

1908
HAPPY NEW YEAR

"A Front Foot of Portland Property Is Worth a Dozen Castles in the Air"

Safe investments insure safe returns—as, for example: A piece of North Portland business property which we are offering on a 10 per cent net basis, paying \$100 per month. You can safely "bank" your "hoarded" surplus on this proposition.

For another example, take this "Flatiron":

\$200.00 PER MONTH



\$20,000

An investment par excellence, safe "to have and to hold." A well-selected list of business, industrial and residence property. Homes in every part of the city, at all prices, and for all people, the wealthy and humble alike. Special attention given to the wants of NON-RESIDENTS.



Offices 253 1/2 Washington, Cor. Third.

Buy Fruit Lands

Where your money will grow—acreage lots in COVELL, one of Portland's most delightful suburbs. Just the soil to grow cherries, all kinds of berries or garden vegetables. A cherry orchard will yield \$250 to \$500 per acre per annum, berries will yield as much, and garden vegetables are not to be overlooked for substantial income when properly cultivated.

These suburban acreage tracts will more than double in value in the next year—prices ranging from \$250 to \$700 per acre. Thirty minutes' ride to business center. Best of electric car service.

Five to 10-acre apple tracts in Mosier Valley red apple land, Hood River district, four miles from railway station. Apple orchards in full bearing yield from \$700 to \$1500 per acre each crop. Ten-year-old orchards sell from \$1500 to \$5000 per acre. Costs \$375 to plant and cultivate an orchard to five years' growth. The price of our land is \$40 to \$100 per acre. See what you can make. We have the best bargains in fruit land and suburban acreage in the state.

THE DUNN-LAWRENCE COMPANY

248 Alder Street, Portland, Or.

\$16,000—Four modern flats, income \$1632 per year; choice location.

\$7000—Four modern 3-room flats, West Side; income \$72 per month.

\$7500—Large strictly modern 8-room house, ground 100x184; choice shrubbery. An ideal home. Best home buy on the East Side. Fronting two streets.

\$4650—6-room modern house walking distance, west, near West Park st.

\$8500—Triangular block, West Side, good for hotel or apartment house.

\$1500—50x100 lot on Corbett street, east front; fine.

\$1000—Six-room new house on Mount Scott line; nice lot.

\$550—Choice building lot on 36th st., near Hawthorne ave.

M. E. LEE ROOM 20 RALEIGH BLDG. 323 1-2 WASHINGTON ST. PORTLAND, OREGON.

Main 8126 A 1506

F. O. NORTHRUP

CITY

REAL ESTATE

Interests of Estates and Non-Residents a Specialty. Some Bargains in West Side Income Properties Now Listed

Rooms 314-15 Couch Building

Fourth Street Near Washington Portland, Oregon

ARDMORE

The most desirable building site in Portland, surrounded by palatial homes. The only exclusively high-class residence property, supplied with bitulithic streets, cement sidewalks, Bull Run water; sewer and gas laid to each lot. Take Washington-street car, get off at Park avenue.

Geo. D. Schalk

Phone Main 392 A 2392

264 Stark Street Portland, Oregon

COOS BAY OREGON

163 LOTS AT HALF PRICE

EACH \$40 EACH

\$5 Cash \$5 Per Mo. No Interest

OUR LOSS YOUR GAIN

ONE MILE SOUTH OF SMITH'S NEW MILL, EMPLOYING 2500 MEN, ON PROPOSED LINE OF S. P. RY. THIS TRACT HAS A FRONTAGE OF 1700 FEET ON NAVIGABLE TIDE WATER, WITH 20 FEET OF WATER AT LOW TIDE.

Write or call for plans or further information.

LAMONT & HARRIS

REAL ESTATE FIRE INSURANCE

SWETLAND BLDG. PORTLAND, OREGON.

Farm Buys in Clark County, Wash.

40 ACRES.....PRICE \$2000.00

\$1300.00 Cash; Balance in 3 Years. 18 acres under good state of cultivation, more easily cleared, 5 acres in bearing orchard of assorted fruits, barn 24x40, small house, fruit dryer, chicken houses, etc., good well at house and living stream through place, R. F. D., convenient to school, 5 miles from good town on Columbia River and 14 miles from Vancouver. Includes 2 cows, 2 heifers, some chickens, plow, harrow, cultivator and all small tools used on fruit and truck farm. Crops netted owner over \$800.00 this year.

40 ACRES.....PRICE \$2500.00

Terms if Desired. 23 acres under cultivation, balance in good woods pasture, 4-room house, barn 48x48, chicken, tool and potato houses, good well and living stream, fenced and cross-fenced with good board and wire fence, family orchard of assorted fruits, A-1 soil, 1 1/4 miles from school, 2 miles from country town, and 9 miles from Vancouver. Includes the following stock and implements: 8 cows, 3 heifers, bull, 2 pigs, some chickens, 3 horses, wagon, buggy, harness, shovel plow, cream separator, new mower, rake, hay in barn and all small tools.

