FOR SALE

City Lots and Lands

City Lots and Lands

# The Only College Settlement

You must buy and build in Occidental Park to share the mani-

OCCIDENTAL PARK IS THE ONLY TRACT ACTUAL-LY FORMING A PART OF THE NEW LOCATION OF OCCIDENTAL COLLEGE.

No other tract can give to its lot owners not only the benefits from the college physical improvements but the moral, intellectual and social advantages that are of such rare and inestimable

by the best people, who are eager to grasp the unparalleled opportunity.

# Very Low Prices Easy Terms Extra Special Inducements

take Eagle Rock avenue car.)

### W. A. Roberts Realty Co.

126 South Broadway, Chamber of Commerce Building.

Highland Park representative, Garth Realty office, Avenue Fifty and Monte Vista street.

#### ots 50 x 150 To Half Acres Only

Up, On Easy

Venice Short Line, 25 Minutes from Broadway

(With the subway completed it will be less than 15 minutes) Streets all graded and OILED, cement walks and curbs, street trees planted, abundance of water piped to every lot; fine, rich soil, easy to work; full-bearing walnut trees on many lots.

most city conveniences. Fine graded school on the tract. Cheap

INVESTIGATE and satisfy yourself that these are the CHEAPEST DESIRABLE suburban lots and then BUY NOW. When the subway is completed you can double or treble your

Call at our office any week day for free tickets or GO OUT SUNDAY. Take Venice Short Line car and get off at CLARK-DALE. Agent on tract all day.

#### Palmer & Hammond 513 Union Trust Building

BEAUTIFUL LOT.

GRANADA PARK

M. E. MILLER COMPANY

702 MERCHANTS TRUST BLDG. 2-5-tf FOR SALE—SNAP IN THE MIRAMONTE Park tract, lot 50x144, to 12-ft. alley; bearing fruit trees, fenced, sidewalked and curbed; street graded and oiled; \$550,

6913; A8229. TWO VACANT LOTS

ERIKSON & CO.

From West 2782.

FOR SALE—AT A BARGAIN, 9-ROOM, 1½-story house, 1007 Everett st.; nearly new, with all modern improvements. Come and see the OWNER, 1013 Everett st. On high ground, above Sisters' hospital.

2-27-1

FOR SALE-BY OWNER; ONE LOT, WEST

ground, above Sisters nospital.

FOR SALE-BY OWNER, 10 2-3 ACRES SUITable for subdivision in Los Angeles city, between Sunset blvd. and Effic st. WILL D. GOULD, Temple block. Telephone Main 2177.
2-271-A7181: Main 2862.

#### FOR SALE City Lots and Lands

A most beautiful suburban subdivision; only 17 minutes from 66The Gollmer Block' First and Main streets; every homeseeker should see Ramona Park before locating. Lots are steadily advancing in value and building activity is brisk. All city conveniences; magnificent mountain view; large, deep lots. We are just completing two beautiful 7-room bungalows which we offer for sale on easy terms. One on a corner, 55x160 "The Seventh Street feet, for \$3500; one on east front lot, 55x160 feet, for \$3250. These prices are \$1000 less than you will find prevailing in less de-sirable locations. Let me show you Ramona Park. See for yourselves. Ramona Park is on Covina car line. Take car at Pacific Electric depot or on Main street anywhere between First and Sixth. Get off at Garfield avenue. My automobile will be there at "E. Fourth St. Indus= your service, or appointment can be made with me at my office.

## Fred W. Marshall

With Althouse Bros.

430 South Broadway

Home Phone 10263

Sunset Phone Main 263

# West Adams Park

Place

In the Center of Activity Now

It is a high-class residence district, where values are way below their real value.

Now is the opportune time to purchase lots in the

### West Adams Park Place Tract

in advance of the railroad.

Remember, the cars will be running on WEST ADAMS to TENTH AVENUE

THURSDAY

\$2150—Lot 50x140, 4th ave., near Pico— \$2150. Nothing adjoining for less than \$2500 to \$3000. Ele-vation, etc., the same.

