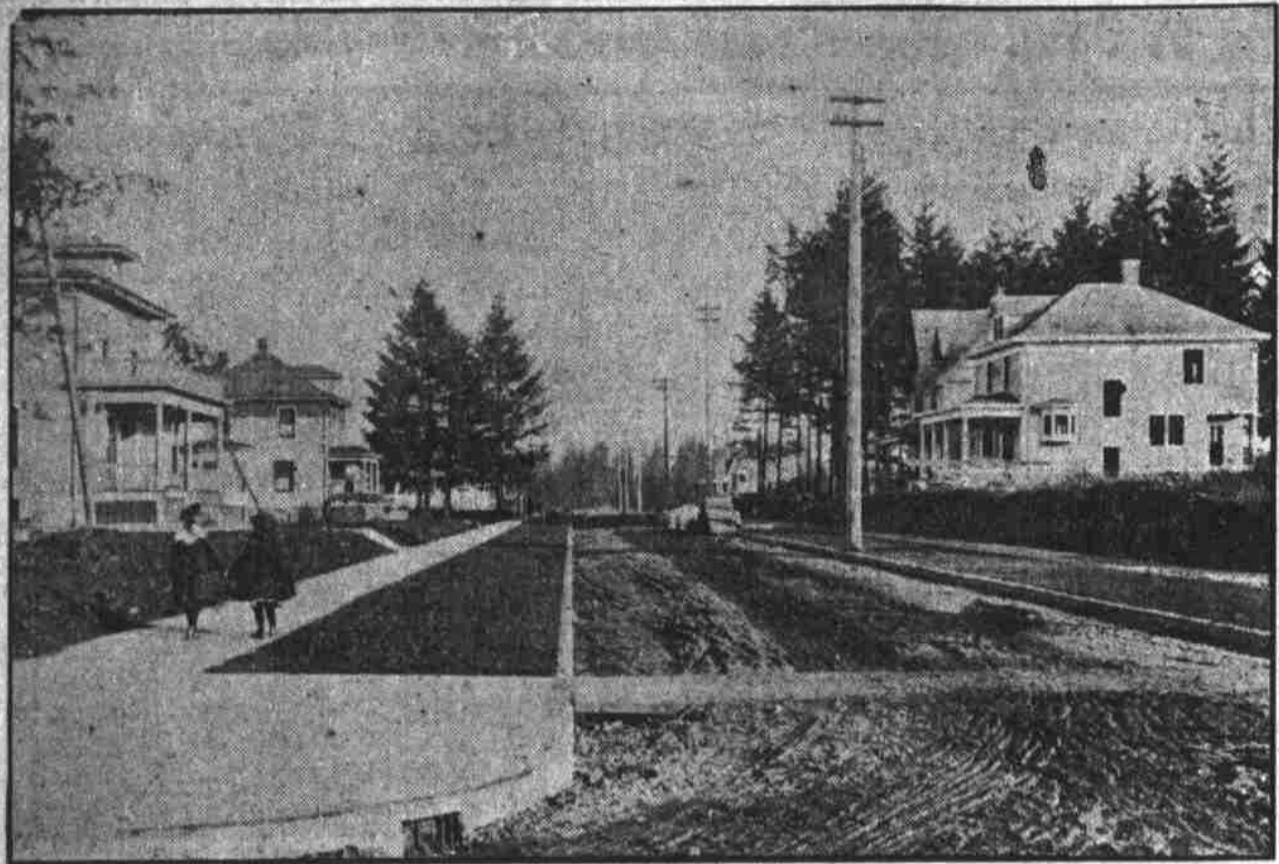


GOOD DEMAND PREVAILS FOR BUSINESS REALTY



VICINITY OF EAST TWENTY-FIRST AND WASCO STREETS, SHOWING NEW IMPROVEMENTS.

