



*Proposed New Home of the
Swedish Engineers' Society of Chicago*

Up-Building Opportunity

OPPORTUNITY is a Genuine Servant, properly recognized, and we believe that we have found one in the suggestion that follows.

The brief history and present status of our Club, with the thought in connection therewith, outlined herein, embraces, in our opinion, an exceptional opportunity. A short historical summary of our Swedish Engineers' Society of Chicago discloses its organization in the year of 1908. The succeeding several years reflected the usual grim struggle that each organization such as ours experiences.

Financial Worth.

An accounting at the beginning of the year 1921 revealed that our institution, through the co-operative efforts of conscientious endeavors, had in its treasury a Commonwealth Edison Bond valued at \$1,000, and an inventory of six chairs, one table, and a library consisting of a small number of books, its total net worth being approximately \$1,200. The foresight and generous assistance of John S. Gullborg, A. A. Monson, and several others, exemplified the implicit faith these men had in the ultimate success of our Club when they personally made financial arrangements to purchase our present Club building. These plans were submitted and approved, making the purchase of our present property possible at a cost of \$50,000, plus an additional \$2,000 for furnishings.

Upon reconciling our assets at the end of 1928 we find that through the enhancement of the value of the Club's property and the assets built up by the members, our net worth is in excess of \$90,000, of which none of our members need be ashamed.

New Plans.

With the sole intention of again exercising foresight the Board of Directors appointed a Building Committee in September 1928. This Committee was assigned to make a thorough study of property values and the possibility of improving our present site for the purpose of extracting from this valuable piece of land the additional revenues that it will yield because of its location. After a lengthy, scrupulous study and analysis, the Building Committee unanimously agreed that the erection of a maximum sized apartment hotel building, which would embody adequate quarters for the Club's needs, such as a large auditorium, spacious dining room, billiard room, bowling alleys, lounging rooms, etc., in addition to enough apartments to provide a very attractive income, would prove to be a very sound investment.

Benefits to Members.

The erection of this building would provide a permanent home for its members with housing accommodations second to none. It would amply take care of the members' requirements and stimulate a demand for memberships. It would reduce to a minimum the cost of maintenance of the Club. The serving of meals in the dining room could be so planned and managed as to serve two sources of patronage. It would permit the capitalization of the increased value of the land, and would create additional sources of revenue to the Club other than dues.

Building.

The proposed building is to be of reinforced concrete construction, fireproof throughout. The main portion of the building is to be thirteen stories and basement in height. A six story tower above this is to be located at the street corner of the building, or centered on the Wrightwood Avenue frontage. A preliminary design has been submitted as per the illustration on the front page of this brochure. All enclosing walls to be of pressed brick and ornamental terra cotta. Inasmuch as the buildings in the neighborhood are only 132 feet high, the tower (top of which would be 66 feet higher) would be outstanding and could be seen for miles around.

It is proposed that the Club will occupy the entire first floor and basement (except that portion used for the hotel lobby, service and storage), and a private dining room on the second floor, which will be equipped with a service pantry, toilet rooms, etc. Several guest rooms will also be provided on the second floor for the purpose of accommodating out of town members and friends. These will be reserved for the exclusive use of the Club. Entrance to the Club will be from Hampden Court into a wide foyer; wainscoting and stairs are to be in marble with ornamental iron and bronze stair railings, etc. Immediately off the entrance will be a large check room, women's rest and toilet rooms, a ladies' parlor or lounging room, resident manager's office, and stairway leading to the private dining room on second floor and club quarters and grill room in the basement. An auditorium, or ball room, and in connection with it a deep stage, together with a spacious dining room, will be provided. Back of the dining room will be located a large service kitchen whereby quick

service could be given to either the auditorium or the dining room. The basement portion of the Club building is to accommodate a billiard room, bowling alleys, with small spectators' gallery, a general check room, men's toilets, locker rooms, a grill room, main service kitchen, etc. A swimming pool can also be arranged for.

The entrance to the hotel is to be on Wrightwood Avenue and is planned so that it can be entirely independent as to service, etc., from the Club. The completely appointed apartments up to the thirteenth floor are to be divided into various sized units and will compare favorably in size, equipment, etc., with those in the neighborhood. In addition to the modern bathroom with its showers, vitreous china fixtures, etc., each apartment will be equipped with an electric refrigerator operating from a central refrigerating system. Kitchen and bathroom will be mechanically ventilated. The furnishings of the apartments are to be carefully selected as to durability and lasting qualities.

THE BUILDING SUGGESTIONS ABOVE AND HEREIN OUTLINED ARE SUBJECT TO REVISION IF FOUND ADVISABLE WHEN FINAL PLANS ARE MADE.

Financing.

The project when completed, including the building, furniture, architect's fee, construction interest on loan for one year, commission on loan, miscellaneous expense, together with the lot free of any encumbrance, will represent the total sum of \$1,600,000.00

Gross income is estimated as shown in the statement appearing on back page after a most careful survey of similar buildings in this locality.

