

MAKES PROFIT OF \$30,000 IN FOUR YEARS BY SELLING

W. L. Morgan Bought Grand Avenue Property for \$20,000; Put Up \$50,000 Building; Sells for \$100,000.

Notable among last week's transactions in Portland realty was the purchase by the Realty Associates of a four story brick building 60x100 feet, at the southwest corner of Grand avenue and East Stark street, for \$100,000.

In addition to this profit Mr. Morgan has had the use of the building for three years, which, conservatively estimated, was worth \$3,000 over and above a fair rate of interest on the cost of the building.

This purchase by the Realty Associates brings their investments in Portland realty up to \$695,000—that is, their holdings cost the company that sum, but their property is probably worth close to \$1,000,000.

For the purpose of raising money to build a new clubhouse and otherwise improve its property, the Waverly Golf club has decided to sell 38 1/2 acres of its 100 acre tract near Sellwood.

GIRL SUES DYER AND CLEANER BUT LOSES

Chicago, Dec. 3.—When you dance with a girl put a handkerchief in the hand that encircles her waist. That is to keep her gown free from spots.

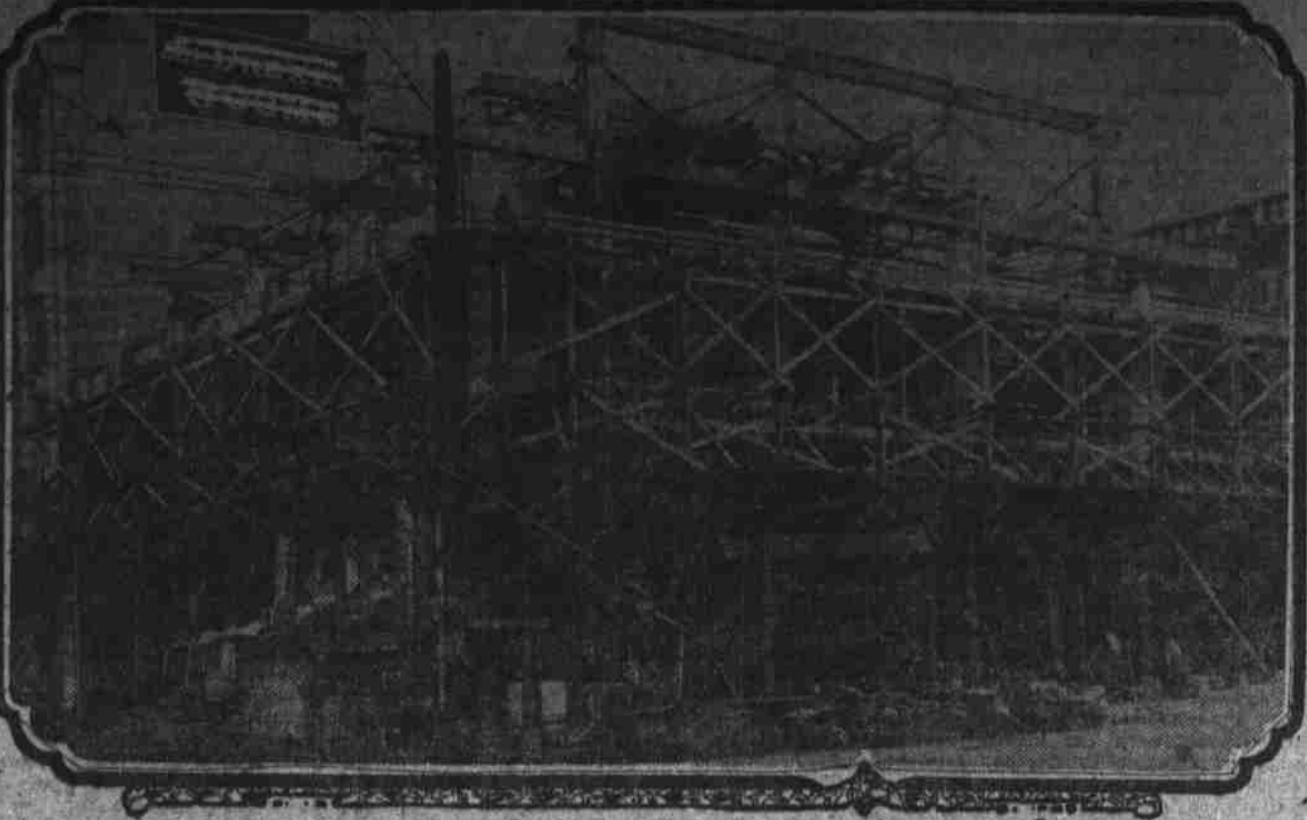
FREE TO THE RUPTURED

A New Home-Cure That Anyone Can Use Without Operation, Pain, Danger or Loss of Time.

