

JULIE PROMISES INCREASED REAL ESTATE ACTIVITY

NEW TRACTS TO GO ON MARKET

Home Building to Be an Especial Feature of Next Month

After a month of comparative quiet in real estate transactions, San Francisco is looking forward to a busy 30 days during the month of June. The talk of Japanese war, filling conversational gaps when there was nothing better to talk about, and the writing of the question mark across certain political conditions, militated to some extent during May against the real estate concerns who deal in San Francisco property.

It is pretty well understood, however, that while the total amount of money involved in the real estate transactions in the city during May was somewhat smaller than was expected by the dealers last April, the shortage will be found well made up in the June totals. It is known that several important deals, one involving the erection of a great apartment house on Jones street, another calling for the construction of a 12-story hotel on the California street hill, and still another important deal in residential property are being merely held in abeyance to materialize early in next month. Smaller transactions which should have been completed in May, to the amount of virtually a million dollars, according to the estimates of the larger concerns, are practically agreed upon, their closing having been held off by the fictitious conditions which seemed prevalent in May.

An interesting development of the next month, one that saw its beginning this week, will be a decided spurt in the home building end of the city's real estate activities. In the Forest Hill, the heights district over beyond the Sunset—in all the subdivisions where the tract owners are promoting home building there will be a very ordinary activity apparent early in the month.

In Ingleside the building of residences—some quite pretentious, others more modest, but all beautiful—has been going on without interruption since the tract was opened. The number of contracts to be started in June, however, indicate that more money will be spent in this year during the coming month in the erection of new houses than has been spent before in any two months of the park's history.

In Forest Hill building probably will begin late in the month, however, in subdivisions under which the property in this tract has been sold for no building operations until the first of August. It is intended now, however, to begin the contractors to begin their work at least by the first of July. Already some 30 houses for this district are under contract, and by the end of the month this number may be doubled.

The activities and the success of the San Francisco home building concerns, and the realty interests who are selling lots under home building restrictions, are the best indications of the solidarity of the city's realty values, and a sure sign of the confidence in the future which will be an inspiration to the city's realty concerns. Many realty propositions now in embryo.

For one thing, the increasing ease with which the San Francisco family with moderate income can make arrangements to have a beautiful home, built to its own designs, erected in San Francisco residence parks, is gradually and surely stemming the tide of "emigration" across the bay. It is generally believed this year that the number of families which will have moved into bungalows and other types of residences across the bay at the end of June, will not be much more than half the number which bought homes on the other side last year. The ferry companies will not be especially pleased at this prediction, but the city will profit greatly if it proves true—and there is every indication that it will be more than true.

Two important state transactions completed and announced during the week which will interest the city during the next few months are the opening of the Maillard ranch of 4,300 acres in Marin county, and the arrangements to market from here something like 5,000 acres of delta lands in San Joaquin county.

The Marin county ranch, which is one of the finest holdings in the north bay region, has been sought energetically for many years by San Francisco interests, but the former owners always held tight, refusing every offer and, refusing, also, to set a purchase figure. When the property came into the hands of the Lagunitas Development company it was put on the market, but there has been no sustained campaign in San Francisco. Now the selling contract for this territory has been taken over by a new realty concern, the Realty Sales Agencies, newly incorporated, with Harvey M. Toy as president and John Trevis as secretary.

The new corporation will subdivide and sell the property, with San Francisco as its operating base. The first subdivision, which will comprise about 500 acres, will be put on the market in 30 days.

Streets are being cut near the plots which will be marketed first. These tracts will range one-half acre to five acres. The larger tracts will be marketed as income bearing suburban farms. The company is planning a great many walnut groves for buyers who wish to engage in nut culture. Every indication is that the San Gerónimo valley possesses the right soil and an ideal climate for the growth of this nut.

