

Dear Sir.

We have for some years past been more particularly connected with West India concerns & I shall be happy to afford you any assistance in my power in the arrangements you have in contemplation respecting your property there.

With regard to the number of years purchase of a West India Estate I am afraid I can give you but little useful information & perhaps no one could state accurately the value of any particular Property except a person acquainted with it & on the Spot - It must generally depend upon, its nature, whether there are many Slaves & in good condition as to health & disposition & the quality of the Land - Upon the State of the Buildings, in fact the risks which a man knowing the annual average Income of a Property might think attendant on an investment of his money in that description of Property - a person to make a West India Estate answer, unless he leases it, must reside upon it, and as our inducement to invest his money, with their



condition & the other attendant risks on such property he expects a very large Interest for his money. I may probably meet with some person in a day or two who could give me some useful information on this point, and if I do I will communicate it to you.

The usual course in the case of a Sale of West India property is to pay down about  $\frac{1}{3}^{\text{rd}}$  of the purchase & to have the remainder secured by annual or other instalments - it is seldom you get the whole paid down & to do so a large deduction in price would probably be expected - in this event you should be careful to stipulate that you should have the Estate in the interim conveyed to your own Trustee with Power of Sale or otherwise secured to the satisfaction of your Counsel.

In letting the Estate it is desirable to have the rent made payable in London and the Security of some London house for its payment and also for the payment of the



Reappraisement of the live and dead Stock  
Buildings &c. at the expiration of the  
Lease, which should be provided for in  
it.

I remain

Dear Sir

Your faithful  
and obed. Servant

John Hopton Smith

Ed. Hill 20 Nov 1818

Genl. Scapron.



M11904

High: Forbes & Perce  
Es: New York 20. 1818  
West India Property

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Genl. Scapione  
Dullingham House  
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