

JAS. N. SLIGAR
REAL ESTATE AND LOANS
3001 FIFTH AVENUE
PHONE 4-3271
FORT WORTH, TEXAS

January 15th., 1941.

Mr. Amon G. Carter,
Fort Worth, Texas,

Dear Mr. Carter:

5,000 to 6,000 new houses will be necessary for Whitesettlement-Airplane factory area.

Salaries of occupants of these homes will be low. Their jobs will be uncertain. Perhaps, only a few of them would have permanent employment.

Due to these circumstances, none of these low salaried people could afford to buy or rent a fine home. Probably 3, 4 and 5 room houses will be the kind in demand.

Naturally owners of fine homes in the area will suffer. These owners will do all possible to induce land owners to enter into restriction agreements. Some land owners will and some will not agree to restrictions. Those that refuse to sign restriction agreements would sell their lands, on which, largely, small houses would be erected. Lands that may be bound by restrictions to "above the average cost home" in area, could probably not be sold during the boom, neither could these lands be sold later for low nor high class homes, resulting in owners thereof losing almost their entire values.

Therefore, regardless of how much we may sympathize with those that built fine homes in that area before restrictions were established, effective restrictions would now be beyond control.

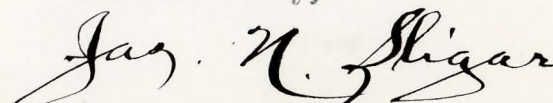
Those that have built fine homes in area will probably write, wire, or see you personally regarding restrictions, thus the reason for my expressing opinion herein.

Your Thompson 455.74 acres; Cosby Estate 61.73 acres; Wm. Bryce Et al 230.9 acres; Drumm 56 acres, probably would not be affected by the apparently inevitable, but most probably small homes would be erected adjacent to your Stewart 208.75 acres and Drumm 24 acres.

I believe the Stewart 208 acres and the Drumm 24 acres, subdivided into approximately 5 tracts to 2 acres, if placed on the market early, could, on easy terms, be sold out completely, and that you would realize a net of approximately \$80,000.00 therefrom.

In this connection, you could be relieved of details by forming a corporation, delegating someone to sell, execute deeds and collect.

Yours sincerely,


Jas. N. Sligar