

IMPORTANT WORK OF NEW REALTY BOARD



John J. Ross' New Home at Tenth and Broadway.

The Portland Realty Board, the new organization of the real estate dealers of the city, met yesterday afternoon and finished adopting the constitution and by-laws. Nearly the entire afternoon was devoted to discussing one article, and that article was the most important of the entire constitution, for it contained the provision that will make the board a power to do right in real estate dealings. It will be the strength of the new organization, and while some of the members were at first opposed to its provisions, they all soon came to see that to give the board character and force in the community and to uphold the rights of the agents to commissions and to prevent any misunderstandings with property owners it was necessary to adopt such a provision and it was done by a unanimous vote.

Los Angeles, Seattle, Tacoma, Spokane, San Francisco and elsewhere on the coast, the commissions were much in excess of those paid in Portland. The board also decided to advertise liberally the objects of the organization and particularly the part relating to the handling of property. The provision relative to an exclusive written contract does not become operative until May 1, but when it does it will no doubt prove popular to the property owners, for they will be able to sell their property without any commission, and they will be able to sell their property at a price that will give them the most for their money.

The management of the cigar company is like that of all other huge corporations and will not tackle anything unless they are very certain of their ground. The fact that they are securing many leases in the city is evidence that they have great faith in the future of Portland. Of the large permits for buildings issued during the week was the one for the new warehouse of Woodard, Clarke & Co. at Ninth and Hoyt streets. It will be a four-story building and will cost about \$12,000. J. E. Jewett will build a \$6,000 home at East Twenty-ninth and Everett streets. A \$2,000 home will be erected by T. O. Sands at Twenty-first and Flanders streets. Bellwood continues to enjoy prosperity and Fred W. Graves has secured a permit to erect a home on East Ninth street in that district. It will cost upward of \$3,000. Mrs. Lilley will build a \$2,000 home on Morris street, near Rodney avenue, and Mrs. Alice Larry has started work on her home at East Sixth street and East Couch. It will cost about \$2,500. Holmes & Menefee report the sale of a house and lot on Cherry street in McMullan's addition to S. M. Hutchinson.

The City of Portland

Is spoken of all over the United States today for its remarkable progress. So is the M. J. Walsh company for their rapid advancement in the gas and elec-

Geiser-Hendryx Investment Co.

REAL ESTATE AND INVESTMENTS.

IF YOU WANT TO GET QUICK ACTION AND GOOD RETURNS LIST YOUR PROPERTY WITH US.

CAN SAVE YOU MONEY.

Bargains

\$20,000—50x100, on Stark st. This is the most desirable piece of property on the street. \$15,000—50x100, on Sixth, near Union. This is a snap. \$75,000—Quarter block, with good brick building on First and Madison streets. \$20,000—Half block, 15th and Couch, close to new Burnside at car line. This has good building, paying 5 per cent. on this amount, and only half of property improved. This is a bargain. \$21,000—Quarter block, with brick warehouse, 14th and Kearney. This is a good buy. \$17,500—100x100, on 13th and Marshall, right on railroad. This is good. \$25,000—Quarter block, on Yamhill, close in, paying good interest. \$27,500—Half block, on 14th and Irving. \$17,500—100x100, 12th and Everett. \$15,000—100x100, 14th and Irving.

East Side

There will be a car line on East Third street soon, and property will advance. Better buy now. We have some of the best property on the east side. \$25,000—Full block on East 24 at Good warehouse property. \$2,700—2-room Colonial house, large reception hall, lot 100x100, cement sidewalk, very desirable. \$4,500—New 8-room house, lot 100x100, corner, shrubbery, fine lawn, etc. Improvements alone cost nearly this amount. Good terms. \$7,500—100x100 on East Seventh and Belmont. \$4,500—3-room, new, modern house, on East 12th and Schuyler st.; lot 50x100; first-class in every particular. \$1,100—Good lot in Holladay Park Addition. \$2,500—Block in Patton's Addition. \$2,500—Pine quarter block, on East Nineteenth and Stark sts. Very desirable building lots. \$700—2-room house and lot, 100x100, two blocks from car line. \$1,100—New modern 5-room cottage, 30x100, corner, shrubbery, fine lawn, etc. service. \$1,000 down—good terms. \$2,000—1-room house, barn, fruit, etc. 51st and East Taylor; lot 25x12; terms. \$2,500—House and three lots, East 14th street, Brooklyn, one block from car. This is a snap. Terms. \$2,500—4-room house, lot 50x100, cement basement, walks, etc.; gas, electric lights, furnace. This is a bargain. \$2,500—7-room house on North Union avenue.

