



Is All That It Takes to Start an Investment in Portland

Portland is the metropolis of the Pacific Northwest.
 Portland is the leading lumber and wheat shipping port in the world.
 Portland ranks first among American cities in flour shipments
 Portland has expended \$90,000,000 in building construction during the past 5 years. Only 7 cities exceed Portland's building record of 1911.
 Portland will have a population of 500,000 two years after the Panama Canal is opened to the world's shipping.

Get in and reap some of the huge profits that are to come from the rise in values of Portland realty.
 You can do this by getting a lot in Errol Heights, Portland's choicest residence subdivision, located within 10 minutes walk of Reed College.
 ONE DOLLAR down will get you a lot in Errol Heights, and the remainder you can pay at the rate of ONE DOLLAR a week, no interest, no taxes, free improvements.

Visit Our Elegant New Offices Today and Let Us Tell You About ERROL HEIGHTS. We Will Show You the Property

The Fred A. Jacobs Company

LARGEST REALTY OPERATORS ON THE COAST

MAIN 6869, A6267

269 WASHINGTON STREET, CORNER FOURTH

PROPERTY VALUES SHOW STEADY GAIN

Portland Real Estate Prices Advance in Business and Residence Districts.

GRAVEL INDUSTRY EXPANDS

Building Material Concerns Move to East Side of Willamette River. Firms Establish Branches on Both Sides of Stream.

Portland property values have steadily increased in both residence and business sections, and still they are not considered unduly high. Business expansion on the East Side is more apparent on East Water street than elsewhere. Within the past three years a large proportion of building material used in the erection of buildings on the East Side, including sand, cement and crushed rock and paving material, has been supplied from the East Water street concerns. In former years this material was transported across the bridges from the west side of the river. Nearly all the waterfront between East Washington and Hawthorne avenues are occupied by these concerns, which furnish building and paving material, the total investment being approximately \$2,000,000. Many of these concerns are first to establish themselves in this district. Besides the paving plants of the Pacific Bridge Company and the Independent Paving Company, which handle paving material, there are three concerns which handle building material, such as sand, gravel and cement.

Business Shows Gain.
 Figures submitted to the Portland Public Dock Commission by the East Side Business Men's Club in support of an argument for a public dock located on the East Side show that in one year, exclusive of gravel, sand and cement and lumber, the East Side business interests received 1,235,850 tons and shipped 565,725 tons, giving a total business of nearly 3,000,000 tons, including cement and gravel. These figures have doubled in three years. Erection of the freight depot and freight tracks by the Harriman interests, it is estimated, will more than double these figures in a year. Owing to lack of shipping facilities on the East Side, much shipping has been done by the West Side freight depot which should be credited to the East Side.

In the erection of business buildings the permits show that for 1911 215 of all classes were built on the East side, which include a number of modern buildings. For the first six months of the present year 71 business houses were started and completed. In 1911 2377 dwellings were erected on the East Side, and for the first six months of the present year 1623 dwellings were erected on the East Side.

East Side Finds Favor.
 One important feature of the expansion is the location of many business firms on the East Side within the past few years. A number of prominent firms have established secondary plants and in some instances have moved their main business to the East Side. A number of wholesale firms have moved to the East Side in the last few years, and their managers state that the move has been satisfactory from all viewpoints. There has been large increase in business on Grand, Union and Hawthorne avenues and on East Burnside and East Morrison streets, in Central East Portland, and on Williams, Mississippi and Killingsworth avenues and Russell street, in the Albina district. The East Side has become something more than the "bedroom" of Portland.
 In all portions of the East Side

WEST SIDE HILLS LOOM

Development of Beautiful Residence Sites Rushed.

ALL STANDARD IMPROVEMENTS BEING INSTALLED—FINE VIEWS AND INVIGORATING ATMOSPHERE BIG ASSET.

