

## GOOD ROADS ENHANCE VALUE OF REAL ESTATE

Ira F. Powers Draws Some Lessons From Recent Experiences While Motoring in California.

"The announcement in the dispatches that San Joaquin county, California, has voted over \$1,000,000 for good roads is an example that should be emulated by the counties of Oregon as well as by many other counties of California," said Ira F. Powers, of the Powers Furniture company. "Having just returned from a prolonged visit to the Bay state, during which my wife and I motored across much of its southern portion, I am prepared to confirm the assertion that the necessity for good roads is still very great in many sections of California."

"Agitation has been going on among the communities of our southern state, resulting in similar action to that taken last week in San Joaquin county. Los Angeles county, for example, voted \$5,000,000 for good roads with the idea that where rich tourists congregate and are satisfied other classes will be drawn."

"Here's where Oregon can score a victory. There is no monotony in traveling over this northwestern country. Every turn of the road reveals some-

thing new in mountain, valley or lake scenery. It does not require a prophet to foresee the fact that a beautiful highway will be built from Portland through the Willamette valley and across the mountains to connect with a similar boulevard coming up through the Sacramento valley to the boundary line. Such a grand central highway would be of incalculable value in peace or war. It would, during our long and pleasant summers, prove an inducement for men of means to travel by easy stages overland in their motor cars, and see the country, as well as furnish an outlet for the farmer's produce to the nearest warehouse or packing plant. It would enhance the value of both farm and city lands."

"There is not a dollar's worth of real estate in Portland, but what would really be advanced in value by a network of good roads around the city. The progressive men know it and are aiming at its accomplishment. It will come, we all know, but the thing we are striving for is to hasten the day when finely macadamized or oiled roads will be running out in all directions from Portland."

into the market for manufactured goods afforded by Portland home demand and fine railway connections. Within the past few days two eastern capitalists have begun the manufacture of several articles of kindred nature, all of which have heretofore been shipped to the entire Pacific northwest from eastern centers. It is the expectation of these articles in the states of Oregon, Washington and Idaho. Contrary to the general custom of waiting for the growth of particular lines of trade, several manufacturers have come here in the past year and have established factories for the purpose of developing a market for their lines of goods.

Building permits so far this month have averaged about \$25,000 a day, including all holidays. One particular character of building that is making its appearance frequently in the permits is the four and six series flats. These are being erected in great numbers by owners of fractional lots, or on lots not yet sufficiently valuable to become sites for the large modern apartment buildings. These flats are not only being erected in the close in residence sections, but numbers of them are going up in the suburban residence additions, but the greater majority are on the two apartment plan.

The demand for money for building purposes continues heavy, and there seems to be plenty of money on hand for good negotiable loans. Owners of vacant property are beginning to feel the burden of paying taxes and special assessments, and to offset this drain and at the same time make their vacant holdings produce an income, large numbers are laying plans for new buildings. So far there is no sign of over building, as practically every comfortable dwelling in the city is occupied and the cry is for more.

Average anywhere in the Portland 5 cent fare district is becoming immensely valuable. As a matter of fact it is now almost impossible to get a tract within this area of any considerable size that is suitable for subdividing purposes. Owners of what few tracts of acreage are left within striking distance of the city hold their properties at figures so close to their lot value that dealers in subdivision properties see but little if any profit in making further investments of this character. Necessity for additional residence facilities will, however, compel the owners of such tracts to either sell to platters or subdivide the properties themselves.

This necessity will not probably arise within the next two years, as the platted land now on the market will likely suffice for that length of time. Elizabeth Mallet established the first daily newspaper in the world. In London, March, 1702, she published and edited the Daily Courant, which took up the cudgels for women's rights and during its prosperous career carried out the expressed determination of its founders to "spare the public at least half the impertinence which the ordinary papers contain."

School children of Liege, Belgium, have on deposit in the school children's savings banks last July the sum of \$7,174.

## Location Governs Values AND Investigation Insures Knowledge

SEE **Menefee Addition** TODAY

Compare location, improvements, surrounding homes, car service and price with any part of the city and you will be convinced that here is where you want to invest.

## Menefee Addition

Is only half way between East Twenty-eighth street and the end of the Rose City Park carline. Get off at Hancock street and you are there.

