

NEW TODAY.

12 Per Cent Net
on cash required, \$15,000, or 10 per cent net on purchase price
\$25,000
Fine brick building, good location, good tenants; best small buy in Portland; for a few days only. "You'll have to hurry."
\$100,000
100x100, heart of city, one tenant, ten-year lease at 8 per cent, clear of taxes, insurance and street improvements.

\$20,000
Fine 100x100 corner on Fourteenth street.
Apartment House Sites
Triangle corner Washington and Twenty-third streets. Three frontages.
\$13,500
Corner on Twentieth and Washington.
\$22,500
King's Heights
Full lot, between Mrs. Spencer's new brick apartment house and lot, sold for \$8,000 last week--\$2000 below market price.
\$6000
First Street
North of Burnside 100x100 cor., income nearly \$200; can be greatly increased.
\$35,000
Sixth Street
Corner near Union Depot; rent \$175
\$32,500

E. J. DALY
114 THIRD ST.

20
Building Permits
For Overlook Residences in **One Day**
Representing Improvements Amounting to **\$55,000**
George W. Priest Took Out the Following Permits Yesterday:
G. W. PRIEST—Two-story frame dwelling, Overlook boulevard foot of Shaver; \$5200.
G. W. PRIEST—Four 2-story frame dwellings, Capital street, between Failing and Shaver, \$2000 each.
G. W. PRIEST—Five 2-story frame dwellings, Colonial street, between Failing and Shaver, \$2000 each.
G. W. PRIEST—Two 2-story frame dwellings, Capital st., between Failing and Shaver.
G. W. PRIEST—Five 2-story frame dwellings, Castle street, between Shav-Failing and Shaver, \$2000 each.
G. W. PRIEST—Three 2-story frame dwellings, Castle street, between Mason and Skidmore, \$2000 each.
More First-Class Residences Under Construction in

Overlook
Than in Any District in Portland.
SEE OVERLOOK TODAY
TAKE R.-S. CAR
AGENTS ON GROUND
A. F. Swensson & Co.
253 1/2 Washington Street.

CHEAP FARMS
120 acres, 7 miles from electric carline, 80 miles from Portland; 35 acres in cultivation, 70 acres fenced with board and wire fence; house, barn and good orchard; spring near house and stream running through center of land. Price, \$2000; terms.
55 acres, 2 1/2 miles from Portland; 25 in cultivation; large assorted orchard, 3 good horses, 2 wagons, hack, buggy, 3 sets double harness, 1 set single, 7 cows, 2 calves, 20 chickens, 40 tons hay, all farming implements and also all the furniture in house, which is all 7 stables of bees and many other things too numerous to mention. View of the Columbia River and 1 1/2 miles from N. P. R. B. Price, only \$4750.
300 acres, near McKay, 150 acres in cultivation, 7-room house, 3 barns, 2 orchards, granary, wagon shed, chick house, all farm implements, goats, chickens, turkeys, milk cows, hogs and sheep, 2 good springs; well fenced and cross-fenced; very nice place. Price, \$2000. Terms.
40 acres Hood River farm, 27 acres in Newton and Spitz apples, house, barn and sheds. Price, \$1000. Will take part in city property.

Jordan & Garbade
232 1-2 Washington St.

15 Acres \$25,000
On West Side in the midst of extensive improvement. Same distance from Post-office as 20th and Overton, the park in Holladay's or East 20th st.; will make 100 charming building lots, with convenient car service already.

B. S. COOK & CO.
31 ALDER STREET.

NEW TODAY.

Irvington Race Track
Has been platted and lots are now for sale.
Street Improvements
Are to be the finest in Portland.
Parked streets
Cement walks and curbs
Asphalt pavements
Building restriction
Improved car service
This is the most beautiful residence location in Portland. See it and be convinced. Prices moderate. Terms easy.

