

# An Investment Proposition

## Without Parallel In Missoula

**N**O MATTER what the reason—it is neither here nor there. The fact is what concerns us now. The site of Parkside was allowed for years to remain undeveloped and unimproved; all around it in those years grew up residence districts which are creditable to the city. They have crowded it until Parkside now goes upon the market, available ground inside the city limits and surrounded by improved districts. Above and below it are sections which are thickly settled; west of Parkside lies the beautiful Greenough park, the most beautiful municipal park in the west, a natural pleasure ground of rare beauty, with its maze of wooded paths, its beautiful flow of water, its shaded drives and its delightful picnic grounds. For its entire length, Parkside adjoins this wonderfully beautiful spot. Illustrating the development which has taken place in the district which lies about Parkside may be cited the fact that in Parkside is located the Prescott school building, one of the handsome structures that make up the city school system of Missoula. This school building has become so crowded that at the spring school election the voters of the district authorized the expenditure of \$12,000 for the enlargement and improvement of the structure. When the school year opens in the fall, this will be one of the best schoolhouses in the state. **IT IS LOCATED IN PARKSIDE.** Along one of the boundaries of Parkside there is one of the best orchards in the state; it is also one of the oldest and it is an illustration of the fertility of the soil and the fine climatic conditions which prevail in Parkside. On the east of Parkside rises the slope of Mount Jumbo, an invulnerable shield against the wind and weather of the canyon, which never enter the sunny confines of the Rattlesnake valley, in which is situated this ideal spot. The exposure is to the south; the warm sun strikes here and makes of Parkside a veritable garden. And **IT'S AN EASY WALK** from Parkside to any point in the city to which the resident has call to go. To the business center of the city, the way is through pleasant, home-lined streets—a matter of 15 minutes' leisurely stroll. To the state university and the county high school, the way is across the Van Buren street bridge, a direct route, exactly a straight line, and the distance is about the same as to the postoffice. To a graded school it is but a step; the Prescott school, as has been said, is inside the limits of Parkside; there are Parkside lots all about the school grounds. This much has been said in description of Parkside's location, to demonstrate the remarkable opportunity which lies here for investment. Lots so situated are certain to increase in value. It is a fact that experienced real estate men have criticised us severely for placing these inside lots on the market at such low prices as we have done; they say that we should have placed the values much higher. But we want to sell the

lots quickly and we are doing it. We know what we consider our fair profit and the present prices enable us to realize that without difficulty. We don't want to make all there is in the deal; we are willing that there should be a margin of profit in the deal for the men who buy from us. So we have made the prices from **\$75 to \$250**—you are certain to realize a handsome profit at these figures, if you buy the lots and hold them. You can see from an investigation of conditions that we have not misstated a single feature of the situation and you will see that this is a sure chance to make a fine investment. Lots which are situated as these are cannot fail to become very valuable as time passes. It's an easy walk to Parkside; so is it an easy way to big profits if you invest in these lots. Do you realize that \$5 paid down today will secure one of these lots to you? Just a \$5 bill, that's all. Why, you waste more money than that every week of your life. Pay \$5 and the lot is secured to you; then the payment of \$5 a month completes the contract and when the last payment is made you own a lot in the very finest residence district in the very finest city in the best state in the Union. Investment in such a proposition as this is certain to bring profit. It will put you on Easy street. Why hesitate? Sign a contract for the purchase of one of these lots and you do better than if you started a savings bank account; you do better because, while you are saving, the value of the lot you buy is increasing all the time. Get into the procession. Do not lag behind; do not be one of the thriftless crowd which waits and waits while the procession passes, and wonders why others add to their store of wealth while they are unable to lay up a cent. The indecision of the hesitating—that is what prevents thrift. Take advantage of this offer; put your money into Parkside. It will grow there, just as surely as Missoula grows. This is a district which is without comparison the best proposition there is on the market. It is strange, perhaps, that Parkside was not placed on the market before. The conditions which kept it in the background while all around it the city grew are not matters which concern you now. It is enough that we have taken advantage of these conditions and have acquired this tract and that we now give you the chance to share in our good fortune. That should suffice. We guarantee you the title to these lots, we guarantee to have water from city mains at every lot in Parkside in a few weeks, we guarantee that you will have as good a holding as there is in the west—better for the money than you can find anywhere else. What more can we do? Are you not doing yourself an injustice if you pass up this opportunity? If you are not prepared to build a home, just place your money here and it will increase, just as surely as Missoula is growing, and that is the surest thing on earth.

## \$5.00 Down and \$5.00 a Month

# PARKSIDE

## ← AN EASY WALK

## PRICES ARE LOW; TERMS ARE EASY

## \$75 to \$250 a Lot \$5 Down and \$5 a Month

**T**HIS IS ONE of the secrets of the popularity of this sale. These prices are without parallel for inside city property; they are so low that some of our friends have criticised us for not having used better judgment in fixing the schedule. But we have made the prices what we think is fair to ourselves and fair to our customers. When you come to think of it, however, these are ridiculously low figures for such property as this. It is not, you know, remote property; it is in the city, a part of Missoula; it is within the city limits and it is within 15 minutes' walk from the postoffice. This, in itself is something to consider, and to consider carefully; you don't have to spend money for car fare all the year; the saving which you make in this item alone will pay the installments on a lot. But there is another consideration—the location of the Parkside lots. Have you seen the property? If you have, you need no argument; you know that the location is without a parallel, as is the price. The lots in Parkside lie at the mouth of the beautiful Rattlesnake valley; they are between two sections which are already built up; the people have been waiting for an opportunity to build here. The valley is sheltered from the east and west winds by the surrounding hills; its southern exposure gives it sunshine all the year. There Parkside basks in the beautiful sunshine and there it lies, sheltered from the winds that chill and from the dust that annoys. It is a delightful spot. The view is incomparably beautiful; the valley overlooks the broad sweep of the Missoula basin from the Bitter Root to the city; in the background is the magnificent range of the Bitter Root mountains. The soil of Parkside is the fertile alluvial deposit which makes fine orchards and gardens; adjoining Parkside are orchards which show how productive it is. The making of a beautiful home here is the easiest thing in the world. And there is the proximity of Greenough park—this makes living in Parkside specially happy. And these lots, in the city, are only **\$75 to \$250**.

**T**HIS is another item in the list which go to make up the popularity of Parkside. The small cash payment of \$5 closes the contract; the monthly payment of the same sum completes the purchase. That is easy, is it not? Do you know of anything that will compare with this offer, when the worth of the property is considered? A dollar and a quarter a week; that is not much money, but that is the sum which will make you the owner of a Parkside lot. It is not easy for a person, unacquainted with the location of Parkside, to believe that the property possesses the merit which it has; the prices are so low and the terms are so easy that they do not stand for the real merit of Parkside. But those who know Missoula know that our contention is correct and that, despite the low prices and the easy terms, this is really the most desirable residence section in Missoula for the man of moderate means. If you are not familiar with conditions, let me show you the property; that is the best way to satisfy you. If you see Parkside, you will buy in Parkside, for I know there is nothing like it in the west as a real estate proposition.

## W. J. RHOADES, Sole Agent

116 West Cedar Street

Missoula, Montana