



YOUR CHANCE FOR PROFIT IN REAL ESTATE

QUICK CAR SERVICE, 5 CENT FARE, LEVEL LAND, RICH SOIL, PURE WATER, STREET WORK
FINISHED, SIDEWALKS LAID, IDEAL CLIMATE, HIGH ALTITUDE, LOW PRICES, EASY TERMS

Price of Full Size Lots \$300 Up Only \$25 Down

AFTER nearly a year of COSTLY IMPROVEMENT WORK we announce this morning the first real opening of the BEST REAL ESTATE PROPOSITION since Los Angeles became a city. Two tracts, side by side, "Highland Villa Tract" and "Occidental Heights."

We have endeavored to COMBINE in this opportunity, EVERY GOOD QUALITY that a residence section could possess.

The lots are LIMITED IN NUMBER. The price has PURPOSELY been made very low. The TERMS have never been equaled on high-grade, fine property.

What we expect to accomplish is this—we want this property to earn such a splendid profit for EVERY INVESTOR that this company will gain a wide circle of "steady" investors, and establish itself as the MOST IMPORTANT real estate concern in the community. It requires no argument to prove that these lots will immediately advance.

We make this emphatic statement, every lot is worth today 30 PER CENT. MORE THAN OUR OPENING PRICES, and in SPOT CASH. Yet we have chosen to let the PURCHASER make this profit, and we furthermore will accept a payment of \$25 down, or 10 per cent., and the balance at \$10 monthly.

Still another car line passing directly through this property is absolutely assured, making the car service still finer and surpassing the car facilities of almost any other section of Los Angeles.

HIGHLAND VILLA TRACT AND OCCIDENTAL HEIGHTS

IF you have ABUNDANCE OF MONEY and seek a profitable investment, if you are A WAGE-EARNER and seek a beautiful, splendid spot where you can own your home, if you ARE WORKING FOR A SALARY and seek an opening where modest savings will work for you, then you cannot pass by this proposition.

Simply VISIT the property, SEE the lots and improvements, NOTE the quick run from the business district, and you WILL BUY as many lots as your means will allow.

LOOK EVERYWHERE, compare prices and advantages, and tell us if this is not the MOST MAGNIFICENT offer, the SOUND-EST, SUREST INVESTMENT of them all.

Keep away from low, damp ground, keep near the city, don't pay a top price which includes the profits of half a dozen speculators.

Turn speculator yourself. Buy at first hand. If Los Angeles was to go backward instead of forward, if population should diminish instead of increase, the property at these prices would STILL BE A GOOD INVESTMENT.

Can you say that of any other property on the market today?

We repeat:—This property is positively worth at least 30 per cent more than the prices we ask. Houses are already being built. The improvements are not on paper but actually made. An army of workmen are rushing the final corners to completion. It is the very instant to buy. Can you afford to miss the best real estate buy on the market?

Janss Investment Co., Owners

GUS W. MADDUX, Manager

Phones Main 4070
Home 7763

Main Office Mason Building (Fourth and Broadway)
Rooms 418 to 420

Tract Office Take East First Street
Car to Indiana Street

PACIFIC STATES IN UNITED ACTION

Plan to Obtain Federal Appropriations
Outlined by California State Pro-
motion Committee—Non-
Political Project

The California promotion committee of the state central organization has issued a circular outlining an important non-political line of action for the general benefit of all points of the Pa-

cific coast states. The circular is as follows:

The movement to bring the commercial organizations of the Pacific states into a central co-operative body will go a long way toward carrying into effective action the friendly spirit that already prevails in the west. One of the greatest benefits that may come from such united action among the Pacific states is the fact that the senators and congressmen who represent the Pacific states at Washington will be greatly reinforced by a united public sentiment.

A well known congressman in discussing the fact that such a united spirit would be a great help to him in his work at Washington, said: "I have had eastern congressmen say to me, 'why don't you fellows out west get together. If you stand together out in the Pacific states you can have pretty near everything you want.' I think this represents the general sentiment at Washington. I am sure then people of the Pacific states are as one in their desire to see the whole region for-

to the front. I know that the congressional representatives of the people of the Pacific states share in this feeling, and the movement to bring the Pacific states together through an alliance of the commercial organizations will open the way for this spirit of co-operation to find results through well defined channels."

It is believed by those now actively interested in the project that this united action will greatly add to the prestige of the Pacific states in national affairs. While the commercial organizations of the Pacific states will advocate after careful consideration certain necessary Pacific public improvements in the various states to consummate which government appropriations are desired, and will lend moral support to the movement, they will in no way enter into political issues, but will work for all the Pacific states.

No other region has obtained less from congress than that vast area embraced in the Pacific states, and this is not because there is opposition to the growth of this great section, but be-

cause there has never been a united effort in its behalf. When the Pacific states stand together in all the larger matters that make for the welfare of the whole coast, everyone will be glad to help along the great movement. The people of the Pacific coast are already united; they realize that the prosecution of a great public improvement in one section will be of advantage to the whole coast. Their motto is "one for all and all for one." No Pacific state can hope for aid from the government when its request is opposed by its sister states, but with the Pacific coast united, and all states helping one another, the results will be sure to come and if not all that is asked shall be done, at least more will be accomplished than could be attained by disconnected effort.

Transfers of Property
A. T. Jergins & Co. report sales of property as follows:
Louis Brand has sold to C. A. Thomas and James B. Pollock property at 1124-

1126 West Pico street, improved with a two-story frame and pressed brick building, for \$7500.

Mrs. M. E. Robertson to Mrs. H. Cashin, lot 10, block 5, W. G. Nevin tract, on Gramercy place, between Pico and Dorchester. Purchaser intends to build a fine home.

Mrs. M. L. Barnes has sold to C. M. Jepsen lot 177, Westmorland tract, on Menlo avenue, for \$2650. Mr. Jepsen intends building a home in keeping with this fine locality at once.

Burk Brothers have sold to Mabel Rush and Mamie G. Whitman a lot in the Slauson Avenue tract for investment.

Wall Paper at 7½c Roll.
Regardless of cost and value we are disposing of about 100 patterns at 7½c, most of them worth double. Don't miss it, but fetch sizes of your rooms, slightly imperfect window shades, 25c. Headquarters on burlap, moldings, enamels, painting and glazing.
WALTER BROS., 627 S. Spring.

HOUSES FOR SALE TO BE MOVED AT ONCE

2-Story Dwelling House Located at 825 S. Broadway
1½-Story Double Cottage Located at 821-823 S. Broadway.

To make room for the "Greater Hamburger Store"

Apply to—
Hamburger Realty & Trust Co.
Chamber of Commerce Building