

WILFORD L. BRAMWELL

BROKER - REAL ESTATE - LOANS - INSURANCE
LOS ANGELES, CAL. OGDEN, UTAH

March 13, 1945

Honorable Marriner S. Eccles
Governor, Federal Reserve Board
Washington, D. C.

Dear Marriner:

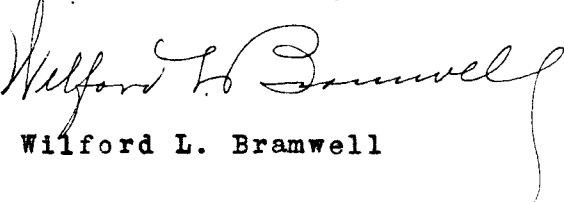
In harmony with your report before the Senate Banking Committee a few days ago and the statements which you made relative to business property inflation, I am taking the liberty of enclosing a copy of a letter which has been addressed to the Price Administrator of your city, which conveys concrete facts and illustrations of the upsets that have occurred in Ogden business property and business concerns.

I am sure that you thoroughly appreciate the existent conditions in Ogden and want to congratulate you on your vision relative to the lack of control of business properties.

If you desire any additional information, it will be a pleasure for me to furnish same to you.

Assuring you that Ogden citizens appreciate the recognition which you have received as a mastermind in finance and with kindest regards and wishing you continued success, I remain

Very truly yours,



Wilford L. Bramwell

WLB/mh

March 20, 1945.

Mr. Wilford L. Bramwell,
Bramwell's
Ogden, Utah.

Dear Wilford:

I just received your letter of the 13th, together with a copy of your letter addressed to Senator Murdock.

You misunderstood my statement. The proposal I made didn't cover the matter of rental controls, but was a war-time tax on capital gains. For your information I am enclosing a copy of the statement I issued on this subject.

Rent control on business property, as on residential property, may be desirable. However, it would raise a great many problems of control and it is rather late in the day now to put it into effect. Legislation would be required.

With kind regards,

Sincerely yours,

BRAMWELL'S

"COMPLETE OFFICE OUTFITTERS"

OGDEN, UTAH DIAL 4653

March 13, 1945

Honorable Abe Murdock
United States Senate
Washington, D. C.

Dear Senator Murdock:

As a business man and a heavy taxpayer of Ogden, Utah, I hereby give you the following information relative to what I consider a very dangerous and far-reaching practice now in vogue by the unscrupulous money-grabbing landlords in our business center.

Congress enacted laws governing and regulating rents of residences owned by widows, orphans and the aged, but failed to pass a law governing business property rents, and the results are Ogden is faced with the greatest inflation ever known in Ogden. Rents have been doubled on many properties on Washington Avenue and property values have been skyrocketed beyond the capacities of specialized merchants to pay the rents assessed. The chain store organizations are bidding against each other and rents are so high that legitimate business cannot operate.

We are enclosing our announcement of "Quit Business After Years of Operation", which you will find self-explanatory.

We are informed that the Dick's Cafe, our leading eating place was forced out of business by exorbitant rent increases. We have been forced to quit, the landlord never giving us a chance to meet any advance in rent. As the new rentor, Montgomery, Ward & Company, is now only opening a mail order department, they will expand and I am informed by some of our best business experts, the four merchants to the north and south of us will be forced out of business, as the same landlord owns all of these properties.

The Overfield Investment Company is located in Salt Lake City. They have been buyers of property here for some time, where same has been sold at sacrifice prices or forced sale, and then their rentals have been advanced to unreasonable heights.

The following is a concrete example. The building we are now occupying, by paying a big premium to Montgomery, Ward & Company until we can partially close out our stock, was offered to us in 1940 and 1941, by Stuart P. Dobbs, attorney for the Kohn Estate, for \$12,000, but in April, 1941, was sold to Abe Glasmann for \$11,000. He in turn traded same to Overfield for some residence property. Overfield since has spent on the building approximately \$1500, making a total investment of \$12,500. He has now crowded us out and leased the building to Montgomery, Ward & Company for \$200 per month, or \$2400 gross annually.

BRAMWELL'S

"COMPLETE OFFICE OUTFITTERS"

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Deducting from this a depreciation of \$125.00; taxes \$539.32; insurance \$35.00; liability insurance \$22.50; there is a total operating cost of \$721.82. This deducted from the gross income of \$2400 makes a net income of \$1678.18 or 13 $\frac{1}{2}$ % on investment. Without worry, trouble and work. The resident operator rents have been frozen and the basis of his net income is 5% on investment and he must constantly supervise his holding or same would be confiscated. The average life of standard residence building, when properly built, is fifty years. Business properties of same construction have a life of one hundred years or over.

We appeal to your congressional body to correct this great evil and injustice by enacting laws that will adjust this great discrimination.

Private and small business is doomed unless Congress regulates the unscrupulous combinations and chain store organizations, as they continually fight the Government directly or indirectly to promote their own selfish interests.

I am making this appeal not to help ourselves, as we are on the way out, but to have a righteous and just legislation to help the local merchants to maintain themselves against unjust and vicious practices of landlords and organized competitors.

Ogden is reputed to have more chain stores and combination of big interests than any other city of its size in America. In a city of approximately 70,000 there is less than fifty left of the pioneer merchants who have given their all in support of education, culture protection and when their boys and girls and former employees return from the service, they will have no jobs left for them as their businesses have been sacrificed and confiscated by the parasite "Combined Business" that are controlled by big financial institutions of the east.

Closing my business will effect my six sons, who have been trained in this business, two stenographers and four outside salesmen, all now in the service, who expect their jobs when they return and who are entitled to them.

We thank you in advance for any assistance you may render in formulating laws that will protect the small operator and small business against the advance of the great octopus "Big Business", who seeks their ruin.

Very truly yours,

B R A M W E L L ' S

Wilford L. Bramwell
Proprietor

WLB/mh

BRAMWELLS

OFFICE SUPPLY

FORCED OUT OF BUSINESS

AFTER 32 YEARS OPERATION ON WASHINGTON BOULEVARD

Lease Has Expired!

The Overfield Investment of Salt Lake City have leased the building, over our heads, to Montgomery Ward and Company, without giving us any consideration. We have tried to buy a building, to buy out leases or rent a building between 23rd and 27th streets on Washington Blvd., but no suitable location is available in Ogden.

\$20,000 In Books, Stationery, Office Supplies, Gift Items, and Sundries Must Go

\$5,000 in Furniture and Fixtures must be sold by December 31, 1944. NOTHING RESERVED — Show Cases, Display Tables, Shelving and Equipment.

One Third to One Half Off

SALE STARTS WEDNESDAY

9 A. M. Dec. 27th at Sacrifice Prices

CALL EARLY — SAVE MONEY — AVOID THE RUSH
 2354 Washington Boulevard Ogden, Utah

Stationery and Office Supplies

20% to 50% Off

Desks, Chairs, Files and Sundries

20% to 50% Off

World Globes Desk Lamps and Home Baskets

50% Off

Leather Goods and Gift Items

33¹⁻³% Off

Bibles & Mormon Publications

10% to 20% Off