

FOR SALE—FARMS 17

FOR SALE DAIRY FARM. 400 acres above all high water, place in fine shape with cow house, hay and tools of all kinds, hay, potatoes, etc. 3 big barns, a fine 8 room house, with 1000 in house, steamboiler, etc. in place, very handy to city by boat each morning, or by wagon road, streetcar completed to within 1 mile. A bargain; is worth \$40,000; can be had for \$25,000.

1,100 acre dairy farm near Troutdale, very complete, for \$45,000.

175 acres, near Marion station on S. P. railroad; 100 in cultivation, 3 good houses, 3 barns, dairy house, separator, etc. by engine, cream, cow, sick, ensilage cutter, 40 cows; 5 good horses, 10 hogs, chickens, hay, grain, tools, all good; also well suited to vegetable and grain; cows now coming in fresh; price \$16,000.

82 acres, 45 cleared and in cultivation, rest pasture, family orchard, 4 room house, 2 barns, 1 new, other outbuildings, team, harness, cows, 3 heifer, 150 chickens, binder, mow, hay rake, plow, cultivators, all small tools, etc.; grain, etc. on bank of Willamette river, well water, 1000 bushels of full of bars, great duck and wild geese lake; price \$70 per acre.

BUTCHER & KERNER, 360 E. Morrison st.

A GOOD BUY. 80 acres, 45 acres under fine state of cultivation, good orchard, house, barn and other outbuildings, well and running water, all level land, fine for dairy, milk, etc. 1000 bushels of wheat, 2000 to railroad station, 20 miles from Portland; \$16,500 terms.

CHITTENDEN & OTTO, 428 Stark st., room 17.

33-ACRE SNAG. Only 13 miles center of city; new house, new barn; 4 acres cultivation; over 2,000 cords of timber, with more than pay for the place; 3 good mules; some pigs; new wagon and other portable property; 1000 bushels of wheat, nice mellow soil and very rich; in the very best community; can be bought for \$2,500, 1/2 cash, balance 6 per cent.

HARGROVE AND SONS, 113 1/2 5th st., N. cor. 6th and Gilsan.

FINE CHICKEN RANCH. 10 acres all clear and in cultivation, fenced, good 6-room house, large barn, chicken-houses and yard for 500 to 600 chickens, 2000 bushels of wheat, 2000 to be found anywhere. Personal property: two horses, 1 cow, wagon, buggy, 10 chickens, 3 hogs, 75 chickens; 40 sacks potatoes, etc. This is a place that will give a handsome return and afford you the nicest home anywhere. Owner old and boys off at school, reason for selling, only 1000 bushels of wheat, city, \$10,000, 1/2 cash, balance 5 years, 6 per cent.

HARGROVE AND SONS, 113 1/2 5th st., N. cor. 6th and Gilsan.

FOR SALE—30 acres on the Clackamas river, 4 miles from Oregon City, 2 1/2 miles from Carlton and 13 miles from Portland; 30 acres clear, 1000 bushels of wheat, 2000 to be found anywhere. Personal property: two horses, 1 cow, wagon, buggy, 10 chickens, 3 hogs, 75 chickens; 40 sacks potatoes, etc. This is a place that will give a handsome return and afford you the nicest home anywhere. Owner old and boys off at school, reason for selling, only 1000 bushels of wheat, city, \$10,000, 1/2 cash, balance 5 years, 6 per cent.

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HOMESTEADS 47

FOR SALE—400 acres, 45 per acre; also 3 good homesteads. Call today. 1030 Grand ave. N.

WANTED—To buy a homestead relinquishment for cash. No agents need apply. R-492, Journal.

FOR RENT—FARMS 14

24 ACRES for rent on 28th and Fremont, cleared and fenced; \$4 per month will give lease. Owner 201 4th st.

CHOICE dairy farm for rent, 5 years, cash rental, best location in Oregon. B-170, Journal.

FARM FOR RENT. 26 acres of good bottom land, on Willamette river, 25 miles from Portland; 3 acres orchard, 5 acres pasture; good house and barn, 1000 bushels of wheat, 5 to 6 years to suit renter; cash rent, \$200 a year. Address owner, P. J. Murray, Dunsmuir, B. C.

FOR RENT—Ranch of 40 acres, 2 miles from Wilsonville, on Oregon Electric railroad; will rent with implements and stock or without. Address A. A. Wood, Harrison, Or.

GOOD homesteads, stock and fruit land, 500 and up. Phone Taber 335.

FOR LEASE—A dairy and fruit farm close to Portland. Stock for sale; \$2500 required. Call today. Apply to R. Chilcott, 306 McKay bldg.