Fine proposition for BUILD-ERS. Lots from \$800 to \$900. One of the large builders in the city said the other day that it was the best proposition he knew of; was only sorry he was not in a position to take them

## McKenzie= subdivider of the 15 Carter Co.

214 Merchants Trust Building 207 SOUTH BROADWAY.

FOR SALE Business Property

# Notice to Investors

I own the following properties and they ar



No. 233-235 E. First st., lot 44x130, with a 3 story and basement brick business block basement under entire building. Two store-rooms and 37 rooms above.

Total income \$425 per month and all rented but basement. Price \$50,000.

# Flats"

57½x119 to alley on the s. e. cor. E. 7th and Grocker sts.; 4 flats, 5 and 6 rooms each and 5-room cottage on alley; all in elegant repair and thoroughly modern. Income \$130 per month.

Price \$50,000.

trial District" The s. w. cor. E. 4th st. and Molino, 165x144, unimproved. Will lease for a term of years with or without building to suit. Price \$20,000.

#### "San Pedro Street"

60x144 on the west side San Pedro st., being No. 819, old house renting for \$16 per mo. Will lease or sell for \$25,000.

#### "The Little B" Apartments"

At No. 219 S. Grand ave., eight 2 and 3 re apartments, modern, just completed; se cured lease, 5 years, \$145 per mo.



100x150 on e. side Grand ave., with two large modern 9-room houses; No. 2316-2318, renter at \$80 per month and should bring \$100. Ready for business block and apartments

"W. Washington St."

## The s. e. corner of Washington st. and Ox-ford ave., 150x100. Fine corner, unimproved. My price has been \$15,000.

Price for 30 days, \$10,000.

"W. Adams Street"

### The n. e. cor W. Adams st. and 7th ave., 1503 150, unimproved. My price has been \$15,000 Will divide if desired. A fine residence

Price for 30 days, \$12,000.

"The Sunshine Orange Grove"

Located at Uplands, 40 acres in full bearing navel and Valencia oranges from 14 to 20 years old. Net income per year \$10,000. One of the very best located and cared for groves in California. House, barn, etc.

Price \$60,000.



"The Pacoima Ranch" 65 acres near San Fernando, 5-acres full bear

ing orange grove, 10 acres ready for frees, balance grain and potatoes. All cleared and plowed. New house and barn; water piped for irrigation. Price \$25,000.

All of the above prices subject to change without notice. Regular brokerage to agents.

Submit any reasonable cash offers

Big Tracts 440-441 Douglas Bldg.

Industrial Stocks

Industrial Stocks

More Money in Ore Smelting Than in Oil THE EMPIRE SMELTING AND MINING COMPANY will erect an oil-burning COPPER smelter at SILVER LAKE, CAL., on the line of

The Tonopah and Tidewater Railway Our smelter is the ONLY oil-burning smelter that will treat crude ore. The company is capitalized for 500,000 shares of a par value of \$1, and 75,000 shares of TREASURY STOCK are

now offered to the investing public at 25c per share. The smelter COMPLETE, with a capacity of 50 tons daily, will cost \$15,000, and the operation of the plant will return 40%

in yearly DIVIDENDS.

Subscriptions to stock will be received at the office of the COMPANY at

#### 427 Merchants Trust Bldg.

Mail orders will receive prompt attention. NOW is the opportunity to become interested in a GREAT MONEY-MAKER, and no further stock than the above 75,000 shares will be offered at 25 cents per share.

Officers of the company: CHARLES A. GIFFEN, President. FRANK C. PERRINE, Vice President. GEORGE H. LETTEAU, Treasurer. EVERETT B. THOMAS, Secretary. W. S. KEITH, Consulting Engineer. CALL, or ADDRESS all communications to

The Empire Smelting and Mining Company 427 Merchants Trust Bldg., Los Angeles, Cal. Phone F6518

City Lots and Lands

FOR SALE-ONLY \$550, PROBABLY THE

FOR SALE-ONLY \$500, PROBABLY THE cheapest buy in Eagle Rock, N. E. corner of Sycamore and Viola, 70x430. Look this up immediately.

BLACK BROS.,
209 H. W. Hellman Bldg.
F1644. Main 3896.

Hotels and Lodging Houses

THER BARGAIN 38-Rm. Hotel West of Broadway Clean, well kept place doing fine business strictly modern in every particular; good fur niture and carpets; 4½-year lease. If yo want to buy a hotel you will be intereste in this place, for it is one of the few bar gains we know of

STEWART COMPANY 630 S. SPRING ST.