Timber Lands

400 Acres of good fir timber in Pacific county, Washington—only \$7 per acre. 400 Acres—Close to Columbia river. Better look this up. 100 Acres—Sugar pine, 12 miles from Grants Pass, Oregon—only \$7 per acre. 150 Acres—Good timber in Lane county only \$12,000 if taken at once. 120 Acres—Fine timber near McMullanville. This was selected by owner some 15 years ago and is good. Only \$12 per acre. 175 Acres—Fine timber in Columbia county; will cruise 5,000,000—only \$2,500. 25 Acres—good timber in Washington county, near Cornelius—only \$15 per acre.

We have one of the best logging propositions on the Columbia river. If you want timber, see us.

Farms

30 Acres—Six miles from Portland; good buildings; hot-house, steam-heated, first-class soil, planted to asparagus, rhubarb, strawberries, cauliflower, berries, etc.; crop will show you pay for place. This is a bargain at \$6,000. Have also a number of good farms in different localities, and good and cheap if interested call and see us. 150 Acres—one mile from Gervais and one mile from Woodburn; 210 acres in cultivation; 40 acres in pasture, small orchard, house and barn. This is on line of proposed Salem Electric Railway. Only \$40 per acre. Good terms. Any one wanting a first-class farm should investigate this. 150 Acres, two miles south of Monmouth, Polk county; 140 acres in crop, small orchard, pasture, good house and barn, \$25 per acre; half cash, balance good terms. This is good property. 110 Acres, 1 1/2 miles from N. P. R. R. Good soil; easily cleared. Only \$5 per acre.

Thos. McCusker, Mgr. Realty Dept.

329 STARK STREET ELK'S TEMPLE PHONE MAIN 1279  
Branch Office 1685 East Thirteenth St., Sellwood. Phone East 4704

GOOD INVESTMENT

Quarter block on the northwest corner of First and Pine streets. Three-story brick building on corner. Two-story brick on inside lot. Property in fine condition. Monthly rental over \$500.

Brick Warehouse

Half Block on Fourteenth with brick warehouse. Price \$26,000

Front Street Property

\$15,500—25 feet on Front, two-story brick building, capable of carrying two more.

Third Street Property

\$62,500—Quarter Block, northeast corner Third and Couch; income \$420 per month.

BROOKE & KIERNAN 91 THIRD STREET

Office Space

In 110 Second St., near Washington, For Rent, very desirable for Insurance Agents.

R. M. WILBUR

Portland Heights  
Practically 100x200 feet, on car line; one of the most beautiful building sites on the hill; magnificent view of all three snow mountains and city. Will sell at a low price.

Geo. E. Waggoner

223 Failing Bldg.

ST. JOHNS.

The Northern Pacific and Great Northern Bridge

Across the Willamette River shortens the route between St. Johns and Portland about three miles and will save from fifteen to twenty minutes in going from one place to the other.

Do You Realize What This Means to ST. JOHNS?

It means a GREATER ST. JOHNS in all that the name implies. It means a greater future in all respects than heretofore deemed possible.

ST. JOHNS, at the gateway to Portland harbor, with its miles of UNEQUALLED DEEP WATER FRONTAGE, its SPLENDID MANUFACTURING SITES, its TRANS-CONTINENTAL RAILROADS, its MILLS, FACTORIES, SHIPYARDS, DRYDOCKS, PUBLIC SCHOOLS, PAVED STREETS, BRICK BUSINESS BLOCKS, HANDSOME RESIDENCES and its natural beauty of location offers unusual opportunities to all.

If you are not in touch with the wonderful development now taking place on the Lower Peninsula of which St. Johns is the center and which development is just beginning, you should get wise without further delay.

Whether you are an investor looking for safe and profitable investment, a manufacturer looking for a mill or factory site, a business or professional or laboring man, or a homeseeker looking for the ideal home site; you cannot elsewhere find opportunities equal to those afforded by St. Johns.

Visit ST. JOHNS in Person, if You Can. Take St. Johns Car (Fare 5c) Corner Second and Alder Sts.

Stop! Look! Listen!

Do you pay rent? If you are under the landlord's thumb, it's your own fault.



FIRLAND

PORTLAND'S MODEL SUBURB. Points the way to an easy solution of the rent problem.

Have You Seen FIRLAND

HAVE YOU INVESTIGATED OUR BUILDING PLAN? If not, DO IT NOW. A home built to suit you, and you can pay for it as you pay your rent. LOTS \$120 (\$3.00 DOWN, \$3.00 A MONTH).

Be a landowner. Buy here and no want watch its value grow. Be a financier and keep your idle dollars at work.

FIRLAND

20 minutes from city, on Mount Scott car line. Ideally and conveniently located. 15-minute car service, fare 5c. Every possible convenience of a suburb. Ride out tomorrow and see. Take Mount Scott car at First and Alder streets.

