No. 47.

Estimate of the probable Income of the University of Toronto derived from Endowment, when the lands, excepting the Park, shall have been all sold, and assuming that the capital will yield a return of six per cent.

		$ cts.	$ cts.
Balance unpaid, 31st December, 1861, on sales, deducting bad and doubtful sales			292,763 75
Amount held 31st December, 1861, in debentures		356,047 00	
Deduct Tay Navigation Debentures, being worthless		2,000 00	
			354,047 00
Amount at 31st December, 1861, invested on mortgage			66,374 00
Par value of Bank Stock, 31st December, 1861		1,900 00	
Less 40 per cent. on Upper Canada Bank Stock, written off		460 00	
			1,440 00
Principal represented by Ground Rents, payable from the Bay Street property, and for which it is redeemable			3,500 00
Principal represented by the Latham property, being the purchase money paid therefor by King's College			3,600 00
Balance in hand, 31st December, 1861—In Bank		10,991 52	
In Office		371 57	
			11,363 09
Estimated value of unsold lands on 1st December, 1861, as returned to the Visiting Commissioners		175,167 95	
Add lot in Oro, omitted		800 00	
		175,967 95	
Deduct sales in December	$4,718 00		
Deduct also over estimate of residue of Port Hope lots	4,200 00	8,918 00	
			167,049 95
Probable value of farm lots sold, of which the sales are considered bad, and not included in first item			12,420 00
Probable value of Port Hope lots in same condition			42,300 00
do of Pine Hill property, Port Hope, formerly sold to Corporation, but now surrendered			8,700 00
			963,557 79
Deduct amount at credit of Surplus Income account, for which the University Funds are responsible			23,247 53
			940,310 26
Six per cent. on which will yield			56,418 00
To which add the rental which will be derived from the leases of Park Lots, supposing them to be all leased at an average of $160 per acre, 24 acres at that rate			3,840 00
Total estimated ultimate income			60,258 00

(Signed,) D. Buchan,
Bursar.

Bursar's Office,
Toronto, 8th February, 1862.

No. 48.

Abstract from Bursar's Return No. 1 and 2, being Statement of valuation of lands unsold on 1st December, 1861, with correction of the same up to December 31, 1861, as per return of Bursar in "Estimate of probable future income." (No. 47 of Appendix.)

1st. Estimated value of unsold Endowment lands, Dec. 1, 1861, - -	$114,307 95
2nd. do do investment lands, - - - - - - - -	3,360 00
3rd. do do sundry lands not included in above, - - - -	57,500 00
	$175,167 95