	Transfers	Permits
Monday	29,532	\$ 3,460
Tuesday	12,751	3,450
Wednesday	42,208	3,700
Thursday	5,331	11,950
Friday	46,696	18,750
Saturday	46,592	10,170

Total for week.....\$182,510 \$61,470
 Last week.....\$55,079 147,420
 Loss this week.....\$175,569 \$95,950

According to the figures last week was a very dull one in the Portland realty market, but then figures some times stray away from the truth a trifle. Realty transfers for the week reached \$182,510 as against \$55,079 during the week previous. As far as the actual recorded transfers were concerned, this week's total shows a very large falling off, but the business this week was remarkable inasmuch as a larger portion of the sales made were not recorded.

Real estate men have no hesitancy in saying that conditions in the real estate market are showing an improvement each week. Some of the sales made this week will not be recorded for some time yet. The actual volume of business is not shown.

Much Inquiry for Theatres.

Just now Portland seems to have the vaudeville theatre craze, for almost every day a new one is announced. This week two new places of amusement were announced, both of them representing large interests. Charles L. Brown, secretary of the Musicians' union and leader of the City Park band, is now preparing to reconstruct a billiard parlor, which he has operated for several years at 123 Sixth street between Washington and Alder streets, into a first-class ten cent vaudeville theatre to be known as the Bijou. Mr. Brown hopes to have the place ready for the public by May 1. Alterations which will cost about \$10,000 will be made. The new place will have regular opera chairs, which have already been ordered by telegraph from Chicago. A large balcony will also be constructed. The new theatre will have two exits, one on Sixth street, the main entrance, and one on Alder street. The new place will seat about 700 people.

It seems that nothing but a theatre is destined to grace the northwest corner of Seventh and Alder streets. A few years ago the site was used as a beer hall, but was afterwards transformed into an art store. Now a syndicate, represented by Messrs. Keating & Flood, California theatrical men, have made it an object for the art company to vacate and a lease for five years has been signed with the owners, the Hoyt estate. The theatre will be thoroughly

remodeled and a large balcony constructed. When completed it is expected to seat nearly 1,500 people. Three exits will be furnished, one on Alder and two on Seventh street.

Blazier Will Spend \$75,000.

John E. Blazier has taken out a permit for the construction of his much talked of theatre on Fourteenth street between Washington and Burnside streets, which will cost in the neighborhood of \$75,000. The building will be three stories in height. It has been leased to a large syndicate and will play all the independent road attractions of the highest character. The work of excavating has already been started.

To Erect Apartment House.

This week S. L. Brown, a local cigar box manufacturer, sold to Stanley & Smith a quarter block on the corner of West Park and Yamhill streets, which he purchased about a month ago. The price of the property was \$19,250. Mr. Brown clearing just \$1,000 on his investment. The new owners intend to carry out Mr. Brown's plans of building a three-story apartment house and flats, which will cost in the neighborhood of \$25,000. Mr. Smith is a banker of La Grande.

The past week in the realty market has been a very curious one inasmuch as the business was very large, yet the sales recorded did not bear that fact. During the week a large number of valuable pieces of property were sold on contract but some of these may not be recorded for several years—or until the time when they are fully paid for.

The demand for warehouse sites in the northern portion of the city continues as active as ever and negotiations are on for the transfer of several valuable plots. The principal call continues along North Thirteenth street. One of the new features which have sprung up in the business world is the proposed moving of the wholesale and commission district from Front street. It has been found that this street was not nearly large enough to make a home for the entire wholesale business of the city and several sites have been proposed for its location. One of these was on the east side of the river on Water, East First and East Second streets, between the Madison and Burnside street bridges. The only objection to this site seems to be against that section of the city as a business locality. Then some property along Front street in the vicinity of the Terminal company's property was selected but this proved too expensive and the project to move the business to other fields was laid to rest. Now it is proposed to move it to the northern portion of the city along either North Thirteenth or North Fourteenth streets. Property in this section is high but not quite as

expensive as other sites proposed. One of the chief recommendations toward selecting the north end as a site is the excellent railroad facilities.

Just at present there is a very large demand for offices in the larger buildings of this city, but as there are none to be had the applicants are forced to seek quarters in the rear end of some store. "Office buildings are big payers," says an architect, "when it comes to investments. Even at the present low rate of rents the office buildings of this city are paying much larger returns on the investment than any other class of property. The rents in the offices have not been increased so very much and in most cases they will stand an advance of nearly a third. They are cheaper in Portland than in any city of its size in the country."