FINANCIAL 51

AS ASSIGNEE of the Commonwealth Trust Co. I offer for sale: 2 notes, H. H. White, \$25 each. 2 notes, Charles E. White, \$25 each. 8 notes, J. S. Vandell, \$50 each. 2 notes, H. G. Pugh, \$50 each. 1 note, H. G. Pugh, \$50 each. 2 notes, A. E. Barretto, \$125 each. 5 notes, George Shink, \$125 each. 1 note, William Dietz, \$200. 1 note, W. O. Johnston, \$175. Inquire A. K. Bentley, assignee, 517 Chamber of Commerce.

WILL sell all of 87 shares of corporation stock of a fine manufacturing business, which pays 25 per cent, \$100 per share. This is a bonafide proposition. 420 Lumber Exchange. 1,000 SHARES in a promising gold mine in Goldfield, Nev.; make offer; will sell. 205 Wells Fargo bldg.

LOANS WANTED 30

WHO will loan me \$1,500 on good real estate security, at 12 per cent. \$1,500 LOAN wanted or will give congenial party controlling interest in \$150,000 business. Don't answer unless you mean business. D-134, Journal.

WANTED—\$450 on real estate security, consisting of 2 lots and house, Box 302 Arleta.

LOAN of \$1,000 at 7 per cent, on good improved real estate security. Keystone Realty Co., 1117 Journal.

WANTED—Loan of \$10,000 on first class security; will give mortgage on real estate and manufacturing plant. J-71, Journal.

WANTED—From private party \$1,000 building loan, will pay 8 per cent. A-173, Journal.

MONEY WANTED—I can loan your idle money, first-class security, reduced interest rates, without charge. Henry C. Prudhomme, 306 Chamber of Commerce, Insurance.

LOAN WANTED—\$1,000, 9 per cent, 1 year; first-class security. B-173, Journal.

MONEY TO LOAN 27

OUR RATES ARE THE LOWEST; OUR PAYMENTS ARE THE MOST CONVENIENT. CALL TODAY AND BE CONVINCED. STATE SECURITY CO., 704 DEKUM BLDG.

MONEY TO LOAN On real estate, Harding & Reynolds Co., 313 Chamber of Commerce.

TO LOAN We have plenty of money to loan at 6 and 7 per cent. Mall & Von Borstel, 104 24 st. (Lumber Exchange bldg.) and 392 E. Burnside st.

BUILDING LOANS A SPECIALTY. STRONG & CO., 508 CONCORD BLDG.

MONEY TO LOAN on city and suburban property, from \$500 upwards. 608 Commercial bldg.

CHATTEL LOANS. Installment loans on pianos, furniture, wardrobe, receipts, bonds, insurance policies, salaries, and all kinds of securities. NEW ERA LOAN & MFG. CO., 403 Sweetland bldg.

MONEY ADVANCED SALARIED PAYMENTS and others upon their own names without security; cheapest rates, easiest payments; citizens in principal cities; serve yourself money by getting our terms first. Tollman, 217 Lumber Ex.

WE loan money at lowest rates on household furniture, pianos, etc. You have use of both money and goods. Call for confidential talk. Hutton Credit Co., 312 DeKum Bldg.

MONEY TO LOAN ON REAL ESTATE, anywhere and any sum; \$100 up. See us. Vaughn & Pinder, 402 Corbett bldg.

MONEY TO LOAN, LARGE LOANS A SPECIALTY. 511 Buchanan Bldg., 5th and Commercial. W. G. Beck, 312 Falling.

MONEY to loan in large and small sums at 6 to 8 per cent on improved real estate. PORTER & FRENCH, 607 Commercial bldg.

SEVERAL hundred dollars to loan in small amounts, on city and suburban property. Smith-Wagoner Co., 332 Chamber of Commerce.

LOANS made quickly and privately on salaries, pianos and furniture, warehouse receipts, bonds, contracts, diamonds and jewelry. E. Pierce, 211 Alky bldg., 265 Morrison st.

WE LOAN MONEY ON DIAMONDS and jewelry at reasonable rates, long or short time. A. & M. Delovaga, Jewelers, 269 Washington st.

BUSINESS CHANCES 20

PHONE A-2145. BANK REFERENCE. R. F. GERMAIN THE GERMAIN HOTEL BROKERAGE CO. For Quick Sale, List Your Properties With Us. HOTELS BOUGHT AND SOLD. Rooming Houses and Restaurants for Sale. 5TH AND MORRISON, OFFICES 2 AND 3 PORTLAND, OR.

GERMAINS BENSON BLOCK GERMAINS GERMAINS GERMAINS THE MANY KNOW OF US THIS IS FOR THE FEW

In the present time when the west is at that critical stage of social adjustment, which finds a heterogeneous mass of humanity all striving to take up the most profitable vocation regardless of their suitability in standing, the demands of such a vocation. It becomes evident to the smallest intelligence that we have in our midst a greater number of competent babies than is good for the progress of the glorious west.