IF YOU CONTEMPLATE THE PURCHASE OF a hotel now is the time to buy. We have the most complete list of hotels, apartmen houses and rooming houses in the city. Have exclusive agency for some real bargain. Cal STEWART COMPANY

Hotel Brokers FOR SALE-HOTEL ST. JAMES, ST. JAMES

park; best located, best paying little hotel in city; 50 rooms elegantly furnished, steam heat, hot and cold water and both telephones in each room; full winter and summer; last month's receipts even \$1900. You can pay for it in less than two years. Might consider vacant business lot. A. T. STEWART, owner.

PIANO SNAPS THIS WEEK—
Something doing. All new \$250 piano, \$188.
One beautiful \$400 mahogany Harvard marked \$235. One splendid oak Fairbahks, \$400 style, our price \$275. One good Kurtzmann square \$50. We save you \$40 to \$100 on such new reliable, first class pianos as Chickering Bros., Schaeffer, etc. No ground floor dealer, paying high rent, can touch our prices. That's the reason we sell on the second floor. Liberal terms arranged.

VAN SANT PIANO CO.,
Second floor, 720 S. Broadway.
"Elevator Cuts the Price." 2-27-7tt

'Elevator Cuts the Price. SAMPLE PIANOS Through a misunderstanding two cars of unusually beautiful pianos will be closed out at wholesale prices. \$300 pianos will sell for \$142, \$500 pianos will sell for \$263.43, etc.; the very latest designs, Corinthian, colonial, mission and regular styles; three player pianos in the lot. We want cash, but can arrange monthly payments of \$5 or more. SAM BROWN, suite 608-617 Parmelee-Dohrmann Bldg. Phones Main 891; F 6665. 2-12-16

PIANOS AT \$2.50 AND \$3 PER MONTH; square planos of standard makes, in excei-lent condition. Will sell on the above small payments. GEO. J. BIRKEL CO., 245-247 S. Spring st. 10-28-tf

FOR SALE—UPRIGHT PIANO IN FINE condition; only \$100 for immediate sale Call for inspection 413 W. FIFTH ST. 4-11-tf

Beach Property

HERMOSA.

FOR SALE—LOTS AND HOUSES AT HERmosa Beach. We are headquarters. Phone
or call for information regarding our best
bargains. HANEMAN REALTY CO., 404
Chamber of Commerce bldg. A1600. Branch
office at Hermosa. 2-27-1

Government Lands

A REAL BARGAIN-RELINQUISHMENT 16 acres level land, one mile from depot; goo well; price \$475. E. CUMBY, 405 Chamber of Commerce bldg.

Suburban-Huntington Park

HUNTINGTON PARK

off Pacific boulevard on 58th street; barn and chicken corral; price, \$2000; first payment \$250, monthly instalments \$25. ee owner, M. M. Dorfmeier, at JOSEPH R. LOFTUS CO.

HUNTINGTON PARK—
FOR EXCHANGE—
5-room, strictly modern cottage on
58th st., just off Pacific boulevard;
barn and chicken corral; in exchange for ranch property in or
around Tulare county. See owner,
M. M. Dorfmeier, at

JOSEPH R. LOFTUS CO.

FOR EXCHANGE OR SALE-Beautiful 2-Story, 8-Room Furnished Residence Prospect ave., Hollywood; lot 60x165, with rage; price \$9000. Will exchange for Los

Suburban-Hollywood

ROTHWELL REALTY CO. 206 DELTA BLD. Broadway 5030; F3511.

Suburban-Wilmington

FOR SALE—\$5000—
Suburban business on line of Pacific Electric R. R.; one acre' alfalfa, two and one-half acres fruit trees, two-story brick building, grocery and hardware, restaurant with liquor license, 5-room house, delivery wagon; business can be sold separately. Also 3 lots 50x150, on corner, house and improvements; steady rent; must be sold.

WILMINGTON BAY REALTY CO., Canal St.

Canal St.
10-acre farm near Wilmington.

### Suburban Property

GARDEN GROVE

\$335 per acre; 80 acres fine alfalfa or gar-\$35 per acre; 89 acres fine alfalfa or garden soil; best buy in this section. New bungalow, barn, good pumping plant with two wells, near trolley; perfectly adapted to alfalfa, beans, sugar beets, fruit or garden truck; fine dairy proposition.