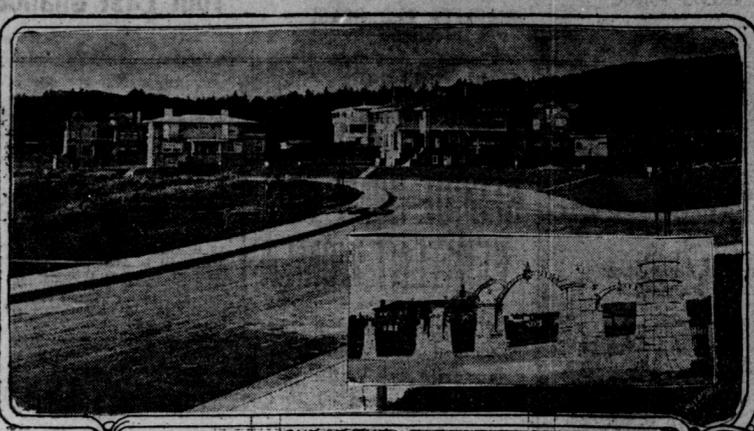
The Realty Sales Agencies' executive offices are located at 25 Montgomery street.

The delta lands, as those countless islands in San Joaquin county just outside of Stockton are called, have long been sources of temptation to San Francisco operators. Held closely, however, by their owners, many of whom are Los Angeles people, they have been kept off the market. Lately, however, a group of business men and capitalists in Hayward organized the Holt Development company with the idea of securing control of large tracts of these rich lands and putting them on the market preparatory to a 1915 demand for small farms.

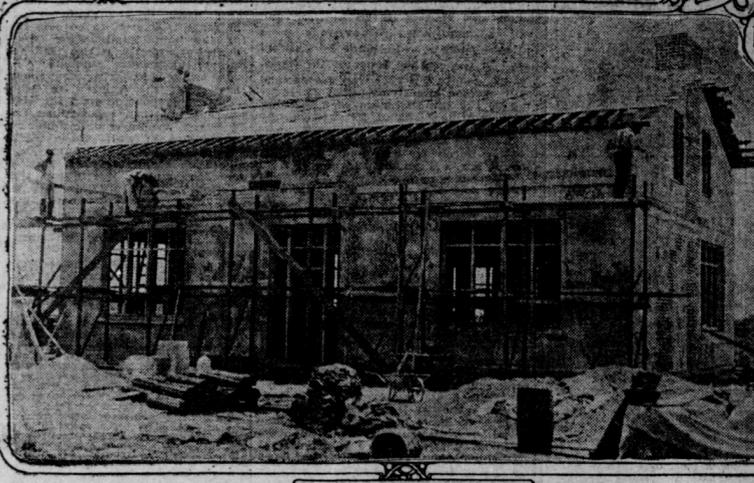
With William Angus of Hayward at its head, the Holt Development company has secured several thousand acres of these lands in the vicinity of Holt station, 10 miles from Stockton, and is preparing now to start a selling campaign in the near future. This company will, doubtless, maintain its selling organization here, preferring this center to Los Angeles, where heretofore whatever activity in delta lands there has been always has been conducted.

The islands which have come under the control of the Hayward company will be subdivided into small tracts of 100, 200 and 300 acres and sold either on time arrangements or on a crop payment plan. These lands are among the richest in the state and their advertisement will undoubtedly bring many prospective buyers to San Francisco and these will surely either buy in San Joaquin county or nearer the bay region.

The selling of the Solano farms, the great irrigation project just about com-



ONE OF THE INGLESIDE ENTRANCE PIERCES



The imposing agricultural building being built for the benefit of the farmers in West Sacramento.

NEW STRUCTURES FOR OAKLAND

Business District Becomes Center of Interest—Improvements Planned

OAKLAND, May 30.—Interest in real estate activity has again switched, and following the announcement of several big improvements in the near future, has been centered in the business district. The plans for several large structures in the section north of Fourteenth street in San Pablo avenue, Telegraph avenue and Broadway have been followed by the announcement of several other important deals in the downtown boundaries, and a wave of activity appears to have touched the section.

Agitation over the disposal of the property of the First Congregational church at Twelfth and Clay streets has attracted much attention to that section, as the property has been occupied by the church for years, and has become very valuable. The march of business has built up the district about the church and the site has greatly increased in value as the years have gone by. A price of \$400,000 was offered for the piece shortly after the fire and refused, and the trustees have been approached many times since then by dealers who desire the corner. The demand for business property has also extended to the Oakland high school, occupying the block bounded by Eleventh, Twelfth and Grove and Jefferson streets.

