

REAL ESTATE INVESTMENTS!

Are More Nearly Absolutely Safe than Any Other Form of Investment.

Fire and flood, money panics, wars, and even changes in the form of governments can only temporarily affect the value of real estate. Any form of real estate is an almost absolute guarantee of a higher rate of interest on the money invested than can be obtained from any other form of investment. Should the property only double once in ten years, more than eight per cent. net is gained on the investment. On the other hand, real estate investments have possibilities of a greater rate of profit than any other form of investment. One hundred per cent. profit in ninety days is not an uncommon result from judicious investments in real estate, while fifty per cent. in twelve months is so common as not to excite remark.

Value of Suburban Property Depends Upon its Distance from the Business and Employment Centers. The most casual observer can not fail to notice that within a few years a vast change in city building has been inaugurated, dependent upon the introduction of rapid transit lines. Fifty years ago the great desideratum was to live near the business centers. This led to a condition of affairs seen in every old city in the land, namely: Narrow streets, crowded tenement houses and many-storied buildings. The question was just as it is now: "How many minutes will it take to reach business from the residence locality?" When this distance had to be walked, four or five blocks became the limit. But the introduction of cable, electric and steam motor lines and fast-traveling passenger boats places a residence locality five miles from the business center within as easy reach as when formerly located five blocks away. It is not difficult to forecast the future sufficiently to see the inevitable result. Within a radius of ten miles of every important city all of the desirable localities for residence property will be utilized for that purpose, while localities within the same radius, less desirable for residence property, but valuable for other purposes, will be utilized for the purposes for which they are best suited. This can be seen to-day in connection with all large cities. Fine boulevards have been constructed out of the city of Washington, D. C. for a distance of many miles, have been paved and provided with cable and electric lines. Desirable streets of the city of Chicago have been extended in a like manner, made wide and commodious, paved in the best modern manner, provided with cable and electric lines and utilized for residence purposes. Lots on the outer or more distant ends of these streets sell for the same price as lots nearer the city. This is possible because the residents on the outer ends of these streets can reach home as safely, surely, cheaply, and almost as quickly as those who live immediately adjoining the business part of the city. Minthorn Springs is five and one-half miles from the east end of the Morrison street bridge. The highest priced residence property in Chicago is from four to ten miles from the heart of the city, and sells for from \$100 to \$600 a front foot. Property within two miles of the business and employment centers of any city is undesirable for residence purposes. There is always a distinct line of demarcation between the business and employment centers and residence localities of cities that has an undetermined character. The business part constantly encroaches upon it. People do not care to build expensive residences upon land that will soon be required for business purposes; consequently, there are found within this limit old and dilapidated buildings, temporary buildings used for shops, stables, etc., and other surroundings unsuited for a first-class residence locality, and withal an unsettled feeling in regard to permanent improvements.

New York City, and Other Cities to a Lesser Extent, Present an Anomalous and Interesting Condition, Caused by the introduction of Rapid Transit Lines. The great middle class of society, comprising one-half of the whole population, which has some means and a settled determination to become possessed of homes of their own, finding it impossible to own property which costs from \$50 to \$500 per front foot, have had suddenly presented to them, through the agency of rapid transportation lines, the possibility of obtaining cheap and desirable building sites in suburban villas, that can be, under the present arrangement, quickly and easily reached from every place of business and employment. The consequence is that this best class of American society has almost in a mass deserted the central portion of our great cities, and built beautiful, healthful and comfortable homes in the suburbs, leaving in the cities the palaces of the extremely wealthy and the tenement apartment houses, where the extremely poor and homeless class of society drags out a miserably existence. The situation is not only unique, but threatening, since the extremely poor and homeless class constitutes the vast majority of the population of the central portions of our great commercial cities. The rich people who can afford to own houses in town find themselves left to their own companionship and under the full control of the tenement house population.

MINTHORN SPRINGS!

Some Facts in Regard to its Location in Reference to the Business and Employment Centers. Portland is the great manufacturing center of the northwest. Portland's source of power for manufacturing purposes is at the falls of the Willamette river, at Oregon City. Already the manufacturing interests of Portland, mostly conducted at Oregon City, produce an income of \$20,000,000 annually. They are constantly growing and increasing. This great manufacturing center is distant on one side 8½ miles from Minthorn Springs, while Portland, the great commercial metropolis and business center of the north Pacific coast, is 5¼ miles distant in the opposite direction. It requires no stretch of imagination to see that the country intervening between Portland and Oregon City (its base of power supply) is the natural residence locality of the business men and busy workers and wage earners who keep in motion the various enterprises of the commercial and manufacturing interests of the north Pacific coast. Rapid transportation lines can be built and operated between Oregon City and Portland at an expense of twenty-five per cent. less than in any other suburb of the city.

Some Facts in Regard to its Location in Reference to Rapid Transit Facilities. First—The Southern Pacific railroad, whose line runs directly through this beautiful villa, now has three regular trains running each way daily, and is considering a proposition to place a suburban train upon their line to run every hour from Portland, giving a fare of 10 cents for the round trip. Second—The Woodstock motor line, already graded to a point within 1¼ miles, will eventually be extended to this property. Third—A company incorporated in Oregon City to run an electric motor line from that city to Portland, proposes to construct their line through the Minthorn Springs property. Fourth—A company now organized and stock subscribed to build a steam motor line between Portland and Oregon City, will run their line within a quarter of a mile of the Minthorn Springs property.

At the Present Time This Property is Reached in Four Ways Very Conveniently. First—By Southern Pacific trains running through the property. Second—By Willamette river steamers running every hour in the day at five-cent rate. Third—By Portland & Willamette Valley trains to the White House and across the ferry to the property. Fourth—By carriage on the splendid drive controlled by the Multnomah Driving Association. The most magnificent carriage way in the United States, commanding the most enchanting scenery—wooded hills on one side, Willamette river on the other with snow-capped mountains in the distance. This beautiful drive is kept sprinkled during the entire summer season.

Healthfulness, Water Supply and Scenery. In the selection of a residence locality, no element is so important as that of healthfulness, and no single element contributes so much to the healthfulness of a locality as the water supply. As a healthful locality Minthorn Springs is easily superior to any residence locality in the city of Portland. It is high and drainage is complete. The water supply is from a spring capable of abundantly supplying 25,000 people with water. A distance from the river of one-half mile places it out of the reach of malaria. A system of water works will at once be constructed, so that parties building will have an abundant supply of pure, cold water direct from the spring.

SEE MINTHORN Before investing elsewhere (either for speculation or a home) and in common with all visitors you will **BE CHARMED.**

NON-RESIDENTS may depend upon the faithful execution of commissions entrusted to us. For references, full particulars, etc., address

THE OREGON LAND COMPANY, { Hotel Portland,
Portland, Or.

See Scene at Minthorn, on Last Page of Cover.

VISITORS ALWAYS WELCOME to ride out with us. Carriages in waiting at our offices, Sixth and Yamhill Sts.