Portland's West Side hills are being converted rapidly into high-class residence sections. Between Portland Heights on the south and Willamette Heights on the north a big development is taking place. In this area are located Kings Heights, Arlington Heights and Westover Terraces. Directly west along the Barnes road is the new Westwood residential district, development of which will be started this summer. St. Francis Hill, the nearest hillside addition to the business district, is the first addition on upper Washington street or Barnes road, to be fully developed. Another tract between Kings Heights and Westwood will be known as Imperial Heights, will be improved and placed on the market soon.

MANY HOMES UNDER WAY

Brisk Activity Is Reported by Investors and Trust Company.

Since starting operations in Portland, April 5, the Investors' Builders & Trust Company has completed a number of modern dwellings, and now has under construction 12 houses in different sections on the East Side. The company is organized along the lines of the Homebuilder of Los Angeles. A unique plan of the company is that it closes contracts for homes before they are built.
 "Portland is a great field for home-building activity," said G. P. Darling, president of the company, yesterday. "Portland is growing rapidly and the demand for homes is increasing more than ever. Many owners of lots are taking advantage of the opportunity to improve on an easy payment plan. I predict that in a few years Portland will surpass Los Angeles in home-building activity."

Man's Head Crushed.

A man believed to be Dan Shea was found suffering from wounds that may prove fatal, on a doorstep of the saloon at 61 Pine street Monday night. None appeared to know how he had met with his injuries, but the indications were that he had fallen while in an intoxicated condition. The back of his head was crushed. He was removed to St. Vincent's Hospital.

Hello Bill! "Edlarsen" delivers East Fuel. O. E. now or later.

One Dollar an Acre Per Month Will Buy You a Chicken Farm.



OAKLAND POULTRY PRODUCTS COMPANY
 308-0 Spalding Building, Portland, Oregon.

You Can Buy Farms Now at \$100 an Acre That Will in Two Years Bring \$250, in Four Years \$500.

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DO YOU WANT A Farm, Stock, Dairy Chicken, or Fruit Ranch or Hopyard?

213 acres, 90 acres of plowed bottom land, 30 acres in good oak grove (fine ax handle), oak and fir (second growth); the remainder of the acreage is in slash (easily cleared), naturally open land and in rotten stumpage ready to kick out; four acres fine orchard; springs and a good well; good nine-room house, hophouse and pickers' cabin, barns, roothouses, etc.; 20 acres in hops, yielded big last year; no waste land on this place. This ranch lies beautifully; the soil is very productive; the income on this place is more than \$7700 annually. Price \$33,888. Will sell 20 acres or the 213-acre ranch for \$15,000.

180 acres, 90 acres under the plow, with all of the remainder partly cleared except 25 acres in fir and oak; hopyard last year netted \$6400; 70 acres \$1200; private electric lighting plant, sawing and dumping machinery, complete carpenter and blacksmith shop, two big barns, good six-room house with good inside bath and toilet, hot and cold water; water piped to barn; new \$1200 hophouse and all machinery; smokehouse, roothouse, cemented laundry area, storage-house, poultry-houses and yards; good orchard; well, springs, tank, etc. All building electric lighted. Clear title. Stock and implements may be bought separately if desired. Price \$20,000. Income \$7600.

83 acres, two sets of buildings complete; ample barns, well; beautiful piece of property that description will not do justice. Fruit orchard, plow land. Lies gently sloping, except 40 acres bottom soil. Income 70 acres grain \$1250. Price \$10,500.

120 acres, \$20 per acre. About 25 miles from Portland; 100 acres or more may be cultivated when cleared; 20 acres have been cultivated; house and barn have been destroyed by fire; about 40 acres bottom land, balance bench land; good water power said to be available on this tract; practically all slash; soil A-1 for fruit and garden; only partly fenced by woven wire; mountain stream all year. Will sell any part of this tract.

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15 acres on county road, three-quarters mile N. E. of Elmtonia station Oregon Electric Ry. 18 acres cleared, 9 1/2 acres in cultivation; 8 1/2 acres partly plowed, 5 acres in brush; 30 trees of big fir timber standing; about 30 fruit trees including apples, cherries, pears, plums, prunes, quinces, etc.; about one-half in full bearing, balance just coming into bearing. House has three rooms on first floor, with room for two more upstairs; cellar 14x24; good barn 30x50; best wire fence; excellent well; chicken-houses, brooder, etc.; three acres are best garden land. Price \$4800. Terms \$2500 cash, balance 2 years.

