

INCOME PROPERTIES BRING LARGE SUMS

Three Important Deals Are Closed During Week.

SALES TOTAL \$175,000

Warehouse, Chetopa Apartments and Stearn-Eddy Plant Pass to New Owners.

The sale of the four-story warehouse of Blumauer & Hoch, in Flanders street, between Penn and Eleventh; the Chetopa apartments, at Eighteenth and Flanders streets, and the plant of the Stearn-Eddy company, at East Seventh street and Sandy boulevard, at prices aggregating about \$175,000, featured activity in downtown and income property last week.

Warehouse Sells for \$60,000.
The Blumauer & Hoch warehouse was purchased by Frederick V. Holman at a price said to have been in the neighborhood of \$60,000. The company selling the property in turn took a long lease on the warehouse at a figure which was said to give Mr. Holman a satisfactory return on his investment.

Building Modern Structure.
The warehouse was erected in 1903 by Ralph Williams for the American Drugist syndicate. The structure was put up under Mr. Williams' supervision and embodies all the best features of modern warehouse construction. In 1919 the warehouse was sold to Blumauer & Hoch and since has been occupied by them.

It was announced that the latter company decided to sell the property and put the additional capital into their business.

Mr. Holman Sells Property.
Mr. Holman recently sold some valuable east side property to the Southern Pacific railway. He already was the owner of a large warehouse in North Portland and it was said that the returns received on this investment was what induced him to purchase other property of the same character.

The Chetopa apartments was sold Tuesday by the Chetopa Apartments, Inc., to Martin Hansen. The price was said to have been in the neighborhood of \$55,000.

The Chetopa is a five-story concrete and wood building containing 23 apartments. Mr. Hansen will assume active management of the property.
This property was purchased in 1915 by D. C. Brownell of Umatilla, who two years later sold his entire interest, after incorporating the property to two of his sons, C. G. and R. V. Brownell, and two daughters, Mrs. Hofer and Mrs. Lee.

The deal was closed through the offices of Brownell & Stoum, in the Wilcox building.

Last week the Chetopa annex was sold by the Chetopa Apartments, Inc., to J. M. Converse.

Stearn-Eddy Deal Cash.
The property and plant of the Stearn-Eddy company was sold to O. J. Freeman and associates for \$50,000 cash.
Mr. Freeman is general manager of the Edecoff laboratories, manufacturer of antiseptic lotions and similar preparations. The laboratories were moved immediately to new quarters from the Stock Exchange building.
Mr. Freeman's company operates a branch at Windsor, Ontario, and distributes its products in Canada as well as in this country.

NEW APARTMENTS BUILT

Up-to-Date Living Quarters Are Provided in Marshfield.

MARSHFIELD, Or., Oct. 21.—The call in this city for comfortable up-to-date living quarters has produced a number of apartment houses, some of excellent design and including buildings of from one to four stories. The latest effort at housing is shown by George E. Cook, a resident of this city, who has combined six one-story, four-room apartments, connected in semi-mission style.
The apartments in 140 feet east and west, 35 feet in width.
Six families are quartered. The apartments have kitchen cabinets, bookcases, medicine chests, other cabinets, coolers, ironing boards and all inside furnishings. The exterior is plastering and stucco. Each apartment has a basement garage, bath and toilet. The approximate cost of such an apartment building is \$18,000. Mr. Cook has a number of other tenant houses built in other sections of the city.

GAS RANGES ARE INSTALLED

Apartment Houses Making Use of Modern Improvements.

