

HYDE PARK IS HOMESITE TRACT

Believed Subdivision Will Build Up More Rapidly Than Any Other in City.

The very latest in subdivision efforts is that of the Jacobs-Stine company, 40 acres adjoining Belle Crest, and very happily named Hyde Park. Following their usual rule, this company has selected an unusually desirable location for a number of homesites. Contracts have been let, and work is under way looking toward the improvement of this tract to correspond with the advanced ideas expressed in the improvement of Belle Crest. Cement walks are about to be laid, lowering the concrete curbs. The streets are now being graded, conforming to the city grades established by the city engineer.

Relative to naming the property Hyde Park, Mr. Jacobs states that there has never been a neighborhood. This would be the case under the name of Hyde Park that has not rapidly developed into a huge success, and proven itself admirably to be the choicest residence location of the city to which it is joined. Hyde Park in Chicago has been followed as closely as local conditions will permit, as a pattern for the Hyde Park of Portland. The similarity of the two sections is striking.

Similar to Chicago. Hyde Park in Chicago is reached by a long, straight diagonal street, Cottage Grove avenue. Along this street, the electric line runs, terminating in Hyde Park after turning east on Fifty-fifth street. This street corresponds very closely to Sandy Road in Portland, along which the street railway company is operating one of the most profitable trams.

Another similarity is the distance from downtown. Hyde Park in Chicago, although six miles from the heart of the city, is about the thickest settled residence portion of the south side. The Portland Hyde Park is a little over three miles. For a great many years the intervening territory was left vacant. People were buying in the territory between Hyde Park and downtown, preferring to locate in the more beautiful section of the city. This is the case with Hyde Park in Chicago, a most rapidly developing portion of the big city on Lake Michigan.

Portland. Long stretches of vacant property, some of it held for speculative purposes by big owners, lie between downtown and Hyde Park. The people are paying no attention to these big tracts, but rushing pell-mell to the more favorably located districts further away. It is given as a settled argument that Portland's Hyde Park will build up more quickly than the average addition up more quickly than the average addition to the city.

Hyde Park in London is another illustration of the popularity of the name. It has seemed for years that any property, having many desirable features, once named Hyde Park, immediately jumps into universal favor.

Reservations Applied For. Already Hyde Park in Portland, although not formally opened for sale, is said to have inspired a great many people, many of them from Chicago, to ask for reservations. Mr. Jacobs has arranged with his salesmen, therefore, to permit as many as wish to make reservations now, preferring not to begin the general sale of the property until the improvement work is more advanced.

The location of Hyde Park, the highest point on the peninsula, the backbone of the peninsula, in fact, its main front command of scenery, looking down upon both the Columbia and the Willamette rivers, overlooking the city of Portland, and the 30 minutes car ride of the business district, has all the earmarks of a successful realty proposition. The great argument in its favor, perhaps, is the fact that it lies within the restricted portion of the east side, and that account will always be preferred as a home site, above those parts of the city where there are no building restrictions.

SECRET LOG TO WIN SHIP POOLS
Bruce Edwards Discovers New Plan of Sharps. Who Make Thousands on Trip.

London, June 20.—It is Bruce Edwards of New York who unearthed the newest form of swindling resorted to by shady characters who hunt the Atlantic liners. Many is the sharp trick that has been played on the persons who are being ferried between America and Europe, but the one Mr. Edwards discovered seems about the shrewdest of the lot.

ROMANCE OF LOVE ENDS IN TRAGEDY
Rather Than See Him Wed Beneath Him Father Slays His Son.

Berlin, June 20.—A romantic love story ended in a terrible tragedy at Lichtenau, a suburb of Baden-Baden, yesterday.

The Matrimonial Test. To those contemplating matrimony, I would recommend them to defer their decision till they have played bridge with the object of their affections.

Some people have their good points without being very sharp.

EAST SIDE SHOWS ENORMOUS GROWTH

Steady Demand for Building Sites in All Sections East of River.

