

buildings are discernible. Property in the main is not held at extortionate figures, though some pretty good offers for choice business property have been declined. Offers for all kinds of real property are abundant, and a fair share of sales is noted. Under such conditions it would seem that there was no ground for pessimistic forebodings, and yet one does occasionally encounter the dismal wall of the croaker, and a coloring of depressive reports is occasionally given by those who should know better, if they know anything about the market at all. These things, however, may not be altogether devoid of good effects. They prevent that exuberant enthusiasm that leads to booms and sky-scraping prices by owners, who in many cases refuse offers which, in justice to themselves, they should accept. Purchases of homes and homesites are numerous, and the tendency of investment is still strongly toward new tracts.

Important Enterprises.
 Among the purchases of real estate that are to be followed by somewhat extensive industrial developments, is that by which Eben Smith, a Colorado banker, bought of the Industrial Realty Company a lot, 100x300 feet, unimproved on the northeast corner of Alameda and Seventh streets; consideration named, \$30,000. The lot will be used as the site of a three-story fireproof brick manufacturing building for the use of the Murray M. Harris Organ Company, in which Mr. Smith is largely interested. The building is to cost \$30,000, and is to be finished, ready for delivery to the company, in about three months. It will be built according to plans prepared by Architect John C. Austin, and under his supervision. Work on the foundation is being pushed with all possible dispatch. Among the orders which the Murray M. Harris Organ Company will have filled at this factory is one for the organ that will grace one of the principal buildings of the coming World's Fair at St. Louis.
 Another sale which the Industrial

laid for some time, and in the meantime, the Main-street lot of Mr. Meyer, concerning the title to which there was no dispute, were disposed of, and improved, as they stand today. About two years ago, the Supreme Court handed down a decision confirming the title of Mr. Meyer to the strip, based on the plea already outlined; and, after holding the little lot until one day last week, Mr. Meyer sold it to William Garland, whose lot joins it on the south, and makes an ell with it; consideration named, \$5500. The sale was made through the agency of Lee A. McConnell & Co., and the plot will probably be improved by the present owner. The price named is at the rate of a little over \$2 per square foot. At the same rate a lot 50x150 feet, would cost \$15,000. Spring-street lots of the size last named in this block, sell or would sell if owners would accept offers made by capitalists, at \$150,000. This is at the rate of \$3000 per front foot, or \$20 per square foot. But the little lot, hemmed in as it was and with no outlet to either of the active thoroughfares in the neighborhood, was practically worthless to any one except to the party by whom it was purchased. Thus it was that a lot, which is now a part of a Spring-street frontage, was secured for about \$2 per square foot when ten times that rate for adjoining property is declined daily.

Ninth and Figueroa.
 Among the sales of prospective business properties, closed up about the middle of the week, and noted at the time exclusively in The Times, was that from W. H. Schewpe to San Francisco parties, through W. M. Garland & Co., of a lot 100x185 feet, unimproved, on the northeast corner of Figueroa and Ninth streets; consideration named, \$25,000. This is at the rate of \$250 per front foot, based on the Figueroa-street frontage. Its position as a corner lot and its location on Ninth street are both points in its favor. That Ninth street is one of the com-

during the past two weeks of fifteen unimproved lots at prices ranging between \$500 and \$750, and aggregating about \$10,000. These are all 40x130 feet, to a street-foot alley. Among the sales reported are: Lot 27, north side of Thirty-first street, second lot east of San Pedro street, to J. Nordblom, \$575, and purchaser will build neat cottage; lot 25, south side of Thirty-first, between Stanford avenue and San Pedro street, to Mrs. W. W. Pendington, \$575, and purchaser will improve; lot 36, adjoining, to Mr. Killips, \$575, for improvement; lots 37 and 38, adjoining lot last named, to E. F. Moore and Joseph S. Moore, \$1150, and buyers will build on each; lot 14, north side of Thirty-first, second lot east of Stanford avenue, to Henry Newcomb, who has already begun a residence, \$25; lot 17, north side of Thirty-first, one lot west of Stanford avenue, to George Schubel, who expects shortly to erect a neat cottage, \$575. Among the others, who are now improving lots with modern cottages, are Byron Erkenbrecher, Herman Boettcher, Mrs. Isabella Glass and Mr. Leonard.