GEO. W. BROWN, 203 Failing Building, Third and Washington Streets. ROBT. A. TAYLOR, Office—Firland Station. Agent on ground Sunday and week days, rain or shine.

Choice Residence Lots

THE TWO FULL BLOCKS ON Fourteenth Street

between MONTGOMERY and HALL STREETS have been subdivided and are offered for sale; newly improved street, cement sidewalks, superb residence location.

Terms \$10.00 Per Month

M. E. LEE 88 1/2 SIXTH ST. Wakefield, Fries & Co. 229 STARK ST.



Mrs. H. W. Hogue's New Residence on Ravensview Drive, Portland Heights.

relieve the property owner of the trouble and annoyance of the rent problem every agent in town running after him. It further works to the benefit of the property owner, in that when an owner gives a contract to one agent to sell the property that will relieve him of the question of a division of commission, should such a question arise and it has risen quite frequently in Portland recently. When that agent has a contract for such a property he is the only one allowed to list or advertise it for sale. If any other member of the board had a prospective customer for that property he does not have to bother the owner. He simply goes to the agent that has the contract and between them they make the sale and divide the commissions according to the rule of the board. This is the main provision of the constitution of the new organization. It puts every deal on an absolutely business basis. It leaves no loop holes or a chance of misunderstanding, which frequently occurs when verbal agreements are made. It will give the property owner an opportunity of having the services of every member of the board in disposing of the property, yet he will have to deal with only one agent; therefore, thus by simplifying matters, it works to his benefit. There were other clauses adopted relating to the method of dividing commissions, but these are of no interest to the public. In the discussion of the question of commission one thing was said that is of real interest to the public and that is the commissions paid real estate agents in Portland are the smallest of any city on the Pacific coast. Figures were produced showing that in

Grindstark & Schalk, who are always active in the market, have several deals under way which will probably be announced during the coming week. One transaction during the past week, which they closed yesterday, was the sale of a property at the corner of Fifth and Main streets, containing some old buildings. The property belonged to H. M. Calk and it was purchased by Raitt Bros. for \$18,000. It is understood that it is the intention of the new owners to erect a new and substantial building on the site, one probably combining stores and apartments. One of the largest sales of the week was that made by Goldsmith & Co., who sold two first street properties, owned by Henry Monnaster. They were purchased by local capitalists, whose names are withheld. One of these was a two-story brick on First street between Morrison and Yamhill, which brought \$40,000 and the other was a four-story building at First and Clay streets, which brought \$30,000. These are new figures for that section of the city and have caused much talk during the past few days. When the Front street railway is completed and in operation these properties will be in a very nice location for manufacturing plants. Louis Salomon announced two interesting transfers yesterday. One of these was the southeast corner of Seventh and Irving streets, owned by the Pacific Transfer company and which was purchased by J. P. Shorrey for \$25,000. Mr. Salomon also sold the southeast corner of Front and Columbia streets, owned by John Wuss, to A. Meister for \$13,500. This latter sale makes the third of a good size that has taken place in the last week or on near the proposed Front street railway. The greatest advance any property sold during the week showed was the transfer of the Union stockyards for \$180,000. This was a property that a few years ago was hawked through the market and could find no purchaser at \$18,000, yet now it brings more than 10 times that amount. There have been some startling advances in Portland realty during the past year, but possibly none have shown any such advance as this one piece.

The United Cigar Stores company is apparently still in the field for leases, for during the week they secured a lease on the Alisky building for 10 years at what seems to many a very good rent. It is still a puzzling question to real estate operators what this company intends to do with all its leases in Port-

For Sale

J. W. OGILBEE Room 11, 145 1/2 First Street.

\$1000 Nice corner lot 50x100 feet, with good 6-room house, bath, shrubbery, etc., on East 20th near Taggart street. Very cheap house.

\$3000 Over half a block, Clinton and 12th streets, paralleling Southern Pacific railroad tract; fine place for building cottages or warehouse.

OWN YOUR OWN HOME

Your wife and children will be happier and more content, and you will be a better citizen. The EAST SIDE has the most HOMES, has the GREATEST population, is growing most RAPIDLY, and the GREATER PORTLAND MUST and WILL be there.

HOLLADAY'S ADDITION

Is the geographical center of the city and is the most DESIRABLE residence district, and much of this will become BUSINESS property. Do not overlook these FACTS when making investments, and call and inspect the property for seeing & believing.

THE OREGON REAL ESTATE CO. 23 1/2 Third St., Room 4, Portland, Oregon.

City Property for Sale

Parrish, Watkins & Co.

Real Estate, Rental and Insurance Agents

250 Alder Street