The Columbia Trust company, agents for Wiberg Heights, one of the choicest east side additions, reports a steady demand for lots in the central east side district. O. L. Ferris, secretary of the company, has the following to say of the general condition of the market in east side property.

"We have repeatedly told purchasers in Wiberg Heights that with the view there afforded and the high class character of the improvements, with the good class of residences that the building restrictions insure that it would ultimately be a veritable paradise for home loving people. We believe that the home buyer can just as well buy in a locality where his residence property will enhance in value as to buy where there is no likelihood of this.

"Buyers in Wiberg Heights, placed on the market just of year ago, have already seen values increase beyond their fondest expectations. We have buyers who have been paying on their lots less than four or five months who consider their investment good for over \$100 profit. So it is in all sections of this central East Portland. Wiberg Heights buyers in three or four years will have the same experience as those who bought early in other east side additions where values have increased about 50 per cent yearly. We have no doubt but that in this portion of the city and never hesitate to advise those who are looking for choice locations to buy in this section."

The collection of coins which was recently purchased from Leopold Hamburger by the British museum, says the Hamburger Nachrichten, was probably the most important for its size—2,700 pieces—in the world. There were only coins of the Biblical period, and many of them were unquestionably unique. Thus there was a quarter shekel silver piece and coins of the period of the kings from the Maccabees to Barchana.

COME OUT TODAY AND SEE

Railway Addition Tract

Corner Lots \$100
Inside Lots \$85

TERMS:
\$10 Down and \$5 Monthly

10% Discount for Cash

Improved streets, 5-cent fare, good soil.
Title guaranteed perfect.
No building restrictions, and immediate possession.

AGENTS AT TRACT EVERY DAY, INCLUDING SUNDAY
Take Montavilla car at corner Third and Morrison streets; get off at corner Villa and Hubbard streets, Montavilla branch office; for further particulars call office.

C. P. WELLS
251 Worcester Bldg. Phone M. 3253.

-you never read anything like this before

In a very few days the JACOBS-STINE COMPANY will present to the Public one of the most magnificent real estate propositions ever known in the Pacific Northwest. Having the reputation of being the largest realty operators on the Pacific coast, this firm is in touch with more live wires than all the others together. As promoters of subdivisions for the home-building class, their record has been unsurpassed. The offer about to be made is greater, better, and more attractive than any ever floated in this city. Read every word of this advertisement carefully, and act in accordance right away.

HYDE PARK is at the crest of the peninsula, adjoins Rose City Park, Belle Crest and the Country Club, and overlooks the city of Portland and the Columbia River.

Just a few steps from the Sandy road car line. Nothing can ever impede the magnificent view from HYDE PARK—its elevation commands the entire east side.—A short ride and 5 cents car fare to the heart of the city.—Pure air, abundant shade and always cool.

Beautiful new homes are being built by the score within a few hundred feet of HYDE PARK and building arrangements will be made for buyers in HYDE PARK.

No prettier homes in Portland than those close to HYDE PARK—Building sites are delightfully located.—HYDE PARK is not in the country, but in the midst of Portland's most rapidly developing community.—To see HYDE PARK is to love it, buy, build and live there.

It is a fine thing to own your own home, but grander than that to build your own home and live in beautiful HYDE PARK.

Are you tired of renting?—Would you like to have a home of your own?—We will make arrangements to build for you upon your own plans.—It will cost you a great deal less than rent.—Besides, what you pay for, you will have for yourself.—See us at once.

If you have children there's no better or safer place for you to live than in HYDE PARK, away from congested districts of downtown.

Here the little ones can romp to their hearts' content.—In the cool of the evening you have your family around you.—Home will have more charms than downtown.—Fresh air and plenty of sunshine all the time.—This thought of a place for the children should encourage you to build in HYDE PARK.

If you allow speculators to buy in HYDE PARK now, you will pay double the price for these lots a few months hence, when you will try to buy here.

That's been the history of every desirable residence part of the east side.—You know it to be a fact.—Speculators have bought for the real purpose of making you pay a premium a few months later.—Moral: Buy now.—Buy before the tract is formally opened.

