

APARTMENT HOUSES ATTRACT ATTENTION OF INVESTORS

BIG RETURNS FROM RENTALS

Capitalists Consider Buildings of This Class Absolutely Safe Buys — As High as 20 Per Cent Interest, Net, Obtainable.

Conservative investors in Portland are turning with avidity to the purchasing of recently built apartment houses. No less than half a dozen fine buildings of this character have changed hands in this city in the past 30 days. While regarding property of this class as an absolutely safe investment, buyers are also attracted by the handsome return secured on the investment from the high rents paid for the apartments. There are any number of these buildings, of the better class, in Portland that pay from 15 to 18 per cent net on the total investment.

One of the largest transactions in apartment house property recently was the sale of the Ellis apartments on the northeast corner of King and Washington streets. This is a three-story brick building, designed, covering a 60x100 foot site, and is in a district that is rapidly filling up with substantial brick and frame apartments. The purchaser of the Ellis apartments was the S. Morton Cohn Real Estate & Investment Company, who paid \$831,000 for the building, though hardly completed and as yet untenanted, all the apartments have been rented since the net 15 per cent on the purchase price.

Brings in 30 Per Cent.

The Helms Apartments at Fourteenth and Columbia streets, which were sold some weeks ago, is another example of a somewhat larger building than the Ellis apartments and is said to yield a revenue of 20 per cent net on the investment. The Helms apartment in the Nob Hill district was sold two weeks ago for \$15,000, and several smaller buildings of the same class have changed hands since the first of the year.

Announcement has been made in the past few days of the construction of three new apartment buildings, all of brick construction, indicating that builders consider this class of improvements as excellent paying investments.

Although buying of downtown, or business property is very much more limited than at almost any time in the past three years, brokers and operators generally are confident that a steady line of investment will come with the opening of spring, although heavy speculative buying is not looking so probable. It is an open secret that one of the largest mercantile firms in the city has been and is still negotiating with one or two prominent downtown owners, on which it is proposed to erect a modern department store building.

Mechanics Buy Now.

Buying of this character will no doubt dominate downtown activity for some time to come. Office building construction is being projected, is sufficient to meet any reasonable demand for the next two or three years, and is being projected in the thought that most of the buying in the business district for the next year or so will be by business houses who will make the property over for their own use, and such transactions may be heavier than present indications would seem to warrant.

"When the time comes, and it is rapidly approaching when I have to pay \$20,000 a year for the use of my office building to do business," said the manager of a large mercantile firm, "I shall buy and build, it is cheaper and much more satisfactory."

Can't Block Progress.

Portland is a growing city, nothing can for long stop its progress, it must go forward. Of course there will be periods of comparative dullness, but a large and healthy natural growth is inevitable. That alone will bring a demand for more stores and other buildings necessary, and sites for them will have to be purchased. It is not to be expected that the downtown realty district may develop some surplus stock on hand, which will add zest to the whole real estate situation.

One of the recent sales of considerable importance, because of its effect on a valuable and permanent downtown corner, was the purchase by the trustees of the Reformed German Evangelical church of a quarter block at the southwest corner of Tenth and Columbia streets. The church, which is at the corner at the northeast corner of Tenth and Stark streets, immediately west of the adjoining site of the University club, for which it has recently been offered \$75,000. It is thought that the trustees of the church will sell their present church property and erect a handsome new church edifice on the property at Tenth and Columbia streets.

Sales of the Week.

C. N. Ellis has sold to the S. Morton Cohn Real Estate and Investment Company a site on the northwest corner of Tenth and Johnson streets for \$25,000; also 20 acres at Garden Home, on the northwest corner of 17th and 18th streets, for \$70,000. An important sale in the north Portland warehouse district which has just come to light was a quarter-block on Fifteenth between Raleigh and Saver streets. This property was sold by C. N. Prind to Edgar B. Alger for \$25,000.

Bishop Charles Scadding has deeded to the pastor, wardens and vestrymen of St. Mark's parish the quarter block on the southeast corner of Tenth and first and Marshall streets—consideration \$11,000. St. Mark's parish will erect a handsome church and rectory on this property.

Joseph Kilham has sold to C. S. Simons and associates an improved quarter-block on the northwest corner of Union avenue and Falling street for \$10,000. This is but one of many sales of improved property that have been made in the past few weeks. The whole downtown district north of Highland is coming to be recognized as the business district of the entire territory north of the city.