For Subdivision.
 Wilber O. Dow, A. W. Ellington and C. H. Minton have purchased of H. R. Smith, through the agency of Nolan & Smith, thirty-five acres on the east side of Central avenue, opposite Fifty-second street; consideration named, \$40,000. The land has been set out in orange trees, and there is a ranch dwelling on the place of small value, compared with that of the ground. The tract will be subdivided into 224 lots, averaging 40x135 feet, and placed on the market.

Another Adams-street Tract.
 Harbert & Butterworth have purchased of Mary Hannon, executrix of the Hannon estate, twelve acres lying between Hannon Lane and the Santa Monica Railroad, and the Long Beach line of the Pacific Electric Railway and Compton avenue, unimproved; consideration named, \$15,000. Purchasers will divide the tract into eighty-nine lots, averaging 40x120 feet, will have the streets graded, gravelled, curbed and sidewalked, and will place the lots on the market at from \$200 to \$400 apiece. It is to be known as Harbert & Butterworth's Adams-street tract.

Salt Lake Depot Tract.
 Strong & Dickinson report the sale of thirty lots in the Salt Lake Depot tract during the two weeks it had been on the market, at prices ranging from \$200 to \$350, and aggregating about \$8500. The tract extends from a line about 300 feet south of East First to East Third street, and fronts on Utah, Clarence, Glass and Pecan streets. Its proximity to the Salt Lake depot, and its nearness to the business center of the city, add to its desirability. Among the sales of unimproved lots reported, are the following: Two lots, 25x150 feet each, on the east side of Utah street, 500 feet south of First street, to Lena Bertelson, \$700; two, 25x125 feet each, west side of Utah street, 300 feet south of First, to T. L. Kerr, \$600; two, 25x100 feet each, west side of Clarence, 800 feet south of First, to W. B. Frackleton, \$600; one, 25x95 feet, west side of Clarence, 550 feet south of First, to M. P. Kilpatrick, \$275; two, 25x107 feet each, west side of Utah street, 375 feet south of First, to Oscar Runion, \$500. Richard Beik, Emma Rosenfeld, Abner Kopp, W. L. Wilson, and about ten others, are included in the list of other purchasers. Among those who have bought several will begin building at once, and eight or nine new cottages are expected to be in course of construction soon. The streets are now being graded, gravelled, curbed and sidewalked.

On Vernon, Near Main.
 G. H. Keirited has sold to J. H. Dunlap, through E. B. Muncey, a fractional five acres on the south side of Vernon avenue about midway between Main street and South Park avenue, set out in fruits and having a new six-room modern cottage; consideration named, \$8000. The purchaser will further improve the property and occupy the place as a home, pending the time when it becomes needed for subdivision.

Hollywood Ocean View Tract.
 The Hollywood Ocean View tract has been on the market one year this month. As before noted in these columns, improvements and building have been the strong features of the management of this tract. During the past year there has been a thriving suburb built up with graded and boulevard streets, electric lights, tourist hotel, bank block and other business blocks, all occupied, and between forty and fifty handsome homes. In the Ocean View tract, and in the H. J. Whitley tract, adjoining there have been sold more than 150 villa sites and acreage pieces aggregating over \$240,000. Prices have ranged from \$800 to \$10,000 each. During the past month there have been sold in the Ocean View tract nineteen lots aggregating \$25,350, and ranging in price from \$1000 to \$6500. G. H. Coffin bought about twenty acres of the Whitley hills and has a large force of men at work on improvements. Among the sales of unimproved lots in the Ocean View tract reported are the following: The southeast corner of Franklin and Olive avenues, and the southeast corner of Franklin and Orange avenues, each 150x210 feet to D. D. Whitley, \$6000; a lot 150x210 feet, north side Franklin avenue, between Highland and Magnolia avenues, to P. B. Chase, \$90230 feet, north side Prospect boulevard, between Palm and Highland avenues, and adjoining his home place, to C. E. Bireley, \$2500. Among other persons purchasing are H. F. Wells, R. B. Lane, E. L. Henter and Mrs. Barrett. The contract was last week signed for another two-story brick block on Highland and the Lochman Block, and Mr. Whitley has a large force of men and teams at work on the improvement of the Whitley hills. Several sales have been made by private parties in this tract recently at handsome profits.