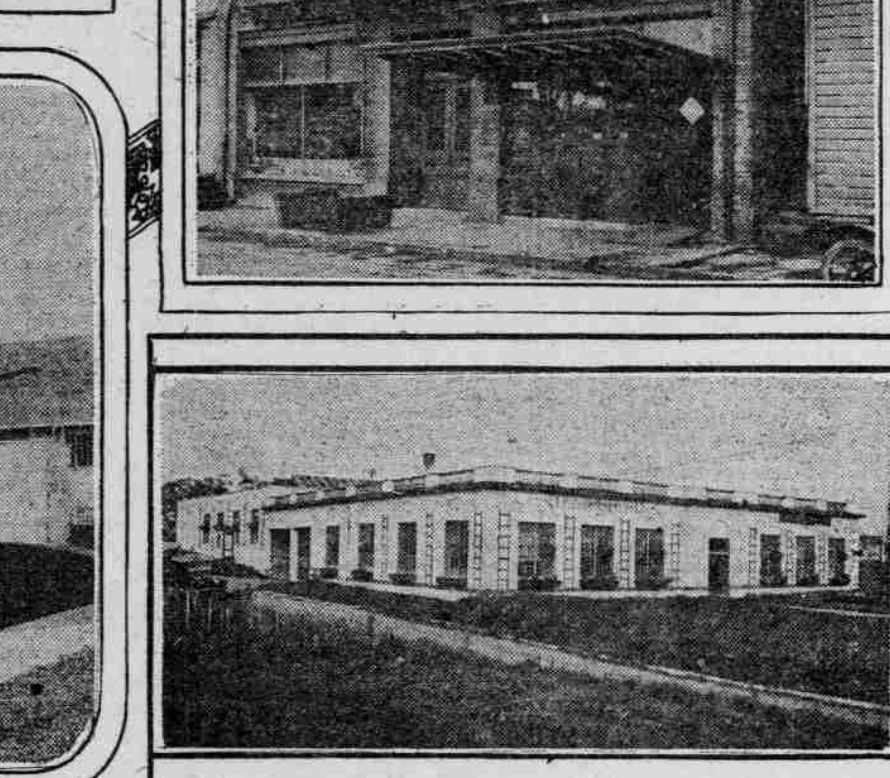
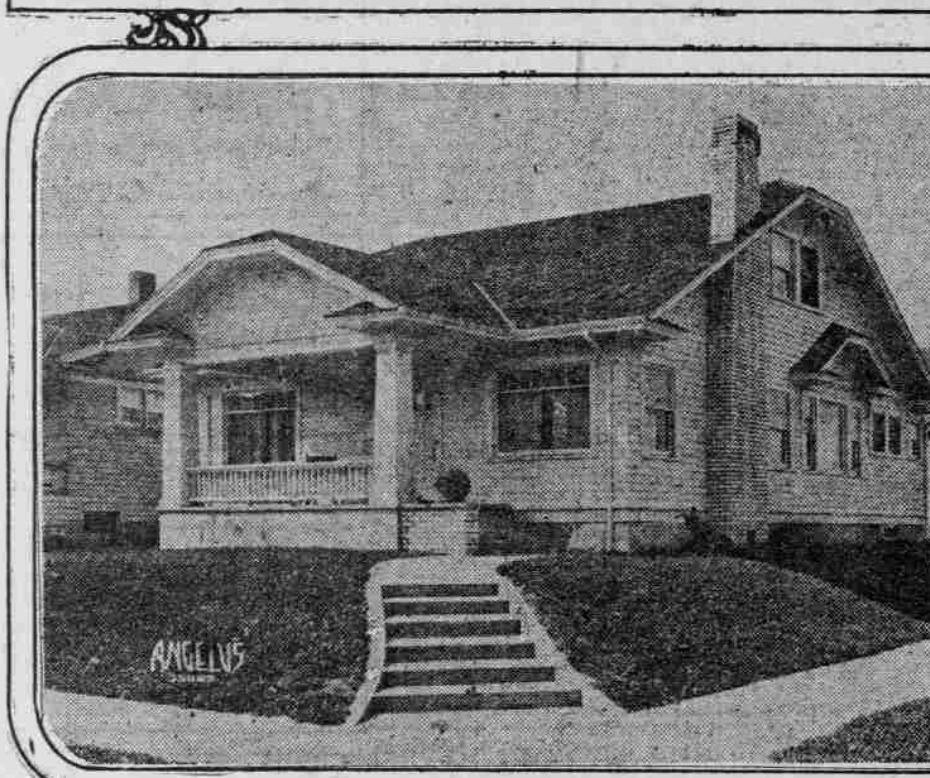
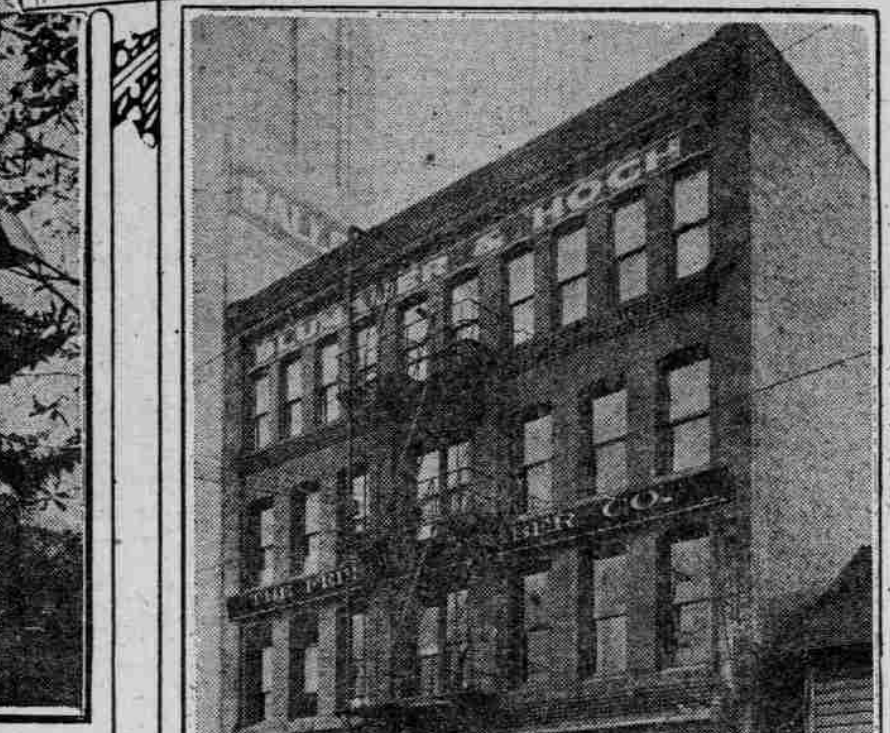
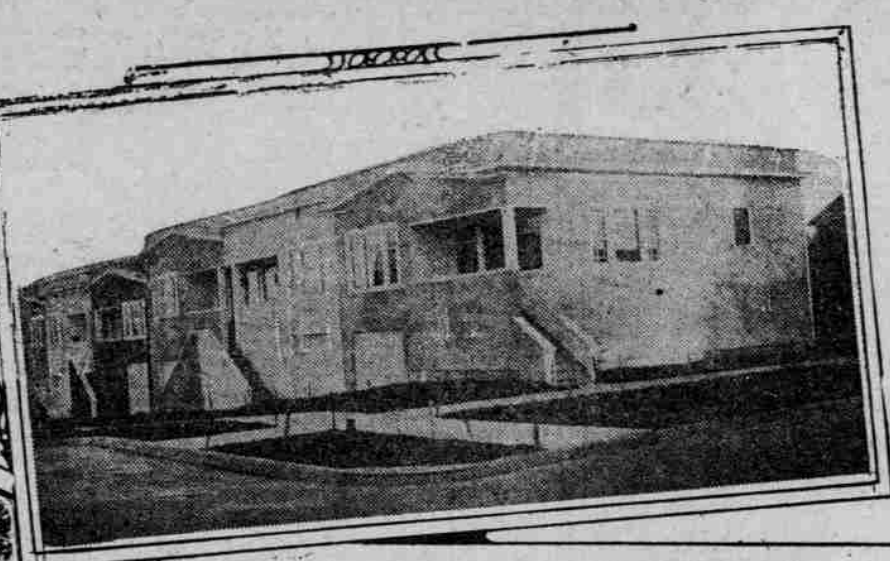
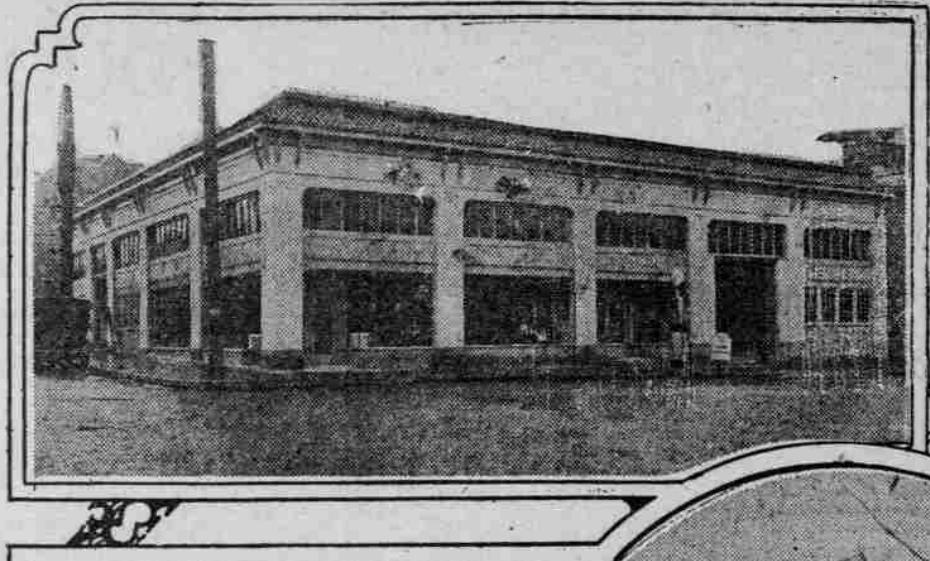
As a result of strides made by the gas industry in improving gas appliances, the modern gas range has been brought into favor with builders of apartments.
The new Paramount apartments, at the corner of East Broadway and Wheeler streets, have installed 64 cabinet gas ranges. This building was completed October 1 and is now occupied and in charge of Manager Stuller.
The Chautoka apartments, 454 East Fourteenth street, North, are equipped with four gas ranges of modern make. These apartments will be ready for occupancy the first of next month. They are owned by Mrs. Marie Taylor, Neuhausen & Co. are the agents.

