

MAKE BIG STRIDES

Real Estate Operations East of River on the Boom.

NEW PLATS BEING OPENED

Many Cottages and Homes Are Going Up in New Tracts, While Great Building Activity Is Shown in the Suburban Districts.

Real estate sales on the East Side during the week showed an increase over the two weeks previous. Those handling suburban property say they are well satisfied with sales and the outlook. This is especially the case with the newer additions, including the Rose City Addition and East St. Johns. Hardly a week passes without the announcement of new plats. All along the Peninsula real estate is active. New cottages are springing up in the new tracts all the way down to the northwest end. Purchases in the suburbs are made in nearly every instance by home-seekers, and the ink is hardly dry on the deed of transfer before ground is turned for the foundation of a cottage or house and a load of lumber is being delivered. This movement, too, is free from the boom spirit. On the contrary there is every evidence of substantial, permanent growth.

Developing Business Centers.

Experiments in both East Portland and Albina in the opening of first-class business houses, with modern conditions, are proving successful. Conditions are changing. When a man started a business in East Portland or Albina heretofore he was advised that a second-class line of goods was all that was necessary and all that conditions would warrant, but there has been a revolution within the past few months. A large furniture house was started in East Portland with modern up-to-date surroundings. The finest goods in the city were placed on display. Old timers shook their heads, but the proprietor went on and did business on new lines for the East Side. He has more than made good, and demonstrated that an up-to-date establishment on the East Side will win out. And others are following the same line.

Will Build Fine Home.

Lewis Montgomery has purchased a half block on East Salmon street, between East Nineteenth and Twentieth streets, upon which he will erect a modern residence, one of the finest on the East Side. The dwelling will stand on the quarter on East Twelfth street, while the other quarter will be occupied as an extensive garage for Mr. Montgomery's automobiles. Provisions will be made for driveways and flower gardens.

Minister Buys a Home.

Rev. James B. Corby, the new pastor of the Church of Good Tidings, First Universalist, has become a property-owner in East Portland. He has purchased a lot of Otto Nelson in block 19, East Portland, for \$3000. There is a cottage on the land. It is near East Burnside street.

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When the Foster block on Albina avenue has been cut down it will mean more business property for that section. The movement now is to cut down all the high lots on Goldsmith street and Mississippi avenue, an average of 20 feet. The work being already under way. It will also mark the disappearance of some unsightly shacks.

Some minor sales have been made in this section. In the original townsite of Albina, Estate 2819, sold Arthur A. Bredemeyer lot 13, in block 4, for \$2350. Simon Abraham sold to M. T. Osterhout lot 23, block 1, in Albina, for \$4000.

In the Electric Addition to Albina the Peninsula Real Estate Company sold to E. B. Holmes several blocks for \$5000, the most important sale in that addition for the week. Lots 3 and 4, in block 56, Albina, were sold by H. H. Corbett to J. P. Williams the southwest 78x100 feet of lot 3 and 4, block 56, for \$3000.

Marshfield Tract Sold. The sale of 70 acres of the farm of Mrs. H. J. Marshfield adjoining Montavilla to S. Spanton has been confirmed. The price paid was \$800 per acre, and the new owner will plat the property. The tract is east of Montavilla and north of the street to be graded and city water conveyed to the tract as soon as it can be done.

S. Nichols sold to E. T. Raddant 18.1 acres in section 19 for \$13,000. Arthur P. Prier transferred to Margaret Dossche 10 acres in section 15. Price is not announced. W. W. Fraisher sold two acres to Charlotte T. Fraisher in William Charles donation land claim for \$200.

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Mail & Von Borstel have sold for Fred Blocker, house and lot, corner of Twenty-sixth and East Pine to Lester M. Leland; consideration, \$2500.

Will Erect Four-Story Building.

W. L. Morgan, who began to erect a three-story brick structure on Grand avenue and East Stark street, has decided to put up a four-story structure. Plans are being changed for the addition. The fourth story will increase the cost of the structure from \$35,000 to \$45,000, but Mr. Morgan feels justified in adding the extra story. This will necessitate putting in an elevator. Foundation for the building is nearly completed. On the sides facing East Stark and the 6th several hundred feet of wooden piles were driven to secure firm footing for the walls, owing to the nature of the ground there. Brick and other building material are on the ground.

WORK ON THE PENINSULA.

Plant for the Union Meat Company Delayed Awaiting Machinery.

