

Founded in 1866

Incorporated Under the Laws of California May 29, 1899

Established in Los Angeles 1895

Los Angeles Investment Company

333-335-337 South Hill Street. Telephones: Main 2248; 60127. Hours: 9 a. m. to 6 p. m.

One Hundred and Seventy-third Monthly Report, June 1, 1910

RESOURCES		NET ASSETS	
Balance due on houses being sold on monthly installments, mortgages, secured loans and houses under construction	\$2,439,929.00	Capital Stock paid in cash	\$1,685,391.00
Building Material Co. stock, including two lumber yards, lumber and planing mills, warehouses, shops, factories, wagons, etc.	164,740.00	Reserve	2,133,587.27
Stock in Globe Savings Bank at par (market value \$91,350.00)	63,000.00		\$3,818,978.27
Real Estate (market value \$1,638,200.00)	1,242,727.37	LIABILITIES	
Fixtures	4,515.38	Dividends payable (uncalled for)	2,886.31
Cash on hand	135,383.48	Home Certificates and Mortgages on property purchased (not a legal liability)	228,430.65 231,316.96
	\$4,050,295.23		\$4,050,295.23

No unpaid bills.

Profits on Real Estate during past year	\$301,423.11
Profits on Building and Construction during past year	10,702.12
Interest received during past year	165,106.94
Profits from these three departments alone during the year	\$ 477,232.17
Dividends paid during the year	355,640.52
Net profits from these three departments alone in excess of dividends	\$ 121,591.65
Gain in Stockholders during the past month	166
Gain in Stockholders during the past year	2217
Total number of Stockholders	4593

Our fifty-seventh quarterly cash dividend, amounting to \$99,024.54, was paid May 15, 1910. Our fifty-eighth quarterly cash dividend will be paid August 15, 1910. Thirty thousand shares of unissued stock now for sale at \$3.20 a share. After June 30th the price will be \$3.25 a share. No Stockholder of this Company ever failed to get his money back if he wanted it. DIRECTORS—Charles A. Elder, President and Manager; Charles Cassat Davis, Vice-President and Attorney; W. D. Deeble, Secretary; G. M. Derby, Treasurer; A. P. Thomson, Associate Attorney; Harry D. Rodgers, Auditor; C. L. Bagley.

L. A. HOME IS BOUGHT BY JUDGE L. A. GROFF

Realty Sales Aggregating \$31-100 Closed by E. A. Forrester & Sons, Inc.

E. A. Forrester & Sons, incorporated, report sales aggregating \$31,100, \$5100 being for sales in Angeles Mesa and \$22,000 for sales in the Wilshire Harvard Heights. The following is a record of the transfers, all of which are of recent date:

Angeles Mesa Land company to W. L. Heinicke, 50x150 feet on Ninth avenue near Fifty-third street, \$500; to John Dillon, 50x150 feet on Eleventh avenue near Fifty-fourth street, \$700; to J. M. Schadle, two lots, 50x150 each, on Tenth avenue between Fifty-third and Fifty-fourth streets, \$1500; to M. P. Ihmsen, lot 50x150 feet, on Tenth avenue just north of Slauson avenue, \$700; to J. H. Chittick, 50x150 feet on Tenth avenue south of Fifty-fourth street, \$700; to R. H. Brown, 50x150 feet on Tenth avenue near Fifty-fourth street, \$850; to Carl S. Foulkes, 50x150 feet on Tenth avenue near Fifty-fourth street, \$850; to K. and L. Kalvelage, 50x150 feet on Eleventh avenue, \$800.

For the Forrester Improvement company property in the Wilshire Harvard Heights as follows: To Paul Alchevich, a west front lot 50x135 feet on Irolo just south of Ninth, \$1850; to A. E. Slaughter, a west front lot 50x135 feet on Irolo midway between Eighth and Ninth streets, \$1600; to Marion P. Nichols, a west front lot 50x135 feet on Ardmore south of seventh street, \$2500; to Esther H. Kemper, a west front lot 50x135 feet on Ardmore south of seventh street, \$2500; to Helen R. Kinsey, a seven-room bungalow at 715 Irolo street on a lot 50x135 feet, consideration close to \$4000.