Rountree & Diamond
241 Stark St., Corner Second

FRUIT LANDS
If in a good locality, will soon yield an income with less labor than any other kind of farming.
HOOD RIVER VALLEY
As a FRUIT SECTION, HOLDS THE LEAD over all competitors.
APPLES and PEARS are suited to the eight-acre tracts near city which we have for sale; EASY TERMS.
Near Portland, \$3000. A Bargain
50-acre A-1 land, with 10 acres in finest young cherry orchard (10,000 lbs. cherries sold this year), should produce \$3000 annually in 5 years.
Offer whole tract on quick sale at \$3000; one mile from R. R. station.
Other good farm deals; all prices.
FINEST HOTEL SITES in Oregon for sale at HOOD RIVER.
Call and see us.
SAWMILL and 50,000,000 ft. fir timber, SAWMILL and 20,000,000 ft. fir timber on Columbia River and railroad with complete logging outfits, etc.; running 30 days each month.

McFarland Investment Co.
310-11-12 Sweetland Bldg.

\$13,500
Fractional lot on Thirteenth street, a few feet from
Washington Street
A choice location, improved, and producing an income of
17 Per Cent. Net
This property is sure of a quick turn at a big increase.
James J. Flynn
512 Chamber of Commerce.

Save That Rent
And buy a lot in Hancock St. Addition.
For \$550; \$55 down and \$10 per month.
Only 133 lots left.
Come out and see these lots before you are too late. Take Rose City Park car and get off at Sandy Road and O. R. & N. crossing and sea agent in office.

Thompson & Ogden
848 Mississippi ave. Phone Woodlawn 202.

PAYS 15% NET
on \$7000, the amount of cash required to buy this property. It is situated on west side of 4th st., not far from City Hall. Price \$14,000. Only one tenant to deal with. See F. BIESKE about this. Room 444, Starlock bldg., 313 1/2 St. Any person wanting a good paying investment ought to look this up.
A. F. SWENSSON & CO.,
253 1/2 WASHINGTON STREET,
EXCLUSIVE AGENTS FOR
OVERLOOK
10% Investment, \$45,000
New, modern, steam-heated flats near business center, with permanent tenants; \$25,000.00 cash, balance terms.
AMES MERCANTILE AGENCY
294 Abington Bldg.
BEST VIEW IN OITY FROM
OVERLOOK
PORTLAND HEIGHTS
Half-block, best part of Heights, grand unobstructed view, one block from car. Price, \$5000. G. H. Shinn, room 513, Buchanan bldg., 289 1/2 Washington st.

Jordan & Garbade
232 1-2 Washington St.

15 Acres \$25,000
On West Side in the midst of extensive improvement. Same distance from Post-office as 20th and Overton, the park in Holladay's or East 20th st.; will make 100 charming building lots, with convenient car service already.

B. S. COOK & CO.
31 ALDER STREET.

NEW TODAY.

Have You Seen
Railway Addition Tract
Montavilla
600--Lots--600
AT
\$85
EACH
\$10 Down, \$5 Monthly
LIBERAL DISCOUNT FOR CASH
Homeseekers and Investors
THIS IS YOUR OPPORTUNITY
COME OUT TODAY AND MAKE YOUR SELECTION
CLOSE TO STREETCAR
DOUBLE TRACK TO MONTAVILLA
5c FARE
25 MINUTES' RIDE TO THIRD AND MORRISON
AGENTS AT TRACT EVERY SUNDAY
TO SEE THE LOTS, TAKE MONTAVILLA CAR, THIRD AND YAMHILL; GET OFF CORNER OF VILLA AND HIBBARD STS., MONTAVILLA; CALL FOR MAPS, ETC., AT

Lambert-Whitmer Co.
107 SHERLOCK BLDG., CORNER THIRD AND OAK STS.

\$1150
50x100 on East 13th st., near Tillamook.
\$3000
Nice slightly lot on 18th and College.
\$3600
Modern 8-room house on Corbett st.
\$5000
Will handle 50x100 on Flanders st., close in; some income.
\$8000
Will handle corner lot on 14th, near Gilman st.
\$9000
50x100 on North 15th st.; best buy on the street.