I have a new method that cures rupture and I want you to use it as my expense. I am not trying to sell you a cure, but I want you to see that stays cured and ends all truss-wearing and danger of strangulation forever.

FREE COUPON

Form for requesting a free coupon for the rupture cure, including fields for name and address.



New home of the Powers Furniture company under construction at Third and Yamhill. The building is to be a six story, slow burning structure, and will cost approximately \$100,000.

PERMITS OF WEEK NUMEROUS; TOTAL VALUE \$500,000

Lull at Building Inspector's Office Is Over; Four Story Brick Apartment Among the New Structures Planned.

After a three weeks' lull at the office of the building inspector, business resumed a briskness last Monday that resulted in over \$500,000 in permits being issued before the office closed at noon yesterday.

Rudolph Christian is preparing to begin the erection of a two story frame flat and store building on Union avenue.

A permit was issued to S. W. Anderson, authorizing the erection of a two story frame dwelling to cost \$3500.

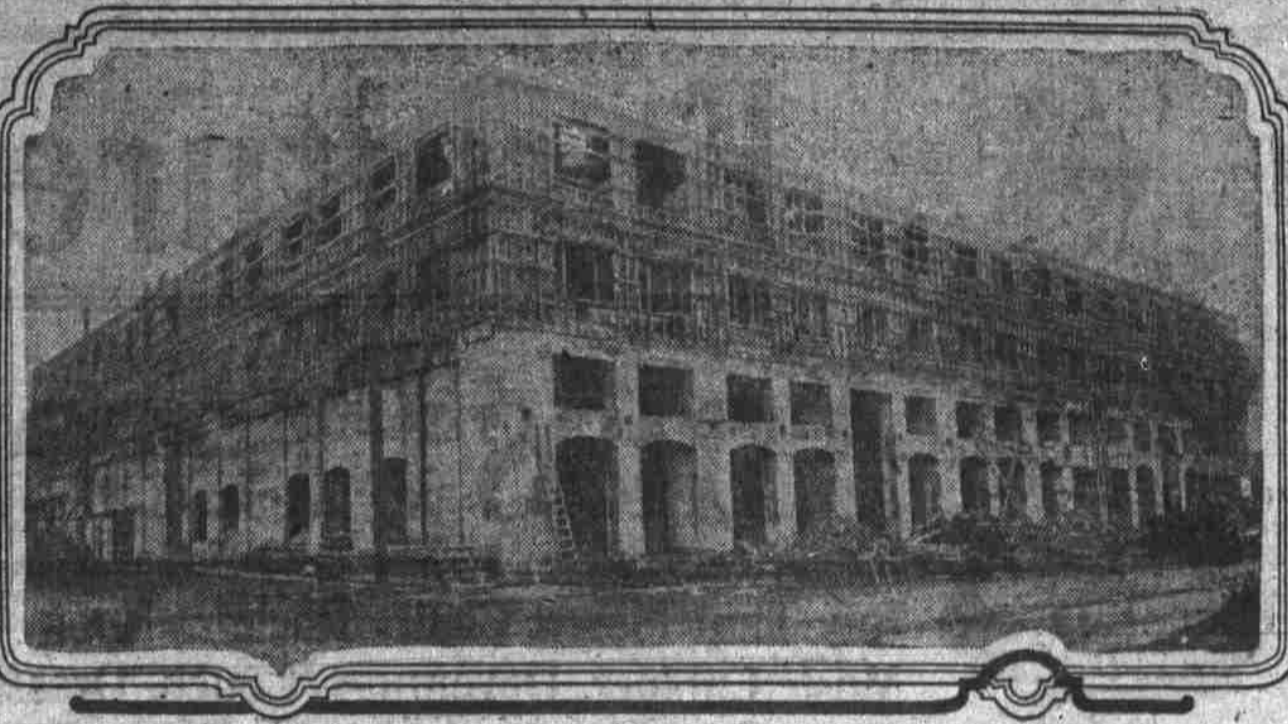
The Taylor Investment company has taken out permits for three one story cottages to be erected on East Sixty-second street, near Forty-fifth avenue, in the Mount Scott district.