Wilshire Harvard Heights Building company sold its large two-story eight-room house on lot 60x135 feet at 675 Irolo for cash and trade \$9000. The purchaser is Judge L. A. Groff, who will make his home in Los Angeles.

You can buy it, perhaps at many places, but there's one BEST place to buy it—and that place advertises.

View of Eagle Rock Valley and Home Development



PICTURESQUE SUBURBAN RESIDENCE DISTRICT ONLY SIX MILES BY CAR LINE FROM FIRST AND SPRING STREETS

BAY CITY BUSINESS FIRM COMING TO LOS ANGELES

Another proof that wholesalers and jobbers of other cities are seeking entrance into Los Angeles markets for their share of the business is evidenced by the fact of a lease just closed through the agency of the W. Ross Campbell company to the firm of L. Samter & Sons, incorporated, of San Francisco, who are among the largest wholesale neckwear people on the west coast. The premises leased are known as 343 South Los Angeles street, and owned by the German estate. Extensive alterations will be made on the premises to meet the requirements of the new tenants. Samuel L. Samter, who came down from San Francisco to close the negotiations for the lease for his firm, talked most optimistically of the great future that Los Angeles has in store for jobbers and manufacturers.

PLACING GAS MAINS

Six-inch gas mains are being laid by the Domestic Gas company in Wilton place from Fourth street to Wilshire boulevard through Van Ness Avenue Square tract.

Mennonites Moving to Escondido in Search of Permanent Homes

MENNONITES from Bakersfield, according to a recent press telegram, are establishing a permanent colony near Escondido, in San Diego county, eighteen miles from the Pacific coast and 100 miles from Los Angeles, with Oceanside on the line of the Santa Fe as the nearest railway station. The story is that sined Martens, the agent and promoter of the colony, went off to Kansas and left the Mennonites to their fate, several of them have been trying to get out of Kern county. They were peculiarly reticent about their affairs, and from what little information they were willing to give members of the Bakersfield realty board it appeared Martens' negotiations had been such that they were left without enough capital to work their land, much of which needed water development. The Mennonites always showed a disposition to dislike the county because of the bad deal Martens was alleged to have given them, and because they were never able to bring him to justice. After he had been located in Kansas and Deputy Sheriff Quinn went there to apprehend him as a fugitive from justice, two Mennonites secured Martens' escape from extradition by swearing to affidavits setting forth that he had given them a square deal.

After that the county authorities gave up trying to do anything for the Mennonites, but their condition recently was discussed at a meeting of the realty board. It then appeared that some of the members of the board were in a condition verging upon destitution.

It now is understood that the movement into San Diego is in a measure cooperative, the Mennonites who have some means helping those who lost their savings through the deals which Martens promoted.

GLENDALE HUSTLING FOR CANYON CAR LINE

Glendale citizens are hustling. The trustees of that city have granted a permit to E. D. Goode to lay a spur track from Third and Glendale avenue northerly on latter street to the town limits. The scheme is said to be to establish a railway northerly through Verdugo canyon and on to La Canada and La Crescenta valleys. The county supervisors recently refused a franchise over certain roads because these were too narrow. Now it is said Goode has secured a wide right of way and is ready to start work. The line will be built for the Pacific Electric, and it is reported that within a year the northerly extension will be turned toward the east, and a track laid to Pasadena.

DEALS IN CHOICE LAND

(Continued from Page One)

ers of East Whittier, has paid W. J. Hole \$150,000 for the Hole ranch of 160 acres in La Habra, just over the Orange county line. This is one of the finest ranch properties near Los Angeles. The house is a beautiful mansion. The place has fifty acres of the highest quality of bearing Valencia oranges, seven acres of bearing navel, and fifteen acres in 2-year-old Valencias. It stands close to the Puente hills, in a most favorable location of the frostless belt. The place is piped and has its own electric motor pumping plant. One hundred shares of water go with the ranch, ample for all purposes.