Fred C. Kilham has purchased from Joseph Kilham a quarter-block on the southeast corner of Tenth and Johnson streets for \$25,000.



Residence of M. Shummaro, East Fifty-third and Morrison Streets.

street between Clackamas and Halsey streets, paying for it \$8000.

Big Suburban Deal.

One of the largest of recent deals in suburban lots was the sale by Ernest O. Spitzer to the College Endowment Association of 50 lots in Feurer's addition for \$26,000. A single lot on the northeast corner of East Glisan street and Union avenue has been sold by Peter Anderson to William P. Woodward for \$2500.

Walker W. Christensen has just closed a deal with J. Overman for a small tract of acreage in Evergreen park for which he paid \$4250.

Sophia Chiamor has purchased two lots on First street, between Sheridan and Arthur. The property is midway of the steel bridge on South First street and was sold by George H. Roach for \$4000.

N. F. Rice has sold to D. E. and Robert Ross a house and lot at Sellwood and six lots in Ravenswood addition, for a total consideration \$3600.

A house and lot on Broadway, between East Seventeenth and East Nineteenth streets, has been purchased by Jesse Bliss from James R. Baker for \$4500.

S. A. Moeser has sold to J. H. Weiss a house and lot on East Salmon street, near East Tenth street, for \$3500.

Six lots in Park View addition has been sold by Lyman Smith to the Northwestern Investment Company for \$3000.

The Irvington Investment company has sold to J. Delahay a quarter-block in block 63, Irvington, for \$3500.

Buys at Mount Tabor.

E. House, for many years a restaurant keeper in Portland, has purchased a large tract of property at Mount Tabor postoffice from L. G. Clarke. Mr. House paid \$1000 for the property, which was formerly the home of E. Clarke, until his dwelling was destroyed by fire some months ago. The new purchaser will erect a modern residence on the property.

Elder Neal, of God's church, has purchased a site on Falling and Garfield streets, Albina, on which the church will erect a chapel and a home. The former property of the church on Hawthorne avenue and East Eighth street was recently sold to the Damascus crematory.

Market conditions in suburban realty, especially in the street corner and unusually active during the past week. The beginning of actual construction work on the huge industrial building at the corner of East Tenth and Union streets has stimulated the demand for lots in the numerous Peninsula additions. At East St. Johns, near the intersection of several new industrial enterprises, considerable building is in progress. In the Kenton district, the Kenton company is projecting for Fairport and Kenton districts in addition to the large building operations in progress there. Owners of Peninsula subdivisions are much encouraged over the prospect and they have not been looking forward to the continuance of the demand for that class of property.

The Apartment Seeker.

"Was her precious yearly pleasure to be forfeited round the town? With a desperate expression in her eye. Her classic forehead badly wrinkled by a frown. And her Grecian nasal organ tilted high.

She was searching for "Apartments," not for "Flats." "I have you know why all up to date improvements to be had. And she made the hall boys weary with her everlasting overtalk. And the janitors oft went stark, staring mad.

From the early hours of morning to the twilight's falling gloom. She was riding elevators here and there. Scanning views from every window and devouring room on room. And discussing fire escapes and taints of air.

But when spring had turned to summer she was seen about no more. And no "Six and Bath" was rented in her name. She had wandered back to Jersey, where she'd always lived before. And was living in a farmhouse just west of the city.

—Lurana W. Sheldon in New York Times.