38 1/2 ACRES.....PRICE \$4700.00

\$1000 Cash; Balance to Suit Purchaser. Buys this beautiful level tract: 10 acres in bearing orchard, balance of land under state of cultivation, fenced, cross-fenced, 5-room house, painted white, good barn, chicken-house and a \$1500 fruit dryer, good well at house, convenient to school, 1 1/2 miles to boat landing on Columbia River and railroad station, and 6 miles from Vancouver, on the finest road in the country. Income this year netted owner over 10 per cent on above price.

Only a small sample of our list. Call or write and get our prices before buying. We can suit you and save you money.

60 ACRES.....PRICE \$3700.00

\$1700 Cash; Balance to Suit Purchaser. 36 acres under fine state of cultivation, more land easily cleared, some timber, place fenced and cross-fenced, 2-story 8-room house, newly painted, large barn, woodshed, chicken-houses, etc., 1/2 mile from graded school, 3/4 miles to railroad town and 9 miles from Vancouver, on good level road, R. F. D. and telephone. This is a fine home and a good investment.

32 ACRES.....PRICE \$5500.00

\$3000 Cash; Balance to Suit Purchaser. All nice level land, 48 acres under cultivation, 9 acres green merchantable timber, 48 acres fenced and cross-fenced, 2-story 7-room house, barn, 48x50, and all other necessary outbuildings, 9 acres in bearing orchard of assorted fruits, school in short distance of place, 3/4 miles from country town, 6 miles from Vancouver, on good level road, R. F. D. and telephone. This is a fine home and a good investment.

400 ACRES.....PRICE \$10,000.00

Terms Can Be Arranged. 70 acres under cultivation, 225 acres fine creek bottom land, 35 acres green saw timber, balance fine pasture land. This ranch controls about 5000 acres of fine out-range, 2-story 7-room house, barn 88x132, chicken-house and granary, family orchard, good trout stream through place, 3/4 mile from country school, 4 miles from country town and 14 miles from Vancouver, on level road. This is without question one of the best stock and dairy ranches in the State.

123 ACRES.....PRICE \$10,000.00

\$1000 Cash; Balance Easy Terms. 100 acres under fine state of cultivation, fenced into 10 and 20-acre lots, 23 acres fine green timber; fine 2-story 8-room house, painted white; large barn, painted white; large barn, painted red; also with contents, granary, chicken-house and woodshed; well at house, well and windmill in pasture; 8 acres bearing orchard of assorted fruits in full bearing; 3/4 mile from country town, church, school, etc., telephone in house; 10 miles from Vancouver on fine level road. The improvements alone worth over \$4000.

Thompson & Swan

Citizens Bank Bldg., Vancouver, Wash., or 306-7 Swetland Bldg., Portland, Or. Main 2059, A 3035.

Real Estate and Buildings

William G. Beck

One of Oregon's old pioneers, who came to Portland in 1852 and has continuously resided here since. Naturally few of our citizens are so widely known to all classes of the community, while none is accorded more widespread respect and esteem. As a citizen Mr. Beck has proved himself to be both public spirited and progressive, a firm believer in the present and future greatness of Oregon. He established his present business in 1894, that of financial agent, real estate and insurance broker, and he is also at the present time a notary public in office. His office is located at room 312, the Palling building. He is a general fire insurance agent, who underwrites large or small fire risks in some of the strongest insurance corporations in the country. He finds safe and reliable investments in lands and loans for investors and also buys, sells, rents and exchanges city property, farms, timber lands, ranches, mines, etc. He has houses and stores for rent and collects rents, pays taxes and insurance for owners and gives prompt returns. Mortgage loans are negotiated, and for the highest class of service his charges are moderate; his business is extensive. 312 Palling Bldg

Special Investments

- \$1600 Over 4 full lots on southwest slope of Mount Tabor, one block to city, most magnificent view of city and country.
- \$1900 2 fine lots on East Ankeny street, improvement included
- \$2600 Fine 1/2 block East Stark and 29th sts. Easy terms.
- \$3750 Very fine 5-room, modern bungalow with fireplace and furnace; ground 130x100; lawn; fruit; fine place; fine surroundings.
- \$3750 8 acres of fine land; 6 blocks to Salem electric line; close in; fine orchard; 2 1/2 acres all kinds of berries; good house, barn, etc. All under cultivation. Terms.
- \$2000 Fine 20 acres, close in, O. W. P. passing through it; finest of soil; running water; 3 blocks to station.
- \$4000 12 full lots, 7-room house; barn; fruit trees; in city limits; close in; \$2000 down. A big snap.
- \$12,000 10 acres in city limits, close in; 300 fine fruit trees; 9-room house; barn, etc. Terms.
- \$11,500 Magnificent 5-room house, Nob Hill district; 2 fire-places; furnace, lot 60x100. Terms. I have many other snaps and will be glad to show you.