Houses Are Badly Needed.

Although the moving season has not arrived there is a very large demand for houses, and real estate men are besieged daily with large numbers of applications which they cannot fill. Every house in the city of decent looks is occupied and people are not so quick to move if their rents are advanced as they were a few years ago. The fact is, they would not know what to do or which way to turn to get a decent house, for houses are rented before the former tenant has vacated the premises. For rent signs are seldom seen in any locality, and if the present demand for homes increases it will not be long before they will have disappeared altogether.

Real estate dealers report the sale of a large number of sites for small homes in the suburbs of late, and it now looks as if the building operations of this character will break all records during the coming season. All sections of the east side are being invaded for this purpose. During the past season several new and pretty additions have been laid. The sites selected were once large forests and today pretty, comfortable homes dot the places where once the towering forests stood.

Little Speculation in Fair Property.

The general impression in the public mind seems to be that a large number of deals have been made for property in the vicinity of the Lewis and Clark fair grounds. Such is not the case, however, as very few sales of this class of property have been recorded. Most of these are for warehouses. Real estate men are unanimous in their opinions that property will never be so cheap in the business section of the city as it is at present. The demand for business sites is growing larger every day.

Department Store Would Buy.

One of the signs that expansion of Portland's business interests is in the

wind is the announcement that one of the large-department stores of this city has been looking for a suitable site to erect a building for its own use on some prominent corner for the past six months. So far the site has not been selected. Property in the business section is showing advances in values every day and almost every week some speculator buys a plot of ground and after holding it for awhile makes a quick turn with several thousand dollars to his credit. The business section of the city is showing a steady growth to the west and all property in its course, from Morrison to Burnside street is showing a steady rise in values.

Many Seek Location.

According to S. Morton Cohn, who recently purchased the property upon which the Merrill clyde is located on Sixth street, between Washington and Stark streets, there is an enormous demand for a location in his proposed building. Mr. Cohn says that he is negotiating with several outside business men who want to rent the ground floor for a mercantile establishment. "Another party," says Mr. Cohn, "is trying to induce me to put in a Nicholson, or a vaudeville theatre, where the charge is but 5 cents. This party who is trying to get me in the theatre business has connections that are first-class, but I hardly know, however, what I will do with the place."

OPPORTUNITIES ARE GREATER

Advantages of Today Over a Few Years Ago.

No man of today can complain in his old age that he never had opportunity to acquire a home. Years ago in times of prosperity a young man with small means found himself compelled to pay high rents, and unless he had sufficient money with which to make a substantial payment upon property he could not buy a home and escape the high rentals; in fact, it was often difficult to find a house to rent at any price; but today the new-comer to the city, or a man of small capital, if he does not find a suitable house to rent, or does not wish to pay the high rents which now prevail, can buy splendid modern homes by a payment down of merely a nominal sum and by the gradual process of monthly payments which scarcely exceed his ordinary rental, and in this way ultimately acquire an unincumbered title to his property. Even better than this, if he does not happen to find a house already built which meets his requirements as to size, style and locality, he can have a house built according to his own ideas and pay for it by the same method.

No young man receiving an ordinary salary need be without a home of his own. Such opportunities give a young man of today a great handicap over his predecessors of a few years ago. These opportunities are of value to the town in that they create a community of home owners.

Notable examples of such houses are now under construction on East Tenth street near Schuyler, or on Hancock street between East Sixteenth and East Seventeenth streets.

The firm of Hartman, Thompson & Powers is building houses on this system in all parts of the town.

THE REAL REMEDY.

From the Catholic Sentinel.
 There is considerable discussion these days about local option and anti-saloons agitation and various other methods of coping with the evils of intemperance in drink. Much can be said in favor of the efforts which are being made to curb the drink traffic by means of legislation. Certainly every such effort that commands the enthusiastic adherence of many good citizens demands the attention of every well-wisher of society. It must not be forgotten, however, that the ultimate solution of the problem depends, not upon ulterior legislative enactment, but upon the proper education of the individual will and conscience. The child will have to have his mind inculcated with the notion of self-restraint, perhaps even to the extent of total abstinence, if complete and lasting good is to be accomplished in the field of temperance reform.