On the site secured by the Union Meat Company on the Peninsula, commonly called the Swift enterprise, a vast amount of work must be accomplished before building begins. Work on the deepwater canal leading from the Columbia will begin as soon as the two dredges which have been ordered are delivered. Drainage is to be provided, and when the Portland & Seattle out and trestle are completed across the Peninsula and the road put into operation, it is the purpose of the owners of the plant to be ready to start up.

Yesterday's Building Permits.

J. H. Shields has taken out a permit to erect a 4500 two-story building on Vancouver avenue, between Killingsworth and Pearl. C. L. Schoenfeldt is also to build a dwelling on Broadway street, corner of Victoria, at a cost of \$3000.

Saturday's Real Estate Transfers.

V. A. and Clara Belle Humphrey to Henry L. and Alice E. Meyers, lots 16, 17, 18, block 15, Sellwood, \$1450. Harry L. and Alice E. Meyers to Arnold Meyers, lots 15, 16, 17, block 15, Sellwood, \$1450. Crescent Land Company to Owen and Grace Anderson, lots 1, 2, block 10, Keystone Addition, \$1350. Real Estate Investment Association to John and Hannah Reed, lot 18, block 10, Sellwood, \$150.

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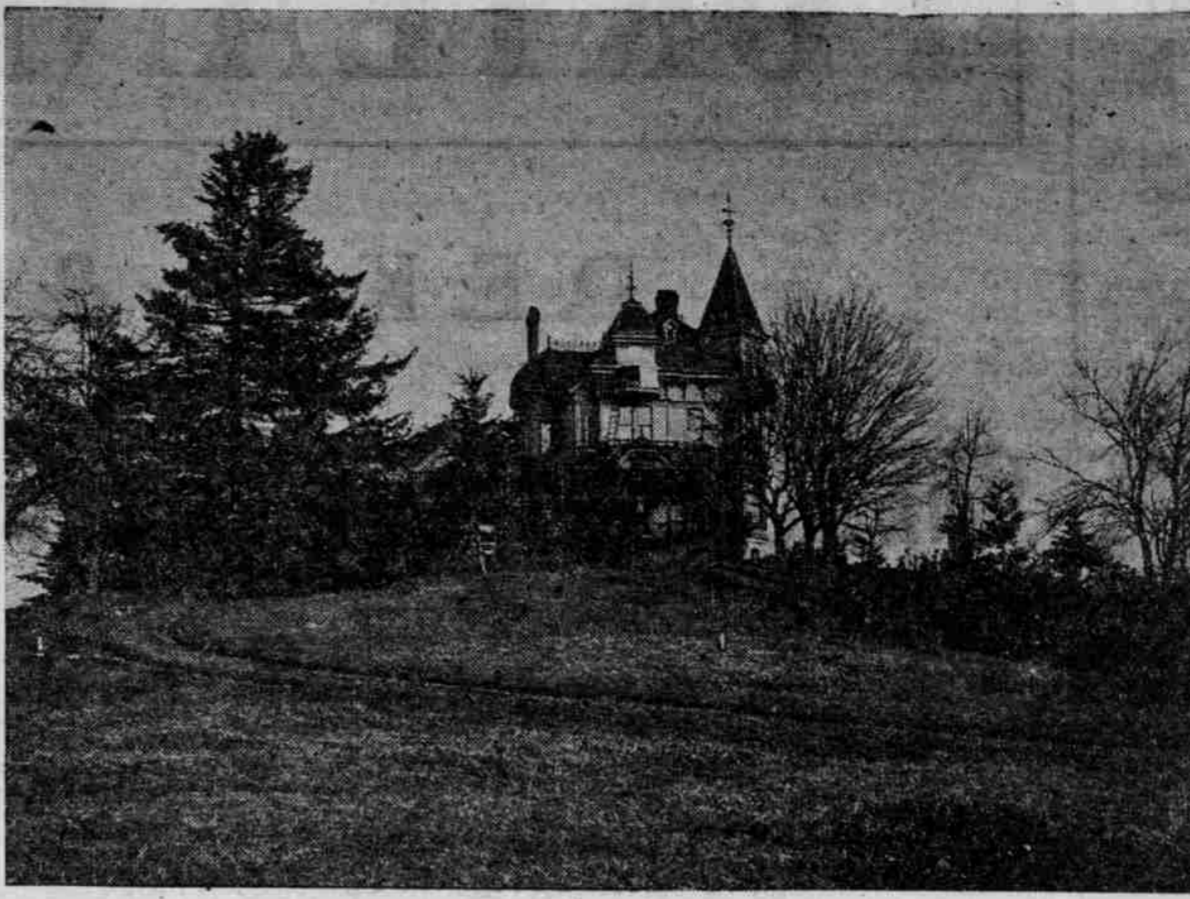
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HOMES IN WAVERLEIGH