40 acres, no improvements, in grain, \$165 per acre; good alfalfa soil.

160 acres choice alfalfa land, only 22 miles from Los Angeles, 21c car fare, three railroad stations adjoining property; three 12-inch wells; now ready for alfalfa. WILL DIVIDE TO SUIT PURCHASER. Very attractive price.

Terminus San Gabriel Trolley 4.67 acres fine garden soil, with 25 inches water under pressure. Price, \$3000; 2 acres for \$1300.

MERRILL & FOGG Exclusive Agents.

TO SETTLE AN ESTATE This place is 10 miles from the center of Los Angeles and should appeal to any per Los Angeles and should appeal to any person wanting a country home of 32 acres as good soil as there is in Los Angeles county, with all the water you can possibly use deeded with the land; 2 acres in family orchard, 10 acres in 10-year-old walnuts, the balance is garden and vegetable land; no alkall, no light soil, no adobe. It is first-class sandy loam and as level as a floor; 8-rpom, 2-story house and all necessary outbuildings; land fenced and cross-fenced.

210 Central Building, 6th and Main.

PRICE \$550 PER ACRE A1844.

SIERRA MADRE

FINE FOOTHILL RESIDENCE SITE, 8 ACRES PLANTED IN ORANGES AND LEMONS, WITH FINE SHADE AND OR-NAMENTAL TREES. This property has an extensive valley view and is only ten minutes from the electric cars. Included within this property is a picturesque canyon. Good water and fine street frontage. Can be pur-

chased at a low figure Edwin G. Hart & Co. 726 H. W. HELLMAN BLDG. A8615; Main 4274. L. A. R. B.

FOR SALE-

For Bargains IN CHOICE BUILDING SITES, ORANGE GROVES AND OAK TREE PROPERTIES IN HUNTINGTON DRIVE SECTION, ALHAMBRA, EAST PASADENA, SIERRA MADRE AND DUARTE, see EDWIN G. HART & CO., who make a specialty of these properties.

Edwin G. Hart & Co. 726 H. W. HELLMAN BLDG. A8615; Main 4274. L. A. R. B.

SUBURBAN PROPERTY.

FOR SALE—
5 acres adjoining Redondo car line
at Perry, with water right, near
Gardena; fine location between this
city and the beach; general store
just across the tract; price, \$600 an
acre.

JOSEPH R. LOFTUS CO.

SIERRA MADRE

THE QUEEN CITY OF THE MOUNTAINS.

For Sale—Now is your opportunity to buy a home in this charming suburb at a sacrifice; four-room modern cottage with bath, toilet and bowl, front and back porches; excellent location, commanding view of valley and mountains; lot 50x142 feet, covered with fine table grapes; on improved street; price, including furniture, \$1550; terms. Sole agent, W. F. HATFIELD, Old Reliable Broker. End car line.

2-27-1

\$1050 CASH. WORTH \$1500 A Sacrifice ROSE HILL LOTS Two lots, 100x175 feet, on improved street east front. See owner at Rose Hill office 5c fare on Short line (Pasadena) cars.

20 ACRES, PRICE \$22,000,.

In best part of Duarte; fine residence site, close to car line. ALL IN ORANGES AND LEMONS, full bearing, good condition, An absolute bargain; no trades.

EDWIN G. HART & CO.,

726 H. W. Hellman Bldg.

A8615. Main 4274.

L. A. R. B. 2-27-1

FOR SALE-2 LOTS IN BEAUTIFUL GLEN-

FOR SALE—2 LOTS IN BEAUTIFUL GLENdale, the most handsomely located suburb of Los Angeles; on Burchette, 1½ blocks west Brand boulevard and Pacific Electric tracks. Will build modern bungalow on each with floor plan to suit purchaser. House and lot, \$2000; \$200 down, \$20 per month. Fast and frequent cars to Los Angeles; cheap fare. Inquire 837 S. SPRING ST., phone Main 1566, FIS53.