THEY'RE TWO-FACED

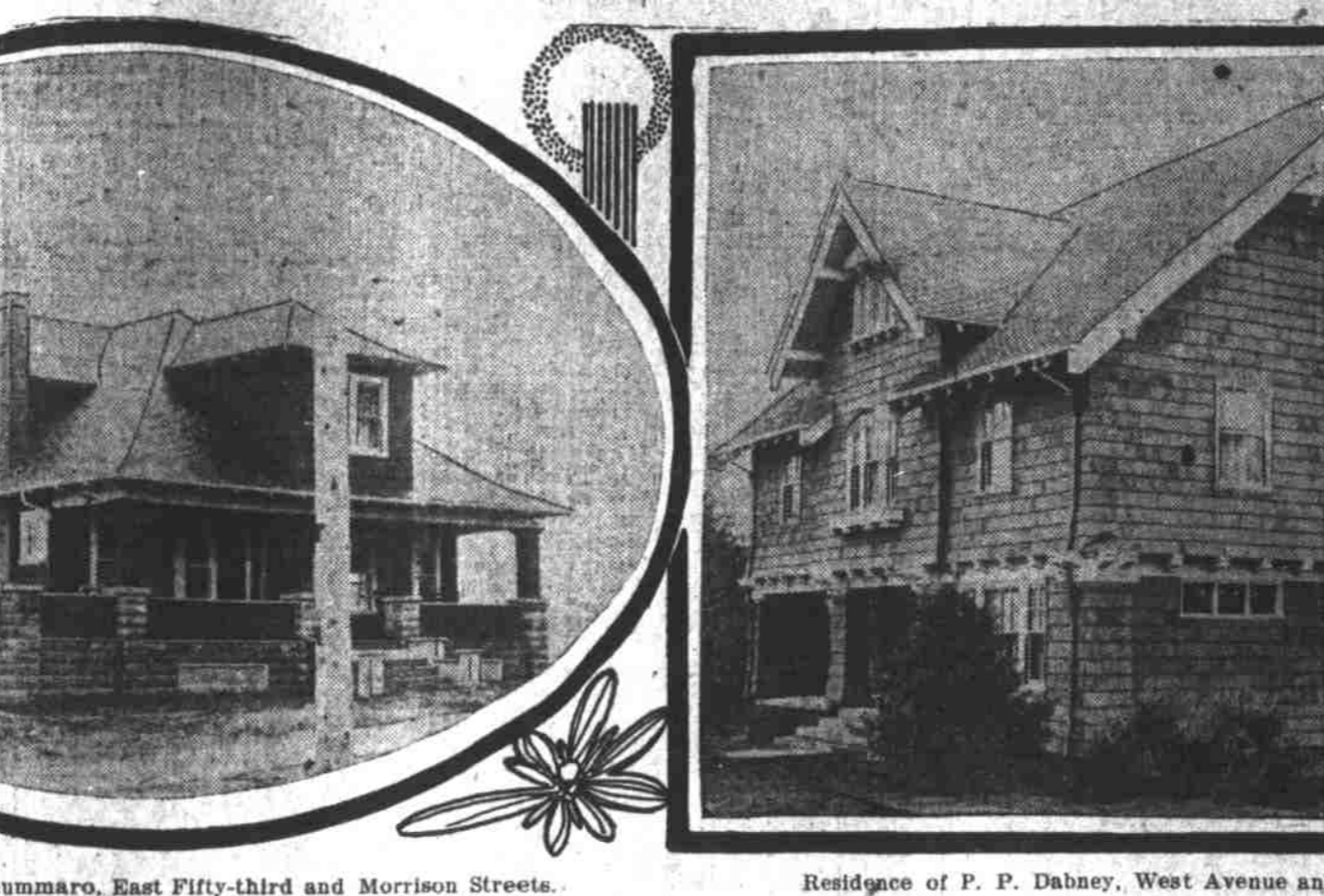
Important, if You Own a Talking Machine—Two Records for Practically the Price of One.

The Double-Sided Talking Machine Discs have proven immensely successful. These records are of such uniformly high quality, and the selections being furnished at practically one-half the cost heretofore, it is no wonder these double-sided discs have jumped into immediate favor.

