

REALTY FAIRLY ACTIVE DESPITE BAD WEATHER

The silver thaw and the other sorts of disagreeable weather that has prevailed during the past week had a slightly depressing effect upon the local real estate market. The agents and dealers report that it was well impossible to get the most anxious buyers out in the cold to look at the most tempting bargains.

Notwithstanding the unfavorable conditions there was a fair movement in all classes and characters of property. Upper Washington street again set in the limelight as the center of the biggest deal, while the Grand avenue section of the east side was again prominently to the front.

The one noticeable falling off was in the outside realty deals. For the first time in many weeks no sale of this kind was reported.

Seventy Thousand Sale.

The most important transaction and the largest sale of the week was the purchase Friday by Emanuel May of the southwest corner of Fourteenth and Washington streets for \$10,000. The property was owned by George F. Rogers of Salem and the sale was made through the agency of E. J. Daly and W. B. Streeter. The piece is a single lot fronting 100 feet on Washington street and 50 feet on Fourteenth. It has two-story frame buildings on it that are said to bring a good return on the price.

It is supposed that Mr. May will tear out the present structures and put in a substantial brick building, thus growing business on upper Washington street will justify a better class of building.

Mr. Rogers bought this property about 15 months ago for \$4,500. He has spent a small amount of money on improvements, but this sale nearly doubles the whole sum invested. Mr. Rogers has made several investments in choice Portland property within the past year, on all of which he has made a handsome profit. He purchased a lot on Seventh, between Oak and Ankeny streets, for \$5,000 and sold it after a few months for a profit of \$10,000. Mr. Rogers and associates are the owners of the quarter block at the northwest corner of Thirtieth and Washington streets which they are planning to improve with a six-story brick.

Front Street Transfer.

Emanuel May, the purchaser of the lot at Fourteenth and Washington, has sold the quarter block recently purchased by him at the northwest corner of Front and Clay streets for \$6,000, which gives him a profit of \$10,000 in about one month's time. Mr. May secured this property from the Savings & Loan society of San Francisco about a month ago for \$40,000. The site is covered with a three-story brick used now as a storage warehouse.

Grindstaff & Schalk sold yesterday to J. P. Jensen and Samuel H. Graham a property, 50x100 on Madison street, between First and Second. It is improved with shacks, occupied by Chinese. Grind-



Jorgenson Building, Nearing Completion at Third and Main Streets.

and has been allowed to get in bad repair. Mr. McEwen will improve the property.

The sale of the quarter block at the southeast corner of Grand avenue and Yamhill street made a few days ago by Frank Logan to J. M. Porter was closed up today. Mr. Porter paid \$20,000 for the site and has since been offered \$15,000 for his purchase. The property is now occupied by a two-story residence, which Mr. Porter plans to remove and put up a three-story business block.

DEVELOP SOUTH HARBOR

Company Formed to Boost Townsite on Coos Bay.

South Harbor, a new townsite on Coos bay, will soon be opened by Portland

for docks.

A clear spring of excellent water has been found on the property with ample supply for a small town, a condition that is hard to find on these salt water inlets.

It is the intention of the promoters of South Harbor to induce factories to locate in the new townsite and a large portion of the water frontage has been set aside for factory sites while splendid inducements will be offered for manufacturing to make this their home. The Southern Pacific railroad owns the property adjacent to the townsite and as it is the point where rails meet deep water a terminal point is already assured.

The officers of the company are: C. W. Tower, Marshfield, president; John Lamont of Portland, vice-president; Charles E. Hemphill, Portland, secretary; G. W. Waterbury, Portland, treasurer.

estate is on the rise and Mr. Leabo bought the property merely for speculation, intending to lease it out again.

When Mr. and Mrs. George Sloan moved out it will be the first time in 42 years that the old hotel has ever failed to deal out meals to travelers at the hands of a Sloan landlord.

Mrs. Chester Sloan established the hotel in 1865, one of the first in Washington county. She died five years ago and since then the hostelry has been conducted by George Sloan.