Some brokers are predicting that the gore block at Sixteenth street, Broadway and Telegraph avenue is bound to become the center of the business district of the city. Important improvements have been centered here. The new Kahn building was the first improvement to come into the district, and this was followed by the building of a row of new stores in San Pablo avenue. At Sixteenth street and San Pablo avenue work will be begun in August by the First Trust and Savings bank on a \$300,000 11 story office building. Joseph F. Carlston and A. J. Snyder picked one of the choicest sites in the city for their modern flat-iron business block at the corner of Sixteenth street, Broadway and Telegraph avenue. The 12 story steel and concrete edifice is another evidence of the progressive movement of the city. The old buildings on the site are almost demolished and Carlston and Snyder have already received applications for relocations in the new building.

Construction has also started on the 10 story Thompson building, which will be erected at the northeast corner of Seventeenth street and Broadway, opposite the postoffice. Another deal in the section is the leasing for a period of 99 years of the southwest corner of Sixteenth street and Telegraph avenue by E. A. Bushnell of the Oakland Holding company. It is expected that soon another skyscraper will be reared on the site.

Holders of outside tract property are jubilant over the market, and state that they have been doing banner business for the last four months. The period has been essentially one of home building and most of the homes have been completed by the Solano Farms company, will begin probably next week. This company, with A. J. Rich as the selling agent, will jump into the selling arena with a campaign that promises to echo clear across the continent. As the money will, for the most part, change hands in San Francisco, the developments in this project will be watched with interest.

Significant of an enthusiastic spirit in all local realty circles that have to do with outside land is the apparent determination of large interests here to make San Francisco the center of operations in all deals in the north bay and the Sacramento valley district. There is an apparent disposition upon the part of southern California money to reach up out of the San Joaquin valley and cross the line of the Western Pacific into the northern counties. With the Solano farms and the delta lands firmly in hand by San Francisco operators, however, the field has been pre-empted by San Francisco and many other projects are being rumored now with developments promised for June and July.

I X L TAMALES TO HAVE GREAT MODERN FACTORY

C. H. Workman Company Plans to Build Immense Plant to Care for Growing Trade

The drawings and specifications are almost completed for a three story \$50,000 factory and warehouse building for the manufacture of I X L tamales. This building will be of mill construction with heavy brick walls and pile foundations, located on a lot 50x150 on the north side of Harrison street between Fourth and Fifth, also having a frontage on Clara street. The front of the building will be finished with red face brick trimmed with white.

The aim of the Workman packing company is to make this factory, for the canning of food stuffs, the best equipped and most sanitary in the west. The estimated capacity of the new factory will be from twenty-five to thirty million cans per annum.

In line with the improvements placing the north of Fourteenth street district at the front, comes the announcement of the future improvement of the property at the southeast corner of Fifteenth street and Broadway. A number of applications for leasing of the property have been had since the purchase of the site by W. V. Witcher several weeks ago, and a deal is expected to be consummated soon.

Following the beginning of the razing of the old frame structures at the Sixteenth street and Telegraph avenue gore block, a lot immediately north of the site of the Carlston & Snyder building in the Telegraph avenue and Broadway gore, has been transferred from Frank B. Cook to Joseph Hinch, a real estate broker. The property, which is improved with a frame building, has a frontage of 35 feet in Broadway and the same in Telegraph avenue. It is 36 feet deep on the northern end and 46 feet on the southern extremity. The sum in the transfer was \$50,000. The owner has not yet made any definite building plans, although it is expected that a building in keeping with the improvements at the gore will be erected.

The Surety Mortgage and Trust company has announced that it will build a 12 story office structure on the Seventeenth street end of the gore.

A leasing transaction has just been closed whereby the store at 634 Fourteenth street, just near the corner of Clay, has been turned over by Walter Leimert and Wickham Havens, the owners, to the Robinson Fur company, formerly of San Francisco.

According to statistics being gathered by F. Boegle of the manufacturers' committee, there are now 930 manufacturing plants in Oakland today, where there were but 22 three years ago. The figures are evidence of the rapid strides to the front by this city in manufacturing.