GEO. D. SCHALK
Main 392-A-3392. 384 STARK ST.

FULL LOT ON
Washington Street
In splendid location for flats, apartment-house or business location. There is no guesswork about Washington-street property. Price \$12,500.
Zimmerman & Vaughan
Room 303 Buchanan Building, 286 1/2 Washington St.

\$11,000
Farm
About 10 miles east, this side of Gresham, near O. W. P. line. 40 acres clear, house, barn, team and cows, etc. Best bargain in Multnomah County. \$2000 down, balance five years, 6 per cent.

Causey Land & Investment Co.
506-7 Sweetland Bldg.

Lents Acreage
We have several good buys in this growing district. See us at once.
McKINLEY MITCHELL
202 1/2 Stark st.
RIVERFRONT
We make a specialty of Willamette River front. Have something attractive now.
Sengstake & Lyman
30 Fifth St. (near Stark).
BEST SAFETY VAULT FOR YOUR MONEY IS
OVERLOOK
Mortgage Loans, Lowest Rates Real Estate and Insurance
A. H. BIRRELL
201 to 203 McKay Bldg., 2d and Stark.

THE HART LAND CO.
148 Second St.

\$28,000
Three-story brick, East Side, corner, paying \$265 per month income; fully worth \$37,500. Must sell quick.
Bollam, Grussi & Higley
123 Third Street.

HOME! HOME! HOME!!!
Be wise and buy now. A pretty 5-room cottage; 20 minutes' car ride; \$1500. Another, \$2000. Still another, \$2500. One more, \$3000; and so on up to \$10,000. We can suit you. Call early Monday.
HARTMAN & THOMPSON.
(Real Estate Department.)
CHAMBER OF COMMERCE.



WHEN A MAN MARRIES

his first concern should be to establish a home for his family in a good neighborhood, situated high, on a convenient carline, in a place that will always be a residence district and in a locality where the purchase of a home will prove a good investment.

LISTEN!
We have a residence tract that meets all the above requirements.
Hawthorne Avenue
and E. 48th St.
is the place; 15 minutes from the city on beautiful Hawthorne Ave.; 7-minute car service; lots high and slightly; Bull Run water, walks and curbs will be of cement; work on walks--will be commenced in two months; 60-foot streets, now graded.

We Build Homes
to suit purchasers, who pay for them on easy monthly installments. Fifteen houses now on this tract; more will be started this week.

CUT OUT THE RENT LEAK
Let us build you an artistic home. Your present rent money will pay for it. Buy now and reap the benefit of our building boom. GO OUT TODAY. Take Mt. Scott, Mt. Taber or Hawthorne-ave. car at 2d and Alder sts., and ride to 48th st.

Portland Realty & Trust Co.
106 SECOND ST.
R. A. Taylor, representative on ground.
Branch office--Hawthorne ave. and 48th st.

\$21,000
A fine piece of improved property with 10 blocks of Hotel Portland, now under lease for \$200 per month.
THE HART LAND CO.
148 Second St.

WELL-KNOWN REAL ESTATE MAN WILL TAKE RELIABLE MAN AS PARTNER. PARTICULARS WILL ONLY BE GIVEN TO PARTY MEANING BUSINESS. SMALL AMOUNT REQUIRED.
CALL 248 1/2 STARK STREET.

Special This Week
Fine quarter near Hawthorne and Grand ave. Bargain price if taken this week. Good terms, part cash.
McKinley Mitchell
202 1/2 Stark st.
ALL MODERN IMPROVEMENTS IN
OVERLOOK

NEW TODAY.