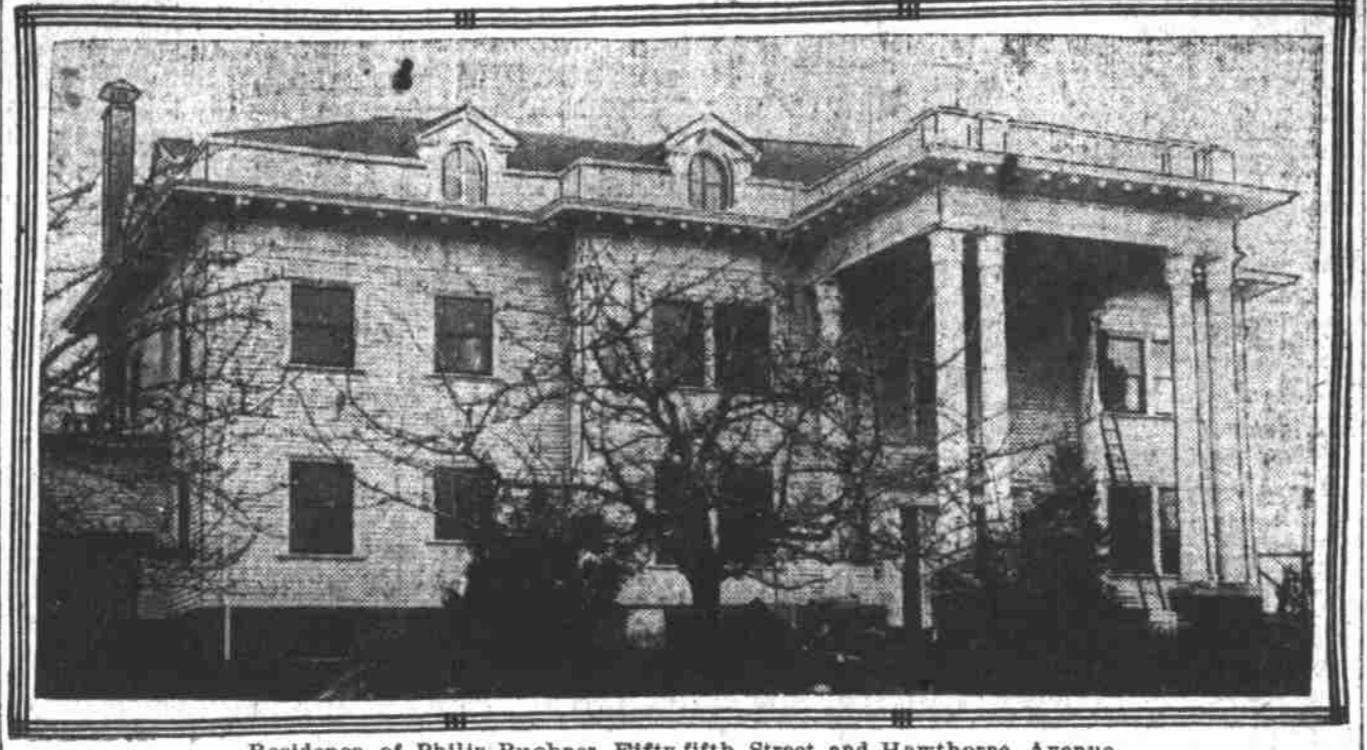
We have now on hand every double-disc record manufactured in this country and abroad. The regular 10-inch discs cost 65 cents, others 75 cents, and the large 12-inch ones are \$1. A 12-inch selection is now actually 50 cents instead of \$1 as heretofore.

Remember every double-sided disc record is a new Grand opera disc record, so. Records that represent an amazingly large saving. Records that have heretofore cost at the rate of two for \$1 or \$1.00, are now obtainable two for \$2.50, and a very few selections cost two for \$3.50.

Remember every double-sided disc record is now for sale at Sellers Piano House, 1000 Broadway, New York City.



Residence of P. P. Dabney, West Avenue and East Salmon Street.



Residence of Philip Buehner, Fifty-fifth Street and Hawthorne Avenue.

NEW LAW WILL RAISE STANDARD OF BROKERS

Bean's Bill, Just Enacted by Legislature, Puts Curbs on Stone Brokers and Irresponsible Real Estate Sharks Out of Business in Oregon.

House bill 25, introduced by Representative Bean, providing that all brokerage contracts for the sale of real estate must be in writing, is now the law of Oregon. The full effect of this law is not yet appreciated by the large number of real estate operators in this state, but it will no doubt be to elevate the business of selling real property in Oregon, and rescue it from the blighting effects produced by the operations of curbsome brokers.

The business of legitimate real estate brokers in Portland has for two years past been seriously handicapped by a perfect cloud of would-be brokers whose offices in the street corners and whose chief reliance for a living is in being able to connect themselves with a negotiation in such a way as to force a commission upon the property.

The following is a copy of the bill as it was passed by both houses of the legislature and signed by the governor:

"Section 1. That section 797 of Beilinger and Cotton's Annotated Codes and Statutes of the State of Oregon, be and the same is hereby amended to read as follows:

"Sec. 797. Agreement not in writing, which is void, unless the same or some note or memorandum thereof, executed by the party to be charged, and subscribed by the party to be charged, or by his lawfully authorized agent, evidence, therefore, of the contract, shall not be received in evidence in any action, suit or proceeding, unless the writing or secondary evidence of its contents, in the cases prescribed by law.

