

# REAL ESTATE NEWS

"Building the line into Portland for the Northern Pacific and the Great Northern will enhance the value of property, especially that which is or may be used for business within the next five years, 60 to 100 per cent."

This declaration was made yesterday by one of the most prominent realty dealers of the city. He was free to give facts backing his statement, but declined to be quoted personally. Advances already made and the almost certain prospect of still further increases were proved by evidence that could not be denied.

The effect of the northern railway systems entering here is, of course, the first impulse. Business men feel that they have not been given in the past full opportunity for traffic, but believe that the new work being undertaken will result differently at an early date in the future. We will get ocean liners here, and will be advertised as one of the leading ports of the Pacific.

"Should the work of the railway companies be carried out on the lines indicated, from \$8,000,000 to \$10,000,000 will be spent in Portland and immediate district. Most of this money will go for labor and materials that are made locally. The men given employment will either live here or gain their subsistence indirectly through this city, and the surplus of their earnings, which they put into the channels of trade, will accrue to the business interests of this city."

"There is an era of prosperity from other conditions which is lifting property values. Our city has received this year an enormous sum of money from outside sources. If we take the conservative figure of 7,000 strangers arriving and departing daily, it is reasonable to assume that almost every day for the summer we have had in the city about 20,000 visitors. They surely have spent an average of \$3 a day while here, and I believe the average would be closer to \$5. At \$3 a day we would be receiving about \$60,000 daily for six months, from visitors. The visitors from the country districts of Oregon and Washington have been buying quite heavily during the period of their stay, many of them taking their winter supply of clothing. The total of these expenditures gives to Portland several million dollars, all of which has gone into channels that benefit the city most."

"Investing capital has been coming in much heavier quantity than the public is aware of. Several heavy purchases have been made, relieving local capital which has as a rule been invested immediately again. No capital has gone out, and an immense quantity has come in, adding to the finances of the city for building operations and business enterprises."

"These figures, when brought down to a cold, practical basis, prove that the elements of greatest prosperity known to Portland have been sown. The effect is just being realized, and will send property up rapidly for the next year, until we have a city with a sense of self-appreciation."

Last week was the busiest of the year in realty circles. Many big deals were finished, only a portion of which were made of record. The record of realty transfers showed an aggregate going above a half million dollars, while there is promise for the early days of the present week to be enlivened with several heavy transactions. The exact figures for realty transfers for the week are \$501,783, which is one of the best showings in the history of the city.

There was not a dealer in the city but that said business was lively. Practically every office had some important transaction on. Everybody was in a state of confidence, and expecting still greater things to follow. Instead of an effort to arouse interest, the sentiment begins to incline toward an effort to prevent a boom. None of the substantial business element wants to see an inflating boom which will send property far above its real value, and thereby preventing capital from entering and erecting improvements, but every one is jubilant over the prospect of Portland values taking a higher permanent place, in proportion to what property is held at in other great cities of the coast.

Vacant residence property is in demand, and the struggle to secure good locations for flats reasonably close in grows keener. Lots in the suburbs are going rapidly. Several dealers who have die such property exclusively state that they are selling sites for cottages faster than ever before. Prices are being held down to fair figures, ranging all the way from \$50 to \$200. Further out the city boundary even cheaper lots are to be had, and these are being secured by both the speculator and the home builder.

The rush to get desirable flat locations promises to continue through the winter. Several investors who desire to erect new buildings of this character have been unable to find suitable property at what they thought was a fair figure and are continuing their quest. Some of these were waiting for a decline, but find a rise instead, and yet hope that a more favorable turn for the purchaser will develop.

There is more money open to real estate purchases at the present time than Portland ever knew before. Instructions have been received by a number of dealers to buy for outside clients, and wherever a man with a good proposition makes himself known a sale is quickly effected. A few months ago the selling sentiment was much stronger than now, while buyers were comparatively few. At last the buyers have the property owners on the run, and some of the latter, rather than be compelled to make an offer, seek absolute silence and say that they will not sell at any price.

Since the public and the country at large were assured that the Northern Pacific and Great Northern meant business, local vaults have been opened and investors from distant parts of the country have hastened to get in early before the great advance expected in all lines of Portland property. There is unlimited capital ready for a good business buy in Portland.

An advance of at least 50 per cent over the past year, or even two years, has been made in three months everywhere near the terminal grounds. Property that was hunting a buyer there recently is not courting the investor now, with an additional 50 per cent added to the market quotation. Wholesale and other heavy business is entering that district, with the purpose of keeping as close to terminal facilities as possible.