It was rumored yesterday that J. W. Fuqua had bought the Verts hall from the Liberals and Masons who owned the building together, paying \$5,000. It is said the Liberals and Masons will move the building upon the south half of the lot on which it now stands, and that Mr. Fuqua will build a handsome two-story brick on the present site of the hall for the National bank which was organized here sometime ago.

Several other big land transfers are on foot which will involve about \$40,000.

ROSEBURG MEN HUSTLING

New Company Formed to Handle Tract on Coos Bay.

Roseburg is rapidly coming to the front as an industrial center. A \$100,000 planing mill is under construction there and a \$50,000 land company was recently organized by Roseburg capitalists to operate on Coos bay.

The J. G. Flook company, who recently sold the site on which their planing mill stood to the Southern Pacific company, have purchased a new location for their mill on the opposite side of the track from where they were formerly located. Their new site has been occupied until recently by the county hospital, conducted by Mrs. Phoebe Ketchel. With this transaction Elias Rhoads sold his one-third interest in the mill and will retire from the business. February 1 the Flook company began tearing down its mill building preparatory to moving to its new location. They will put up a much larger building of veneered brick 60 by 80 feet, three stories high. The mill will be run by electric power instead of by steam, as was their old mill. They expect to have the new mill ready for operation by April 1. No definite announcement has been made by the railroad company as to what use they will put the property just acquired from the Flook company. Mrs. Ketchel will rent a building for the county hospital in another part of town.

New Coos Bay Company

A new stock company has filed articles of incorporation with the secretary of state to be known as the Crawford Point Land company. They are: President, G. A. Signale; secretary, W. H. Fisher; directors are the president and secretary and A. T. Beadell, S. M. Kelley and F. E. Alley, all residents of this city. The capital stock of the company is \$50,000, divided into 500 shares of \$100 each, all subscribed. This company has purchased two tracts of land totaling 323 acres, situated on the east side of Coos bay and adjoining the newly platted town of Coos City, of which nearly three-fourths has already been sold. Of the company's new possessions 93 acres are on Crawford Point, to the south of Coos City, and 340 acres are to the east, in what is known as the Lindstrom tract. A portion of these two tracts will be platted and placed on the market at once. There is also a coal vein on a

SLOAN HOTEL IS SOLD

Had Been in Charge of a Sloan for Many Years.

The Forest Grove realty market has been very active for the past month. Several good sized deals have been consummated within the past few days.

Monday Reese Leabo purchased the Sloan hotel property, from George O. Sloan at a consideration of \$4,900. Real

and Coos bay parties who are interested in the development of that region.

The South Harbor Development company, the new corporation, has purchased what was known as the Stephen Lapp property of 184 acres of land lying on Isthmus inlet, three miles from the town of Marshfield, and has platted half of it. The land is in the center of the coming manufacturing district of the peninsula and is on the surveyed right of way of the Southern Pacific railroad and opposite where the new road from Drain connects with the line now surveyed to run down the coast to San Francisco.

Isthmus inlet at the point where the townsite is located is about 400 feet wide, giving ample room for the passage of the largest vessels as well as



Residence of J. Midermeyer, East Eleventh and Schuyler Streets.

staff & Schalk sold this property to R. M. Wilson for the Fochelmer estate, a month ago for \$16,500. January 12 the firm bought it back at an advance and has now sold it at an increase of \$5,000 over the price which it brought one month ago.

J. P. Jensen and Samuel H. Graham bought from the Fochelmer estate a lot 58x100 feet on Madison street, between First and Second, for \$25,000. This lot was sold by Grindstaff & Schalk one month ago for \$16,500 to R. M. Wilson. A few days later the firm bought it back at an advance and have now sold it at an advance of 50 per cent over the price it brought one month ago.

Up-Town Property Active.

H. Knoll has purchased the quarter block at the southeast corner of Twentieth and Thurman streets for \$16,000. The property belonged to E. Stein and is improved with stores and a dwelling. The sale was made by Louis Salomon.