16 acres, three miles from McMinnville on the river; house, barn, orchard, garden, grain, hay, pasture and woods; \$175 per acre.

One acre, cleared; city water; 50 carfare; \$20 down, \$10 per month.

Five-acre orchard, all planted to Yellow Newtowns and Rome Beauties last year; under care of expert orchardist for four years; with guarantee.

In high-class commercial orchard district; price \$275 per acre; terms \$540 cash, balance \$20 per month and interest at 8 per cent.

20-acre hopyard, hophouse, pickers' cabin, etc.; price \$1100; the hops from this yard sold for 45 cents last year.

18 1/2 acres in hops, hophouse, pickers' house, hop-baler, hop presses, etc.; should yield \$5000 this year at the most conservative estimate; also good ranch that the hopyard is a part of, consisting of 164.65 acres; 60 acres bottom land, 104.65 acres bench and rolling land, 45 acres bottom land and 10 acres bench land plowed; 20 acres slash; 130 acres can be plowed when cleared; all fenced and cross-fenced; bearing family orchard of big trees, apples, pears, plums, cherries and quince; good well, all summer stream; also branch stream; several large springs; six-room, two-story house, on county road; large barn. Price \$12,000. Terms half cash, balance one, two and three years at 6 per cent.

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ELK Week Specials

SMALL TRACTS

A beautiful 3-acre tract on electric line, 8c car fare, less than 8 miles from the city; electric station on the corner of this tract; good building. This is ideal for a suburban home.

THE SOIL IS THE BEST
 13 1/2 acres, 1/2 mile from electric station. Will take good 1911 automobile as first payment. Easy terms on balance. Look these over if you want something good.

100-ACRE RANCH

All cleared and under plow, fenced and cross-fenced, good soil, no rock or gravel, with good roads and in good farming section of the Willamette Valley. Only 27 miles from Portland and less than one mile from the electric station. For a quick sale we will let this go at \$100 per acre, and we will take a 5 or 6-room house here in the city on the deal. For further information call.

TWO ACRES

Why do you pay high prices for a house and lot with all the extras thrown in? Such as high taxes and all street assessments. And where you have to buy everything you put in your mouth, when you can get a fine two-acre tract with nice plastered house, full cement basement, floor and all, 2 good chicken-houses and yards. The whole place is fenced with tight wire fence, with good soil. No rock or gravel. Only two blocks from station on the Cazadero carline. The whole place is planted to potatoes and all kinds of garden truck, and it is looking fine, and the crop all goes with the place, besides a new 200-egg incubator and several brooders, new bone grinder, etc.

WESTERN OREGON TRUST CO.

See Mr. Trumble, 272 Stark St., Portland, Or. Main 937, or A 2693.

FOR SALE

Home at the Seashore

An exceedingly comfortable and substantial home at Seaside, Long Beach; eight-room house, two fireplaces, front porch 12 feet wide, enclosed in glass on the north and west sides; French doors connecting dining-room and conservatory; four sleeping-rooms, library, living-room, etc., besides two extra sleeping-rooms in the pump-house; laundry and woodshed, kitchen, etc. bath, hot and cold water, both upstairs and down; celled and tiled; built-in buffet, plate glass in the front of the house; plenty of windows, storm windows of glass for winter; double floors and walls and building paper between in each case; conveniences and necessities too numerous to mention, except at interview; good lawn, 100x100 enclosed; two beach lots besides. Price \$4500.

Whitmer-Kelly Co. 70 Fourth Street.

As Represented

TIMBER LANDS
 IRRIGATED LANDS
 FARMS, ACREAGE
 LOTS, HOMES
 LARGE AND SMALL TRACTS
 Correct Information Given.

Zimmerman 310 Board of Trade Building.

Whitmer - Kelly Company 70 Fourth Street

Provident Trust Company 2d Floor Selling Bldg. Main 1800, A 6261