

REALTY CONDITIONS IN NATION DECLARED GOOD

ACTIVITY TO ASSURE PRO-LONGED PROSPERITY

Optimistic View Expressed by S. B. Strauss in Address Before Realtors

Real estate conditions in all parts of the United States have entered an era of unprecedented activity with every assurance of prolonged prosperity; according to statements made by S. W. Straus, president of S. W. Straus & company, before the national association of real estate boards in session in Detroit during the week.

"There will be ample capital to finance these great activities," Mr. Straus said. "Developments will of all of our great American cities while the trend of residential construction will be in keeping with the growing demands and rights

Referring to the financial asing situation, Mr. Straus said:

"Until a few decades ago a large percentage of the population of our country lived in small private homes and all private busiss was transacted in relatively mall buildings. Consequently the mortgages of those days were not large. But as the standards of iving advanced, as communities grew and cities became more contested there came the need for mproved types of dwellings. The modern skyscraper and the apartment house were the results.

"The construction of these larger types necessitated much larger | outlays of capital. The task of lending money on improved real estate security a generation ago was mostly in the hands of the way, from S. R. Bond. larger institutions, such as the insurance companies. The work of upbuilding the cities, therefore, could only be carried forward in keeping with the growth of these lending institutions. As the natural results of necessity there then came into being the real estate mortgage bond which is simply an ordinary mortgage divided into small units which gives all investors the opportunity to invest in the same character of scurity. Let me say, however, that there is still abundant place the so-called old-fashioned mortgage as a financial instrument, in the financing of modest properties where it would not be easible to divide the mortgage to a bond issue.

The speaker then pointed out that on account of the advancing standard of living in the United States buildings rapidly become obsolete and all cities are face to face with the task of almost comdete rebuilding. This means that \$6,000,000,000 will be spent in buildings in the United States this year, and there is every reaon to believe building operations of similar magnitude will continue for some time. There will be am ple capital for these tremendous WEATHER RETARDS SALE saw something on the side of a tasks, the speaker declared, inasmuch as the first mortgage real cetate bond brings practically limitless amount of money into real estate improvement through the erection of building of the larger types,





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BUILDING PERMITS HEAVY SHORTAGE IS REPORTED

TOTALS FOR THE MONTH ARE **CLOSE TO \$400,000 MARK**

Building permits for June tend towards a high water mark for the month amount to \$376,100. of which \$129,500 were issued last week.

With one exception, all were for new dwellings or private garages. The St. Vincent de Paul parish school, church and house, under construction in the north portion of the city, swelled the permits

Nine other permits were issued ranging from \$1500 to \$5,000.

Construction is under way for car service. several large buildings for which no permit has been taken. Forms are being placed for the addition to the Valley Motor company continue in the suburban districts building on North High, which will be erected on the site of the old Rigdon mortuary. This permit may be obtained in time to be counted on the June record, of the people for bettere standards but may be delayed until early next month. Excavation for the new Guthrie theater on South peets of the real estate and build- High, across the street from the Oregon Electric, is also under way and the permit will probably be taken out next month.

REPORT SEVERAL SALES

SOCOLOFSKY FINDS THA REAL ESTATE IS MOVING

Deals recently consummated by D. D. Socolofsky of 341 State street, include the followings: Mrs. S. L. Mann bought the Zinas Chase residence on the corner of Waller and South Thir-

Mr. and Mrs. Amos Byrd bought the bungalow on E, just off Broad-

lots on Broadway and are erecting a bungalow court. In this deal he of a vacation hike from Salem to once its principal staff of life. cooperated with A. J. Mills.

Mr. and Mrs. A. J. Gibbons bought a strictly modern new 5 room bungalow located on North Sixteenth from Wm. Bond. Mrs. L. H. Fisher of Silverton

sold her concrete garage building on the Pacific highway to Mr. and Mrs, W. E. Mullerof, Salem. The building has been leased to the Wild Rose dairy after having been thoroughly remodeled and equipped for that purpose.

Mrs. L. H. Fisher has purchased a 5 acre well improved tract on the Silverton road. This tract was formerly owned by W. E. Muller of the Capital City Bedding company.

Mr. and Mrs. T. A. Reinhart have purchased the grocery stock of L. H. Septka on North Commer-Mr. Septka having accepted cial. a position with Swift & company of Portland, as chief engineer.

P. W. Geiser, manager of the Cherry City Milling company; has purchased a 3,27 acre tract in South Salem from E. E. Paddock of Seattle.

