

SUNDAY MORNING, SEPTEMBER 15, 1907.

PROSPERITY IS ASSURED

LOW PRICED TRACTS GENUINE SOURCE OF PRIDE

DEMAND FOR HIGH CLASS PROPERTY GROWS

Real Estate Operators Offer Eloquent Testimony as to Stability of Future Values in Los Angeles

There are two classes of subdivisions any growing community needs, namely, the high class and the cheap.

The latter is imperative, because the mass of people must have them to live upon. The day laborer and the factory and shop workers and the clerks can build homes only with limited means and must, therefore, as a rule, have the opportunity to purchase improved or unimproved property upon small payments, which shall terminate at the end of a reasonable length of time.

Los Angeles has had many of these subdivisions laid out in the past and has seen them answer to a demand like hot pancakes to a hungry man on a cold morning. Whether she needs more than are now on the market is a question which must be answered by some one who has canvassed the situation thoroughly enough to be accepted as an authority.

A Guess on Population

It is a matter of common recollection that Los Angeles enjoyed a hearty laugh when one optimistic real estate operator predicted a population of 550,000 for the city, and it is of equally common recollection that we all enjoyed a still heartier laugh, this time with the prophet, when we woke up one morning and found that the gentleman's figures had been too conservative.

Proof of Prosperity

And there is no class of men which is better able to sense the situation, which can so quickly catch the suggestion of a demand, than real estate operators. It is their business to keep an ear to the ground, to keep a finger on the pulse. Nothing will so certainly establish confidence in one who is possessed of some doubt about the future as interviews with these men at the present time.