Silenced Again.

From the Chicago Tribune.
 "Have a care, madam," said Mr. Meeker, summoning up a little spunk. "The worm will turn!"
 "Did you ever know the worm to hurt anybody when it turned?" calmly asked his wife.

Worth Remembering.

The reason why so few marriages are happy is because young ladies spend their time in making nets, not in making cages.

Ford's Auction Sales

Monday, March 28, at 182 First St. at 10 a. m.

On this date we will offer at our sales, rooms a fine assortment of Bedroom Sets, in polished oak with springs and mattresses. Metal Beds, trimmed in brass. Dining room Tables and Chairs, Rockers, Center Stands, Bed Lounges, fine Lace Curtains, Combination Book Case and Desk.

Kingsbury Cabinet Grand Piano
 Hurners & Alberson Parlor Organ

50-piece Austria China Dinner Set. 10-piece Haviland Tea Set, also a fine lot of Glassware, Dishes, Kitchen Furnishings, Cook Stoves, Carpets and complete Housekeeping Outfits.

Tuesday's Sale
 Fine Millinery Stock, etc., at Sales Rooms, 182 First Street, at 10 a. m.

There has been consigned to us a complete stock of this season's Millinery, consisting of Trimmed Hats, Laces, Ribbons, Artificial Flowers and Foliage, Ladies' Neckwear, a fine variety of Trimmings and the usual lines of Ladies' Furnishings carried by first class millinery establishments.

N. B.—This stock was purchased in New York by parties with a view of opening here for the spring and summer trade. They were disappointed in securing a location and have decided to have us close out the stock at public auction at time and place mentioned. This affords the ladies an opportunity to secure an Easter Hat, etc.

Wednesday's Sale
 Parlor, Dining Room, Bed Room and Kitchen Furnishings, 10 a. m. Sharp at 182 First Street

This sale comprises fine lines of Furniture, Carpets, Bedding, Cook Stoves and Complete Outfits for housekeeping.

Friday's Sale
 All Sorts, Everything, Bargains, etc. 10 a. m. Sharp at 182 First Street

Four Van Loads of Furniture, Carpets, Etc. Buyers, Dealers and Consumers, attend this sale. We will clear our sales rooms on this date of the large quantity of house furnishings, etc. placed in our hands for sale.

N. B.—The best medium for quick returns and to realize on goods you have for sale is Ford's Auction House. They pay cash. Phone Main 1626.

Auction Sales Houses and Lots

On Tuesday Next
 Fine golden oak furniture, elegant Parlor Suite in silk imported body Brussels, Carpets, Axminster Rugs, Cable Net Lace Curtains, handsome Couches, solid oak Dining-Room Set, fine Iron Beds and Furniture of five bedrooms, French Marble Clock, Shakespeare's works in leather, Roll-top Desk, and the usual kitchen outfit, removed to Baker's Auction House, corner Alder and Park, for positive sale, on Tuesday next, at 10 a. m.

On Thursday Next
 We sell the entire furnishings of suburban home. All the furniture is in good condition. The sale will take place at BAKER'S AUCTION HOUSE, on Thursday next, at 10 a. m.

On Friday Next
 We shall sell the furniture, etc., removed from Seventeenth street. Particulars later. Sale at 2 o'clock in the afternoon.