FOR SALE AT A SACRIFICE—277-FOOT frontage in Glendale for \$300 less than sold for when first put on the market. Must have money is reason. Good location, 2 blocks from carline, 3 blocks from school house. Will sell part. Makes 5 building lots at \$450 each. Address Owner, Box 273, Glendora, or call on C. W. COMSTOCK, 254 S. Eroadway.

FOR SALE-AM COMPELLED TO SACRIfor modern 7-room house, partly fur-nished, and two acres. All kinds of fruit, berries, vines and alfalfa; some chickens, farming tools; close to car line, churches and schools. For cash and quick sale will sell away below market value. Address BOX 309, Herald. 2-27-1 FOR SALE

Suburban Property

ALTADENA
Large 1-3 acre lots, just the thing for chicken ranches; plenty of water, line soil, elevation 1400 feet. If you wish, will furnish money to build house; you can pay for it on easy terms.
B. R. ELLS, 910 Central Building.
2-27-1

SAN PEDRO STACY REALTY CO.

531 South Spring street. FOR SALE—NEW, MODERN 5-ROOM BUN-galow in beautiful South Pasadena, 1020 Avon place, OWNER. 2-27-1

Business Property

FOR SALE—THE SOUTHEAST CORNER
San Pedro and Second sts, 101x140, with two
party walls; San Pedro is now being opened
80 feet wide through to Aliso st.; six streets
intersect here; there is not such another point
in this entire city; fine for wholesale, warehouse, rooming houses or stores.
G. W. HAINES, Exclusive Agent,
305 Frost Bidg. 2-27-1

Country Property-Imperial Valley

FOR SALE— 10 acres near city limits of El Centro, near site for new courthouse, on Dahlia ditch-adjoining lands held 50 per cent higher; has been under cultivation several years; fine gardening or orange land; full water right. Price, \$2000.

FOR SALE—

JOSEPH R. LOFTUS CO.

JOSEPH R. LOFTUS CO.

Country Property

LAND AT LEGRAND Eastern Merced County.

SUBIRRIGATED ALFALFA, FRUIT AND GRAIN LANDS, Abundance of Water.
Right on Railroad, Main Line.
We own and control 20,000 acres choicest land in the San Joaquin valley; rich, deep soil, no alkali or hardpan; healthy climate, best market and YOU BUY FROM OLD SETTLERS

AT BEDROCK PRICE All Ground Floor Propositions

Any Size Tract 

MERRILL & FOGG 210 Central Building, 6th and Main,

Or C. B. GAIN CO., Merced office, 533 Ca-nal street, Merced, Cal. 2-27-1 A PERFECT LITTLE HOME A PERFECT LITTLE HOME.

10½ acres, located 1½ miles to a good town of 5000; soil is a rich, sandy loam, and works easily; full water stock and very cheap; 4-room house, plastered; cellar, etc; large palm and shade trees, fine family orchard of full-bearing fruits; 5 acres in navels, 6 years old; 1½ acres peaches; 1 acre in good stand alfalfa; 1 acre in berries; balance in potatoes, etc.; good barn and chicken corrals, everything included; fine horse, wagon and any amount of implements; 200 pullets. This property adjoins one of the best towns in Southern California. For 30 days this can be had for \$6000. You can't afford to overlook this place for a home or an investment. A clean profit of \$2500.

BALLAGH & WARREN

Extensive Operators of Country Property, 721 Central Bldg., Sixth and Main. 2-27-1 20 Acres, Near Anaheim, \$5500 ZU ACTES, INEAT ANAINEIM, \$550U
Five acres of this are planted to THE
NEW WALNUT WHICH IS IMMUNE
FROM BLIGHT, and balance is suitable for
WALNUTS, LEMONS, ORANGES OR ALFALFA. FINE NEW PUMPING PLANT, 12horsepower, delivering 60 INCHES OF WATER. Two acres are in ALFALFA. Only
FIVE MINUTES' WALKE FROM ELECTRIC
CAR. LAND AT THIS PRICE AND OF
THIS QUALITY IS SCARCE, Better investigate this at once.

GILLETT & RUESS PORTERVILLE

IN "POPLAR DISTRICT" 307 acres splendid alfalfa land, in grain; ditch water, big pumping plant, two large wells, good cottage, barn, family orchard, 80 acres checked for alfalfa, 12 acres in alfalfa, horses, mules, cows, farm implements, etc., \$80 per acre, including personal property. MERRILL & FOGG, Exclusive Agents, 210 Central Building, 6th a..d Main.