SEVERAL REALTORS COM-PLAINING ABOUT HOT WAVE

Excessive hot weather of the past week has slowed up business. several real estate men report, but Mrs. Winnie Pettyjohn declares that she has had more business than she can well take care of herself and is looking for some-

ne to assist her in her business. The summer months are generally regarded as being poor business months for the realtors, in contrast with other seasons of the year. There is still considerable movement in city property and an unusually large amount of building, chiefly new dwellings, in un-

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FOR MODERN DWELLINGS

AVAILABLE BUILDINGS LACK MANY CONVENIENCES

Five and Six Room Residence Sought; English and Colonials Popular

A decided shortage of modern are in the greatest demand. Practically all of the vacant

houses in Salem at the present during the week, all for residences time are not modern and poorly located with reference to street The most popular dwelling be-

> The cost of the modern home depends entirely on the material used. Varnish, paints, flooring. Sweden Shows Fondness and bath room fixtures are a few small items in building that make considerable difference in construction costs. The average cost

Masonery structures of conrete, tile or brick which are befor stucco than framed lathed breadstuffs.

class finish, fixtures and furnace

AT CRATER LAKE

DIAMOND LAKE, Ore., June Crater Lake, expecting to return over the highway.

"We would not have missed the They carry blankets, a hatchet, a ity. 38 caliber revolver and packs, which together tipped the scales at Eugene at 40 pounds apiece. One of them carried a ukelele and declared she was going to have her picture taken it at Craker Lake Lodge because her friends had asked her to mark the place on the map where she dropped it.

They left Salem Monday, June 15, and hiked and rode via Eugene to McKenzie Bridge, Leaving the McKenbie highway they hiked to Foley Springs, then up Horse Creek to the Skyline trail at Horse Lake, past Elk Lake, over the lava beds to Cultus and then past Davis, Odell and Crescent lakes to Diamond lake, a distance of over 120 miles from McKenzie bridge where they left the highway. They camped out and cooked their own meals all

"We heard a bear one night and nountain, but have had no accidents nor bad luck of any kind," one of them said. They have taken a great many pictures and have a diary of every event of the journey.

MUNICH HAS DOGS' PUBLIC BATH

MUNICH-There is now no excuse for Munich dogs going about dirty. A public bath for dogs has been established and is open daily from 8:30 a. m. to 7 p. m.

WASHOUGAL BUILDING

Freeman & Struble, local archiects, have completed preliminary

The new high school will probhomes ranging between \$1250 and stucco finish, two stories high and H. R. Crawford. \$2000 and between \$3000 and with no basement, It will contain \$5000 is reported by local real es- rooms necessary for general high inclination to exchange town protate dealers. Five and six rooms school class work, besides a large auditorium and study hall combined.

Although the contract has not as yet been let, the local firm will have charge of specifications and construction. Mr. Ray, principal ing erected at the present time of the school, is in town while the are the English and colonial struc- plans are being completed and will ideal for the valley climate and struction. It is planned that the opens next fall.

For American Bread

STOCKHOLM -- White bread of per room in a home with first heat is quoted in the neighborhood of \$750, according to local tistics for 1924 now available. But ed about a year ago. Mr. Will oming quite popular among local so that in a pinch the country 18 months, he said. builders, are far more satisfactory could supply its entire need in

While still being supplemented SALEM GIRLS TAKE HIKE Sweden's own wheat production city. has also risen during the same CLAIRE DAVIS, IRENE KILIAM periods from 51 to 63 per cent of the total domestic consumption, and yet the imports of wheat flour rose from 267,000,000 kilograms in 1923 to 286,300,000 in 1924, same time is consumes less of the

Are you telling your friends about the Slogan section of The experience for the world, although Statesman? This paper's policy is new quarters are being sought. once or twice we did get so tired for the upbuilding of the city and we were sick," one of them said. the surrounding farming commun-

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PORT TWO GOOD DEALS

The Fleming Realty company made two deals this week, selling plans for a union high school at the residence property of C. C. Washougal, Wash., to cost \$30,- Lightfoot at 1528 Capitol to Henry O. Miller, price \$4500. The other change for a residence proably be built of concrete with a deed running to James Heltzel is effective July 1. Mrs. Shepard

Mr. Fleming reports a greater perty for acreage than a year ago.

PLAN BUSINESS BLOCK GEORGE WILL INCREASES HIS

PROPERTY BY PURCHASE Announcement was made last

week by George C. Will that a ture. Both types of homes are undoubtedly become clerk of con- two-story business building would probably be started this summer with proper landscaping produce building will be ready when school on the site south and adjoining the old Salem laundry on the east side of Liberty between State and Ferry. The lot, 491/2 by 82 feet was purchased from W. C. Dyer for \$12,000. Mr. Will is contemplating the

erection of a four-story office and American wheat flour is gaining business building on the property in popularity in Sweden, according upon which the club stables are at the same time Sweden's own will not start construction upon grain producing capacity is rising the second building for a year or

Mr. Will owns the property on State upon which his music store is located and is one of the large by wheat from the United States, business property holders of the

VITAL STATISTICS SWAMP LONDON

LONDON. - Somerset House, 2-Tired and hungry, but happy so that the population not only tics of London, uses colors to and full of enthusiasm, two slend-raises more wheat than formerly, facilitate its filing system. The er girls, Claire Davis and Irene but also imports more. At the volumes on the various subjects here last night on the last lap old-time dark rye bread which was riages, red for births, black for deaths, brown for wills andyellow for divorces

The shelves are now so congested with 160,000,000 records that

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MRS. FRANCES SHEPARD

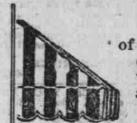
Mrs. Frances Shepard, secretary for the multiple listing bureau and the Marion-Polk County Realty association, has resigned and Mrs. Lella Meyers, formerly of Dallas, perty at 1576 South Church, the named in her place. The change took the place of Miss Martha Leavenworth several months ago.

