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WM. C. READ

Real Estate, Loans, Rents.

THE CARE AND . . . MANAGEMENT OF ESTATES A SPECIALTY

Real Estate Dept.

The list of property in my hands, exclusively, is so large that it requires two volumes, there being four hundred pages in each book, to contain it. Below I have picked out at random a few pieces for your consideration. Some are good, safe investments as income payers, others are attractive enough for speculators to buy. If any of them appeal to you, don't delay for bargains won't keep on this market.

\$55,000 Buys the Raudenbush Building, at corner of Sixth, St. Peter and Market Streets. This beautiful four-story building fronting on three streets, occupies a most commanding position, as it stands like a sentinel at the head of Sixth Street. Full details as to tenancy, operating expenses, etc., at my office.

\$8,000 Buys No. 579 Portland Avenue. A beautiful modern dwelling on a 60-foot lot.

\$6,000 Buys No. 558 Lincoln Avenue. A well-arranged, well-built nine-room residence in a delightful neighborhood.

\$5,000 Buys No. 777 Grand Avenue. A large and commodious residence surrounded by beautiful trees and shrubs and located on a lot 100x150 feet. This property was recently secured by foreclosure of a \$5,000 mortgage and is a pronounced bargain.

\$48,000 Buys the Merrill Building (now occupied by The St. Paul Book and Stationery Co.). This is a massively constructed building and originally intended for a sky-scraper of nine or ten stories in height. The building is only three stories high, but the walls are heavy enough to carry ten stories. The location is acknowledged to be one of the best retail centers in St. Paul. At present the property is rented to one tenant for five years, for \$3,450.00 per year.

\$5,500 Buys a double brick dwelling at No. 56 and 58 Titou Street.

\$10,000 Buys that substantial frame row of five dwellings at No. 248 to 251 Nelson Avenue. The rent shows about 10 per cent net.

\$10,000 Buys that attractive brick row of apartment houses running from 189 to 195 1/2 St. Anthony Avenue. This will show 10 per cent net to purchaser.

\$10,000 Buys that solid brick row of four residences at No. 26 to 32 Iglehart Street. Large grounds front and rear. Annual rental \$1,000.

\$6,000 Buys 232 and 234 West Seventh Street, a fine, large double solid brick building. The lot fronts sixty feet on a newly paved street. Nine rooms on each side and all modern conveniences.

\$12,500 Buys that pressed brick row of modern dwelling at No. 117 to 125 Iglehart Street, nine rooms in each house. The net annual rent, after taxes and all expenses are paid, amounts to \$1,250, or 10 per cent.

Vacant or Unimproved Lots.

\$11,000 Buys 100 feet south and east facing at the corner of Summit ave. and Kent street. This is a beautiful building site and very cheap.

One entire block, 600 feet front, extending from Victoria to Milton streets, will be sold to actual builders only, and special terms will be made with any persons who favor that location.

\$8,000 Buys 100x150 feet north and east facing at the corner of Summit and Oakland avenues. This is way below the market.

I only offer lots on Summit avenue, although I have hundreds of them in all parts of the city, because Summit avenue, the finest residence street in the United States, is now due for another advance in values; the movement is under way already. If you wish to participate in the rise of values buy now.

\$7,500 Buys 63 feet south, facing on Summit avenue and running through to Portland avenue, thus having double frontage. Location near Grotto street.

\$2,500 Buys two fine north facing lots on Summit avenue, one-half block east of Short Line bridge.

Loan Dept.

Ready money always on hand for good, first-class real estate loans. Large loans preferred. The interest runs from 4 1/2 to 7 per cent, according to class of security offered.

Rental Dept.

More than one thousand tenants pay their rent over my counter every month. Enough in number to people a good sized town. Still, so well systematized is that department, it could handle two hundred more. Therefore, if your present agent is not giving satisfaction, not renting promptly, etc., I would be pleased to correspond with you.

No delay in closing loans

The Care and Management of Estates.

Fifteen years ago, when the real estate boom burst I took up the care and management of estates as a specialty and have gradually perfected my method. Today there is no trust company in the land

any better equipped to look after estates than my office. Having sold so much property during last year (almost \$1,000,000 worth), I could easily assume charge of half a dozen more estates.

WM. C. READ

Office Suite 709 N. Y. Life Bldg.,

ST. PAUL, MINN.