SOUTHEAST OF LINDSAY 160 acres of splendid orange land, plenty of water, 100 acres now in graim, 60 acres in pasture; small house, barn, etc. A BIG BARGAIN AT \$7000. Cheap at \$100 per acre.

MERRILL & FOGG

210 Central Building, 6th and Main. This place CANNOT BE DUPLICATED AT NEAR THE PRICE. Located 1½ miles from fine town of 5000, 26 miles from Los Angeles, FINE SANDY LOAM SOIL SUITABLE FOR ORANGES, LEMONS, WALNUTS, ALBALEA OF SUPPLICE CROPE.

BLE FOR ORANGES, LEMONS, WALNUTS, ALFALFA OR SURFACE CROPS. Has a brand new hard finished bungalow, STRICTLY MODERN, small barn, improvements alone being worth \$1400. Price for a short time only, \$2300, \$1000 cash. GILLETT & RUESS WE HAVE BEEN ASLEEP FOR 5 YEARS.
We just woke up. Others selling eucalyptus land for \$150 per acre. We can sell you twice as good land at one-third the price. FREE water forever. See us at once, for this won't last a week. Easy payments. Chance of a lifetime for the man of moderate means. GREEN & WEBB, selling agents for the famous Empire ranch, 432 Security bldg.

Gem of a Small Place acres, with good 6-room plastered house, heavy sandy loam soil, suitable for OR-ANGES OR WALNUTS, as well as SURFACE CROPS. YOU CAN MAKE THIS PLACE WORTH \$19,000 IN THREE YEARS' TIME. M AY WE TELL YOU HOW? Price only \$4500, half cash. Can you afford to pass this up?

GILLETT & RUESS 1103 Union Trust bldg., 4th and Spring sts.

and corn on shares; long contracts if d sired. Call on or write CO-OPERATIVE LAND & TRUST CO., 203 Lissner Bldg. 520 S. Spring st. Los Angeles, Cal. 2-27-1

WANTED-A MAN TO PUT IN ALFALFA

# Park in Southern California

fold advantages of Occidental college.

Buy now and get early choice of lots. They are being taken rapidly

Discounts for Cash

to Homebuilders Call at the office and make arrangements to go out, and get one of the new folders containing a beautiful panoramic view of Eagle Rock Valley, or take Eagle Rock Valley car on Broadway to office on tract. (Don't

Exclusive Agents.

"The Place of the Hour"-CLARKDALE

Beautifully situated, right on the

Ideal Place for a Suburban Home where you can raise garden truck and chickens and still enjoy

FREE TRANSPORTATION

F1753. FOR SALE-

Covered with English walnut trees, full 50 feet front, 140 feet deep; faces two streets; all modern improvements; lot adjoining is 1450, 416 UNION TRUST BLDG., 4th and One-third acre lots, \$400, including street work. Only fifteen minutes from First and Main. High grade but reasonable restric-

BUELOW, 349 Wilcox Bldg. Mair

FOR SALE—CORNER OF NORWOOD AND 23d, at St. James park; just the corner for apartments or hotel; no restrictions; price \$7590; also corner 120x155 northwest for \$1590.

A. T. STEWART, 817 W. 23d st.
Phone West 2782.

Adams, near Vermont; one lot 4th and Jefferson Ave. tract. Address R. F. D., No. 11.

\$2000—Lot 50x125, between Trinity and San Pedro. Submit offer.

Citizens Investment Company, 326-7-8-9 Bradbury Building.

### VACANT LOT BARGAINS

\$3000-100x150. Corner Mohawk and Reservoir sts. Mortgage \$800. Very fine corner. \$1500—50x190, east front, one of the most beautiful lots in Hollywood, worth \$2000, on beautiful paved street, wide parkings. 2 corner lines, half block, good stores 1 block. At this price must be all cash.

Don't buy that home until you have seen us. We have the bargains of today.

We still have a few of those fine DOU-BLE TERRACED lots left, with a view unsurpassed, overlooking the valley and the Baldwin Hills. Price \$2500.

Office on Tract.

F. A. LEAVITT. Tract Agent.

# See MR. SPURR.

Main 5561.

J. Frank Bowen