Sisters of Mercy plan to renovate their home at Sixteenth and Couch streets, which was formerly the old Reed residence. The order just purchased the property, and since title has vested in them, hope to make the institution much more commodious and comfortable to the charges who seek its protection and guidance.

For the past nine years the Sisters of Mercy have occupied this place, during

which time they have given comfort and aid to 200 persons. As the establishment in its present condition will accommodate but 40 persons at one time, the growing need of such work and the favor with which the home is viewed necessitate enlargement. The first work to be undertaken will be providing a large, substantial basement, in which the dining-room and kitchen may be placed, thus giving all of the upper floors for living apartments. To accomplish this the order has applied to the public for assistance. Two or three substantial contributions were made recently, which helped greatly, but to carry out the plan of improvement further aid must be extended by the public. There was an unconfirmed report in circulation yesterday afternoon to the effect that John Kiernan had sold the entire block bounded by Fifth, Glisan, Fourth and Hoyt streets, on which the Cook & Kiernan Transportation company office is situated. The consideration reported was \$125,000. Mr. Kiernan was out of the city all afternoon, and no authoritative confirmation of the sale could be secured, as the purchaser was not known. Mr. Kiernan acquired this property at the time of taking the interests of the O. T. Co.

Laura Brooks has purchased, through Wakefield, Fries & Co., 10 by 10 feet fronting on North Park near Stark street, the consideration expressed being \$1. There are two cottages on the tract, which is regarded of considerable value, as it is producing good revenue.

First street was aroused yesterday when it became known that the northwest corner of First and Pine streets had been bought by T. Scott Brooks for a consideration understood to be about \$45,000. The vendors were the Savings & Loan society of San Francisco, the sale being made through Wakefield, Fries & Co. This property is one of the familiar landmarks of First street, being known for years as the Reed Bank building. There is a three-story brick on the corner, which is in good condition, and can be used for general business.

L. W. Whiting & Co. have sold the property at the northeast corner of Twenty-second and Overton streets to C. H. Barnell, a prosperous millman, for about \$11,000. There are an eight-room house and two flats on the tract, all new and modern.

James Driscoll has purchased the southeast corner of Seventeenth and Hoyt streets of Samuel Rosenblatt for \$13,000, the sale being made by Louis Salomon.

Washington street will have several new buildings by the early part of next year. The Fildred block, at the corner of Tenth, is ready for the foundation, and when this is completed the reliable authority for the statement that M. A. Gust will in all probability erect at least a five-story brick at the corner of Eleventh, on which work will probably commence this year. Captain D. E. Buchanan intends to commence work on at least a five-story brick between Fourth and Fifth early next year, which will be ready for occupancy by midsummer. Edgar M. Lazarus will have work under way soon on his recently acquired lot, where he will erect at least a three-story structure.

Mr. Hewett is very sanguine of his enterprise being carried out and claims the backing necessary to construct the road will be forthcoming. J. P. Morgan and London capitalists are interested in the road, which will cross the state from north to south.

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FOR SALE BY  
HARTMAN, THOMPSON  
& POWERS  
ROOM 3 C. OF C.

\$4,700—New modern 7-room house on Wasco street, Holladay Park, beautifully finished throughout, fine lawn.

\$4,500—100x100 on the southwest corner of 12th and East Stark streets, with 3-room house; easy walking distance to center of city.

\$4,500—60x100 ft. lot on the southeast corner of East Seventh and Davis, with three 3-room cottages, bringing in a rent of \$63 per month.

\$3,500—8-room house on Clay street, bet. 14th and 17th, west 1/2 block, priced for \$50 per month.

\$3,400—50x100 ft. lot on the southeast corner of East 19th and Schuyler streets, with new, modern 8-room house; streets fully improved and cement sidewalks.

\$2,750—For a modern 6-room dwelling, on lot 1-3 x 67 feet, near 11th and 12th streets; terms \$250 cash and \$25 per month.

\$2,700—New 7-room house 60x100-foot lot, with alley, within two blocks of Thompson school, in Central Alibi.

\$2,700—6-room modern house with gas fixtures and all modern conveniences, on the corner of East 31st and Couch streets, in Hawthorne's First Addition; terms \$600 cash and \$25 per month.

\$3,850—8-room house, almost new, with lot 1-3 x 67, on the southeast corner of 21st and Willamette; terms \$250 cash and \$25 per month.

\$2,350—6-room house, 60x100 foot lot, near corner 35th and E. Salmon streets; small payment down and monthly installments.

\$2,000—8-room house, 25x67 foot lot, on great side on Hall street, near 11th, within easy walking distance to center of city; house now renting for \$50 per month.