HYDE PARK is rapidly approaching completion and when it is in fit condition to throw open, there will be the grandest scramble for lots you ever saw.

We are not quite ready to open HYDE PARK.—The sidewalks must be laid, water mains installed and streets graded.—No objection to your seeing it, now.—No objection to your picking out your lot.—No objection to your making your first payment.—Better do it.

HYDE PARK

No interest, no taxes to pay and nothing to worry you while you are paying for a home-site in HYDE PARK.

It is specified in our contract for sale that the purchaser does not have to pay any interest whatever during the time he is paying for the lot.—The same is true of the taxes.—We will attend to these matters.—Have you any idea what that means?—It means much.

Prices from \$200 up and terms \$10 down and from \$1 to \$2 a week, with 10 per cent off these prices to all who buy before opening day.

This is the astounding part of the JACOBS-STINE offer.—Have you ever heard tell of so splendid an offer?—Never.—This company is the first in the real estate history of the northwest to offer such liberal buying inducements.—It's in line with their policy.

We will give five lots absolutely free to the first five persons who will agree to build their homes in HYDE PARK.

If you ever had any intention of building a home,—if you ever hoped to build a home,—if you ever really wanted to build a home,—did anyone ever make you such a liberal, open-handed and fair proposition, as this?—These five lots will probably go tomorrow morning.—Better be one of the first.—Call at once for further particulars.

COUPON NO. 1-A-J
THE JACOBS-STINE COMPANY,
148 Fifth Street, Portland, Or.—
Gentlemen: Please mail me full particulars about your plan for helping me to build, if I should buy a lot in HYDE PARK.
Name.....
Address.....

COUPON NO. 1-B-J
THE JACOBS-STINE COMPANY,
148 Fifth Street, Portland, Or.—
Gentlemen: As your literature about HYDE PARK is not ready for distribution, will you kindly file my name and mail a full set when printed?
Name.....
Address.....

COUPON NO. 1-C-J
THE JACOBS-STINE COMPANY,
148 Fifth Street, Portland, Or.—
Gentlemen: Inclosed please find TEN DOLLARS (\$10), as first payment on one of the best lots remaining in HYDE PARK, it being understood that I reserve the right to select any remaining lot at the same price if your selection is not satisfactory.
Name.....
Address.....



THE JACOBS-STINE COMPANY
Largest operators in subdivision property on the Pacific coast
Experts in the selection and platting of desirable homesite property
148 FIFTH ST., PORTLAND



WIBERG HEIGHTS

SIGHTLY BUILDING LOTS
THE CHOICEST OF ALL

A few splendid building sites left. All improvements in and paid for. \$1,500 building restriction. You know what that means. Prices \$500 to \$750—10% down, \$10 per month.

DO YOUR OWN THINKING

Columbia Trust Company

714 COUCH BLDG., 109 4TH ST., NEAR WASHINGTON

COLONIAL HEIGHTS

THE ADDITION OF DISTINCTION

HIGH AND SIGHTLY.

Hawthorne Avenue between 20th and 24th Streets. Building Restrictions, Cement Walks, Sewer, Gas, Bull Run Water, etc.—An Exclusive Residence District—No Saloons, Stores or Business of any kind.

Only 10 minutes' ride from business section—Most convenient and highly desirable residence property—If you, buy and build on Colonial Heights you are assured of continued contentment which only this tract can give.

CHOICE LOTS \$1600 UP.

Visit the addition and satisfy yourself of the superiority of Colonial Heights.

SENGSTAKE & LYMAN

90 FIFTH ST.

Buy Central East Portland Property

Let us show you what we have on GRAND and UNION AVENUES.

See the lots we are selling in YORK ADDITION for \$850 each.

See the lots we are selling in SULLIVAN'S ADDITION for \$500 each.

See the lots we are selling in BROADWAY ADDITION for \$650 each.

Mall & Von Borstel

104 SECOND STREET, LUMBER EXCHANGE BLDG.
392 EAST BURNSIDE STREET.