NEW BUILDING IS PLANNED

Two-Story Structure at Tenth and Yamhill Streets Proposed.

Plans have been prepared by the Charles W. Ertz company for the erection of a building for John H. Haak at the northeast corner of Tenth and Yamhill streets. The structure, which will cost \$15,000, will be two stories and will cover a ground floor space of 52x60 feet.
The building will be of concrete and will have two stores on the Tenth street side. The second floor will be devoted to a saloon and shops. The leasing of the building has been placed in charge of Metzger-Parker company.

DEALS IN DOWNTOWN AND INCOME PROPERTY AND DEMAND FOR RESIDENCES FEATURE ACTIVITY IN REAL ESTATE DURING LAST WEEK.



1—New building erected for Capital Motors corporation at Fifth and Franklin streets in Olympia, Wash. 2—Apartment house just completed in Johnson avenue, Marshfield, Or. 3—Residence at 575 East Sixteenth street North, sold by N. F. Sutton to A. H. Ridgeway for \$10,000 through agency of Neuhausen & Co. 4—Four-story brick warehouse in Flanders street, between Tenth and Eleventh, sold by Blumauer & Hoch to Frederick V. Holman for approximately \$60,000. Blumauer & Hoch have taken a lease on the building for a term of years. Both lease and sale were handled by E. J. Daly and J. Fred Staver. 5—Bungalow at southwest corner of East Fifteenth and Klilkitt streets, sold by W. A. Shelley to W. H. Shiller for \$8750 through agency of Mrs. Mary McDonnell. 6—Stearn-Eddy building at East Seventeenth street and Sandy boulevard, sold to O. J. Freeman and associates for \$50,000.

