

EAST SIDE SOUND INVESTMENT FIELD

Recent Offerings and Transfers Show Substantial Rise in Values.

PAVING DISTRICTS GROW

Oldest Part of East Portland Is Slowest to Adopt Improvement Plans—Residence Sections Develop Rapidly.

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There has been a rapid advance in all East Side property even in two years, as may be seen in the prices of the blocks offered for a lot for the auditorium on the East Side. The blocks offered range from \$65,000 to \$200,000. Owners of the Wiltensberg block, on Holladay and Grand avenues, hold the property at \$200,000. An estimate of the price on the Bellinger block, on East Sixth, East Seventh, Holladay avenue and Hassall street is less than \$100,000. The tract offered by Senkatake & Lyman, on East First, East Second, Holladay avenue and Oregon street, is estimated at \$150,000.

Investments Safe Everywhere. While portions of the East Side promise more immediate returns than others, notably on Union, Grand, Williams and Hawthorne avenues, Belmont and East Burnside streets, there is not a section which invests without profit. Perfectly safe and sure. Some who have been making inquiry for sites for apartments and other purposes in the close-in districts complain that the prices are too high, but in the consideration that Portland has extended to East Nineteenth street, nearly five miles from the Willamette River, the prices are too low. The same property is now estimated to be worth \$250,000 or \$400,000, an advance of 100 per cent. This is a little better than is shown in other portions of the Rose City Park district, but on the whole the advance in that district will average 25 and 30 per cent. The splendid building boom there and the splendid improvements made in the surrounding area, in Beaumont, Laurelhurst, Alameda Park, East Ankeny, East Meeker, improvements of Sandy boulevard and Alameda Drive.

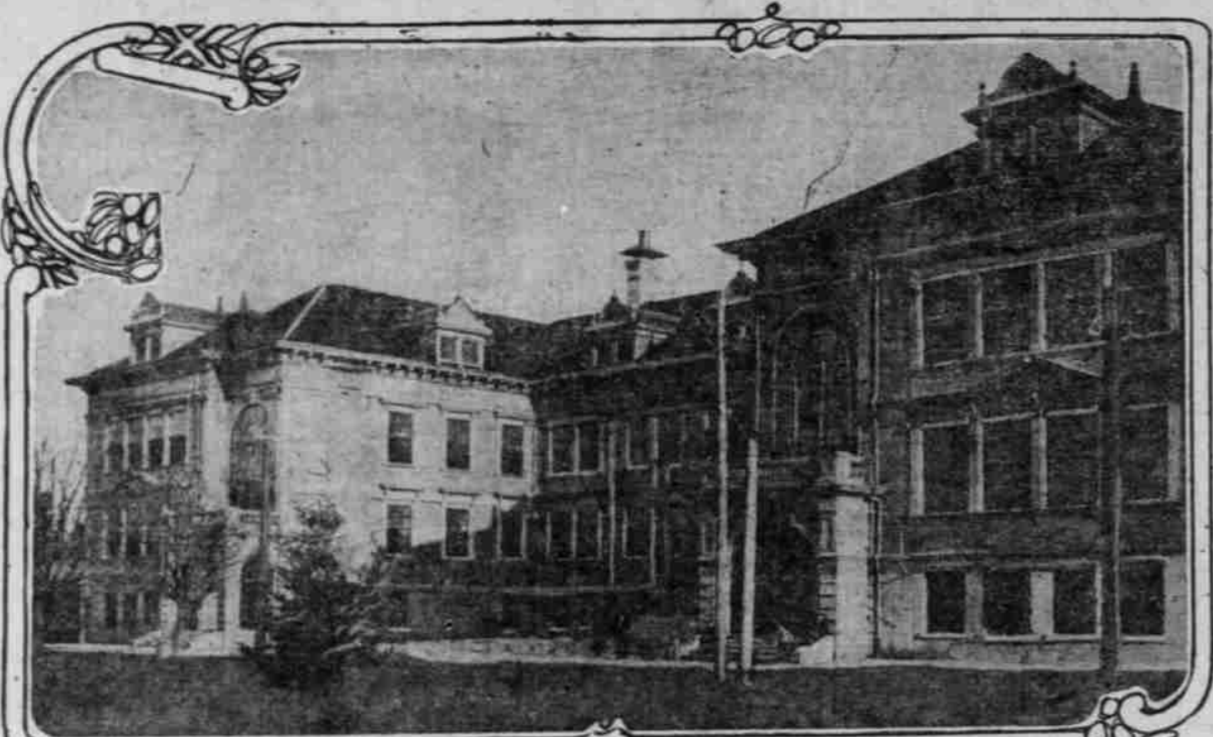
At Mount Tabor there has been a substantial gain in valuations through the \$250,000 bond issue for hard-surface pavements there. In Sunnyside, Waverly-Richmond, Waverleigh Heights and Kenilworth, there has been a gain in valuations. The bond issue for the Valley road, the gain is due to the location of the Reed College and prospective erection of the college buildings. The gain in that district will be 15 to 25 per cent on an average. Hard-surface pavements have been extended in many of the districts in the South East Side, and in these the gains are the greatest.

