson, Dunn & Crutcher, Los Angeles, attorneys for the underwriters, and Mr. Marc F. Mitchell, Los Angeles, attorney for the Company. Bondholders Policy of Title Insurance insuring the first lien of this mortgage will be written by the Title Insurance & Trust Company, Los Angeles.

PRICE 100 AND ACCRUED INTEREST

Merchants National Company Blyth, Witter & Co. Banks, Huntley & Co. M. H. Lewis & Company Schwabacher & Co.

Statements herein contained have been obtained from work would be deem reliable, but are not to be constraind as representations or warranties en our put or as a guarantie to us. The heads brief in devilled are to be divert. It as each which have and receive by us. The state of the state of the state of the line in the state of the state

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