Acreage and Farms
6 1/2 acres, adjoining railway station; 9 miles from Portland; all in good state of cultivation; located on good sidewalk to depot; new 7-room house, just completed; good well; quarter mile to good school. Price, \$3250; \$1000 cash, balance on time.
7 1/2 acres, 1/2 mile from good railway station; on good sidewalk; all cleared and in high state of cultivation; half the land set out to choice Winter apples two years old; good 8-room house; good well; all fenced; on public road. Price, \$3500.
20 acres, all rich land; one-third cleared; balance light timber. Price, \$150 per acre; \$500 cash, balance to suit purchaser.
100 acres, 2 1/2 miles from Willamette River; within 3 miles of Portland city limits; 15 acres cleared; 20 acres light timber; balance good heavy timber, estimated 8000 to 10,000 cords; well watered; on good public road; schoolhouse adjoining land. Price, \$80 per acre; half cash, balance to suit purchaser.
10 acres, 12 miles from Portland; all cleared and in high state of cultivation; all fenced; on good public road; quarter mile from railway station; good 8-room house, worth \$3000; good barn, milkhouse, chicken-house and all outside buildings in first-class repair. Value of improvements, \$5000. All for sale for the next 30 days for \$6000.
8 acres, 1 block from railway station; all cleared and in good state of cultivation; new 4-room house on good public road. Price, \$2600; \$1000 cash, balance to suit purchaser.
10 acres near Beaverton; all good, rich, smooth land; one-third cleared, balance good timber. Price, \$125 per acre.
10 acres on the Salem car line, within 1 mile of Tigardville, Washington County, Or.; 9 acres cleared; good farming land; on public road; 5 acres good hopland; 4-room house; small barn; soil rich and lies well. Price, \$7500; \$750 cash, balance on or before five years.

The Shaw-Fear Company
245 1-2 STARK ST.

\$20,000 Corner 50x100, Park and Flanders.
\$15,000 5 lots between Hawthorne ave. and Clinton, west of E. 25d st.; half cash will handle.
\$13,000 Corner lot, improved business property, 18th st.; present income \$85 per month.
\$9000 110x100 cor. 14th and Montgomery; can divide this.
\$6500 Corner E. 17th and Schuyler; new modern 7-room house; cement basement, furnace, etc.; built for a home.
\$5000 Good 3-room house on corner lot in Albina.
\$5000 Pretty bungalow, 5 rooms and attic; cement basement, furnace, etc.; all new and modern; East Madison st., near 29th.
\$3400 100x100, cor. E. 12th and Hancock; Holladay's Add.; we can divide this.
\$2650 Good 6-room house, Broadway, near Grand ave.; fractional lot; rents for \$25 per month.
\$2000 Each; fine 50x100 lots 25th st., West Side; all street improvements and cement walks in and paid for.
\$8000 full lot in Cedar Hill, facing Park ave.
\$6500 60x100 on 10th st., near Market.

Sengstake & Lyman
30 FIFTH STREET (near Stark).

Absolutely Safe Investments
\$21,000 1/2 block, two large modern corner on 4th st., close in.
\$10,500 double flats on Park st.
\$9000 Corner on Kearney st.
\$8500 corner on Clackamas st.
\$7500 1/2 block Williams ave., vacant property.
\$5000 50x30, Grand ave.
\$11,000 Corner on E. 7th st.
\$8500 60x100 on York st.
\$5000 100x100 on Williams ave.
\$6500 1/2 block 27th and Morrison.
\$2500 100x163 University Park.
\$1200 and several others. Terms can be had.

OTTO, CROCKETT & HARKSON
123 1/2 FIRST STREET.

ALBINA
A BUSINESS PROPERTY, Russell Street.
A Bargain
PRICE \$6500
Lot 50x100 with store buildings and dwelling, being 210 and 312 Russell st. It is one of the best buys we have in Albina. If you want a bargain see this one.

Mall & Von Borstel
104 2d St. and 302 E. Burnside st.

WELL-KNOWN REAL ESTATE MAN WILL TAKE RELIABLE MAN AS PARTNER. PARTICULARS WILL ONLY BE GIVEN TO PARTY MEANING BUSINESS. SMALL AMOUNT REQUIRED.
CALL 248 1/2 STARK STREET.