NEW HOMES PROJECTED

EAST SIDE RESIDENCES TO AGGREGATE \$40,000.

Residences Expected to Be Built Before First of Year and Will Be Slightly Improvements.

New homes to be built at once in the east side residential districts approximate a total expenditure of \$40,000, according to plans just completed. Immediate erection of the structures will be made to have them ready for occupancy before the first of the year, and the building figures for the year will be increased proportionately. Residences building activities continue brisk in spite of the near approach of the rainy season and the shortage of cement.

Among the new structures to be built at once is one for N. O. Eklund, to be erected at 821 Shaver street in Alameda Park at a cost of \$10,000. The home will be 34 by 41 feet and of two stories and will provide another attractive residence for this district of fine homes. The other new homes erected there within the last three months.

A. P. Smith has planned the immediate erection of three new residences in Laurelhurst, each to cost approximately \$4,000, with garage. One of the homes will be built at 1177 Laddington court and the others at 396 and 922 East Burnside streets. Each will be a story and a half, 34 by 33 feet and all will be along similar lines of design.
A \$5500 home for G. P. Bissell at

400 LOTS ARE BOUGHT

PROPERTY IN PENINSULA DISTRICT IS SOLD.

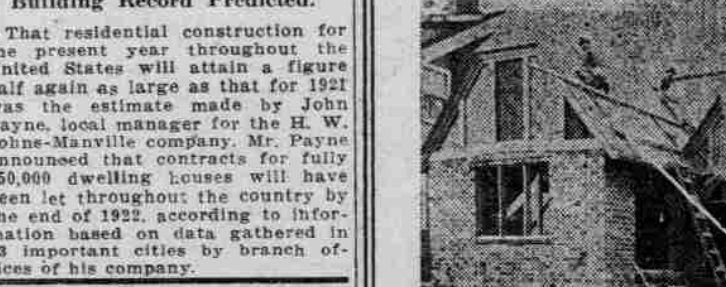
Large Number of Deals in Last Three Months Reported by Frank L. McGuire.

Since the Frank L. McGuire organization took over four additions in the peninsula district less than three months ago, more than 400 lots have been sold. Many of the purchasers already have started the erection of homes.

These properties are all served by streetcar lines and are near the George grammar school and the new Roosevelt high school, in the East St. Johns district. Many of the lots are on paved streets and have water and gas connections. One of the properties is a liquidation sale and, according to Mr. McGuire, the lots are being offered at about one-half their actual value.
On the peninsula are located most of Portland's industrial plants.

Lenine's Birthplace Preserved. KAZAN—A little hut in the vil-

lage of Simbirsk, on the Volga river, where Premier Lenine was born 57 years ago, is to be restored and preserved for visitors. A government commission is to have charge of the work.



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2 NEW EAST SIDE BUILDINGS PLANNED

Space to Be Used by Stores and Auto Dealers.

CREAMERY TO BE BUILT

Boom in Central District of Section Is Reported by Realty Men.

Building activity in the central east side district continues with the announcement of two new structures on East Main street and Grand avenue to begin it once to provide additional store space and quarters for two automobile concerns. A decided trend on the part of the automobile dealers to seek east side locations recently has been noted, and among the new structures to be built for this use is the building for the Roberts Motorcar company on Pacific and East Second streets.

Remodeling of the old brick structure formerly housing the Sullivan stables on the corner of Grand avenue and East Ash street is nearing completion, and this structure will also be used by an automobile firm. The building was substantially built and has been completely renovated with display frontage, and exterior and interior have been remodeled. Herbert Gordon has been in charge of the work.

\$30,000 Structure Planned.
The new structure for the Roberts Motorcar company will cost approximately \$30,000 when completed and will be of concrete construction, 100 by 200 feet in size. The firm will move from its present site at Park and Everett streets on the west side to the new building about January 1, when it is expected to be entirely completed.