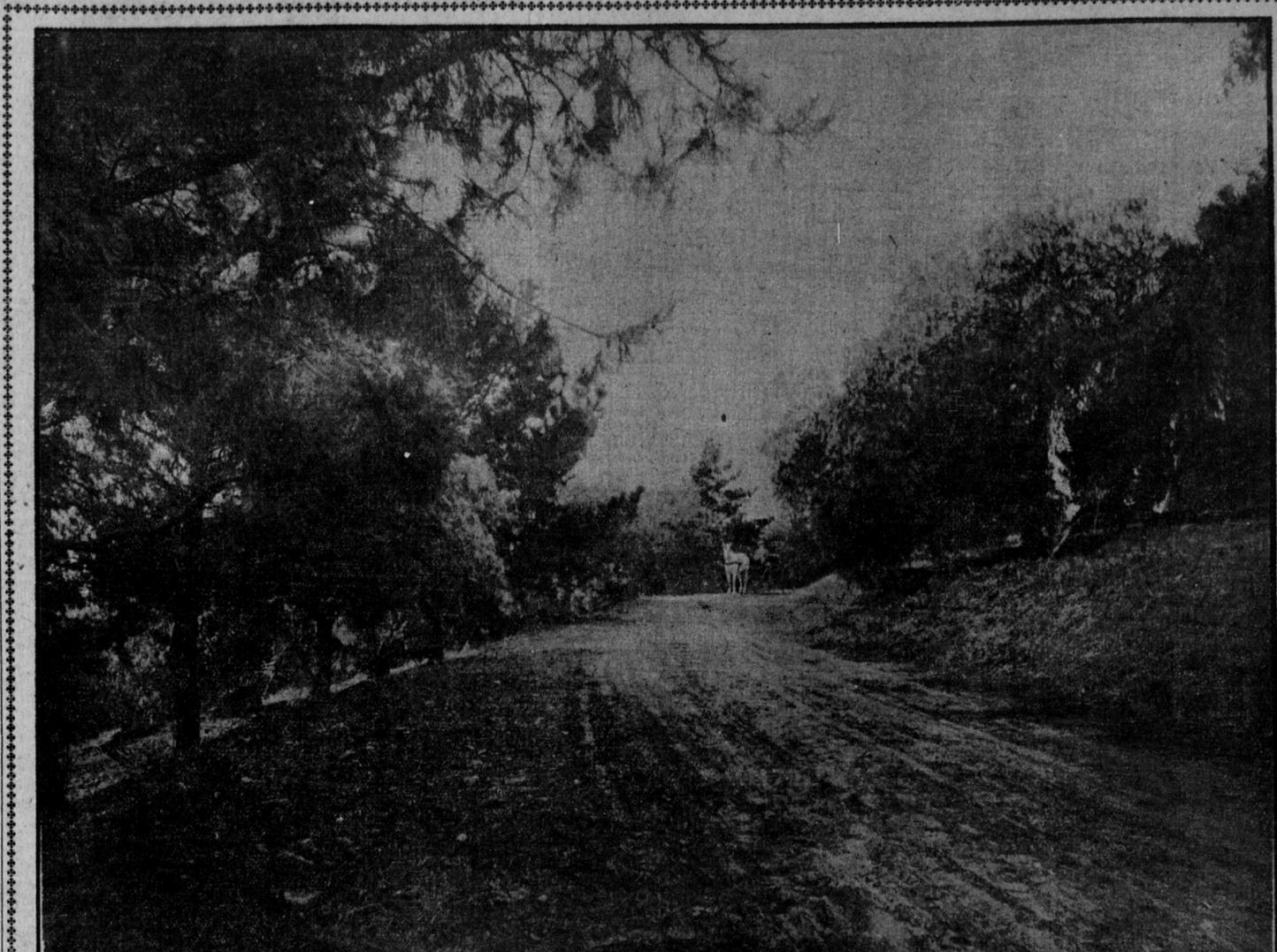
NOB HILL RANCH AT PALMS IS BEAUTIFUL SUBDIVISION

Is Interlaced with Inviting Drives and Affords an Unparalleled View of Mountains and Sun-down Sea

High class subdivision is the line along which real estate operators are working this season, especially the kind which offers beautiful country home sites. Among the number now being prepared is Nob Hill ranch, near Palms, owned by A. B. Chittenden and R. B. Sumner of the Union Trust building.

COSTLY APARTMENT HOUSE WILL GO UP ON SOUTH MAIN

A permit was taken out Saturday by Caroline M. Hicks for the erection of a three-story apartment house at 1100 South Main street. The estimated cost of the building is \$90,000.



DRIVE ON NOB HILL RANCH, NEAR THE PALMS—TRACT WILL SOON BE OFFERED AS BEAUTIFUL RESIDENCE SECTION BY CHITTENDEN & SUMNER, UNION TRUST BUILDING

BUILDING PERMITS TAKE LONG JUMP

1906 RECORD PROVES TO HAVE BEEN TOO LOW

Costly Warehouse Structure and Large Apartment House Appear in Last Week's Report of Building Inspector's Office

In spite of the fact that two short weeks make up the following report of chief Building Inspector Backus, the month of September promises to show a splendid record by passing the \$1,000,000 mark again.

Below is the tabulated statement of improvements in Los Angeles from September 3 to September 13, inclusive:

Table with 3 columns: Class, Value, Permits. Lists various building classes and their corresponding values and permit counts.

Report by Wards

Table with 3 columns: Ward, Permits, Value. Shows permit and value data for different wards.

Principal Building Permits

Among the building permits issued are the following: Lucas avenue, 415-419—W. L. Stanton, owner and builder; two-story ten-room residence; \$2400.

ANOTHER ASSOCIATION APPEARS IN SOUTHWEST

Improvement All Along the Line is the Object to Which It Has Declared Itself Devoted

The New Southwest Improvement association was organized last week at a meeting of property owners in Buck's hall at the corner of Forty-seventh street and Vermont avenue.

NUMBER OF REALTY TURNS REPORTED BY SALESMEN

The Connell company has sold for Lucy A. Shaw to J. Zabolto the property at 1028 East Fifty-seventh street for \$1400.

Kroesen Brothers made the following transactions: E. J. Clark to O. F. Reckner, lot 40x137 feet, with a five-room modern cottage on the north side of East Forty-eighth street, between South Park avenue and San Pedro street, for \$2556.

The San Fernando building, erected at the corner of Fourth and Main streets by Col. J. B. Lankershim, is nearly ready for occupancy.

BIXBY STREET SUBDIVISION STARTS OFF WITH GOOD SALE

Is Being Laid Out for Especial Purpose of Apartment Houses

Mrs. J. H. Wagner has just purchased through the agency of R. A. Rowan & Co. a lot on the west side of Bixel street, between Seventh and Eighth streets.