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Fine quarter near Hawthorne and Grand ave. Bargain price if taken this week. Good terms, part cash.
McKinley Mitchell
202 1/2 Stark st.
ALL MODERN IMPROVEMENTS IN
OVERLOOK

Quarter Block 14th Street
IN HEART OF WAREHOUSE DISTRICT.
\$18,000
It pays to see us.

Chapin & Herlow
425 Chamber of Commerce. Phone Main 1652.

"Fourth and Hall"
\$7750
Double house, 8 rooms each side. LOT ALONE WORTH THE MONEY.
Nob Hill Quarter Block
\$9500
No Restrictions
LAMONT & HARRIS
300-7 SWETLAND BLDG.

FOR SALE.
1320-acre stock ranch, all fenced, all tillable, substantial improvements, 10 miles from Roseburg; or will exchange for Portland property or close-in acreage, paying difference.
JACKSON & DEERING.
Phone Main 345. 248 Stark St.

NEW TODAY.

Lambert-Whitmer Co.
REAL ESTATE DEPARTMENT,
107-108 Sherlock Building,
Cor. Third and Oak Sts.

Special York St. Block
\$45,000—FULL BLOCK and a fraction, York and 20th sts. Center North Portland warehouse district. Fine railroad track frontage. \$20,000 cash, balance 6 per cent.
\$1500 EACH—25-foot lots on north side of Thurman street, near 31st. In heart of North Portland business district; streetcars pass front of property.
Lots
\$1200 to \$1500—A few excellent buys in choice residence lots in the vicinity of E. Taylor and 27th sts.

Acreage and Farms
\$12,500—10 ACRES choice land on the Peninsula, near Northern Hill, one block to streetcar, 5c fare. This is exceptionally fine for subdividing into city lots.
\$55 PER ACRE—80 ACRES at Linnton about one mile from R. R. Best value ever offered for this money. Investigate.
\$12,000—8 1/2 ACRES in city limits, close to finest residence section of West Side. This property is the prettiest subdivisions for home sites in Portland.
\$5500—22 ACRES and 5-room house with barn, etc., fine soil. This property lies on Section Line road. Electric line passes property. A good buy for some one.

Willamette Park 5-Acre Tracts
\$100 AND UP PER ACRE. We have a few of these very desirable 4 and 5-acre tracts which we will sell on the Easy Plan. Payment by water service with every tract. Soil is beaverdam and very rich. Call at our office and we will gladly drive you out to see these tracts.

Seror Park 5-Acre Tracts
\$125 AND UP PER ACRE. On the Base Line road, about 1/2 mile from Troutdale, electric line. School within 1/2-mile of tract. See these 5-acre pieces at our expense.

Houses
\$10,500—MODERN 11-ROOM HOUSE, practically new, in the most desirable location in Irvington. If you are looking for an elegant home, don't fail to see this place.
\$1500—3-ROOM NEW HOUSE close to electric line. Full lot. Easy terms.
\$2500—S-ROOM, well-built, 2-story house. Full basement, S. W. cor. Beech and Albina streets. Lot 50x100, alley in rear. This property is well worth \$3500.

Lambert-Whitmer Co.
\$600 Corner lot in Brooklyn, about 15 minutes' ride from this office.
\$2000 Full lot on 1st st.
\$8000 More than a quarter block on the Mt. Scott carline, covered with a fine building, containing stores, assembly hall and housekeeping rooms; all rented for \$1500 yearly. Note the income.
\$14,000 Within a stone's throw of the Pittock block, and in a locality where nearly a million dollars worth of buildings are either going up or are in contemplation. We'll get you \$15,000 for this within 60 days.
\$14,000 On 10th st., short distance from the above. Nothing around it can be bought for the money.
\$21,000 Apartment-house of 45 rooms, all rented every day in the year for \$2400.
\$22,500 Another apartment-house on a quarter block. New, modern, with every convenience in its 40 rooms. Note the income--\$5000 yearly.
\$35,000 Fine hotel of 35 rooms, on side street, close to Washington. Rents for \$2000 until next January and will be \$3000 after that. You can't beat it for a desirable location.