W. L. Swan, one story cottage, Halsey, near East Forty-second.

Andrews & Look, one story cottage, East Seventy-second and Burnside.

McKee Steeler, one story cottage, Houghton street, between McKenna and Wall.

Mrs. Alice Venable, one story cottage, East Eighty-sixth, between Stark and Oak.



Full block warehouse under construction for the Marshall-Wells Hardware company on the block bounded by Fourteenth, Fifteenth, Kearney, and Lovejoy streets. When completed the structure will represent an investment of about \$200,000.

LIKES PORTLAND; BUYS LAND HERE

C. C. Rushing, Texas Banker, New Owner of 80 Acres West of City.

C. C. Rushing, a Texas banker who recently was in visiting in Portland and viewed the city with interest.

As the property is to be donated by the Mount Calvary line of the United Railways, Mr. Rushing will at once have it surveyed and platted into building sites.

The Macleay Estate company has purchased from J. W. Shumate a 25 foot lot improved with a two story brick building located on the west side of Front street between Madison and Main.

Frederick R. Behrends, an eastern attorney who recently came to Portland to locate, has purchased the Nelson A. Loucker's country home at Riverdale for \$12,000.

An improved 50 foot lot facing East Oak street between East Twelfth and East Thirteenth was purchased last week by J. A. Harbke from A. J. McDaniel for \$3000.

Mrs. Alice Venable, one story cottage, East Eighty-sixth, between Stark and Oak.

LAURELHURST WORK CONTINUES UNABATED

Notwithstanding the month of November was decidedly wet, the improvement work in the big addition of Laurelhurst continued at almost normal rate for the month, and only a few work days were lost on account of too much rain.

Next to the big "northwest corner," in which practically all improvements are completed, the work is farthest along in the "southwest quarter."

Operators of ice machines in Nottingham earn on the average \$12.50 a week, while their assistants average only from \$2.50 to \$5.

REALTY SITUATION IMPROVES; FUTURE PROSPECTS GOOD

More Sales Are Reported and Numerous Buyers Are in the Market; Few Purchases Are Speculative.

Last week witnessed a decided improvement in the local realty market. Not only were more sales announced, but inquiry among the brokers from prospective buyers was on a broader scale than it has been at any time this fall.

One broker said Saturday that a close analysis of recent transactions had led him to believe that speculative buyers were again in the market. At the same time, however, he agreed that much the larger portion of the property now

changing hands in this city is being taken for investment purposes. He said that while the bulk of the sales has been confined to residence property, apartment houses and more moderate priced business holdings, many of these purchasers had bought anticipating an increase in value during the next 6 or 12 months.

W. L. Morgan, who held the business house on Grand avenue in the early part of last week, reported Friday the sale of two apartment houses built by him in the past two years.

It is a three story frame structure containing 7 five room apartments and is one of the first apartment buildings erected in the district known as Nob Hill.