"An agreement that by its terms is not to be performed within a year from the making thereof, shall not be enforceable, unless the same is in writing.

"An agreement to answer for the debt, default, or miscarriage of another, shall not be enforceable, unless the same is in writing.

"An agreement by an executor or administrator to pay the debts of his testator or intestate out of his own estate.

"An agreement made upon consideration of marriage, other than a mutual promise to marry.

"An agreement for the sale of personal property at a price not less than \$50 unless the buyer accept and receive some part of such personal property, or pay in advance of the time some part of the purchase money; but when the sale is made by auction, an entry by the auctioneer in his sale book, at the time of the sale, of the kind of property sold, the terms of the sale, the price, and the names of the purchaser and person whose account a smaller number of copies of the same are required to be made, is a sufficient memorandum.

"An agreement for the leasing for a longer period than one year, or for the sale of real property, or of any interest therein.

"An agreement concerning real property, made by an agent of the party sought to be charged, unless the authority of the agent be in writing.

"The right of any party to employ an agent or broker or purchase real estate for compensation or a commission, shall not be enforceable, unless the agent or broker or purchaser shall have a written contract signed by the party chargeable with the commission. In other words an agent or broker having only a verbal contract with the owner authorizing the sale of the realty, and who makes the sale cannot enforce in the courts payment of his commission. The probable effect of the statute will be to concentrate the realty brokerage business into the hands of a smaller number of operators and at the same time stop practically all litigation for the collection of commissions.

ELMHURST PROPERTY IN ACTIVE DEMAND

Hilton, Dodds & Campbell have sold over 40 lots in Elmhurst during the past week. Many of the buyers are making preparations to build homes in this addition. Ex-Governor Geer and George W. Hill are among those who have announced their intention of building a large tract in the Elmhurst road. Elmhurst will have Bull Run water as soon as the connection can be made with the water in the Elmhurst road. The owners of the addition have ordered 12,000 feet of three inch and two inch galvanizing pipe which will be delivered in a short time, when work of laying it will begin.

RAIL PROSPECTS BRIGHT

Line for Eastern Kikiklat County Seem Assured.

(Special Dispatch to The Journal.)

Husum, Wash., Feb. 20.—All indications point to the building of a railroad in the eastern part of Kikiklat county from Alderfalls on the Columbia river, northwest to Bickleton, a distance of 28 miles. W. A. Laidlaw, capitalist, and A. E. Hammond of Portland, civil engineer for the Columbia Southern road, are interested in the scheme. A proposition has been submitted by the promoters to the stockholders, and if the question of grade is accepted the building of the road is to be completed in time to move the next crop. The right of way has been nearly all secured. The cost of the road will be about \$250,000.

The Kikiklat County Horticultural society by request of the county commissioner, has appointed a committee, consisting of M. L. McCann, A. W. Montgomery, J. R. McMahon, A. W. Hornbrook and Almond Baker, to hold an examination for fruit inspector for this county, March 6. The examination is required by law.

Thomas Lantry has sold a 100 acre tract in the eastern part of a Seattle man, in the Lytle district, for \$2200.

After having been remodelled at a big expense and with several new machines added, the White Pine Lumber company, near Goldendale, has started its mill up and is working to capacity. The mill is now awaiting the coming of early spring when several large substantial business houses will also be built, and a general hum of activity will prevail.

The council of White Salmon has ordered a horse ladder outfit and other equipment for a fire department.

ELLEVATOR IS REAL CITY BUILDER

New York and Other Large Cities of Skyscrapers Owe Their Being to Perfected Passenger Carrier—Invention Not Modern.

Twenty-Fifth Street Property Sells

James A. Sheffield, manager of the real estate department of A. H. Birrell company, reports the purchase of further holdings of 75x100 feet facing south on Marshall street, adjoining G. F. Sanborn's recent purchase of the Van Schuyver property, for \$2500, from the Columbia Land company. This, together with the 50 foot lot to the north on Twenty-fifth street recently purchased, gives this fine property 225 feet facing south on Marshall street, and 150 feet facing east on Twenty-fifth street.

The A. H. Birrell company recently acquired the Howe tract bounded by Division street on the south, East Grant on the north and East Thirty-ninth to the west, for \$100,000. The property has been let for grading streets and putting down cement sidewalks. This fine property will be placed on the market in the near future. The property is a house facing on East Forty-first and Sherman makes this very desirable residence property.