WHITING & ROUNTREE
82 1/2 THIRD STREET.

Quarter Block 14th Street
IN HEART OF WAREHOUSE DISTRICT.
\$18,000
It pays to see us.

Chapin & Herlow
425 Chamber of Commerce. Phone Main 1652.

"Fourth and Hall"
\$7750
Double house, 8 rooms each side. LOT ALONE WORTH THE MONEY.
Nob Hill Quarter Block
\$9500
No Restrictions
LAMONT & HARRIS
300-7 SWETLAND BLDG.

FOR SALE.
1320-acre stock ranch, all fenced, all tillable, substantial improvements, 10 miles from Roseburg; or will exchange for Portland property or close-in acreage, paying difference.
JACKSON & DEERING.
Phone Main 345. 248 Stark St.

NEW TODAY.

South Portland Bargains
Vermont Street
100x100 feet on north side of Vermont st., 100 feet west of Macadam. \$1000.
Moyer Alley
All of lot 10, subd. 3, block 3, Portland Homestead. Size 35x100. Price \$500.
Corbett Street
No. 1092, nearly new 5-room and basement cottage, lot 36 2-3x100 feet. A bargain at \$2750.
Hamilton Avenue
100 feet frontage at S. W. cor. Kelly st.; high and slightly location, with fine view. \$2000.
Macadam Street
East 130 feet lot 2, block B, size 76x130. \$1000.
Kelly Street
Choice building lot, southeast corner Kelly and Abernethy sts. Price only \$1800.

Factory Sites
Macadam Street
100x100 feet, N. W. cor. Macadam and Gaines, with track-age facilities.
Hood Street
55x200 feet, between Hooker and Porter sts.; trackage facilities available.
WAKEFIELD, FRIES & CO.
229 Stark Street.

A Magnificent Income for the Amount Invested
14 PER CENT ON \$35,000
A handsome West Side Apartment House, modern in every respect--all rented and a big waiting list. The very best investment we know of.
Price \$35,000
Terms can be arranged.

The Spanton Co.
(High-Class Investments),
170 Stark Street.

\$11,500
Lot 50x100, good building, now paying 12 1/2 per cent. A few days only at this price.
\$12,500
New hotel, West Side; guaranteed lease for 10 years at \$100 per month.
\$16,000
60x100, fine piece of business property, West Side, paying \$125 per month income.
\$40,000
62x125 feet on Washington, near 16th, \$7000 cash, bal. terms, a snap.

BOLLAM, GRUSSI & HIGLEY
123 Third St.

12 1/2 % Income
West Side Apartment House
Fifteen Apartments
Twelve Single Rooms
Centrally located, stylish, up-to-date, a safe proposition, sure money-maker; \$20,000 will swing it.
CALL ON US
Columbia Trust Company
Couch Building.

Choice Buys
Quarter block on East Morrison; quarter block on East Yamhill; choice inside place on Belmont; also two flats on Holladay and Occident.
McKinley Mitchell
202 1/2 Stark st.
\$5650
Two Houses
On ideal corner lot, East 11th street, near Ladd's new addition.
\$2000 DOWN, BALANCE EASY.
CAUSEY Land & Investment Co.
506-7 Sweetland Bldg.

FOR SALE.
1320-acre stock ranch, all fenced, all tillable, substantial improvements, 10 miles from Roseburg; or will exchange for Portland property or close-in acreage, paying difference.
JACKSON & DEERING.
Phone Main 345. 248 Stark St.

NO ADDITION COMPARES WITH OVERLOOK

FOR SALE.
1320-acre stock ranch, all fenced, all tillable, substantial improvements, 10 miles from Roseburg; or will exchange for Portland property or close-in acreage, paying difference.
JACKSON & DEERING.
Phone Main 345. 248 Stark St.