

# AN ANNOUNCEMENT

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An Opportunity That May Never Be Given You Again

## THE FRED A. JACOBS CO.

Largest sub-division operators on the Pacific Coast, known throughout the Northwest as a highly successful firm, presents to the readers of the La Grande Observer an opportunity of getting in on one of the best investments ever offered in the Northwest--an interest in

## The Metropolitan Investment and Improvement Company

The Metropolitan Company owns a large amount of the most valuable property in the city of Portland. Included in its holdings is a magnificent four-story brick apartment house covering a quarter block. This is one of the largest and finest structures of its kind in the city. Adjoining this structure the company owns sufficient ground on which to build several others of like size. The company also owns a large number of completed residences and cottages located in the most desirable sections of the city. It also possesses in fee simple a large amount of unimproved residence property in the choicest districts of Portland.

The Los Angeles Investment company, established in 1895, with \$5,000 capital, today has assets of over \$16,000,000. The Metropolitan Investment and Improvement company of Portland, Oregon, was organized along the same lines as the Los Angeles company and was patterned after the Los Angeles company. Today the stock of the Los Angeles is selling for \$4.39 per \$1.00 share, the company having paid an average annual dividend of 39 per cent.

\$100 invested with the Los Angeles company 17 years ago and the dividends re-invested is today worth \$22,900.

The Metropolitan company was organized for the purpose of building bungalows and houses to be sold for cash or on installments to acquire land at a low market price or below market and to improve this property and dispose of it at a profit; to improve a valuable tract of central city property it owns with apartment houses and sell or operate them. The company has already constructed a very fine apartment building which pays a handsome profit on the investment. It has built a large number of bungalows and residences which it has uniformly sold at a substantial profit. The company's operations have been profitable to a marked degree, and the character and business judgment of its officers are such as to insure a continuance of profitable operations and investments.

Associated with Mr. Fred A. Jacobs in the organization of the Metropolitan company were some of the most prominent and best known business and professional men in Portland and other Oregon cities. Among them are the following: Lloyd J. Wentworth, vice president of the Lumbermen's National Bank; W. E. Coman, general manager of the Northwest Electric company; W. D. Skinner, traffic manager of the S. P. & S. road; Dr. E. A. Pierce, of the state board of health; Woodward & Clarke, wholesale druggists; John F. Daly, president of the Title and Trust company, all of Portland.

C. W. Nibley, of Salt Lake, Dr. Richardson, Dr. Hall, Frank C. Bramwell, Judge J. C. Henry, Geo. Good, C. A. Murray, C. P. Ferrin, Lot Snodgrass and many others of La Grande.

**Metropolitan stockholders have received three 2 per cent quarterly cash dividends this year and 3 per cent quarterly has been set aside for the reserve. The book value of the stock is now 109. Its total earnings so far for the current year has been 15 per cent.**

The capital stock of the Metropolitan is \$500,000, of which nearly \$400,000 has been subscribed. Only 5 per cent of the capital stock or \$25,000 has been allotted to the Grande Ronde valley. Stocks can be purchased now for \$102.50. July 15th the price will be advanced to \$103.50. Send in your orders for stock at once by wire or letter, follow telegrams with letters of confirmation.

Remember, that the stock will positively be advanced one dollar a share July 15. Don't delay. Stock will be reserved as ordered. Wire or write

**The Fred A. Jacobs Co., Selling Agents**

**269 Washington St., Portland, Oregon**

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