

United States Installment Realty Company

Capital Stock, \$200,000.00 Suite 300 Kasota Building MINNEAPOLIS, MINN.

If you want a home patronize the Company that is doing the business and show results. We will place more people in their homes this year than all other Companies of this character in the United States.

U. S. INSTALLMENT REALTY COMPANY

Kasota Block Both Phones Minneapolis

Fred. H. Wendell, Gilbert B. Green.

WENDELL & GREEN PUBLIC ACCOUNTANT AND AUDITOR

Established 1884 Suite 621 Guaranty Loan Building Minneapolis, Minn. Office

N. W. Telephone 601 T. C. Telephone 501

Statement at close of business September 30, 1904 from books of the United States Installment Realty Company, Authorized Capital \$200,000.00.

Table with 2 columns: Assets-Determined, Liabilities-Determined. Includes items like Cash in office, Real estate under contract, Mortgages receivable, etc.

To the Directors of the United States Installment Realty Co., Minneapolis, Minn.—Gentlemen: Handing you above statement, we certify correctness of same, having made detailed 'audit' of your books and vouchers for the full term of your organizations to Sept. 30, 1904.

LINDEN HILLS, 15 Lots---\$75.00 Apiece.

\$10.00 Down and \$1.00 a Week, Without Interest. 10 Per cent Discount for All Cash.

Advertisement for Edmund G. Walton Agency, 300 Hennepin Avenue. Includes a diagram of lots and descriptive text.

NOT a Vacancy a Dollar

of rents LOST in 1904 on the Whitton Flats. For sale at a price that is right and on favorable terms.

W. W. CLARK REALTY COMPANY 313 NICOLLET AVENUE.

BLUE EARTH DEBATERS TOO STRONG FOR SLEEPY EYE'S

Former Wins the Unanimous Decision of Judges in the State High School League Debate for The Journal's Cup on Latter's Ground.



MEMBERS OF BLUE EARTH'S TEAM, WHICH LAST NIGHT DEFEATED SLEEPY EYE.

Special to The Journal. Sleepy Eye, Jan. 21.—The Blue Earth high school team, sustaining the affirmative, won from Sleepy Eye in the debate on the immigration question last night. The two teams were evenly matched on argument, but the Blue Earth speakers had a shade the best of it on delivery.

RARE BARGAINS

\$4,900—A first-class new, strictly modern home at \$800 below cost. Located close to Lake St. in an excellent neighborhood.

YOUNG LADY CHAMPIONS

Brookridge Overcomes Fergus Falls and Will Represent Ninth District. Special to The Journal. Brookridge, Minn., Jan. 21.—Before a crowd of 600 persons, all that could be packed into Roberts' hall, the Brookridge high school debating team last night defeated the strong team representing the Fergus Falls school.

Advertisement for Strickland, Doolittle Co. 139 Endicott St. St. Paul. Features a large '\$925' price tag and describes a property for sale.

HEADS FIGHT ON WHITE PLAGUE. New York, Jan. 21.—Dr. Livingston Farrand, professor of anthropology at Columbia university, has been named as head of the national association for the study and prevention of tuberculosis.

Fastest Motor Boat. Last year the White Boat Co. and the Globe Iron Works Co. together turned out the fastest boat ever built in America, size and power considered.

REAL ESTATE PREPARING FOR THE SPRING RUSH

REAL ESTATE MEN MAKING READY FOR A BOOM. News Brought to the City that One Is Headed This Way from New York—Difficulties of the Real Estate Board's Fight Against Smoke—Other Real Estate News.

"The demand is good, the situation the best it has been in years," is the opinion of the Minneapolis real estate market almost unanimously expressed by the real estate agents at the close of this week.

Boom Headed This Way. The great boom in real estate now on in New York and sweeping outward to the west, is certain to strike Minneapolis within another year or so, according to Frank Crowell, the Minneapolis real estate man, who is back from a three-months' absence in the east.

The Fight Against Smoke. Smoke is the main consideration of the Minneapolis real estate man just now. It is the chief complaint against the city, and the chief cause of the property owners whose merchandise, or even buildings, are being ruined by encroachments of soot wafted from the dirty chimneys.

Fighting the Movement. Remarkable as it may seem when, on the face of it, the move to abolish dense smoke is in the interest of health, the good lot of the city and the property owners whose merchandise, or even buildings, are being ruined by encroachments of soot wafted from the dirty chimneys.

A Beautiful Building. Final selection of the outside material of the Deering building at Second avenue S and Fourth street insures one of the most beautiful structures of its size in Minneapolis.

More Skating Rinks. The skating rink race is actually on in Minneapolis. After an absence of two decades the roller in a revised form of skate, is again to be the chief amusement for skaters, and spectators, for that matter.

Mayn Want Space. F. B. Nicoll's experience in so easily renting his new building on Sixth street is expected to bring an abundance of building. As a venture Mr. Nicoll took a ninety-nine year lease on a tract which he had placarded with a big sign for years, but unsavilingly.

Fastest Motor Boat. Last year the White Boat Co. and the Globe Iron Works Co. together turned out the fastest boat ever built in America, size and power considered.

Own Your Own Home Instead of Paying Rent All Your Days,

Was a topic much discussed during the year 1904, in this space, and a gratifying number of patrons availed themselves of my offer, and bought houses of me, and are now comfortably installed therein, and enjoying the new sensation of working for themselves, instead of a landlord.

It is within bounds to say that fully one-half of those whom I have helped to homes of their own during the past year expressed regret that they had not begun earlier to secure them on this installment plan, and are earnestly advising their friends to do likewise without further delay.

R. M. Newport PHOENIX BUILDING

- \$3300—No. 3041 Harriet ave., modern residence of 9 rooms and bath, new nickel plated plumbing, new furnace to be put in, gas fixtures, hardwood floors, first floor newly decorated inside and painted outside; best bargain in 8th ward.

D. C. BELL INV'T CO. 111 SO. FOURTH ST.

PARK AVENUE HOME, \$5,300 WE ARE offering an ideal home on Park avenue near Thirty-second street. The house has eight rooms on the two main floors and two rooms finished in the attic, and is very conveniently arranged.

Wyvell-Harrington Co., 401-403 Andrus Bld'g.

- Cheap Lots for Sale any of the following lots will be sold on easy terms and abstracts furnished showing good title. \$500—Columbia avenue between 32d and 33d; above grade; city water and sidewalk; 42x128.

Lake Calhoun Property I have for sale 972 feet on North shore of the Lake, being all of the frontage, except 245 feet, between the Cedar Lake Ice House and Dean Boulevard and running back to H. & D. right of way, containing 6.82 acres.

Frank P. Nicoll, 1026 Guaranty Building.

- Great Boom Coming MORRISON-CRITTENDEN CO Buy These Snaps \$1,500—Chicago av near 28th, seven-room house in best repair; fine lot, large shade trees, barn; all improvements in street; fine view; only \$1,500 offered on this avenue, but terms must be cash.