An Orange County Ranch.
 James Holditch, recently of Ontario, Can., has purchased of Louisa M. Lyon, through R. E. Ibbotson & Co., a twenty-five-acre orange orchard located a short distance northeast of Villa Park, in Orange county; consideration named, \$12,000. Tract is improved with a ranch dwelling, barns and outbuildings, and is well supplied with water. Purchase was made for a home.

Partly an Exchange.
 M. Berry has sold to S. A. Wayne, through the agency of R. E. Muncey, 50x155 feet, on the south side of Tenth street, between Figueroa and Georgia streets, with a good seven-room frame dwelling; consideration named, \$4300, and takes in part payment a ten-acre ranch one-half mile south of Downey, with a good dwelling, and having four acres in alfalfa, four acres in fruit, and

(CONTINUED ON TWELFTH PAGE)

Realty Company has recently effected is that of a lot, 300x150 feet, unimproved, on the north side of Seventh street, 300 feet east of Alameda street, to the Sperry Flour Company of Stockton; consideration named, between \$10,000 and \$11,000. This property adjoins that of the Murray M. Harris Organ Company. It will be improved with a five-story brick mill building to cost \$83,800, and will be pushed to completion at the earliest date practicable. Work on the foundation of the structure will begin in the early part of the present week. Two other sales, which will also be followed by important industrial developments, are now being negotiated by the realty company named. The lots to be sold will be portions of the thirty-one and three-quarter acres located on the northeast corner of Seventh and Alameda streets, which were purchased by the company from Frank H. Shafer and Alice Shafer a little less than sixty days ago, as was noted exclusively in The Times of January 11. The directory of the company, which was published exclusively in the issue named, shows it to be a strong corporation, and the predictions then made in these columns concerning the establishment of large industrial enterprises in that locality seem to be in a fair way of being realized.

An Odd-sized Lot.
 A lot was sold last week by Samuel Meyer to William Garland, the railroad man, which requires a few words of explanation as to how such an odd-shaped plot of ground came to be located near the center of one of the principal blocks of this city. It is thirty-three feet front, measured on a line parallel with Third street, by eighty-one feet deep, and it is located a little north of the central portion of the block bounded by Third and Fourth, and Main and Spring streets. It lies about 125 feet south of Third street, adjoining the Lankershim and the Henne blocks; about 150 feet west of Main street, in rear of the lots covered by the Turverlin Hall and the Morgan Oyster Company's market building; just north of the lot, 50x165 feet, on the east side of Spring street, between Third and Fourth streets, owned by William Garland; and east of the Willard Stinson and the John Klefer properties that front on Spring street. It was owned for many years by John G. Downey, but about fourteen years ago it was fenced up by Samuel Meyer, whose home place then stood on the west side of Main, between Third and Fourth streets, on the lots now covered by the hall and the market already named. Mr. Meyer, it seems, under a misapprehension as to boundaries, fenced up the lot in question, with other grounds that were undoubtedly his own, and held peaceable and undisturbed possession for something over five years. Mr. Downey then demanded possession of the strip and was refused. He appealed to the courts, was defeated in the Superior Court of this county, and took the case up to the Supreme Court of the State. There the decision was de-

ing east-and-west thoroughfares of the city is believed by many, and adjoining property in this locality is held at a somewhat higher figure. One of the leading operators of the city recently declined to sell for \$50,000. Ninth-street property, which he had secured for about \$25,000 less than two years before. It is probable that the lot just purchased will be improved with a business building containing stores and flats in the near future.

Fifth and Wall.
 One of the investments in prospective business properties that were closed up about the middle of the week and noted at the time exclusively in The Times, was made by Byron Erkenbrecher in purchasing of Mrs. Lydia Baldwin and daughter, through the Erkenbrecher Syndicate, and John D. Foster & Co., a lot 70x120 feet on the northeast corner of Fifth and Wall streets, with a fourteen-room two-story frame dwelling and two small cottages; consideration named, \$16,500. The property rents for \$100 per month. Mr. Erkenbrecher is authority for the statement that an advance of \$1000 for the property was offered to him within three hours after the trade was closed. The movements of business improvements toward Fifth street have been previously noted.