Recent Sales.

Matt & Von Borstel have sold for James R. Baker his home on East Nineteenth and Broadway streets to Harvey Bliss for \$100,000. Mr. Bliss is a new arrival in this city, coming here from Montana. It is the intention of Mr. Bliss to make this city his home.

Neal Brown reports the sale of 460 acres of improved farm land three and one-half miles from Brownville, in Lincoln county, for \$18,000, including stock and implements. The farm belonged to J. A. Eberle and was sold to H. S. Mills of Chicago.

Dairy Industry Grows

Remarkable Showings Are Made in Oakland Section.

(Special Dispatch to The Journal.)

Oakland, Or., Feb. 20.—Since the establishment of the creamery at Oakland last fall quite an impetus has been given the dairy industry in this section. A number of farmers who were "lukewarm" toward this branch of farming are now devoting attention to the dairy herd and to the growth of root and forage crops. As an example of what can be accomplished along these lines the operations of E. L. Warner, a patron of the Oakland creamery, is given, showing the gross returns and improvements for the past six years:

Year.	No. cows.	But. fat.	Per cow.	Value.
1903	10	727	108	\$14.90
1904	11	1,315	119	\$21.14
1905	12	2,825	235	\$85.49
1906	13	3,086	237	\$85.13
1907	14	3,868	276	\$112.17
1908	15	3,740	287	\$112.09

In January, 1908, from 15 Jersey cows and heifers, Mr. Warner sold to the Oakland creamery 1724 pounds of cream, containing 56178 pounds of butter fat, for which at 34 cents per pound he received \$2092.24. With the skim milk he fed 13 cows and 9 calves. He expects to produce 800 pounds of butter fat per cow, or better, during the current year. These cows have been in milk an average of 115 days to January 1, 1909. In 1907 the cows freshened in March and have credit in that year of 10 months only. In 1907 the cows freshened in February and had a credit of 11 months. In 1907 list and two of them are in the herd at present.

E. L. Warner is carrying on this profitable dairy business, he is, with the help of one son, keeping his 160 acre farm up to a high state of fertility.

THE CAPPING OF A TOOTH

is a delicate and very particular operation. But it is also a very necessary one in many cases. As expert dentists, we take the greatest care in advising our patients before performing any kind of work; filling with gold, silver, or alloy, extracting without pain, and supply sinners with our well known and reliable "SCAPED: GOOD AS NEW" reputation for doing.

HONEST DENTISTRY

The best Dentistry is none too good for you. Our success is due to uniform high grade work at reasonable prices.

NERVOUS PEOPLE

And those afflicted with heart weakness can now have their teeth extracted, filled and bridge work applied without the least pain or danger.

CHICAGO PAINLESS DENTISTS

322 1/2 WABE ST. COR. 5TH. Office hours: 9 a. m. to 5 p. m. Sundays from 8 a. m. to 5 p. m. Lady attendant.

Few inventions have been such powerful factors in the building of the modern city as the elevator. The swiftly moving steel cage, with its quota of passengers, plying upward and downward with almost express train speed, has made the skyscraper a possibility, and has revolutionized family life by making the big apartment house a place of homes that are easily accessible.

The commercial supremacy of the big American cities is due almost wholly to its geographical location. For example, four storied buildings, the maximum height in modern elevators, would have made the office buildings of New York crowd all others out of the city. In fact, the world would have sent the householder further than Brooklyn for a dwelling place, and have necessitated the walking of endles miles in the morning to reach New York's business world. As time is money in these days, this would be equivalent to a loss of millions of dollars every month. The elevator obviates such a loss.

This Building Typical.

The elevators in Park Plaza building New York are examples of the value of the elevator in modern buildings. There are ten in this building. They serve 6000 people using the 1000 of average 100 persons a day, the capacity of 16 persons. Each elevator makes the trip to the top of the building, 294 feet, and back in three minutes, and makes 100 trips a day, or 3000 times the ten travel in the aggregate 230 miles, a distance equivalent to that from New York to Washington. The latest elevator census shows that New York alone has over 18,000 elevators, and that over 16,000 of these are passenger elevators carrying an average of 2,000,000 people a day, or a billion or more a year.