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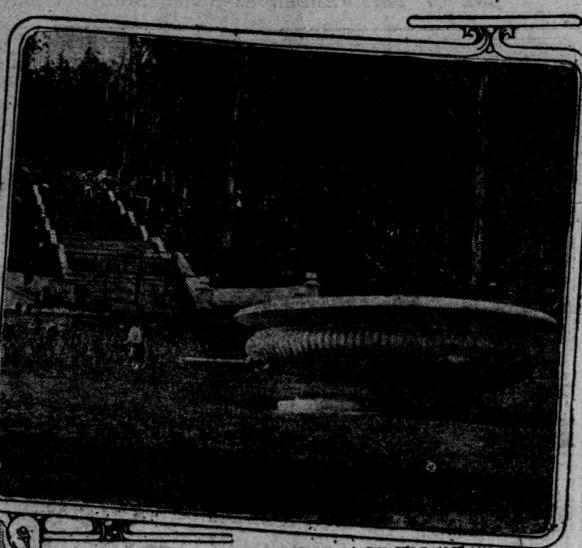
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GRAND STRAKEYWAY ENTRANCE TO FOREST HILL.

NORTH CENTRAL CLUB PLANS TO IMPROVE WATER FRONT

Two particular projects for the improvement of the north central section of San Francisco are being advocated by the North Central Improvement association, one being the proposed Telegraph Hill tunnel and the other an elevated walk along the Embarcadero. The first is along the line of development by means of tunnel construction to bring all portions of the city in close touch with each other, which has been taken up in various sections by a number of improvement clubs.

To discuss the tunnel project a meeting of the property owners of Kearny street will be called soon, and Bion J. Arnold, the street railway expert, is expected to file his recommendations on the subject before long. In his report issued December 14 showing streetcar connections necessary for rapid transit to the exposition is included a tunnel through Telegraph street along the line of Kearny street.

METROPOLIS HOTEL IS SOLD BY LOCAL FIRM

One of the largest realty transactions of the week just closing engineered by a San Francisco realty firm, was the sale of a \$100,000 property in Oakland. This property was the site of the Metropole hotel at Thirteenth and Jefferson streets, Oakland. The hotel and its ground was bought by Frank W. Bilger and John W. Phillips, the former a member of the firm of Blake & Bilger, and the latter director of the Central National bank of Oakland.

It is the intention of the new owners, who purchased the property from the Smille estate, to raise the present hotel building to at least one story, building in a group of stores fronting on both streets. The present building will then be remodeled and transformed into a thoroughly modern hotel.

The Metropole property has an interesting history, having changed hands but four times since it was secured by grant from the United States to the famous Peratta family. From the Peratta family it was transferred to the Bigelow estate, from the Bigelow interests to other owners from whom R. H. Smille purchased it to build upon it the Metropole hotel. The hotel building cost in the neighborhood of \$70,000 and was, for a long time, Oakland's principal hotel.

Remodeled and improved, it is thought the property will again become one of the income producing holdings of the transbay city. The sale was made by the Anchor Realty company of San Francisco, who represented the Smille estate.

ROAD BUILDING CONTEST PLANNED

West Sacramento to Be the Scene of Rivalry Between Construction Gangs

The completion of several modern and costly improvements in the new model farms district at West Sacramento during the coming week will be the signal for a very auspicious occasion and marks a most advanced step in the higher development of agricultural and suburban subdivision property in this state.

An agricultural laboratory, built of reinforced concrete and which will be equipped as well as any university laboratory in the country, is one of the most important of the improvements nearing completion. This building, when finished, will represent an approximate cost of \$25,000 and will be used for the purpose of making soil tests; also to furnish the farmers and settlers in the new district with every assistance in the matter of intensified farming and scientific cultivation. This service will be free to every property owner in this district.

A reinforced concrete pumping station is another building that, it is expected, will be completed next week. Housing the two largest centrifugal pumps in the world, together with three 30-horsepower electric motors, this building represents not only a very important unit in this great reclamation project, but it will be the scene of a new activity in modern subdivision.

From this station the waters in the entire 11,500 acre tract can be controlled. Should there accumulate too much surface water from a heavy rain it can almost instantly be pumped out. Also the water table underlying the whole district is controlled from this station and can be raised or lowered, as necessity demands.

A feature that will add interest to the week's events will be a road building contest.

