



**AIRS SATURDAY** ... "The Lost Weekend," starring Ray Milland and Jane Wyman, will be telecast Saturday evening on Channel 5's Saturday Night Movie. The movie, sponsored by Thrifty Drug and Discount Stores, is based on a novel by Charles Jackson and won Oscars for best picture, best actor, best director, and best screenplay.

## The Mail Ego

By **TERRENCE O'FLAHERTY**

"If ABC's 'That's Life' is such a bright family-type show, how come it can't attract an audience when so many viewers are clamoring for just that sort of program?"

Ten o'clock on a week night may be a comfortable viewing time for show people who can sleep all morning but I have a hunch that it's too late for most bright family types who have to be up by seven the next morning to pack lunches and compete for the bathroom.

"How come Diana Ross is the only one to be identified in the singing group called 'Diana Ross and the Supremes'?"

She got there first. Also she's the lead singer. But after April 13 it won't make any difference because she is leaving the group. Her first appearance as a "single" will be on the Dinah Shore special that night. The Supremes — who have had several replacements themselves since they started — are now looking for a new lead singer.

"I read in the paper where Robert Montgomery has been censored on the Carson show when he talked about marijuana and Joan Baez has been censored when she talked about her husband. Unfortunately I never happen to see the shows where this takes place but almost every time I can understand why the network deleted it. In Montgomery's case, he was editorializing on a case still under litigation and Miss Baez implied that the government sent her husband to jail because it refused to face the truth about the draft. Both must have known

they would be censored so why did they bother to make such statements in the first place?"

Perhaps they realized a censored statement makes a headline in the following day's paper while an uncensored comment doesn't. It is ironic that censorship on the air is the fastest way to free expression in print.

"I have been watching 'Mission Impossible' for several seasons and have been trying to determine Barbara Bain's nationality. She walks and talks like a Russian."

And with good reason. Both her parents came from Russia.

"We watched the Andy Williams Love Concert recently. What has happened to him?"

He's discovered the teen crowd and is playing to them. He'll need them this fall when his new NBC show opens opposite Jackie Gleason on CBS who is certain to attract the Over Thirty crowd.

"In the TV movie titled 'Marcus Welby M.D.' Anne Baxter played the girl friend of Robert Young. They said it would be made into a series this fall with Robert Young but there was no mention of Anne Baxter. Will she play the same role? Wasn't she once married to an Australian actor?"

To an Australian, yes — but he was a rancher named Randolph Galt. The loneliness of the life down there destroyed their marriage. She was formerly married to the late John Hodiak. She will play the same role in the series.

# Real Estate 'Pool' Promises Profits

By **L. MILTON ISBELL**  
President,  
Torrance-Lomita  
Board of Realtors

For the individual who wants to invest in real estate because of the general attractiveness of this form of investment, but has a comparatively small amount of money, the real estate syndicate could be appealing.

A real estate syndicate is simply a pooling of money from several persons which is then used to buy real estate, with a potential for profit. A common example would be an office building valued at \$750,000. If 10 individual investors each contribute \$75,000 they would have \$750,000 as a group to make the down payment, assuming they can obtain a 90 per cent loan on the building.

**THE GROUP** would be the syndicate. The form of their investment might be ownership through joint tenancy, tenants in common, partnership, as a corporation, or some other legal method.

The essential ingredient in any such syndicate, however, is a professional who can gather the money for the venture, select a property acceptable to the syndicate members, purchase it, and manage it to the benefit of all investors. This professional is usually a REALTOR or other real estate broker.

**THE REALTOR** in this case searches for a good investment property, makes an analysis of it, guides the group to the proper form of investment, consulting an attorney when desirable or necessary, and manages it to accomplish the syndicate's limited aims.

One of the hallmarks of a syndicate, that makes it different from other forms of mutual investment, is that it is held for a limited time only, quite often 10 years. It is created and administered to take advantage of future trends. The syndicate owners of the office building example may see business growth in that direction that will make it consid-

erably more valuable in 10 years. They might even project that in 10 years the building could be torn down and a new, bigger one constructed on the site and sold, splitting the profits among the syndicate members.

**THE TAXES** on their profits would be based on a long term capital gain and consequently computed at a lower rate than if the profit were attributable to a single year. The syndicate would still have had whatever income rents brought throughout the period, and would have increased their equity in their investment through payments on the mortgage.

Syndicates may be used to purchase raw land in the path of urban growth with the aim of letting its value increase for a number of years, then subdividing it or selling it to a subdivider. In this case, the syndicate members might have no income from raw land, unless it is highly producing agricultural land. They might have to pay greater taxes than the income produces, actually putting more investment into the property over the life of the syndicate. For that reason,

part of the land could be programmed to be sold after a few years, paying increased expenses, the balance held for the full period.

**SYNDICATES CAN** be used for investment in apartment, industrial and commercial property, resort and recreation areas, almost any type of real estate. But the key is growth.

It is for this growth reason that a Realtor or other real estate broker is usually the professional who puts the syndicate together. He is in a position to know trends, to analyze, to manage the property, to comply with the laws and regulations governing such undertakings. He usually has some of his own money invested. He is paid for whatever time and knowledge he contributes according to the arrangement agreed upon when the syndicate is formed, and shares in the final profit when it is liquidated.

The syndicate is management, free investment for most participants. It involves some risk. It also promises a larger return than some other forms of investment, which is the reason for its being.

## Garden Checklist

1. Don't forget Azaleas for that shady corner. Azaleas in full bloom are available now in nurseries making selection easy.
2. English Primrose plants may be divided as soon as they finish their spring bloom.
3. If frost is over in your garden, you can plant Fuchsias, Pelargoniums, and Geraniums.
4. Warm weather vegetables such as cucumbers, squash, beans, corn, tomatoes, peppers, and egg plant may be planted now.
5. If you forgot to plant that shade tree this past winter, it's still not too late. Your nurseryman has shade trees growing in containers which may safely be planted now.

## Republican Volunteers Will Install Officers

Officers for 1969-70 will be installed by Palos Verdes Republican Club, United Republicans of California (UROC), at a dinner dance Friday, April 18.

The annual event will be at a Manhattan Beach restaurant. Social hour will begin at 7:30 p.m. and dinner will be served at 8:30 p.m. Dancing is planned after the installation ceremonies, to be conducted by UROC State Chairman Mike Van Horn.

Robert Westerfield, Redondo Beach city councilman, is chairman of the dinner committee, assisted by Jan Meier and Art Zygmunt.

Master of ceremonies will be Walter N. Anderson, Manhattan Beach attorney.

Bob Dornan of TV channel 9's Temple II afternoon conversation show will be the principal speaker and presentation of the third annual Charles Edward Chapel Americanism Award will be a feature of the Ceremony.

## In Washington

John Lankford, curriculum assistant for the Torrance Unified School District, recently attended a five-day conference conducted by the Western Radio and Television Association in Seattle, Wash.



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