

SUNDAY MORNING, FEBRUARY 24, 1907.

QUICK PROFITS FOR SYNDICATES

ADVANCING TENDENCY IN THE REALTY MARKET

Completion of Big Stores on Broadway and Hill Street Will Call for a Great Number of Smaller Buildings

The Los Angeles real estate market continues active and is in a decidedly healthy condition. There is no decline in value, either for business frontage or residence property.

Mary J. McMenomy has sold to Architect Myers and associates, through Wright & Callender, the property at 839-841 South Hill street, lot 67x165 feet, consideration \$150,000, or at the rate of \$2250 a front foot.

"I look for greatly increased building activity during March," said J. J. Backus, chief inspector of building, yesterday, while discussing the statistics for the months of January and February.

Recent transfers on West Seventh street give evidence of further interest taken by investors in frontage along that thoroughfare, which is to become one of the important cross-town business streets extending from Los Angeles river on the east to Westlake park.

The sum of \$57,000 has been paid for forty-seven and one-half acres at Glendale, two blocks west of Brand boulevard, in what is known as Oliver's West Glendale tract, to a syndicate of Los Angeles capitalists for \$1200 an acre.

The sale of the Normal school property for a sum not less than \$500,000 is among the possibilities. Both branches of the California legislature have adopted the Carter bill authorizing the sale.

EUCLID HEIGHTS SPREADING OUT

Contracts Let for New Homes—Paving Euclid Avenue—Fire Poles and Water Pipes in Place

That attractive portion of the Ninth ward familiarly known as Euclid Heights is making rapid strides in tasteful improvements of a permanent and substantial character.

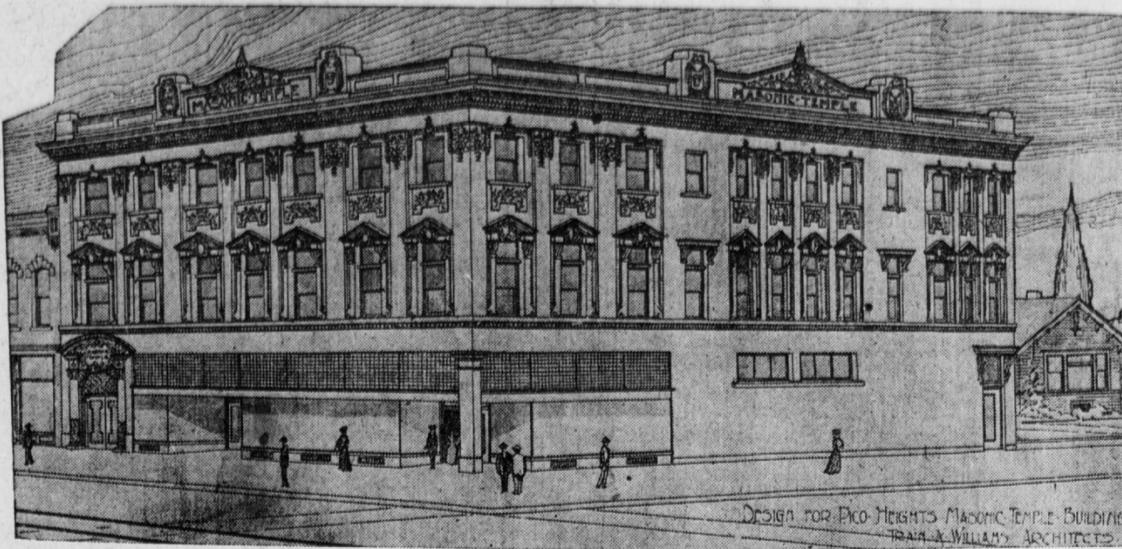
The new school house near the corner of Euclid and Stephenson avenues is filled with the children of that quarter of the ward, the building being one of the handsomest in the city.

Excellent fire protection has been provided, fire plugs having been placed at many points in the district. Last week an eight-inch water main was laid on Euclid avenue, extending from Stephenson to Venice street, a distance of two blocks, and still further extensions are planned.

The city council has passed an order for the paving of Euclid avenue from Stephenson avenue to Hollenbeck avenue, a distance of six blocks. Asphalt material will be used. Contracts are pending for the erection of five new houses on Euclid, at Eagle, Fifth and Lanfranco streets, while three handsome and costly residences are nearing completion on Euclid and Guirado streets.