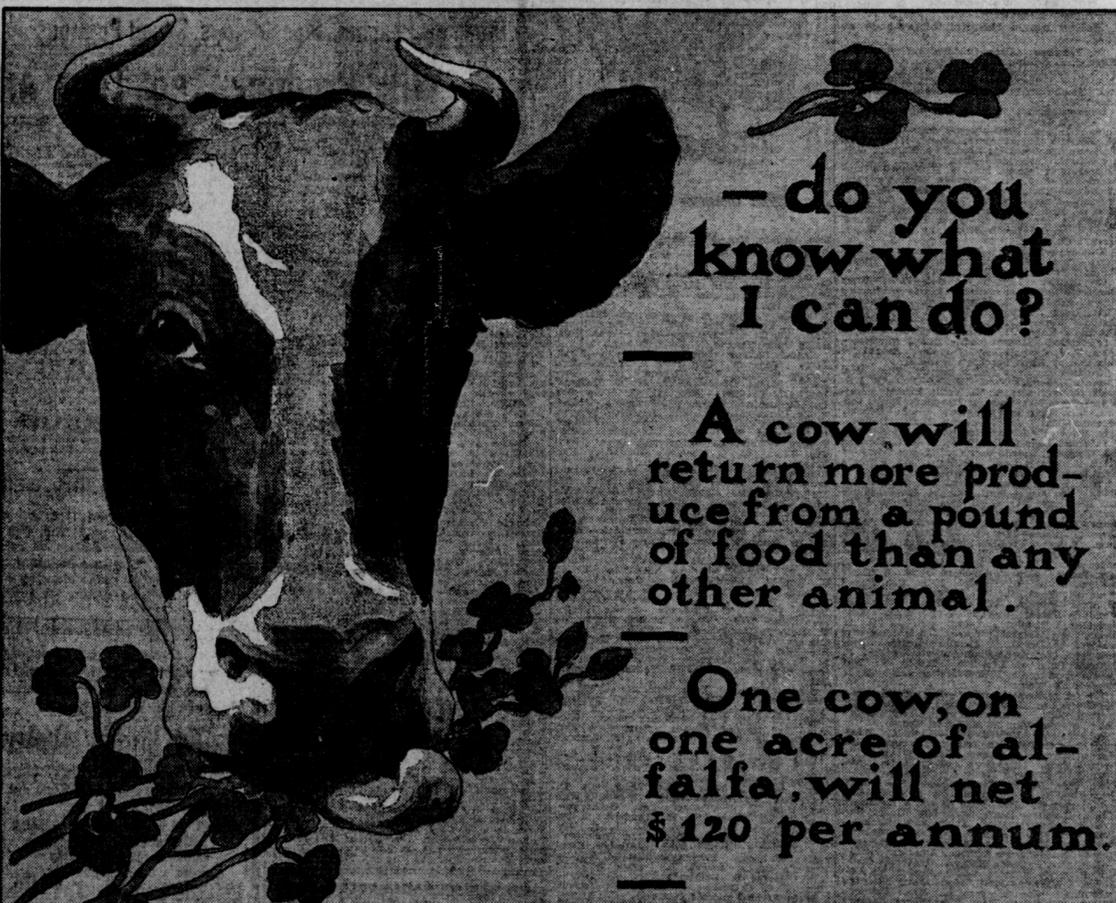
More than 20 miles of reinforced concrete boulevards are being built on the property. Washington boulevard, the first unit, is being built now. It is to be eight miles long and 100 feet wide. Two miles have been completed and the third mile will be the basis for a contest. Time and efficiency are the only factors that will determine the winners.

Concrete crews, mixers, shovelers, graders, rollers, tractor engines hauling rock; in fact, every kind of road building outfit will be in competition. They will be divided into four brigades. The one which does its work the best and in the least time will be declared the winner.

It is said that under good conditions one of these outfits can build 350 linear feet of concrete roadway every eight hours. It is expected, however, that under the circumstances there will be a new record hung up next week.

A number of other improvements are being rushed along in order to have as many as possible finished at the same time.

Much interest in the occasion is being excited, not only among the workmen, but with outsiders as well, and it is probable a large crowd will visit the property each day to watch the progress and culmination of the different events.



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