Paving Districts Grow. The hard-surface districts are in the residence sections. Old Central East Portland remains nearly as it has been with its macadam streets, except East Burnside, East Ankeny, East Meeker, East Twenty-fourth, East Twenty-eighth, East Twenty-fourth streets, Union and Grand avenues. Hard-surface pavements have been laid more generally in the residence districts than in the business sections, with some exceptions. Albina paved Russell street, Mississippi avenue and Williams avenue, but the most extensive pavements there are in the residence section. In East Portland the money and energy of property owners have been expended in making hills in gulches and low lands. They have not taken up the paving programme. There was a movement to pave all the streets in Central East Portland between Hawthorne avenue to Sullivan's Grove, but it was defeated because the property owners opposed it.

The time has come, said a prominent property owner who is contemplating making improvements, "when all the streets in Central East Portland, the business district, should be paved. It will pay the city to tear out the macadam and replace it with fine hard-surface pavements. There is not a lot of far back East Third street that will not stand the cost of a hard-surface pavement. Certainly, if the Mount Tabor property owners can lay \$200,000 worth of pavements, the owners of property in Central East Portland ought to make the same class of improvements. There may be some of the improvements on these streets which are still under bond, but the majority have paid and are ready to join the progressive procession.

LENTS AND WOODMERE DISTRICTS ARE GIVEN FINE SCHOOL BUILDINGS

Twenty-Room and Four-Room Structures Now Ready for Use—Improvements, Completed at Cost of \$70,000, Greatly Enhance Utility.



NEW LENTS SCHOOL.



WESTON SCHOOL NEAR WOODMERE.

WITH the completion of the addition to the school building at Lents there has been provided for a rapidly growing district one of the finest school structures to be found in any of the suburban localities. The building now contains 20 large rooms. There are two stories and basement. The improvements cost \$47,000. The Weston School, near Woodmere, has been completed and is now ready for use. The building contains two stories and basement. There are four rooms and assembly hall. This building was erected at a cost of \$22,950.

ments. I hope to see a general movement in Central East Portland for hard-surface pavement. It seems to me that some of the streets running north and south ought to be made 50 feet wide while it can be done. Portland will have a great population and a few wide streets will be a good thing."

THEATER PLANS RUSHED

SULLIVAN AND CONSIDINE'S STRUCTURE TO RISE SOON. Building Will Be Five Stories High and Will Cost \$300,000—Features Are Outlined.

LOANS BRING MILLIONS

REALTY MORTGAGES FAVORED BY BIG EASTERN ESTATES.

Great Sums Go Into Substantial Sections and Aid Is Given to Development Work.

"A material change is taking place in the field of the real estate loan," says Bonds and Mortgages. "The time has passed when it was merely a side line and one of the prerequisites of a real estate business. It has become a business of itself, and the increasing attention given it indicates that it has a firm hold on the good opinion of the investing public. When an estate like one in New York invests \$1,000,000 in farm loans in a single Western state it means something. It means first of all that it has been demonstrated that there is no other investment of such actual value or with such good return, and it is by odds the safest of all forms of security.

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SANDY SEEKS LINE

Seven-Mile Extension of Mount Hood Road Proposed.