GILT EDGE

212x104—On N. P. tracks, West Side; warehouse site.
 Fine Quarter Block—24th and Hoyt—\$6,000.
 7-Room modern house, full corner lot, Eighth and W. 21st—\$25,000.
 Full Lot—Double house; Gilsan, near Seventh—\$7,500. 24 rooms.
 110x100—Irving, near 21st—\$4,500.
 50x50—24th and Marshall, corner—\$2,500.
 100x100—Tillamook and E. 9th—\$14,500.
 10-Room modern house and full lot, Maagley Highland—\$8,700; \$1,000 cash balance low interest.
 10-Room House—Sixth, near Grant—\$4,500.
 Fine, Large House—Corner lot, N. Portland—\$4,500.
 New 9-Room House and full lot—Very modern and complete, North 16th—\$6,000.
 Fine Quarter Block—East 15th and W. 10th—\$2,500.
 Several choice lots, Nob Hill district—\$2,000 each.
 2 Good Lots, Albina Homestead—\$975.
 Lot 2 block 14, Central Albina; "snap"—\$450.
 Paradise Springs lots, each \$225.
 5 Acres—De Lashmutt & Oatman's Little Homes, No. 3.
 100x100—"N. M. Patton's Tract, southeast corner—\$750.
 4 Lots, 2 corners, Riverside Addition.

A. D. Marshall, 82 1/2 3d

FARMS

60 ACRES on Clackamas river, 20 miles from Portland; fine road; good land; good house, barn; 23 acres cultivated.
 120 ACRES, 1 1/2 miles from La Camas, Wash. 30 acres cultivated; house, barn, orchard; \$1,000.
 80 ACRES good land, fenced; 16 acres cultivated; nice new house, 8 rooms; wooded 1/2 mi., rustic and painted; watered by springs and brook; house fronts on two good roads; corners at place; good community; 10 1/2 miles from Oregon City; planked and graveled road nearly all way; bargain \$1,750.
 12 ACRES fenced; house, barn, orchard; part cultivated; fronts on good road, near Forest Grove; one mile to postoffice, story school; good neighborhood; only \$650.
 25 ACRES, all good, level land, all fenced; 20 acres cultivated; 300 bush fruit trees, 50 grapevines; house, barn, other outbuildings; fronts on good road; 1/2 mile to store, shop, creamery, school, etc.; convenient to Portland; only \$1,550.

HENKLE & BAKER
 217 Abington Bldg., Portland, Oregon.

NASH'S ADDITION

Is the place to buy a home. You are sure no one will build a shanty next to your nice home. I DO NOT ALLOW a shanty in my addition. I have laid the best galvanized water mains all through. I have got 4, 5, 6 and 7-room houses and cottages all ready, all new and well built. You can buy a home all COMPLETE FOR \$600 to \$2,000 or a good building lot for \$300, and I will build to suit you. Small payment down, then monthly payments. Take the Mt. Scott car line and get off at Millard avenue and see JOE NASH, OWNER IN THE RED HOUSE.

Farm For Sale

TEAT 55-ACRE tract, 1 mile east from Lents; 1/4 cleared and fenced; good orchard, bearing; located on a fine road; almost level; fruit gravel; good water; in bargain at \$2,500.

Cheap Building Lots
 LINWOOD ADDITION—Lots 10 and 11, block 2; 7, 8 and 9, block 1; each, \$200.
 TOBASCO—Lots 3 and 4, block 2; each, \$80.
 SUNBYSIDE ADDITION—Lots 8 and 9, block 30; each, \$200.
 TABORDALE—Lot 1, block 1, \$300.
 MINER'S ADDITION TO ST. JOHNS—Lots 1, 6 and 16, block 23; each, \$100.
 ABERNETHY—Lots 15 and 16, block 19, \$1,500.

J. L. Wells & Co.
 94 GRAND AVENUE.

SIDETRACK

Property, one-quarter block, 13th and Overton. See me for price.

A. D. Marshall, Agent
 82 1/2 THIRD STREET.

WANTED

Do you want to sell your farm? If so, list them with us. We have many purchasers now.

HENKLE & BAKER
 217 Abington Bldg., 108 1/2 Third Street, Portland, Oregon.

1 1/2 ACRES
 Perfectly level and fine soil, on Patton Avenue, 3 blocks to coast; suitable for plating. You can't beat it for \$5,500—or, 4 acres of the above, \$2,850.