Carr Street Sale A. A. McCreary has paid A. W. Ross \$15,500 for a lot 50x155 on Carr street, between Hill and Main streets.

NEW HOME FOR THE MASONIC FRATERNITY



ORNATE THREE-STORY AND BASEMENT BUILDING TO OCCUPY ALL OF LOT 65X140 FEET ON SOUTHEAST CORNER OF FEDORA AND PICO STREETS. COST \$45,000. STORE ROOMS ON FIRST FLOOR, SECOND FLOOR FOR LOFTS OR OFFICES, THIRD FLOOR FOR MASONIC LODGE ROOMS, SOCIAL AND DANCING ROOMS, PARLOR AND KITCHEN SECTION. MAIN ENTRANCE ON PICO STREET.

WEST SIDE HOTEL SOLD FOR \$55,000

Operators Continue to Find Seventh Street an Inviting Thoroughfare for Investment of Capital.

Recent transfers on West Seventh street give evidence of further interest taken by investors in frontage along that thoroughfare, which is to become one of the important cross-town business streets extending from Los Angeles river on the east to Westlake park.

Dr. Carl Kurtz has purchased from a local investor the premises 1135 West Seventh street, size 60x149 feet to alley, with nominal improvements, for \$20,000.

Mrs. Sarah H. Van Nuys has purchased from William Loudon of Indiana the northeast corner of Seventh and Winter streets, improved with a two-story and basement building, known as the Netherland hotel, fronting 108 feet on Seventh street and 120 feet on Winter, for \$55,000 cash.

Other Important Transfers Joseph H. Reynolds has purchased the two-story four-flat building at Nos. 838 and 840 South Flower street, for \$37,500.

Dolton & Austin report the sale to a local investor of the southwest corner of Sixteenth and Oak streets, 106 feet on Sixteenth and 85 feet on Oak street, improved with two modern six-room cottages; consideration \$11,750.

PROFIT OF \$60,000 ON SOUTH BROADWAY

Local Syndicate Takes Columbia Hotel Frontage at a Valuation of \$260,000, or at \$4100 a Foot

THE most notable sale of business frontage during the past week was the transfer of the Columbia Hotel property at 612, 614, 616 and 618 South Broadway by Florence B. Cramton for \$260,000, or at the rate of about \$4100 a front foot, the frontage being 62 1/2 feet depth, 155 feet to a 20-foot alley.

The purchasers were ex-Senator A. G. Foster of Washington, ex-Governor Miles C. Moore of Washington, M. N. Avery, W. E. McVay, E. S. Rowley, G. W. Walker, F. D. Chipron, Charles C. Anthony, D. T. Daveport, L. W. Clark, J. W. Ross, S. K. Lindley and W. M. Riley, being a syndicate of investors formed by W. B. Merwin & Co. and R. A. Rowan & Co., the selling agents.

The lot on the northwest corner of Shatto and Union streets, 120x134 1/2 feet, has been sold by Lucy J. Reynolds to Dr. E. LeGrand Vaughan for \$15,000. The purchaser will erect an apartment house to cost \$25,000.

Hanson Moore has paid \$5000 to Mrs. Gertrude Wilkinson for a lot on Western avenue near Adams street. The lot is 75x135 feet, giving the purchaser total frontage on Adams street 205 feet. He will erect a home to cost \$35,000. Both sales were negotiated by the Burck-Gwynn company.

Los Angeles Enterprise A gentleman who made a trip last week on the McCarthy company's free car said to Mr. McCarthy: "I am with the delegation from the north. We think we do things north, but Los Angeles beats us for energy and push. No free car runs in our city."

Run Another Week Many people celebrated Washington's birthday by taking a trip on the McCarthy company's free car. All seemed to enjoy the trip. They told their friends, and they joined the crowds. The car will continue to run tomorrow (Sunday) and for another week.

Sit Up! Take Notice! Join the Forward March

Don't plod along in the old-fashioned, rent-paying way—step lively. Catch up with your Opportunity and march on to Independence in "Our Easy Way"

Unloose yourself from the burden of rent-paying and you're well on the way to success. We've made the starting easy for you. Hundreds have secured homes of their own through our system of little weekly payments. You can do the same.