The new garage building at 241 Grand avenue, near East Main street, for Earl Hanson of the Central Garage, East Sixth and Taylor streets, was started this week and will be rushed to early completion. The structure is to be of reinforced concrete and will be of one story, 50 by 90 feet in size. It will probably be utilized as a used car exchange.

Store Building Under Way.
The other new structure at Grand avenue and East Main consists of a one-story store building 90 by 100 feet in size, being built for W. W. Ferguson, Wilcox building. The building will be used for stores and as an automobile salesroom and repair department. It will be of reinforced concrete construction and will cost approximately \$20,000. A new reinforced concrete one-story structure to house a store and creamery will be built at Union avenue and Rosalyn, according to plans just announced by I. R. Bailey & Co., architects. The building is to be 66 by 87 feet in size and will cost approximately \$2,000. An attractive appearance will be provided by the proposed stucco finish and the interior of the creamery will be finished in white enamel.

Tait Hotel Lease Is Sold.
The lease and furnishings of the Tait hotel, a hostelry of 60 rooms, has been sold by J. C. Hill to Maybelle Olsen for \$20,000. Miss Olsen

is an experienced business woman and has every confidence in the future of Portland. The Tait hotel is a white pressed brick building, all outside rooms, situated on Twelfth street between Stark and Burnside streets. The transaction was handled through the George T. Moore company by Mrs. Burke.

NEW PROJECT IS LAUNCHED

Attractive Irvington Division Is Placed Upon Market.

One of the best residence district development projects undertaken in the city has just been completed on the 200x300-foot block bounded by East Fifteenth, Sixteenth, Stanton and Siskiyou streets, in Irvington, by Ritter, Low & Co. The property is owned by the Hughes estate, and \$5000 was expended by Ritter, Low & Co. in grading and the construction of a paved auto driveway which traverses the tract.

Care was taken in improving the property to protect trees and shrubbery which adorn the 20 home sites into which the tract was divided. Already two high-class houses are under construction in the new district and many applications for sites have been received, according to the company. Six of the 20 tracts have been sold and negotiations are under way for the transfer of a number of others.

WOMEN REALTORS GATHER

Large Attendance Is Attracted by Card Party and Dance.

The first of a series of monthly entertainments arranged by the women's realty board was held Thursday night at 212 North Twentieth street. The guests were the new members of the board, the charter members acting as hosts. An informal card party and dance attracted a large attendance. In the receiving line were the board's officers, Mrs. T. P. Neuhausen, president, Mrs. Mary E. Lent, vice-president, Mrs. Alvin Johnson, secretary and Mrs. Emma B. Keller, treasurer, assisted by Miss Lillian B. Carter and Miss Elizabeth Adams.

Five hundred was played, prizes being awarded to Miss T. E. Fety and Mrs. Caroline Child and C. V. Johnson and Frank Johnson. Mrs. C. S. Dunning and Mrs. L. H. Zemp presided over the punch bowl.

NEW FACTORY IS OCCUPIED

Stenno Carbon Paper Company Moved Into Model Building.

The Stenno Carbon Paper Manufacturing company, formerly located at 1422 Sandy boulevard, has moved into its new factory building at 740 Sandy boulevard. The factory is a large, roomy structure, built by the Hurley-Mason company, and contains more than 8000 square feet of floor space for manufacturing purposes.

The Stenno Carbon Paper Manufacturing company, which was reorganized last March, is an enlargement of the old Stenno Paper company. The new company is incorporated for \$100,000, the total of which has been subscribed for by local stockholders. It is the only company west of Chicago in the manufacture of carbon paper.

3-STORY ANNEX TO RISE

Cordova Apartments Improvements to Cost \$85,000.

A three-story annex to the Cordova apartments is to be erected at Twelfth and Jefferson streets by M. Pallas, owner. It was announced last week.

The annex will cover floor space of approximately 30 by 100 feet and will cost in the neighborhood of \$85,000.

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