

Honolulu, Oahu.

Hilo, Hawaii.

Bruce Waring & Co.,

7 and 8 Progress Block,
Cor. Fort and Beretania sts.

Financial Agents,
Dealers in large
Tracts of Land . . .

Business Property in Honolulu, Oahu and Hilo, Hawaii

We handle our own property only and do not engage in any commission business whatever.

We own the following sub-divisions in Honolulu, none of which are more than one and a half miles from the business center, and none of which are so-called Wild Cat properties, and all are strictly legitimate residence properties, with water laid, and street improvements completed.

Punahou College Tract

One and one-half mile from business center on street car line.

Kewalo Tract

One-half mile from business center on the car line.

Cyclomere Park Sub-division

One-third of a mile from business center. On street car line.

Buena Vista

One mile from business center in the midst of the finest residence portion. Several Un-subdivided Tracts within the present city limits none more than one mile from the business center.

We are the only firm buying and selling business properties within the business centers of Honolulu and Hilo.

Hilo, Hawaii

Is destined to become a large and prosperous city, having an island behind it as large as the State of Connecticut.

The present population being about 5,000. Money invested in Hilo to-day will bring large returns.

Hilo is the only place in the Hawaiian Islands with immense unimproved water power. There are sixteen water falls within the limits of Hilo, only one of which is being utilized by the Hilo Electric Light Co.

We own and control eight of these falls, which combined will give 30,000 horse power.

We call the attention of manufacturers and electrical men to this immense power going to waste that could be utilized for either power or other manufacturing purposes.

We own the following subdivisions in Hilo:—

Villa Franca

On Volcano Avenue, one-half mile from the Court House.

Princess Ruth Place

On the Harbor Front, three quarters of a mile from the Court House.

Puueo

On the bluff at the Sea Shore. One-fourth of a mile from the Court House.

Reed's Island and Riverside Park

With magnificent scenery, overlooking four falls of the Wailuku River and Hilo Harbor. Two blocks only from the business center of Hilo.

Twenty acres of which are subdivided into lots of large dimensions. The balance, 15 acres, is held in reserve.

This is a most magnificent property and will suit the most fastidious, and will bear the closest investigation.

We earnestly advise our clients and others to communicate with us regarding this particular property.

Lands on Hawaii

We have eighteen hundred and fifty acres of land in fee simple for sale near the 11 mile post on the Volcano Road which is most suitable for a new sugar plantation. Joining this are 4000 acres of leasehold property with lease of 40 years, at a low rental per annum, which is suitable for sugar cane and coffee culture.

Large investors will find it to their interest to write to us for further information.

Bruce Waring & Co.,
Honolulu, H. I.

REFERENCES:

Bishop & Co., Bankers,
Claus Spreckels & Co., Bankers, Honolulu,
Bank of Hawaii, Ltd.,
Bank of California,
John D. Spreckels Bros. & Co., San Francisco, Cal.,
Major Wm. B. Hooper, Occidental Hotel,

A BRIEF DESCRIPTION

OF THE

TERRITORY OF HAWAII

Its People, Government, Laws, Commerce, Finances,
Educational System, and Resources.

INDEX TO SUBJECT.

(Numbers refer to Paragraphs.)

1. Location.	14. Revenue.
2. Area.	15. Taxation.
3. Honolulu.	16. Public Lands.
4. Physical Characteristics.	17. Population.
5. Rainfall.	18. Government.
6. Sugar.	19. Information for Lawyers.
7. Coffee.	20. Information for Doctors.
8. Bananas and Pine Apples.	21. Information for Tourists and Settlers.
9. Rice.	22. Cost of Living.
10. Minerals.	23. The Trades.
11. Lumber.	24. Mercantile Business.
12. Manufactures.	25. Commercial Travelers.
13. Education.	26. Summary.

No. 1.—LOCATION.

The Hawaiian Islands are near the middle of the North Pacific Ocean, between 18 and 22 degrees North Latitude and 154 and 160 degrees West Longitude.

DISTANCES TO THE PRINCIPAL PACIFIC PORTS.

Hawaii to San Francisco.....	2080 Miles.
" " Nicaragua Canal	4210 "
" " Tahiti	2389 "
" " Pago Pago, Samoa.....	2263 "
" " Auckland, New Zealand.....	3850 "
" " Fiji	2736 "
" " Marshall Islands	2098 "
" " Caroline Islands	2602 "
" " Hong Kong	4917 "
" " Yokohama, Japan	3399 "
" " Unalaska, Aleutian Islands.....	2016 "
" " Sitka	2395 "
" " Vancouver	2305 "

No. 2.—NUMBER AND AREA OF ISLANDS.

The group contains eight inhabited islands and a large number of small uninhabited ones, of a total approximate area of 7000 square miles, or 4,480,000 acres; being nearly the area of Massachusetts, and considerably larger than Connecticut and Rhode Island combined. The group extends east and west a distance of 1200 miles. The eight principal islands cover 300 miles at the eastern end of the group. They are Hawaii, Maui, Oahu, Kauai, Molokai, Lanai, Kahoolawe and Niihau. There are valuable guano and phosphate rock deposits on some of the western islands.