\$1,500—8-room house, with basement, hot and cold water, bath and all modern conveniences, 60x100-foot lot, on East 26th, near Clinton Kelly school.

\$800—4-room house, 50x100 ft., corner lot, with fine fruit trees, streets graded and sidewalks, on East Sixth and Mason sts., within two blocks of Union-avenue car line; easy terms.

SOUTH SUNNYSIDE  
\$424 TO \$750—BAGS—500 CASH AND \$10 PER WEEK. Will buy one of these beautiful lots between 23d and 24th, on south side of Hawthorne ave., each not less than 50x100 feet and 1 foot above grade, with building restriction of \$1,000; best streetcar service on east side of the river. Only a few of these lots left. If you want a home in a choice location, with trees surrounding, at once and secure one of these lots.

We have a few lots in Holladay's Addition and Irvington, which we can build up a house after your own plan. Terms 25 per cent cash and 1 per cent of cost of house and lot per month.

New Additions  
Bingham's  
On the Fulton car line and Mount Adams road, and directly opposite the Oregon Furniture Manufacturing Co.'s plant. All lots 50x100 feet. Prices \$100 to \$100.

Madras  
On the U. W. P. Co.'s line, near Stewart's Station. Lots \$100 to \$125.

Overton Park Acres  
We have subdivided Tract "C" into acre lots and can sell them away down. Take the U. W. P. Co.'s car to Ansell or Stewart's. Prices \$150 to \$100. Terms to suit.

Wakefield, Fries & Co.  
223 Stark Street. Phone Main 14.

Serene Park  
East 12th and Alberta etc., Vernon car. \$1400 New, fine, modern homes sold on easy payments. Apply to owners, room 108 Sherlock bldg. Phone Main 1277.

Income Property  
One block from Washington street. Price reasonable. Apply to  
Tyson Kinsell  
608 Commercial Block. 2d and Wash.

Geo. W. Gordon  
DESIGNER AND  
BUILDER.  
308 4th St.  
HOMES BUILT  
ON INSTALLMENTS.  
GET PRICES.

FARMS  
Finely improved farm of 161 acres, 3 miles from Camas, Wash., on Columbia river, and near new railroad—\$50 per acre; half cash.  
200 acres, 12 miles east of Vancouver; 225 plowed; well improved—\$25.50 per acre; a decided bargain.  
80 acres on Willamette and near station, Washington county; 23 plowed; good buildings, rich soil—\$2,500, with stock, implements and crop.  
25 acres, well improved farm, adjoining Beaverton; fine buildings, rich soil—\$5,000, \$2,000.  
Also a large number of other farms, some of the best in the state. Send for a list.

ACREAGE  
We have nicely located suburban acreage, rich soil, at \$45 and above per acre, for homes or investment. These tracts can be purchased by single acre or more as desired and on easy payments, with one fourth or more down.  
CITY PROPERTIES  
SEAVE STREET—Three finely located tracts, all income-bearing, at \$50,000, \$40,000 and \$75,000, respectively. These we wish to show only to actual intending purchasers.  
WAREHOUSE PROPERTIES—We have well-located warehouse properties for lease or purchase.  
INVESTMENT PROPERTIES—To those looking for properties that are now producing a substantial return on the asking price and located where material increase in value is assured, we invite inspection of our offerings.  
BUILDING SITES—We have vacant business and residence lots, well located and at reasonable prices.

LOANS  
We have money to lend on substantial securities at current rates. Mortgage securities furnished investors.  
RENTALS  
We are making a specialty of this department and solicit the care of business and residence properties.  
Our city business is in charge of Mr. S. M. Barr, who from long residence is thoroughly conversant with values.

THE SHAW-FEAR COMPANY, 245 1/2 Stark Street

VERNON  
IS A  
SURE  
THING

It is easy for the capitalist to invest his money that it may make more.

It is more difficult for the wage earner to make his little monthly saving or surplus earn something besides.

But a lot in Vernon is a money making investment for the person of small means.

Vernon is right where Portland MUST grow. It is high and sightly and will be free from expensive city improvements.

It is an ideal home site and a sure investment.

LOTS are from \$80 to \$400 and are sold on easy payments.

Come out today and see this beautiful site. After the great Portland Day there can be no doubt of the future of this live, enthusiastic city.

VERNON  
IS A  
SURE  
THING

Take a Vernon Car Today

Moore Investment Co.

181 1/2 SIXTH

At the Sign of the Big "V."