W. J. Hole, who is a pioneer in the development of the Whittier section, and was the selling agent for the Stearns Ranches company, improved the place for his home, but later business interests caused him to locate in Los Angeles.

ITALIAN VILLA HOME FOR MRS. H. H. STERN

Work has just commenced upon the erection of a large Italian villa on Hobart boulevard, south of Washington street, for Mrs. Hortense H. Stern. It was designed by Architect H. Cooper Corbett, is three stories high and will cost \$20,000. It will have cement exterior walls, with the entrance graded with orders. The interior finish will be of cedar, stained mahogany. There will be several stone fireplaces, oak floors, furnace heating system and first class plumbing.

PAID \$5150 FOR RESIDENCE

Gertrude M. Goldberg has sold to Lon H. Mitchell through the agency of C. W. Watson, with Black Bros., a lot 50 x150 feet, on the east side of Bonnie Brae street, about 150 feet south of Orange, for \$5150. The buyer may resell in the near future, having received an offer at a profit on his investment.

'BUNGALLET' COMPANY IS PLANNING 7 NEW HOUSES

The "Bungalow" Designing company reports the following plans being prepared by them:

An eight-room "bungalow" for Mrs. S. A. Phipson in Monrovia; estimated cost \$4000.

A six-room "bungalow" for F. W. Small on Halldale avenue; estimated cost \$2350.

A seven-room "bungalow" for Dr. G. W. Collier on Western avenue; estimated cost \$3200.

A seven-room 1 1/2-story residence for C. B. Conley on West Fiftieth street; estimated cost \$3200.

A six-room "bungalow" for Mrs. C. M. Bailey in Hollywood; estimated cost \$2800.

A two-story nine-room Swiss chalet for B. W. Stevenson in South Pasadena; estimated cost \$3800.

A forty-apartment house for M. W. Bryant in Long Beach; estimated cost \$15,000.

Sacramento Valley Irrigated Lands

THE LARGEST IRRIGATION PROJECT IN CALIFORNIA. THE MOST VALUABLE WATER RIGHT IN THE WORLD. GRANTED BY SPECIAL ACT OF CONGRESS

- ☑ Irrigating an area from 4 to 12 miles wide and 70 miles long in Glenn and Colusa counties.
- ☑ 150 miles northeast of San Francisco; 85 miles north of Sacramento.
- ☑ Both river and rail transportation.
- ☑ Roads graded around each quarter section.
- ☑ Water delivered to the highest boundary of each 40.
- ☑ Complete drainage system.
- ☑ Most perfect system of irrigation ever undertaken.
- ☑ No pioneering to be done. Good towns, with telephones, electricity, schools, churches.

\$125 an acre, including perpetual water right.
\$15 an acre cash, balance in ten annual payments.

NO LAND SOLD TO SPECULATORS.
ONLY ACTUAL SETTLERS—TILLERS OF THE SOIL—WANTED.
This is a Kuhn project. The Kuhns developed the Twin Falls Region in Idaho, and their previous signal achievements of this kind insure the success of their latest and greatest undertaking.

Sacramento Valley Irrigation Co.

W. S. KUHN, President.

"The Kuhn California Project"

Vernon J. Barlow, Resident Manager,
Suite 306 Central Building, Los Angeles.

SAN PEDRO

\$2,000,000 was just voted by the people of Los Angeles for the building of Public Docks, Warehouses, etc., at San Pedro—the foundation to one of the greatest free harbors in the world. The government has just completed the \$2,000,000 breakwater and has also appropriated over \$500,000 for further improvements in the harbor. The fortification site has been purchased by the government at a cost of \$299,000. What more guarantee is necessary of the certainty of San Pedro becoming one of the world's greatest commercial centers? Property within four blocks of the water front can be bought at \$600 and up per lot on following terms: \$25 down, \$19 per month. Take advantage of the opportunity and see me at once. Prices are bound to go up.

CHARLES MASON

LOS ANGELES OFFICE, 202 SECURITY BUILDING
SAN PEDRO OFFICE, 117 WEST SIXTH STREET

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