STATUE OF KAMEHAMEHA—HONOLULU.

No. 3.—HONOLULU.

Situated on the island of Oahu, is the principal city and the capital of the Territory.

It is located on a small but safe harbor, and had a population of 30,000, according to Census of 1896. Conservative estimates the present population at 35,000.

The business portion is well built of stone and brick; the residences are of wood.

The city has 67 miles of streets and drives, of which 20 miles are macadamized; has a street railway system; public and private electric light systems; a telephone system extending throughout the island and using 1300 telephones; a well regulated State prison; handsome executive buildings, Custom House and Court House; an Insane Asylum, Public Hos-

pitals, Maternity Home, Old Folks Home; Public Library; a well equipped Y. M. C. A. building; banks; churches; public and private schools; public water works, both a reservoir and pumping plant; a paid fire department equipped with the most modern steam and chemical engines; has a G. A. R. Post; branches of the Societies of "Sons" and "Daughters" of the American Revolution, and numerous Masonic, Odd Fellows and other similar Lodges.

In other words, it has the appliances and conveniences of an up-to-date American city, with the added charm of a profuse tropical vegetation, and a climate unrivalled the world over for mildness and evenness.

The city lies on a level strip of land along the sea, about a mile wide and seven miles long, and extending back for several miles into five valleys; which cut deep into thickly wooded, cloud-capped mountains rising to an elevation of nearly 4000 feet at a distance of six miles from the sea.

No. 4.—GENERAL PHYSICAL CHARACTERISTICS OF THE COUNTRY.

The islands are all high and mountainous, rising to a height of 4000 feet on Oahu, to 10,000 feet on Maui, and 14,000 feet and perpetual snow on the island of Hawaii. The whole country is volcanic in origin, there beings hundreds of extinct and two active volcanoes.

Each island consists of one or more mountains seamed with valleys and gorges, with rolling plains lying between the mountains, and generally fringed with a comparatively level belt along the sea shore.

Some portions of the coast are protected by reefs of coral, while others are sheer precipices rising out of blue water to a height of thousands of feet.

The soil, consisting of decomposed lava, is fertile; but has to be irrigated in many places, the water coming from the streams, artesian and surface wells.

Fertilizers are used in large quantities, thousands of tons per annum being used on the sugar plantations.

The climate, is mild and even, being of an average weekly maximum of 74 in winter and 82 in summer. There are no extremes of heat or cold. The lowest temperature at sea level in winter, is about 56° and the hottest in the summer about 88°. A temperature of 90° in the shade is almost unknown. At elevations above sea almost any desired temperature can be found. On two mountains there is perpetual snow.

The cool northeast trade winds blow for nine months of the year. Except when the south winds blow the humidity of the air is low.

The country at all elevations, and throughout the year, is healthy, the death rate among whites being exceptionally small. None of the fevers and other typical diseases of tropical countries are found there, and the diseases of the temperate zone are usually of a mild character.

The climate is so balmy and natural conditions so delightful that, by common acceptance, Hawaii is known as "The Paradise of the Pacific." Although spoken of as a "tropical country" it is barely on the edge of the tropics, and the same Arctic current that cools San Francisco gives Hawaii a climate many degrees cooler than in the same latitude in the Atlantic. It is a climate well suited to the physical and mental development of the Anglo-Saxon.

No. 5.—THE RAINFALL.

Varies greatly, ranging from fifty inches in some districts to 175 inches in others. Irrigation supplements the rainfall in the dryer section. Two-thirds of the sugar is produced by irrigation.

PRODUCTS.—RESOURCES.

The principal products are sugar, rice, coffee, bananas, pine-apples, guavas and other tropical fruits, many of which grow wild.

No. 6.—SUGAR.

The area cultivated with sugar cane is approximately 80,000 acres. The export of sugar in 1896 amounted to 221,000 tons. The land available for sugar cultivation by natural rainfall or irrigation from streams are about all in use; but recent developments have shown that water can be profitably pumped to an elevation of 450 feet and probably higher, for irrigation of cane, and new plantations with a probable output of 100,000 tons annually will go in within the coming year.

The margin of profit in the cultivation of sugar has been reduced to so low a point that the business can only be profitably conducted on a large scale. The plantations now being organized are on a basis of from \$500,000 to \$2,000,000 cash capital, each.

Nearly all the sugar plantations are carried on by corporations.

Shares of stock in these corporations can be purchased in the Honolulu markets at fair prices.

The principal labor of the sugar plantations has heretofore been Japanese, Chinese, Portuguese and a few other European laborers.

The Annexation Treaty (Newland's Resolution), prohibits the further immigration of Chinese laborers.

The penal contract system heretofore in force, does not apply to any contracts for labor except those which are specifically made under that law. Although not specifically repealed by the Annexation Treaty, it will speedily disappear.

An effort is now being made to get American white laborers to work on the sugar plantations on shares, the plantation advancing wages to the laborers while the crop is maturing and paying them a proportion of the gross receipts of sugar.

It is hoped and believed that this method of procedure will