A. D. Marshall, 82 1/2 3d

\$350 DOWN—\$15 monthly; a lovely six-room modern house; well-improved lot; slightly view. Only \$1,250.
 5-ROOM—1 1/2 story; nearly new house; can partition upstairs and make two additional rooms; 50x102 lot; \$900.
 \$1000 DOWN—12-room house (including store and basement) and large lot; barn; grocery stock at invoice if wanted; good rental or business property; at least a year's cost of buildings; \$3,000.

TO EXCHANGE

FOR FARM—11-room house, 50x100 lot; 5-room house, 50x100 lot; 4-room house, half acre; 5-room house, 4 1/2 x 100 lots; 10 50x100 lots on Mt. Scott car; rooming-house, 16 fine rooms. What have you for these?

FARM FOR SALE

250 ACRES—10 "cultivated, fronts on river; good salmon and trout fishing; lies nearly level; 4-room house, barn; 1/2 mile to postoffice. Would trade for Portland property or sell for \$1,600.

DON'T BUY LOTS

Until you see Beauvoir Heights—slight, finest building spots in Portland. Water mains laid. Sixty lots, \$150. Easy payments. Take Woodstock car to Holliston Street. Man on ground Sunday 9 to 4 p. m. Phone Main 3093 about lots.

WE RENT HOUSES, STORES AND FARMS.

Columbia Real Estate & Trust Co.
 234 1/2 Morrison St., Corner Second.

Bargains in Houses and Lots

THREE 5-ROOM modern cottages, cement basements, 100x100 feet ground, good location, good investment \$4,500.
 \$6850—8-room modern house, corner lot 50x100, choice location, east side.
 \$6500—7-room house, lot 50x100, East 28th near Pine.
 \$6000—5-room modern cottage, lot 50x100, choice location.
 \$5300—6-room modern cottage and barn, East 28th near Burnside.
 \$1600—6-room house, East 27th near Ankeny.
 \$1500—6-room cottage, choice corner lot, East 28th and Ankeny.
 \$1600—Corner 100x100 and 5-room cottage; room for 3 more houses; East Ankeny at near 30th; a very good investment.
 \$900—5-room cottage, corner lot 50x100 in East Portland Heights; fine view.
 \$1500—7-room modern cottage; \$400 cash balance on time; East 27th near Sandy road.
 \$700—4-room house, large barn, plenty fruit in front; all improvements paid, balance \$25 every 3 months; cheaper than to pay rent.

A SNAP

\$550—Will buy the best lot in Hawthorne First add., East 30th and Couch sts.; all improvements paid, sewer, street improved, gas, electric lights, city water; for a few days only.

40-ACRES of choice land 6 miles from here, some cleared, at a sacrifice, \$90 per acre. This is a bargain.

V. Schmidt

109 GRAND AVENUE, EAST SIDE.

FOR SALE

A half interest in the largest and most thoroughly equipped Wagon and Carriage Shop in the city. The business is on a paying basis, and will stand investigation. Good reasons for selling.

KNAPP & HART

108 MORRISON STREET.

FOR SALE

A modern 7-room house, cor. lot 160 feet square; alley in rear, at University Park, 2 block from city park; 1 block from new street car line. Call on owner, 316 Chamber of Commerce, for terms and see photo of premises.

THE ONLY Double-Track Railway between the Missouri River and Chicago

The Chicago-Portland Special, the most luxurious train in the world. Drawing-room sleeping cars, dining car, buffet smoking and library car (barber and bath). Less than three days Portland to Chicago.