F. DUBOIS Washington Bldg., Room 3 Portland, Oregon

50 TO 75 PER CENT DIVIDENDS

Bank stock, mining stock, or any other stock that will pay 50 to 75 per cent on the money invested, if offered for sale, would be snapped up as quick as lightning. Just because you are not acquainted with cranberry culture you are not interested. Others are getting annually absolutely sure returns of 150 to 200 per cent on the money invested in the business just the same whether you know it or not. And yet you are not interested, although you are looking for a good safe and sure investment for your money where it will pay you even small rates of interest. No other investment is surer, safer, and will give you as large returns as will cranberries. I have the best cranberry proposition on the Coast which I am selling at from \$42.50 to \$100 per acre. Investigate.

J. FRANK PORTER

ROOM 607 COMMERCIAL BLDG., PORTLAND, OR.

Facts Worth Knowing

THE REALTY ASSOCIATES OF PORTLAND, OREGON, has paid to the holders of its Profit Sharing Bonds, for the year ending December 1, 1907, Dividends Aggregating 11.40 per cent, per annum net.

These Bonds are secured by high-class, centrally located, income-bearing business blocks. This is universally conceded to be The Most Substantial Security on Earth. This class of property is Productive of Two Profits; one from rentals, which is as dependable as the income from a government bond; the other is from enhancing ground values. It is a well-known fact that business real estate will increase in value just as long as the population of the city increases and in about the same ratio. Portland business real estate is from 25 to 60 per cent lower than in any other large city on the Pacific Coast.

Now is the Time to take advantage of these low values. They are sure to advance rapidly in the next few years. If you have not sufficient capital to purchase a business block on your own account, join the Associates. You can then invest any sum, from \$100 or any multiple thereof up to \$25,000, in the Best Business Property.

Earnings from both rents and sales are distributed on the first day of June and the first day of December of each year. Investors receive a Profit Sharing Bond which represents their ownership in all of the Associates' properties. All purchases, sales and other important business transactions of the Associates are under the personal direction and supervision of its Board of Directors, who have their money invested in the same properties. They receive no salary. Their compensation comes from a small share of the profits. This plan has been successfully tested in every large city in the United States.

You can receive the fullest information regarding this high-class investment by writing or calling at the offices of the

Realty Associates of Portland, Oregon

804-806-812 DEKUM BUILDING

OFFICERS AND DIRECTORS:

- R. D. Inman, President, President Inman-Poulsen Lumber Co.
- Geo. E. Chamberlain, 1st Vice-Pres., Governor State of Oregon
- T. D. Honeyman, 2d Vice-President, President Honeyman Hardware Co.
- Dr. Andrew C. Smith, Treasurer, President Hibernia Savings Bank
- N. W. Rountree, Secretary, Rountree & Diamond, Real Estate
- A. R. Diamond, Director, Rountree & Diamond, Real Estate
- H. R. Reynolds, Superintendent.

Holladay's Addition

The geographical CENTER of Portland The most DESIRABLE and only exclusive residence district in the City.

A level plateau, well drained, 150 feet above river.

Commands a fine view of the City, the river, Mt. Hood, Mt. St. Helens, Mt. Adams and surrounding country.

Is very accessible and within easy walking distance of the business district.

Has one hour more SUNLIGHT than over the river.

Has improved streets, gas, electric lights, water mains, trolley lines and sewers.

Lots sold on advantageous terms to home-builders.

Seeing is believing. Locate your home where it will be a comfort and a joy and an investment that is certain to enhance in value.

The Oregon Real Estate Co.

881-2 THIRD ST., Room 4, PORTLAND, OREGON

There's Money in Wood. We Can Show You How to Make it Big

We have had an extended experience in the wood business and can put you in the way of making a success of it by buying a tract of splendid first-growth standing timber within 17 miles of Portland.

It will cut close to 10,000 cords of the very finest grade of red fir, which can be delivered into the Portland market at a profit of \$1.75 per cord.

Now is the time to get in, for wood is going to be higher this coming Spring than ever known before. Take your money out of the deposit vaults and put it into wood, where it will work for you. Our expert will show you the timber and convince you how easy it is gotten to market. Price \$3000.

WHITING & ROUNTREE 82 1/2 THIRD STREET

Excellent Stock and Dairy Farm

Three miles east of Roseburg, Oregon, on Deer Creek, of 895 acres, 180 in cultivation, 240 easily put into cultivation; 495 acres good pasture land with considerable oak timber. The entire farm is well watered by creek and springs; will make an ideal stock and dairy farm. A two-story frame house of seven rooms, stable and hay barn, granary and other out-buildings; orchard of apples, peach, pears, cherry and prunes; entire farm is fenced; on telephone line; rural free delivery and 1/4 mile to school house; good level road to Roseburg. Price \$45 per acre.

J. L. WELLS CO., 806 Chamber Commerce Bldg.