We classify these errors of business judgment under the following: Firstly—Ill-advised investments. Secondly—The lack of power or knowledge of western conditions to make a success out of another man's failure. Thirdly—The accepting of incompetent help. IT IS HERE THAT WE HELP YOU.

In the seeking after investments the most intelligent of us is liable to be misled by the misrepresentation of a proposition, perhaps having been deceived by the introducer. Now, in the introducing of a proposition to a probable investor (we make a specialty of hotels, restaurants, rooming-houses, etc.). Our first object is to put the exact representation upon the proposition under discussion and further to show our probable buyer how through investigation we have found leakages in the management of the concern under its former owners.

It is seldom that an investor in hotel or rooming-house proposition has made a business of these; of course this is not absolutely essential, as many of the most successful hotel managers have taken up in waitresses, chef, cooks, chambermaids, and they state that there is the most interesting vocation extant.

We do more than introduce you to an investment. We advise you through our hotel expert as to the best means of carrying on your business, and if necessary take an active interest in the management of the concern until you are satisfied that an improvement is visible.

The question of help is a very sore one, and it is no exaggeration to say that many good businesses have been ruined merely through the incompetent help with which the management was surrounded.

Our employment department we can safely say is the best organized in the city of Portland, and the way in which we receive numberless demands from all over the state is an ever existing proof of what we say.

Why are we different from others in this respect? Because having been hotel men ourselves we know of the difficulties as well as the qualifications necessary in every capacity. We are sending out job in waitresses, chef, cooks, chambermaids, and even managers and stewards.

GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS Phone A-2145 Phone A-2145 Phone A-2145

Let us give you a list of a few of the many really good propositions we have listed as investment. We have gone thoroughly into each and are in a position to advise as to their exact condition.

\$25,000—The most magnificently appointed apartment-house on the Pacific coast. The monthly rental amounts to \$850. The apartments are furnished in the most modern and up-to-the-minute order; hot and cold running water, bath and lavatories, telephone service installed. The bargain of the year in this line of realty. A business opportunity that should be investigated. Long period lease can be obtained.

\$4000—Forty rooms in a modern brick building, centrally located. Lease runs four years and annex of 30 rooms can be reasonably obtained. The monthly rental is \$185. The furniture is all new, recently installed, and the house is enjoying a swell business.

\$2500—23 rooms, lease to run two years. Rent is \$120 a month. A very desirable location and the best kept ROOMS and regulated lodging house in the city. A Washington street buy.

\$1500—Centrally located, near one of the leading seats of learning in Portland. Rental is \$135 monthly. This property is a first-class business chance for a small investor. Part cash and the balance can be paid in lieu of rent. Look into this, it's a snap.

\$4000—Buy a newly furnished modern house now making a monthly turnover of \$600. Contains 58 rooms and ROOMS is, without a doubt, the swiftest bargain ever offered to a discriminating public, a money-maker. Rent is \$200. Look into this before some bargain-hunter beats you to it.

\$600—Twelve swell housekeeping rooms, nicely furnished, 12 paying monthly rental of \$45. The furniture is all ROOMS new and the location is excellent.

\$1000—17 housekeeping rooms, rent \$50 monthly. Good location, new furniture, ideal tenants. A swell buy for ROOMS some one looking for a good, safe investment. Good housekeeping rooms in this vicinity are ready renter and bring good returns on a small investment.

\$4000—Here is the candy bargain of the decade. A working-man's hotel, located in the manufacturing district, now catering to 50 regular boarders and doing a fair transient business. The entire furnishings in good order. Rent reasonable and lease can be obtained for several years. Part cash and balance on reasonable payments. Assures a good income.

\$2000—East side, 29 rooms, newly furnished. Good lease and 29 modern conveniences, rent \$80, part cash, balance ROOMS easy payments monthly. The location is the best on the east side of the river, convenient to street-cars.

\$2700—I have a fine country hotel listed; 20 bedrooms, rents \$75 a month, good furnishings throughout, doing a ROOMS very good business, located in one of the best inland cities of Oregon. Call and see photos of the property.

\$2000—Hotel and restaurant in one of the largest interior cities, contains 26 rooms and the restaurant seats 75 people, both establishments doing good business. T. A. Newton, 511 Buchanan Bldg., Rent is \$200. Turnover for past years has averaged \$1,700 monthly.

\$3500—A hotel in Willamette valley, one of the best, luxuriously furnished throughout and catering to the swiftest traveling public. Rent is \$60; house now clearing about \$350 a month. A good, steady income assured the owner. House contains 32 rooms.

A WORD ABOUT OURSELVES. Our Mr. Germain needs no introduction. His geniality and kind manner carries with it an encouraging atmosphere which has cheered the many and his painstaking endeavors even in the things he undertakes which look minute to others is well known.