PROJECT BEFORE COMPANY

Large Productive Territory Will Be Aided if Line Is Constructed.

District Drawing Many Settlers.

If the Sandy Commercial Club succeeds in getting an extension of the Mount Hood Railway & Power Company's line built to that place this year, a large section of territory will be opened to settlement. The general plan of the extension is for a route from the present line from Cottrell to Sandy direct through a farming and extensive logged-off district. The proposed extension will have a moderate grade to Sandy. Several surveys have been made by the company, it is reported, and one along the northeast side of Sandy, but the company has yet made no move to build it.

Sandy District Growing.

Sandy is the business center of a large and growing agricultural and horticultural district awaiting only the coming of railway facilities to develop rapidly. It is estimated that more than 2000 acres of land has been sold in the Sandy district the past two years. Men who bought for orchard purposes. This land is located between Sandy and Cherryville, on both sides of the Mount Hood automobile road. Much development work has been done on much of the land that has been purchased, especially near Priland and Cherryville.

Fertile Area to Be Tapped.

The extension between the Mount Hood Railway and Sandy will be about seven miles long. The committee is working hard for the extension and has the backing of Sandy and the territory through which the proposed line will run. There are hundreds of acres of logged-off land between Pleasant Home and Sandy where the soil is deep and rich. Most of the timber of this character has been worked up, and the land remains with the stumps and decayed logs. When cleared and cultivated this land is found very productive.

White Salmon Valley Trees Unhurt.

HUSUM, Wash., Jan. 12.—(Special)—"Young fruit trees growing in the White Salmon River Valley have not been damaged by the late fall of snow," says William Olson, county fruit inspector of this place. He asserts, however, that should a tight freeze occur after the rain that is now falling, it would be necessary to clear the snow and ice from the young trees. During the late snowstorm the thermometer did not register below the zero mark, and young orchards in this locality will fare none the worse for the mild weather that has continued here for the past six days.

Cottage Grove Bank Elects.

COTTAGE GROVE, Or., Jan. 12.—(Special)—A the annual meeting of the shareholders of the Bank of Cottage Grove, held this week, Cashier Hall reported the most successful year's business since organization. The following officers were elected: President, George H. Hall; vice-president, B. Lurch; cashier, Harry Short.

Moved Property Not Exempt.

CHEHALIS, Wash., Jan. 12.—(Special)—The State Tax Commission has given Treasurer Arnold, of this county, an opinion in effect that if any personal property subject to taxation is moved from one county to another, it is not exempt from taxation and that any delinquent tax against it is collectible.

Kitap County Prosperous.

OLYMPIA, Wash., Jan. 12.—(Special)—According to the report of the bureau of public inspection on the condition of Kitap County from July 1, 1910, to November 1, 1911, the county has assets of \$46,817.42 and liabilities of only \$18,438.59. The officers are commended for the manner in which they have handled the county affairs.

Tillamook Shoemaker Arrested.

TILLAMOOK, Or., Jan. 12.—(Special)—George Ross, a shoemaker, who has a shop opposite the Postoffice, was arrested today for alleged breaking open of a safe. A few months ago the Ross Store was raided. A week ago the Tillamook Feed Company's store was broken into and the combination of the safe worked and \$20 taken. Last night the safe of Elmer Hoag was taken.

Gill's Book Sale

—book lovers will find it to their advantage to participate in the genuine price reductions offered on fine Books in Sets at Gill's Annual January Event. Glance through this list; almost every famous name will be found here—and the prices are so low and terms so convenient, you must admit this is a golden opportunity to secure good books. This is but a partial list—a few of the rare values awaiting your investigation. Come, examine and compare them. We know you will be pleased, and will want to avail yourself of this exceptional opportunity. Study the prices! See how much money you save!

Table with columns: AUTHOR, And Description, Pub. Price, Gill's January Price, Your Savings. Lists various authors like Jane Austen, Balzac, Dickens, etc. with their book titles and prices.

OREGONIAN COUPON Time Limit Jan. 31, 1912. This Coupon Is Worth \$1. We will accept this coupon as first payment of \$1 on any of the fine SETS OF BOOKS selling from \$10 up, included in our Annual January Event.

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