## Portland Trust Company of Oregon

Southeast Corner Third and Oak Streets



This slightly and popular residence tract, on account of its superior location and surroundings, together with its up-to-date improvements, such as graded and graveled streets, 10-foot parkings, cement sidewalks, curbing and Bull Run water (all in complete and paid for), is selling rapidly, and those desiring to secure a very choice home-site in what is destined to become one of Portland's most popular residence districts in the near future, should come in and talk to us about it.

ALL LOTS 50x100,  
\$2000 BUILDING RESTRICTIONS  
**\$450 TO \$650 PER LOT**  
INCLUDING IMPROVEMENTS

We guarantee a perfect title. Take Rossmere car, Third and Yamhill. Agent on the ground afterwards.

**CLARK-COOK COMPANY**  
6 Board of Trade Bldg. Phones—Main 5407, A3252

## The Stroud-Fry Company

We make a specialty of farm lands in Washington and Benton counties, where we have some of the best bargains to be found on the market.

**Benton County Bargains**

80 ACRES, 60 acres cultivated, 25 acres pasture, 10 acres orchard and small fruits; fine 2 story house, 2 good barns, 10 head cows and heifers; 1 mile to stores and 1 1/2 grade school. Price \$3500.

**Washington County Bargains**

45 ACRES, 15 cultivated, 12 acres partly slash and seeded, 29 acres timber; 4 room house, small barn, other outbuildings; 2 good springs; 25 acres level, balance rolling; some beaverdam; 1/2 mile to railroad station, 1/4 mile to school, 1/2 miles to Portland.

7 ACRES, 5 miles to Portland, all cultivated; 2 1/2 acres beaverdam; some asparagus ready for market this season. Price \$2500, \$1500 cash, balance easy terms.

5 ACRES, 1 mile Beaverton, all cultivated; all fine garden land; acre asparagus, produced last season \$250. Price \$1750, \$750 cash, balance easy terms.

We have many other bargains, including some fine walnut land within 12 miles of Portland, which we can sell you for \$75 per acre.

**The Stroud-Fry Company**  
212 LUMBER EXCHANGE BLDG. PORTLAND AND BEAVERTON, OR.

# W. M. KILLINGSWORTH

## His Word Coming True



For a quarter of a century I have announced the certainty of Portland becoming the largest commercial city on the Pacific coast and that greater Portland, when built, would be located on the matchless tableland between the rivers. Many scoffed at the idea; now they all see the handwriting on the wall. The extensive operations on the peninsula tell the story most eloquently of the supremacy of this location. Just think of it: Only a few years ago a dense forest covered this entire territory; now dotted with beautiful homes, and which now has under construction the largest school building on the Pacific coast, costing over \$250,000. It will be known as the Jefferson high school, located on WALNUT PARK BLOCKS, hence commands a central location for GREATER PORTLAND.

### A POINTER

Millions of dollars will be made in the next few years by the fortunate investors in the land between the rivers, and should you desire a homesite, the best in Portland, I would advise you to investigate WALNUT PARK before making your selection. My excuse for advertising, if one is necessary, is contained in the following truism:

A man having anything to sell  
Whispering the fact down a well,  
Will never gain the shining dollars  
Like he who climbs a height and hollers.

Here I am, after your dollars, and I intend to give you full value for every dollar invested with me. Wake up; we live in a most rapid age. The child of enterprise today is a grandfather tomorrow.

CALL AT ONCE

# W. M. KILLINGSWORTH

538 Chamber of Commerce Phone Main 7974

# WHY I AM SUCCESSFUL

## I Get the Business

The reason I am a success in the real estate business is because I get the business.

### A Specialist

I am a real estate specialist—no rents, no loans, no insurance to bother me.

### Study Real Estate

I study real estate, talk real estate, think real estate, dream real estate.

### Clients Get the Benefit

I give my clients the benefit of my study and my expert knowledge gained from 22 years' active business experience in Portland.

### Not Afraid to Advertise

I am not afraid to advertise my business, and I never misrepresent or exaggerate. As a general thing, the bargains I offer are a little better than pictured.

### Make Money for Clients

As a result I make money for my clients, gain their confidence and they stay with me.

### Deal With a Successful Man

It pays to deal with a successful man, for some of his good luck will cling to you, and you, too, will become successful.

### Come and See Me

If you have property to sell at prices that are right, or want to buy at prices that are right, come and see me.



Meier & Frank Building, Under Construction at Sixth and Alder Streets.