Total Hotel Rent—Annual.....	\$295,920.00
Rent from Club (Including Dining Room and Ballroom)—Annual	20,000.00
	\$315,920.00
Less 10% Vacancies (Hotel Portion).....	29,590.00
Gross Rent.....	\$286,330.00
(Estimated Gross Income)	
Maintenance of the building (see back page for details) is conservatively estimated at	103,400.00
Leaving a net available (see back page for details) for interest charges and amortization of (Net Income).....	\$182,930.00
Interest on combined loans—\$1,500,000 at 6%.....	90,000.00
BALANCE available for amortization of loans.....	\$ 92,930.00

Please note that the net income to liquidate both the first and second mortgage loans is in excess of two times the interest charges and leaves much more than enough to take care of the heaviest kind of amortization planned. Payments required to reduce all loans should not exceed \$50,000 annually, which would leave an estimated surplus of \$42,930.00. For detailed income figures, kindly see compilation following this message.

If the members are in favor and sponsor this undertaking, the Building Committee will, of course, negotiate for the largest first mortgage obtainable at reasonable terms, this mortgage to be represented by bonds maturing over a period of years to be sold to the public. The balance of the money required to finance this project will be raised by junior financing.

The Building Committee firmly believes that this is the opportune time for the erection of the new building as it could be more economically financed at this time than perhaps a year or so from now because the large mortgage and bond houses are eagerly looking for an issue such as we will have to offer. Furthermore, in another year we will most likely be confronted with more stringent terms resulting from the World's Fair building market, which is sure to present itself.

Submitted and recommended by

Approved by

NELS SHOAN
A. G. WITTING
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JEROME P. BOWES, Jr.
SVEN EKLUND
BUILDING COMMITTEE

INCOME STATEMENT.

Total Hotel Rent—Annual.....	\$295,920.00
Rent from Club (Including Dining Room and Ballroom)—Annual.....	20,000.00
	<u>\$315,920.00</u>
Less 10% Vacancies (Hotel portion).....	29,590.00
	<u><u>\$286,330.00</u></u>
Gross Rent.....	

OPERATING EXPENSES

SALARIES—

1 Manager	\$ 400.00
2 Day Clerks and 1 Night Clerk @ \$135.....	405.00
3 Switchboard Operators @ \$85.....	255.00
1 Housekeeper	140.00
1 Asst. Housekeeper or Linen Maid.....	90.00
14 Maids @ \$65.....	910.00
4 Scrub Women @ \$60.....	240.00
3 Elevator Operators @ \$60.....	180.00
1 Engineer	350.00
2 Engineer Helpers @ \$150.....	300.00
2 Porters @ \$85.....	170.00
2 Repair Men on Furniture, and Painter, etc. @ \$130.....	260.00

Total Monthly.....	\$3,700.00
Annual	\$ 44,400.00

EXPENSES

Light and Power	\$7,000.00
Gas	1,200.00
Fuel	6,000.00
Insurance	2,500.00
Advertising (\$10 per day).....	3,600.00
Laundry	6,500.00
Supplies and Sundries	3,600.00
Repairs, Equipment and Building.....	5,000.00
Re-decorating	3,600.00
Furniture Depreciation	10,000.00
Water Taxes	1,000.00
General Taxes	9,000.00

Total Annual.....	\$ 59,000.00
Annual Total of Salaries and Expenses.....	<u><u>\$103,400.00</u></u>

INCOME STATEMENT

2nd Floor—Monthly		3rd to 13th Floor—Monthly	
1—3½ room Apt.	\$ 175.00	1—3½ room Apt. (\$200.00)....	\$200.00
2—2½ room Apt. (\$140).....	280.00	2—2½ room Apt. (150.00)....	300.00
3—1½ room Apt. (75).....	225.00	1—1½ room Apt. (90.00)....	90.00
1—1 room Apt. (75).....	75.00	3—1½ room Apt. (85.00)....	255.00
2—2 room Apt. (105).....	210.00	1—1 room Apt. (75.00)....	75.00
8—rooms	480.00	2—1½ room Apt. (90.00)....	180.00
	<u>\$1,445.00</u>	2—1½ room Apt. (92.50)....	185.00
		*4—2 room Apt. (115.00)....	460.00

Per floor	\$ 1,745.00
11 floors	19,195.00

14th to 19th Floor—Monthly

1—5 room Apt. (\$250).....	\$250.00
1—3 room Apt. (200).....	200.00
1—4 room Apt. (220).....	220.00

Per floor	\$ 670.00
6 floors	4,020.00

Total Hotel Rent per Month.....	\$ 24,660.00
Total Hotel Rent per Year.....	\$295,920.00

* Can be laid out as three 2½ room Apartments. Same total rent.