

# An Imperial Trust Revenue Bond A Desirable Investment

## AN OPPORTUNITY FOR THE SMALL INVESTOR TO BECOME INTERESTED IN HIGH CLASS PROPERTY

**THE PLAN.** The Imperial Trust Company, Limited, intend building an office building, which with land will cost \$600,000. It will be situate on the corner of Hastings and Cambie Streets, Vancouver. Instead of borrowing money on mortgage, the Company have adopted a plan whereby the investing public may become in a measure, part owners and participate in the revenue derived from the premises, as set out in the following extract from a copy of their bond.

EXTRACT FROM COPY OF BOND

### IMPERIAL TRUST COMPANY, LIMITED

For Value received the Imperial Trust Company, Limited, promises to pay to ..... or to the recorded owner hereof at the expiration of fifteen years after the date of this Bond, upon its presentation and surrender to the Company at its office in the City of Vancouver, Province of British Columbia.

### ONE HUNDRED DOLLARS!

The recorded owner of this bond is entitled to and shall be paid semi-annually, on the 30th days of July and January in each year, at the Company's office, Vancouver, interest at the rate of six per cent per annum OR HIS OR HER PRO RATA share of the rental revenue from the Company's new office premises to be erected on the corner of Hastings and Cambie Streets, Vancouver, whichever amount shall be the greater, as hereinafter more fully set out, on presentation and surrender of the coupons attached as they severally become due.

The pro rata share of revenue payable as aforesaid will be ascertained as follows:—

The cost of the land and building complete is.....	\$600,000
Representing Company's investment.....	\$300,000
Bondholders investment, 3,000 bonds of \$100 each	300,000

The Company will deduct from the net rental income 10 per cent for depreciation and apportion equally to the \$600,000, the remaining 50 per cent, and if the same is found to be greater than 6 per cent on \$600,000 such pro rata per centage will be paid in lieu of the 6 per cent interest aforesaid.

Basing the rent on present day second class offices, the Imperial Trust Building, when fully occupied, will yield a revenue of \$90,000 per annum, which, after making due allowance for all outgoings, should pay from 8 per cent to 12 per cent interest, bondholders to participate in the revenue. The Imperial Trust Building, when complete, will be the most modern fireproof office building in Canada. The services that will be given will be such as to insure that in a comparatively short time after erection the building will be fully occupied. There will be 260 offices. As the city grows, rents will become higher, thereby increasing profits for bondholders.

THUS AN IMPERIAL TRUST REVENUE BOND is equal to a first mortgage at 6 per cent interest, with the right to participate in the revenue to be derived from the office building to be erected, which will equal a much higher rate. Bonds will be issued in denominations at \$100, \$500 and \$1000 each and carry a guarantee of 6 per cent interest per annum payable half yearly.



### APPLICATION FOR IMPERIAL TRUST REVENUE BOND

To the Directors of The IMPERIAL TRUST CO., Limited. Vancouver, B. C.

I HEREBY APPLY for ..... 6% Imperial Trust Revenue Bond of \$100.00 each, and I agree to pay for the same as follows:—

\$..... cash with this application, and the balance \$..... in ..... equal monthly instalments within the period of one year from date.

Dated at ..... this ..... day of ..... 1908.

Name in Full

Registered Address

No.....