Mexicans Seek Amity With American Houses

MEXICO CITY-Adoption of a commercial arbitration agreement by the national chamber of commerce of Washington and the confederation of Mexican chambers of commerce is recommended

PREPARE SCHOOL PLANS ACREAGE IS IN DEMAND CHANGING SECRETARIES by a special committee named by States business houses follows vir the Mexican confederation. The tually without change the Ameri-LOCAL ARCHITECTS DESIGN FLEMING REALTY FIRM RE- MRS. LEHA MEYERS FOLLOWS plan recommended to settle, with- can-Argentine agreement. It will out recourse to the courts, differ- be voted on at the next meeting ences between Mexican and United of the confederation.

IMPROVE YOUR HOME



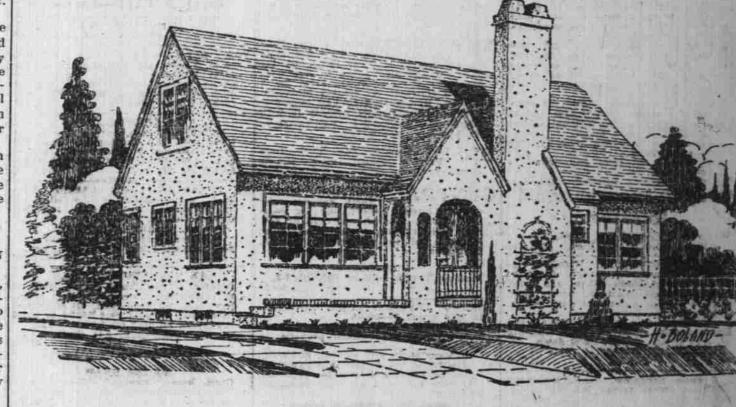
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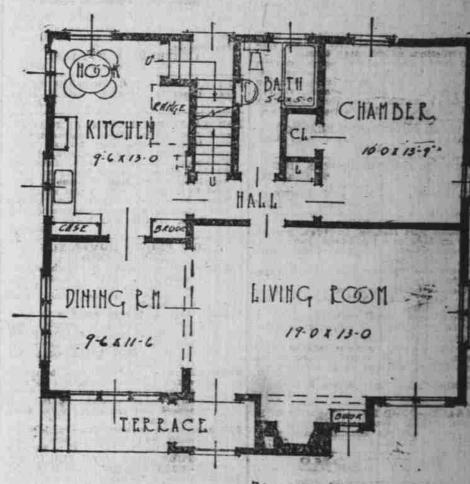


CIX well arranged rooms of ample size afford plenty of space for the average family in this attractive designed dwelling. Abundant light and ventilation is afforded by the windows of the lower floor and the two upper rooms are large and comfortable. Either stucco, shingles or siding exterior may be used with pleasing effect. The stately chimney, covered entrance and brick trimmed terrace lend charm and distinction to the facade. Construction of the angle

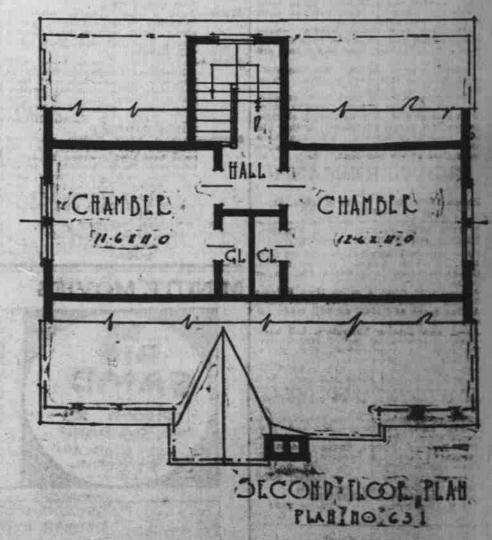
nook, with its shelf of books and tiny window leaves an unbroken floor arear in the living room, with plenty of wall space for furniture. The dining room is large enough and its wide windows insure light and cheer.

Kitchen and dining nook are well arranged and there is plenty of cabinet space and built-in equipment. The hallway ofers access to all rooms and to he stairway to the upper story.

Three bedrooms, each with loset space, and a convenient bath room complete the layout.



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