Statistics estimate that there are 150,000 elevators in the United States. Assuming that each one is operated 300 days in the year, and carries an average of 100 persons a day, the total carried in a year would be 4,500,000,000. The figures seem too large for credulity, and yet they show an average of 100 persons a day, or 3000 times for each person in this country, and they illustrate the essentially of the passenger elevator in latter day civilization.

Product of Necessity.

The passenger elevator came into being because it had to be. It is a product of necessity, and it is the result of the consequent enhancement of demand for it. It is the result of the development of the modern "down town" section of a city, so that 1000 men and women carry on their backs the weight of the elevator. There would be perhaps 50.

So far back as two or three centuries ago, Chris. freight hoists were in use. Passenger elevators were devised 800 years later, but were known in only isolated cases, another thousand years ago. In 1850 the West was making real progress in perfecting them. Cities began to grow to large dimensions and water population. People were crowded together, and the upward development of the modern "down town" section of a city, so that 1000 men and women carry on their backs the weight of the elevator. There would be perhaps 50.

Higher in the air went business buildings. As they rose difficulties of utilizing such high structures increased. People sought to meet the demand for a better and more efficient building. The motive power supplied by putting in or taking out water from an underground reservoir.

The first power elevators in use in the United States were the belt driven, gear geared, and the rentable. These were used in factories and big stores, and the efficiency suggested their application to the needs of the population to assist the demand for a better and more efficient building. The motive power supplied by putting in or taking out water from an underground reservoir.

These were later superseded by the electric mechanism, to which have been added safety devices. These new elevators are built to meet the little risk of injury to the passengers, and experts contend that one is safer traveling in an elevator than in the coach or sleeping car of a standard railway.

The value of the new device had been proved by the two New York companies, and forthwith every new building was made higher and the elevator equipment added. Old buildings were renovated to meet the demand for a better and more efficient building. The motive power supplied by putting in or taking out water from an underground reservoir.

It is claimed there are now no basic patents which make it possible to monopolize passenger elevators in the United States than in any foreign country; but American manufacturers are building up a large trade with other lands. They supplied over 700 elevators for the London subway and a large number for the Elbe tunnel in Germany. In 1885 the total American sales of elevators amounted to \$2,500,000. Within 20 years the amount had sprung to \$20,000,000.

WON PRIZES OFFERED BY SONS OF THE AMERICAN REVOLUTION

Winners of the prizes offered by the Oregon Society Sons of the American Revolution for the best essays on subjects connected with the War for Independence.

Prizes of \$20, \$10 and three of \$5 each are given for the first, second, third, fourth and fifth best essays written by grade pupils on any one of the following subjects: (1) "The Causes of the Revolutionary War," (2) "The Battle of Saratoga," (3) "The Navy in the Revolutionary War," (4) "The Battle of Bunker Hill," (5) "The Causes of the Revolutionary War." The essays are limited to 3,000 words each, and in awarding the prizes the committee is governed by consideration of Originality, accuracy of statement, manner of treatment, orthography, syntax and punctuation, neatness and legibility.

The committee making the award of the prizes just announced was composed of the following members of the society: William Bittle, Wells, R. I. Eckerson and B. A. Thaxter.

35 HORSES BOUGHT

U. S. Inspectors Accept North Powder Animals for Cavalry.

(Special Dispatch to The Journal.)

North Powder, Or., Feb. 20.—Twenty-eight horses at \$100 each, the second lot bought here by Capt. E. Prescott and H. Sidwell; and seven more purchased by U. Todd of Pendleton, at \$100 to \$121.50, all up to the requirement for United States cavalry service, were accepted by the inspectors and shipped today.

ABOUT LUMPS IN WOMAN'S BREAST

"Lumps in the Breast Sure Death"

Dr. S. R. Chamley, the acknowledged authority in America on Cancer, says in his book on Cancer and Tumors cured without knife or pain, that any lump in woman's breast is cancer. The book teaches the way to cure any cancer on the lip, face or anywhere six months is a cancer. The Doctor offers \$1,000 if he fails to cure any cancer he treats before it gets to the glands. It cures before anything until cured. Strictly reliable, no X-Ray or other swindlers. The book is full of testimonials, doctors' and millionaires' testimonials, many of them right here. The leading newspapers and medical journals the world over have given him great praise; no man is doing a grander work for humanity. He has been curing cancers over a third of a century. The doctor's name is S. R. Chamley, M. D., 595 McAllister St., San Francisco, Cal.

COLUMBIA BEACH

Columbia Trust Company, Couch Building.