Jeremiah Bahard has purchased from Eugene Rothchild the property described as lot 11 in block 11, King's second addition, paying \$8500 for it.

This property is a 50 foot lot located on the north side of Irving street between Twenty-first and Twenty-second.

G. W. Prinst has sold to M. E. Parry one of the attractive Priest residences at Rosemead for \$3550. Four lots in block 6, Brazeo street addition, which joins Irvington on the east, have been sold by B. M. Lombard to Charles A. Roy for \$4000.

A vacant 50 foot lot at the corner of East Nineteenth and Broadway was sold last week for \$2750. The property was purchased by Samuel Holm from W. H. Morrow.

George M. Bracher has sold to E. S. Peley his residence property in Rose City Park for \$3300.

The Western Oregon Trust company reports an unusual activity in suburban residence holdings. This company has recently sold for the J. F. Caples estate to George N. Crane a 3 1/2 by 100 foot lot at the southwest corner of First and Fenover streets for \$3200.

It is proposed to bore a tunnel under the mountain and tap the bottom of the lake; the water supply will then be controlled by means of flood gates built at the mouth of the tunnel.

The incorporators of the Crater Irrigation & Power company are Congressman W. W. McCredie of Vancouver, Wash., L. A. Duncan of Portland, and Frank Aldrich of Goldendale, Wash.

Salmon Or., Dec. 3.—In response to many demands of patrons along the line of the East Side division of the Southern Pacific company's lines for the reestablishment of the Silverton local, J. E. O'Brien, general manager for the Eastern lines in the Pacific northwest, writes to the railroad commission today saying that the local was discontinued for the reason that traffic was so light it did not begin to pay the actual cost of providing the service and a statement of the earnings for the last three months shows it did not pay 50 per cent of the actual expense of operation.

ALDER IS ONE OF PORTLAND'S BEST BUSINESS STREETS

Buildings That Would Be Credit to Larger City Erected on It; Others Planned, Including Theatre.

Alder street, between Fourth and Eleventh, will, upon the completion of the three skyscrapers now under way and another projected, the construction of which will begin in the next four months, be one of the most imposing retail thoroughfares in Portland. In fact, the street promises to become one of the most metropolitan in appearance in any Pacific coast city with a sky line that would do credit to a center of population having 500,000 people.

Within three years' time huge business and office structures have been erected on Alder street at a cost close to \$4,000,000, and two others projected for that thoroughfare next year will raise the cost of new Alder street buildings between Fourth and Eleventh to within striking distance of \$5,000,000.

At the same time the Cornelius hotel, another six story building, was erected on Alder street, the Medical and the six story Falling Building at the southeast corner of Fifth and Alder. These were followed with the ten story Meier & Frank building finished about a year ago.

Another Theatre. About one year hence the Parkways Theatre company will begin the construction of a modern playhouse at the northwest corner of Seventh and Alder.

And So She Changed It. Washington, Dec. 3.—As usual on the day preceding Thanksgiving the nation at capital's marriage license clerk put in the business eight hours in the year. He granted 44 licenses, nearly half of the applicants being from outside the District of Columbia, coming from Virginia, Maryland, Ohio, and Pennsylvania.

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PLAN TO TAP LAKE ON MOUNTAIN TOP

One of the most ambitious private irrigation projects that has ever been undertaken in the northwest is the plan of the Crater Irrigation & Power company to tap the Crater lake, located in the mountains back of Goldendale, Klickitat county, Washington.

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KENTON NATIONAL ADDITION "The Industrial Center of the Pacific Northwest"

The place where you are going to live sooner or later, because it is where all the manufacturing enterprises are locating. You might as well select your homesite in NATIONAL ADDITION now, while the prices are low, as every day brings new developments to KENTON, which increases the values of surrounding property.

CO-OPERATIVE REALTY CO. 520 Railway Exchange Marshall 2248-A 1274