The purchase by A. D. Marshall, the well-known real estate broker, of a 50-foot lot on Washington street, near Twentieth, was closed up and the deed passed during the week. Mr. Marshall has already been offered a substantial advance on his purchase.

N. A. and Margaret Schanen have sold to Hugo Brash lots five and six, block "D," Caruthers addition, for \$15,000.

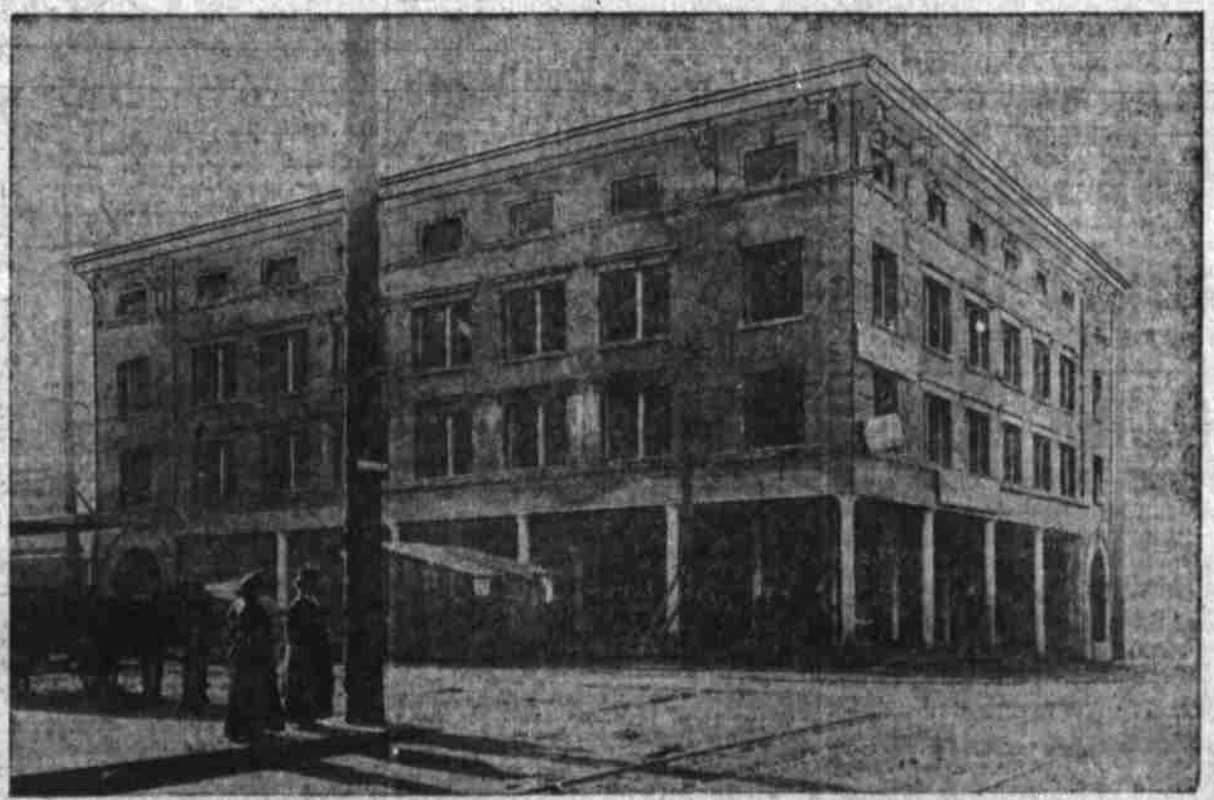
E. J. Daly and Beno & Ballis closed the deal during the week whereby they purchased some weeks ago a quarter block at the southeast corner of King and Washington streets for \$15,000. The property was sold by the King estate.

H. W. Goode purchased yesterday through Grindstaff & Schalk and J. M. Healy a quarter block at the southwest corner of Union and Hawthorne avenues for \$40,000.