VERNON  
IS A  
SURE  
THING

We Are the Leaders for Bargains

- \$8000—A grand country home, 103 acres, all fenced; nearly all in cultivation; fine 8-room residence; good barns and other buildings; water piped to the house; choice fruit, rich soil; stock, feed and implements included; nicely situated, 1 1/2 miles electric car.
- \$5000—Strictly modern, up-to-date, fashionable 8-room residence, walking distance Chamber of Commerce, would rent for \$60 per month.
- \$4000—100x200 feet of ground, with two beautiful cottages, modern conveniences, fine lawn, garden, choice fruit, roses and shrubbery; 20 minutes' walk from business center, east side.
- \$3000—Handsome 8-room residence, modern conveniences; a grand lot, east front, on E. 11th st. It's all right, you bet.
- \$2000—A magnificent 8-room residence, large lot, near Hawthorne ave.; nicely situated on east side.
- \$1800—Very nice 20-acre country place, all fenced into fields; nice 6-room house, rich garden soil and a cracker-jack for the money.
- \$1000—Beautiful 6-room cottage; ground 60x150; close in, east side.
- \$1000—Beautiful 6-room cottage, large lot, choice fruit and shrubbery; walking distance to business on east side.
- \$ 800—3 full lots, 8-room house, 503 Howe street, Woodlawn.
- \$ 900—Nice 3-acre place, in Clackamas. Don't forget our river-front acreage tracts at Oak Grove. The greatest places you ever saw for the money. You'll never find the bargains until you see

THE DUNN-LAWRENCE CO.  
140 1/2 FIRST STREET.

10c  
A DAY  
Buys a Choice Lot in  
EVELYN

Take Mt. Scott car, First and Alder streets, and ride out to EVELYN (a pleasant ride of 25 minutes), and see these lots. Selling at \$115. They are snags.  
This suburb is growing rapidly and the residents enjoy all the conveniences of a city. Water mains; lots have alleys; best car service. Care by E. ALFORDSON, office, EVELYN station.

James J. Hill J. W. Ogilbee  
Means Business  
So Do We  
We Can Suit You in  
Business  
Residence  
Warehouse  
Property  
Acres  
\$1600 Two lots, 100x100 feet, with good 3-room house, near Powell and East 17th sts. good terms.  
\$ 200 Choice lots 50x100 feet, in Claverdale Extension.  
\$ 350 And up—Good building lots, 50x100 feet, in Tibbetts Homestead.  
\$5,000 FOR 72 LOTS  
2 blocks from car line and only 15 minutes' ride from Third and Washington sts. Apply to owner, 316 Chamber of Commerce.  
4 Monthly Furnished Rooms  
Clearing \$125 per month. Will be cheap if taken at once. Terms.  
2,000 ACRES  
In Douglas county; well wooded; 1000 acres. Will sacrifice for cash. See prospectus in morning paper. No money down.  
The cheap lots  
Have any other lots you want?  
JOURNAL WANT ADS  
BRING QUICK RESULTS

## NEW ROAD TO TAP RICH UNDEVELOPED COUNTRY

(Special Dispatch to The Journal.)  
Helena, Mont., Sept. 30.—Marcus L. Hewett, a mining man who is promoting the Montana Northern railroad, plans to be constructed between Basin and Kallapell, opening a rich and hitherto undeveloped country, has just returned from the east and in his statement is accompanied by Francis M. Holden of Philadelphia and George C. Coates, who are understood to be identified with the railroad proposition.

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## Portland Auction Rooms

A. Schubach, Proprietor.

Auction Sales  
Furniture

Tomorrow at 2 p. m., at 211 First Street.

Auction Sale at  
Oregon City

Near Postoffice, Furniture Stock, Tuesday next, at 1 p. m.

Auction Sale  
Furniture, Carpets, Etc., Wednesday at 2 p. m., at 211 First Street.

Auction Sale  
Dry Goods and Furnishings, Thursday Next at 2 p. m., 211 First Street.

Auction Sale  
Furniture, Etc., Friday Next at 2 p. m., at 211 First Street.

C. L. FORD, Auctioneer.

## Wednesday Sale

At Salesroom, 180 First Street, at 10 a. m.

Public auction of the following chattels: All the elegant furnishings of large parlor; Dining-room suite, sideboard, Extension Table, Chairs, Dishes, etc.; 3 complete bedroom outfits; Carpets, Rugs, etc.; Full and complete kitchen requisites, Stoves, Ranges, Heaters and other valuable furnishings, etc.

## Thursday Sale

Flats 31 and 33 Seventeenth Street, One Block North of Washington, Sale at 10 a. m., Modern House Furnishings.

RECENTLY PURCHASED for these two large NOB HILL FLATS. On account of departure and order of the owner, we will sell all the MAHO