Mr. Horchover, who handles the hotel expert department, is a man who is as much at home in London, Paris or New York as he is in Portland, and if there is any hotel system that he has not seen he will be very much surprised. The offices in the Benson building are so arranged that you may have all the privacy that you desire and be able to have your wants attended to in the most satisfactory manner, in time or feeling that your want is any less than another's.

Lastly, a few words to you. Do you require help? Are you looking for a proposition? Do you want advice re the management of your house? Would you like your publicity handled? We are here to attend to these wants and any others you may happen to have.

We are doing the worrying for many. Let us do the worrying for you.

GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS GERMAINS Phone A-2145 Phone A-2145 Phone A-2145

LET GERMAIN WORRY FOR YOU

BUSINESS CHANCES 20

GROCERY, confectionery, ice cream parlor, and 3 living rooms; must be sold at once. \$25,000. 527 1/2 Stark st.

IF you own a lot will build you a home to suit. Phone East 3305.

SUBURBAN store, groceries, feed, etc.; \$100 daily sales. Particulars 243 1/2 Stark st.

BARBER shop for sale. Inquire 271 Taylor st.

WILL sell cheap, 7-chair barber shop. See owner, 271 Harrison st.

FOR SALE or trade, controlling interest in a first-class 300-barrel flouring mill; none better, \$15,000. 611 Commercial bldg.

COUNCIL CREST will be visited by more than a million people next year; bids for refreshment and other concessions will be received at 508 Buchanan and 14 1/2 Adams.

SOLID BUSINESS—Handies potatoes, apples, fruit, in fact all farm products; partner wanted; money required goes in business; bank references. Particulars 243 1/2 Stark st.

A SNAP TO RIGHT PARTY. I wish to sell one half interest in a good cleaning and dye works, doing a good business, going away. Address B-150, Journal.

SPECIAL—Well known responsible man wants services of active man in his business, \$1,000 monthly required; can depend on \$200 monthly average. Particulars 243 1/2 Stark st.

FOR SALE—At reasonable price, a real estate business, in good location, cheap rent. 14 1/2 Adams.

LOOK! LOOK! Oak-sewed shoes, rubber heels 25c. Standard Shoe Repair Factory, 808 Burnside st.

LUNCH place for sale, account of illness, business good, low expenses, fine profit. \$1,000. Inquire 741 E. 8th. Phone Sellwood 155.

RESTAURANT; \$900; clearing \$250 monthly. Clearing \$250. Particulars 243 1/2 Stark st.

A BUTTER and egg route for sale. Inquire 741 E. 8th. Phone Sellwood 155.

CORNER saloon; \$900; sales \$30 to \$40 daily. Particulars 243 1/2 Stark st.

\$1,500 BUYS up-to-date cigar and confectionery store in heart of city; worth \$3,000; rent \$75; sure snap. Confectionery business in Albina; two living-rooms in rear; good daily trade; \$850.

Nice little candy, cigar, and grocery store in SoMa, Portland, cheap, 1400. Angeles Trust Company 326 1/2 Washington st., Suite 417.

\$450—30x100—Umatilla ave., with 10x14 bldg., 1000 bushels of wheat, 2000 bushels lumber; a bargain. Owner, 352 East Washington.

WANTED—Partner in real estate business; a fine chance to get in on ground floor. Cavston, 30th and Alberta st.

RESTAURANT for sale; fine location; good business. 183 Morrison st.

\$250—CIGAR and confectionery; best location in city; dry goods, etc. on account of sickness; by owner. CM-16, Journal.

ROOMING house, 34 rooms; rent \$50; price \$675. Good place for small house, near car. 308 Ankeny.

SALOON BARGAINS. Good owners, good trade; one with 12 well furnished rooms, all fixtures; rent heavy \$1,300. Another good one for only \$450.

OREGON ADJUSTMENT CO. START a mail order business; we furnish everything necessary; only few dollars required; new plan, success certain; costs nothing to investigate. Millburn, Chicago, Ill.

\$450 FOR 8 rooms of all new furniture; a fine buy and location, rent \$35. 193 4th st.

\$550 FOR furniture of 8 rooms, nice, clean place, good location, rent \$30; a snap. 193 4th st.

YOU can secure an interest in best-paying business proposition and location in city; \$450 required. Address K-176, Journal.

I WANT a rooming-house, not to exceed \$1,200; no agents need answer. Main 7405; ask for King.

\$225 BUYS 27-room house, partly furnished; rent \$30; good lease. Call 161 Madison.

OWNER will sell modern, coze in, east side hotel, two stories, 120 rooms; very desirable neighborhood; easy terms. See owner, 306 Chamber of Commerce.

SOMEONE with \$250 cash can have 1/2 interest in what I have lined up for timber and homestead locations. A-54, Journal.

BUSINESS CHANCES 20

FURNITURE of 8-room house on 3rd st.; rent \$25; price \$250. Call 173 Madison.