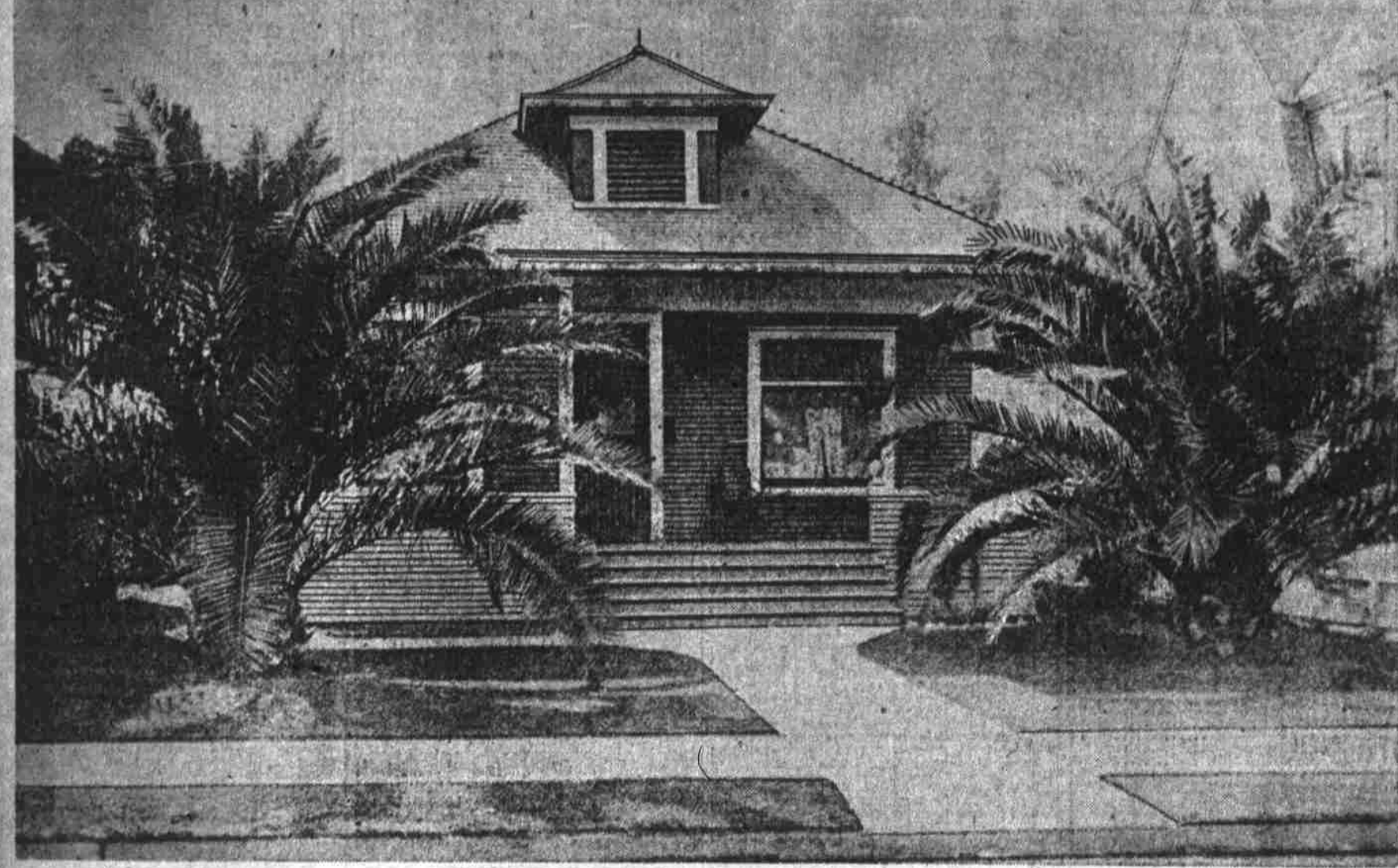
Two Through Trains

To Chicago are operated daily via the Oregon R. & N.W. Co. U. P. R. and Chicago & North-Western Ry. to Chicago from Portland and points in Oregon and Eastern Washington.

Daily excursions in Pullman tourist sleeping cars from Portland through to Chicago without change.
 R. E. RITCHIE, Coast, A. G. BARKER, Gen'l Agent, Portland, Ore.
 C. & N. W. Ry. Co., Gen'l Agent, 10 Third Street, SAN FRANCISCO, CAL. PORTLAND, ORE.

BALTIMORE & OHIO R. R.

ALL TRAINS VIA WASHINGTON



O. M. SMITH
 714 Chamber of Commerce
 Will build you a Home and furnish the money. Pay rent to yourself and own your Home in a few years.
 IRVINGTON LOTS A SPECIALTY