

V. F. McCLELLAN,
President

C. S. McCLELLAN,
Vice President

P. L. McCLELLAN,
Treasurer

C. S. McCLELLAN & Co.

SIX EAST FIRST STREET
MOUNT VERNON, N. Y.

INC.
ESTABLISHED 1878
INSURANCE & REAL ESTATE

MOUNT VERNON 7-2100
FAIRBANKS 4-2469

July 19th. 1944

Mr. Kaneji Domoto
330 East 57th. Street
New York City, N.Y.

Dear Mr. Domoto:

I have yore reply of the 18th. inst. in reference to the list of locations I gave you to look at and as you may recall I suggested that you just take a preliminary view of all of these properties and if you should be especially interested in any one, or more, we could them make arrangements for an interior inspection and furnish you with all the details.

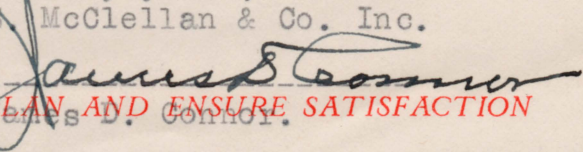
I note by your letter that most of the locations or neighborhoods were not favorably impressing to you but you must realize that at the price you mention, we are limited in locations and opportunities.

You mention the place at 213 S. 3rd. Ave., where the house did not appeal to you and you also mention sending you a list of additional properties but with a little more ground.

I have gone over our entire listings and can find nothing in addition to the list you have, within your price limit and for your information will state that the average lot in Mount Vernon, 50x100 is valued at \$3000. without anything on it and the average small six room house on such a lot would be valued at about \$5000., of course depending upon its condition.

Of the seven locations I gave you, you seem to favor the one at 213 S. 3rd. Ave. and I am enclosing a memo showing in their regular order, the ones that in my opinion are the best buys, also giving you as a guide, the size of the plot, the total number of square feet in each plot, the estimated average value of the land and the assessed value of the land and building and after digesting all this date I think you will agree that #1 or 15 Harrison St. is the best bargain of all.

Very truly yours,
C. S. McClellan & Co. Inc.

By 
James D. Connor

INSURE WITH McCLELLAN AND ENSURE SATISFACTION



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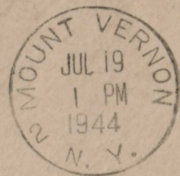
MEMO

LAND VALUE	LOCATION	ROOMS BATHS	PLOT	ASSD. VALUE	Square FEET	PRICE.
\$2370.	15 Harrison St.	7-1	50x79	5600.	3970	4000.
1575.	213 S. 3rd. Ave.	7-1	25x105	5200.	2625	4000.
1425.	227 Franklin Ave.	7-1	25x95	4000.	2375	3500.



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