## PROSPERITY STRENGTHENS DEMAND FOR REAL ESTATE

With realty dealers and operators making more sales than for nearly two years, builders crowded with the construction of hundreds of new homes, scores of business buildings of all classes going up, more street improvement in progress than ever before, and practically every manufacturing plant operating to full capacity, business conditions in Portland are without doubt most encouraging. But better than all these is the indication everywhere of a continuation of this prosperous period, giving to the public boundless confidence.

A leading broker makes the assertion that the situation has improved to such an extent that it is no longer essential that a salesman be experienced in order to consummate a realty deal. "There are more people in Portland today who are ready to buy property than ever before. They are in that mood because they feel that no better investment can be made than the purchase of Portland real estate," said he. "Nor is the public laboring under a delusion. Signs of prosperity are on every hand, and the man who buys today is the man who will reap the reward of his foresight."

Good times are being experienced by all the operators in suburban home tracts. Prosperity is their watchword. They say a big tidal wave of it is gathering force and that it promises to break all records.

of Oregon, and of course the extensions and promised extensions of transit lines in the 5 cent fare district are the chief forces acting for expansion and development of outlying lands. Suburban and local inquiry for properties are responsible for numerous transfers made during the past two weeks, the total having reached the aggregate of over \$100,000 per day. In the city proper, brokers have reported sales amounting to many thousands of dollars, while the owners and agents of out of town tracts here experienced an unusually heavy demand for their properties.

Really dealers express more optimism for the immediate future of this city than they have at any time for the past 18 or 24 months. Everything, they declare, is working in the interests of their business. The reduction in the prices of building materials has operated greatly to the advantage of the realty dealers; the easing up of the money market and the steady increase of population from month to month are important factors in the present heavy demand for realty. Then, too, the huge sums to be expended by the city in all classes of municipal improvements has added no small amount of zest to the local real estate market. While figures are not obtainable at the present giving the amount to be expended in the public improvements, it is probably no exaggeration to say that \$5,000,000 will go into street and park improvements before January 1, 1910.

Portland is steadily making additions to its huge factory pay rolls. One or two enterprises of more than ordinary importance have recently acquired sites, and hardly a week passes without the announcement of new factory of some character being located here. New areas of cheaper river front factory sites have been opened up in the past few months, making it easier for the smaller concerns to get

## FARMS—FARMS

**Fruit Farms, Dairy Farms, Wheat Farms, Stock Ranches, Acreage**

We have them in all sizes, in prosperous localities. Before you make a buy, be sure that you have seen us. It will be to your advantage.

Honesty has always been a paramount issue in all of our transactions and the basis upon which we have built up a successful business.

You can profit by always keeping an eye on our ads in The Journal.

# The Coast Realty Co.

220 Lumber Exchange Building, Second and Stark

# Alameda Park

# Rose City Park

# Jonesmore

# Piedmont

# Irvington

# Floral Park

We know you will buy a lot in one of these additions if you once see the property. Come and see us.

We also have good homestead locations on government land near the line of the new railroad to be built by Harriman, and always on hand choice timber tracts.

# Oregon Timber & Realty Company

521-525 CHAMBER OF COMMERCE  
Phones Main 8550, A-5580

## A FEW SAMPLE BARGAINS

**\$32,500**—For three days only, that warehouse site, 100x100, 15th and Johnson. After March 25 the price will be \$35,000. It's yours for half cash.

**\$11,000**—Fine lot in business center of Grand avenue. It's cheap.

**\$9500**—Business building on Williams ave., paying 9 1/2 per cent and constantly increasing in value.

**\$8250**—Quarter block on East Clay st., close in; finest kind of a buy.

**\$3750**—Business corner on Union ave.; store in front, dwelling in rear.

**\$2100**—2 1/2 acres in city limits. And many others just as good. Also East Side homes and building lots—and lastly

## GOING STREET ADDITION

Not so big as some additions—only 190 50-foot lots—but a little gem in every way.

Bull Run water, graded and parked streets, cement sidewalks. Located at the east end of Going street.

I'll tell you more about it later. Meanwhile come to me and take advantage of some of these good buys while the other fellows are asleep.

I'll make money for you.

**Portland 500,000 in 1912**

**BUY PORTLAND REAL ESTATE AND GET RICH**

# W. N. CARTER

REAL ESTATE SPECIALIST  
406 SWETLAND BUILDING  
FIFTH AND WASHINGTON  
Branch Office  
OTTO STRAUB, Mgr.  
712 WILLIAMS AVE.