No pioneering when you buy your homesite in Waverleigh. Hundreds of people now live there. They enjoy the fine views, high elevation, delightful surroundings. So should you. Waverleigh homes rank with those in any district in Portland. They range from the \$30,000 mansion to the cosy castle of the workman. Waverleigh is the place for homes. It has all the conveniences of the city. Trolley cars go through Waverleigh every ten minutes. Schools, sewers, graded streets, cement curbs and sidewalks, Bull Run water, gas, electric lights and telephones are a few of the conveniences in Waverleigh. Now is the time to buy your homesite. Lots from \$275 to \$500 and



ONE OF THE HOMES IN WAVERLEIGH

Only \$25 Down and \$10 a month. When you buy a Wa-

verleigh lot under the "Lemcke System," you get a National bank guarantee that you can get your money back. Every

Waverly Investment Guaranteed Under the "Lemcke System." We are the only company that will give

you such a guarantee. Any National bank will do it for you under the "Lemcke System." You select the bank that you

want to make the guarantee and we will attend to the rest. This is a positive guarantee that if you want you can get back in six months every dollar we received from you. Let us tell you about the "Lemcke System." If you cannot call at our office write us.

Free Gifts May 15 Don't forget that on May 15 someone is going to get absolutely free one of the choicest homesites in Waverleigh. To fifty other persons we are going to make gifts. Go to Waverleigh today and learn about our plans. Don't delay. Visit Waverleigh today. Take the Waverleigh car to our branch office, 26th and Franklin. The car passes the door. Agents always on the ground.

Our Waverleigh office is on the tract, 26th and Franklin sts. Phone Sellwood 44.

Council Crest Park

Portland's Finest District

Nowhere in the world can be found the equal of Council Crest. There is only one such view point in the world, and it is in Portland. Every lot commands an unsurpassing view of mountains, river or valley. Lots in this most exclusive residence section are now offered from \$300 to \$700 on easy terms. No bridges to cross. Cars run from the heart of the city to Council Crest Park. These fine view lots will soon double and treble in value. Consider how Portland Heights values have jumped. So will Council Crest. Everything for the homebuilder. Streets graded. Engineers are now planning an improved water system. It will be completed in a short time. The time to buy is now. Council Crest offers you an opportunity of a lifetime. Don't delay.

H. W. LEMCKE COMPANY

Table listing real estate transactions with columns for names, addresses, and amounts. Includes entries like 'J. M. Richardson to Maud H. Richardson, E. 15 feet of lot 14 and W. 33.3-3 feet of lot 16, block 9, Goldsmith's Addition, \$1450'.

South Portland Heights

Now on the Market; The Cheapest West Side Property; No Bridges to Cross, No Delays; Three Car Lines.

These lots can be numbered among the most sightly homesites in Portland today. Fine views; two car lines now pass through this tract. The new Salem road runs through the center. These lots are the cheapest close homesites on the West Side offered today in Portland. Easy terms; let us tell you about them. Let us show you.

Take F car on Third street; get off at Flower and Corbett, at our branch office. H. M. LEMCKE COMPANY General Agents for L. A. Ralston Branch Office at South Portland Heights—Flower and Corbett Streets Phone Main 2757

DO IT NOW! COLONIST RATES TO OREGON

Table showing travel rates to various cities in Oregon and the Pacific Northwest. Columns include city names (Chicago, St. Louis, Kansas City, Omaha, St. Paul) and rates for different routes (A, B, C, D). Includes a section for 'YOU CAN PREPAY' and 'A Rare Opportunity to Promote the Industrial Growth of the Northwest'.

Advertisement for C. Gee Wo, 'The Great Chinese Doctor'. Features a portrait of a man and text: 'UNPRECEDENTED SUCCESS OF C. GEE WO The Great Chinese Doctor Entrance 162 1/2 FIRST STREET Corner Morrison'.

Advertisement for Old Dr. Grey's Sanitarium. Text: 'The only reliable place for confinements in Portland. Regular licensed physicians and professional trained nurses, perfect seclusion, honest dealings. Infants adopted. The finest equipped sanitarium for the cure of chronic and rebellious diseases in the Northwest. Diseases of women a specialty. Graduate lady physicians in attendance. Terms very reasonable. Address, Dr. J. D. Grey, 251 Alder street, corner Third, Portland, Or. Correspondence solicited, Telephone Main 2796.'