HOW REAL ESTATE MOVES IN FAR AWAY BUENOS AYRES

Consul General A. G. Snyder of Buenos Ayres reports that according to a published statement the sales of real estate during April, 1907, in Buenos Ayres consisted of 1583 transactions valued at \$13,102,966.

LOS ANGELES SYNDICATE BUYS EXTENSIVE ACREAGE

REDWOOD CITY, Sept. 14.—Dingee tract of 3000 acres, situated near Redwood City, Cal., has been sold to a syndicate of Los Angeles men for \$750,000.

HOLMES-WALTON COMPANY MAKES BIG BUNCH OF SALES

Desirable Corner in Wilshire Boulevard District is Sold

Holmes-Walton company, report the sale to J. Frank Walters of the southeast corner of Western avenue and Second street, in the Wilshire boulevard district, 72.2x143 1/2 feet.

SAN FERNANDO BUILDING PREPARES FOR TENANTS

Several New Great Office Structures, Building and Promised, Keep Main Street in Front as Prominent Thoroughfare

The San Fernando building, erected at the corner of Fourth and Main streets by Col. J. B. Lankershim, is nearly ready for occupancy.

NINETY-FOUR PERMITS ISSUED AT SANTA MONICA

The report of Santa Monica's building inspector shows that ninety-four permits were issued during the past three months. Their aggregate value was \$150,000.

LARGE TRANSACTIONS ARE ORDER OF WEEK

GOOD BUSINESS COMING ALONG FOR FALL

Beautiful, Commodious Home is Purchased in Country Club Tract by George A. Otis, Owner of Pomona Rancho

The last week was notable for several large realty transactions. The McArthur realty company sold for Charles L. Washburn to Dr. W. L. Wade the property at 717 South Alvarado street for a reported consideration of \$17,500.

Another important deal was the transfer to George A. Otis, owner of the Pomona rancho, of the southwest corner at the intersection of the Country Club boulevard and Terrace avenue for \$18,000.

MANY SALES ARE REPORTED IN WILSHIRE HARVARD TRACT

Extension of West Ninth Street Car Line Now Assured

E. A. Forrester & Sons, Inc., report the following sales in the Wilshire-Harvard Heights tract, located south of Wilshire boulevard and west of Normandie: R. T. C. Maliso, lot 24, being the northwest corner of Ninth and King streets, 50 by 135 feet; \$1450.

BIXBY PARK RESIDENCE HAS GOLD KNOBS AND HINGES

One of the striking features of the fine home which A. D. Myers, the Goldfield millionaire, is having built on the bluff near Bixby park, Long Beach, will be the knobs, latches and hinges of the doors throughout the house.

SOUTH PARK AVENUE GETS NEW WATER PLANT

Lee & Livingstone have installed a new engine and pump for the Greater Los Angeles Water company at Sixty-fourth and South Park avenue which will pump five times the former pumping capacity for this company.

ARCHITECTS ARE ACTIVE

TEN-ROOM RESIDENCES ARE IN LONG LIST

PLANS FOR HALL OF RECORDS ARE ACCEPTED

The Builder and Contractor furnishes the following news notes from among the architects:

Architects Garrett & Bisby have drawn plans for a two-story frame residence to be erected on Arapahoe street between Ninth and Tenth streets for Mrs. Marguerite Jonas.

BELLE VERNON ACRES ARE IN GOOD DEMAND

Saw and Hammer Are Busy on Many Cozy Homes, and Gardens Are Much in Evidence

Emil Firth reports an extraordinary demand for Belle Vernon acres. The tract has been subdivided into one acre and one-half acre lots, full measure of the streets are graded and free water is supplied for irrigation and domestic use through large steel mains.

BACK TO THE BARN

The Conductor—Come out of it, mister; you got to change here. This car goes to the barn.

THE SELLING-NEW YORKER (half asleep)—Go right ahead, sonny! I ain't fed a hog, or milked a cow in over a week, 'n' I'll help ye do the chores 'n' the evens'—Puck.

BALD-HEADED MAN (who inclines to be facetious)—I'm getting to be pretty bald. Suppose you'll have to cut my hair for half price hereafter, eh?

TENSORIAL ARTIST (who is equal to the emergency)—Oh, no, sir; we always charge double when we have to hunt for the hair—Tit-Bits.

EVERYTHING YOU WANT YOU WILL FIND IN THE CLASSIFIED PAGE. ONE CENT A WORD.