Large East Side Sale.

Whitney L. Boise, H. W. Goode and J. M. Healy have purchased from O. A. Hall the northwest quarter block at Grand avenue and East Madison street for \$20,000. Mr. Hall purchased this property less than eight months ago for \$2,750. This site is one-half block from the Sargent hotel and one and one-half blocks from the location of the proposed east side theatre. Mr. Boise and associates are confident that their purchase will bring \$50,000 within the next six months.

H. B. McEwen has purchased from N. C. Richard the Wilbur hotel property for \$18,500. The building occupies three 25-foot lots on East Oak street, between East First and East Second streets. The hotel consists of 60 rooms



Business Block of J. M. Healy, Under Construction at East Morrison and Grand Avenue.

NEW TODAY.

Every piece of property on our books has been personally appraised by us.

WE KNOW ITS VALUE.

Beautiful Homes

\$2350
Modern 6-room house between 26th and 27th, on East Morrison; any money will handle.

\$2900
Strictly modern 6-room home, on East Main, 2 blocks to car line; in choice neighborhood; easy terms.

\$3850
Latest model home, never occupied; 6 rooms, artistically finished, on East Taylor between 18th and 19th; very easy terms.

\$4100
New modern 6-room home, never occupied, on East Taylor, in choice neighborhood. At this price for a few days. Easy terms.

\$4250
Modern 10-room home, on East Morrison; \$500 below the market. For a few days. Easy terms.

\$600
A real snap. Beautiful modern 6-room domicile, on Poplar st., one block to car line. No building allowed on this tract costing less than \$4,000. Interior is beautiful, delightful fire place; \$2,700 will handle.

\$6500
Modern 8-room home, on Love joy str. See this for a home. Terms if desired.

\$8000
Modern complete 9-room home on East Ash, in choicest location. Lot covered with beautiful roses and shrubbery. Terms if desired.

Our home department is the most complete in Portland.

COMMONWEALTH BUILDING.
The Stanton Co.
PORTLAND REAL ESTATE
Sixth and Burnside
Ground Floor
Main 2926.

READ THIS!

BEAUTIFUL NOB HILL HOME.
CHOICE CORNER LOT, MADISON ST., CLOSE.
2 1/4 ACRES, FINE SOIL, MONTAVILLA.
12 EXTRA LARGE LOTS, EAST 34TH—CHOICE.
APARTMENT SITE, CLOSE IN, WEST SIDE; ONLY \$4,500; 100x100.
ONE HALF BLOCK, 200 FEET, IRVING AND 14TH.

The Continental Co.
243 STARK ST.

portion of the Lindstrom tract, which will be thoroughly prospected before any disposition is made of it. The Drain-Coos Bay railroad, now being built, will cross this tract, and will enhance its value to a considerable extent. All of the members of this company are active and hustling business men of this city and their success in this venture is assured.

OUTSIDERS INVEST HERE

Portland Property Eagerly Sought by Capitalists of Other Cities.

A resident of Portland who has just returned from the convention of the Admen's League at Spokane, says that while in the Falls City he learned of a sale of business property there at the rate of \$4,500 a front foot. This is \$1,000 per foot more than the highest price that has ever been paid for choice corners in Portland's business center. When it is remembered that Portland is in every way more than twice as large as Spokane, it will be seen that there is truth in the contention that Portland business property is selling for less than its earning value.

Since the first of the year, half a dozen men of means, residents of other Pacific coast cities, have invested heavily in Portland realty. One of those, a resident of Seattle, has purchased, within the past 10 days, three pieces of central property aggregating in value over \$150,000, and is understood to be negotiating for two additional sites that will bring the cost of his holdings in this city well above \$250,000.

Another Seattle investor has within the past two weeks invested heavily in Portland real estate, having bought two pieces of inside property involving an expenditure of nearly \$100,000.