We're selling lots now in the Donahue Tract at Graham station, only 15 minutes out on the Long Beach line, as low as \$145, and on these easy terms:

\$1 Down, \$1 Per Week (on each \$100). Your first payment gives you possession. \$1 If you wish to build at small cost a little home we will furnish you with water free ten months.

Few lots left in our Ten Big Tracts at \$100 up; same location; same easy terms. Water piped to every lot.

FREE TICKETS TO TRACTS ANY DAY—SUNDAYS UNTIL 3 P. M.



200 Severance Building Home F4816. Main 2013. N. W. Corner Sixth and Main.

NEW BUILDINGS IN PREPARATION

INGLEWOOD TO HAVE A HIGH SCHOOL

High Class Homes Planned for Southwest Section—Plans for Hollywood, Sierra Madre and Pasadena

The trustees of the Inglewood school district have authorized Architect Ehlers to draw plans for a new Union high school to be erected at Inglewood. The improvement will be a three-story brick building 110x90 feet and will have red and cream pressed brick facing and trimmings, galvanized iron cornice and composition roofing. It will be built on a concrete foundation.

Following are reports of new work to the Builder and Contractor by local architects: Lester S. Moore is preparing plans for the addition of a screen porch 14x32 feet, sun parlor and operating room to the Homer Toberman Deaconess home at the corner of Bellevue avenue and Custer street.

The same architect is preparing plans of a two-story frame residence to be built at Hollywood for Harry Gordon. It will contain eight rooms and enameled finish, plate glass windows, etc.

The same architect has also prepared plans of a two-story frame residence to be built at Sierra Madre for Miss Coffey. It will contain seven rooms and have cobblestone foundation and chimney, cement porch, natural yellow pine trim and all modern conveniences.

Hunt & Eager report that they have plans in preparation for a number of fine residences to be erected in this city in the near future. The following are in an advance stage: For E. P. Johnson, Jr., a northeast corner of Twenty-eighth and Severance streets; for Mr. Ames, Vermont avenue, north of Wilshire boulevard; for F. H. Perry, on northeast corner of Chester place and Adams streets; for B. F. Coleman, on the southeast corner of Twenty-eighth and Key West streets, and for

NOTABLE DEAL ON SOUTH GRAND

Values on South Grand avenue between Sixth and Pico street command attention. During the past week Louis Isaacs sold to Matilda McLaughlin, through R. A. Rowan & Co., a lot on the east side of Grand avenue, sixty feet north of Eighth street, for \$57,375 cash.

An option on this property was taken by Mr. Isaacs at \$50,675 about ninety days ago from the Los Angeles Trust company, acting as trustees for the syndicate which owned it. The final payment, however, was not made until a few days ago. The purchase price was at the rate of \$750 a foot, and it was resold at an advance of \$100 a foot. It is said that the remaining property in that block is held at \$1000 a foot.

Like Eagle Rock Five new residences have been commenced in Eagle Rock during the past week, costing from \$3000 to \$5500 each.

Nearer Than Hollywood Higher Than Highland Park More Beautiful Than Either

EAGLE ROCK

The Switzerland of Los Angeles

In spite of the temporary poor car service, Eagle Rock has "come into its own." It is no longer necessary to urge people to see Eagle Rock—they are going by thousands to see it, and usually go again and again.

GET THE BEST

"Deal with the man who does in his line the most business—there's a reason for it." The Edwards & Winters Company has sold over half a million dollars' worth of Eagle Rock property since February, 1906. We have the best in Eagle Rock. It was mostly purchased long before the car line came to the valley. It is being sold as cheap or cheaper than low, undesirable property, which we refused to consider at any price.

We are deliberately selling the best property in Eagle Rock at opening prices below its market value. We have an object in doing so. We control all of the properties in Eagle Rock handled by our firm.

No Other Agent in Eagle Rock Can Sell Them to You

For this reason, you will be asked to buy inferior "bargains" and will be told that "all that tract is sold out." In the meantime we are selling, below value, from 15 to 30 good lots every week.

It Pays to See Us

Edwards and Winters Co. Inc.

329 South Hill Street, Los Angeles, Cal.

Branch Office, Eagle Rock Townsite

E. D. Unger and H. S. Bourne in Charge

N. B.—There is so much that is GOOD in Eagle Rock, that we urge you to assure yourself before buying that your complete street improvements, water supply and building restrictions are provided for.