"Up to within the last 60 days," remarked a member of one of the old-established realty firms, "practically all of the trading in local real estate was done by Portland investors. Many of our business men had accumulated considerable sums of money and less than two years ago they began quietly to pick up some of the choice holdings that were being offered. Now, however, the situation has greatly changed. Outside capital is seeking investment here in constantly increasing volume. I am confident that during the present year several millions of San Francisco, Los Angeles and Seattle money will be put into Portland real estate and improvements, and all because real estate is selling for so much less here than it is quoted at in other western cities."

NEW TODAY.

FOR SALE BY

Mall & VonBorstel

Vaughn Street

50x100 and two houses, rents for \$20 per month; situated 50 feet west of East Davis st.; fine business corner. Price \$2,500; terms.

Union Ave.

100x100, S. W. corner Union ave. and East Davis st.; fine business corner. Price \$14,000; terms.

Union Ave.

200x100 and seven houses on E. Couch street, running from Union avenue to East Third street. For price and terms see us.

Grand Ave.

200x20 on Grand ave., running from Pacific to Oregon streets. Price \$14,000.

Williams Ave.

50x100 and two houses on Williams ave., between Sacramento and Eugene streets. House 478 and 478 Williams avenue; rents for \$20 per month. Price \$5,000.

E. Salmon St. cor. 23d

Modern 7-room house, almost new; lot 50x125. This is located in the nice residence district. Price \$7,700; terms.

Woodlawn

A nice 8-room house, modern, at 490 Dekum avenue, one block east of car line—\$2,500; terms.

Mall & VonBorstel

202 E. Burnside St. and 104 Second St.

THREE APARTMENT HOUSE SITES

\$7,500.

18th and Hoyt, corner 50x100.

\$6,000.

14th and Jefferson, corner 42x66.

\$4,500.

Flanders st., between 26th and 21st, 40x100. Responsible party ready to lease a building on this ground on very favorable terms.

INVESTIGATE

Any one of these propositions, if you are interested in this profitable and popular form of investment.

Morgan, Sweet & Chapman

212 Abington Bldg. Phone Main 9015.

For a Few Days

Residence Snap

\$2800

Half cash, balance easy terms; in Holladay Park addition, 6-room modern house, practically new; lot 50x100; gas and electricity; cement sidewalk; rented for \$25 a month.

Act quickly if you want this.

H. W. Lemecke Co.

SIXTH & WASHINGTON STS. MAIN 550.

The Choicest Unimproved

Residence Property in the City

In the recently platted double block 2 1/2 facing

Montgomery, Harrison, Hall and Fourteenth Streets

Macadam streets, cement sidewalks, sewer, gas and water pipes laid.

Prices, \$2750, \$3000 and \$3250

This property is strictly for residence purposes.

Wakefield, Fries & Co.

229 Stark St.

City Property

FOR SALE.

Parrish, Watkins & Co.

250 ALDER ST.

"BUY BUSINESS PROPERTY"

\$25,000.00

Full lot on Sixth street, between Everett and Flanders. This is the best buy on the street. We can make you \$5,000 in six months. Call and get all particulars as to terms and income.

Reed, Fields & Tynan Company
102 Second Street, Phone Main 7004.

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Reed, Fields & Tynan Company
102 Second Street, Phone Main 7004.

Linnton Factory Town

The growing manufacturing town on Northern Pacific railway and proposed electric lines, with deep water frontage and great immediate future, on Willamette river north of Portland. You will not be held by the draw bridge on your way to and from the city.

First addition to Linnton now opened for sale. Beautiful site, view equal to Council Crest, and lots can be obtained from \$40 to \$100—10 per cent down, \$5 per month. Those who come first secure choicest locations. Address

C. F. BUNKER

514 Chamber of Commerce.

H.G. Ogden, St. Johns

A. HARDY, Agent on Ground.

Downey & Warren

108 1/2 JERSEY ST., ST. JOHNS

\$9000—1 Block, inside, 2 good houses, river view.

\$7000—1 Block, factory site.

\$2100—100x100, modern 5-room cottage.

\$2400—100x100, modern 8-room house.