In the Southwest.
 Numerous sales of unimproved lots are noted in the Kinney Heights and the Alsworth tracts. Among the deals of that kind in the former tract are the following, reported by Percy H. Clark: For A. A. Davidson and J. A. Brown to Flint & Dayton, 150x150 feet, north side Twenty-third street, Cimarron and Arlington streets, \$2800, to be improved with two handsome homes; E. W. Howes to E. W. Rider, 50x150 feet, north side Twenty-third street, 150 feet west of Cimarron street, \$350, to be improved with a home; T. J. Phillips from M. M. Cockins, as an investment and for future improvements, 100x180 feet, north side Twenty-fifth, between Cimarron and Hermosa streets, \$2500. And in the Alsworth tract, adjoining, for Eva E. Welch to Lucy Wilson 100x150 feet, northwest between Arlington and Twenty-third streets, \$1800, to be improved with a fine residence; for the Gurnsey Investment Company to George Froescher, who will build a dwelling on the premises, 100x150 feet, north side Twenty-second, about 200 feet west of Arlington street, \$1200.

In the Boettcher Tract.
 The Boettcher tract seems to have attracted a fair share of attention on the part of home-seekers and investors. It lies between Thirty-first and Jefferson streets, Griffith avenue and San Pedro street, is only about fifteen minutes' ride from Third and Main streets, and the streets are graded, gravelled, curbed and sidewalked. The tract is also provided with water, sewer pipes, gas and electricity; and these improvements are all of first-class grade. The Erkenbrecher syndicate, by which it is handled, reports the sale

AMONG REAL ESTATE OWNERS AND DEALERS.

FAIR AVERAGE NUMBER OF PROPERTIES CHANGING HANDS.

Some Business Properties Seemingly Cannot Be Reached, but Numerous Homes and Home Sites are Secured by Buyers.

Never in the history of the city were the prospects brighter for steady, continuous development, along safe and conservative lines, than they are at present. So far from overstepping the demand, the new business buildings and tenants for their stores and offices long before they are completed. The tendency of business development and expansion is marked in all directions, along well-located and well-established thoroughfares. On South Broadway below Seventh the little brick business buildings, 60x100 feet, which Mrs. M. A. Briggs and Mrs. Granville McGowan are having built on their lot on the west side of that thoroughfare could have been rented many times over again, so numerous have been the applications for the four store rooms that will comprise the first floor when the house is finished. On Franklin street, between North Broadway and North Spring streets, the fine brick blocks with handsome cream-colored pressed brick fronts, now in process of construction, speak in terms that cannot be gainsaid, of substantial growth; and on numerous streets, and several close-in streets paralleling the principal business thoroughfares, signs of many valuable improvements in the form of business

HOUSE AND LOT.

(CONTINUED FROM FIRST PAGE.)

the balance in grain and vegetables; consideration named, \$4500. The agent named reports a steady increase in the call for Los Angeles city property, and lands adjacent, in exchange for outside realty.

South Woodlawn.

Sales for the week aggregating \$8500 are reported in the tract, one operator taking ten lots on Woodlawn avenue and Wall street for speculative purposes. Mrs. M. Mitchell, 100x140 feet, two corners, Forty-second and Main, \$1900; Mrs. E. Mauntel, 50x142½ feet, southwest corner Fortieth and Wall.

The Whitley Park Tracts.

There have been made during the past month sales of seven lots in tracts No. 1 and No. 2, aggregating \$17,100 and ranging in price from \$800 to \$7500. Miss Ellen McManus bought lot 13 on Whitley avenue, 72x217, for \$1600. E. W. Elliott, proprietor of the Hollywood Pharmacy, purchased the elegant residence recently erected by Mr. Whitley on the lot adjoining his home place on Wilcox avenue on the north; the lot is 95x226; consideration named, \$7500. J. J. Steadman purchased 68x198 feet on Wilcox avenue, unimproved, and expects to build a home at once. C. A. Westenberg purchased 95 feet frontage on Prospect boulevard by 215 feet deep; consideration named, \$3000. Others purchasing are C. T. Dunsmoor, J. W. Nell, J. D. Mercer. Mr. Whitley is taking out the orange trees in front of his tract No. 1, and preparing to set out shrubbery. Sidewalks are being laid and several handsome residences are being built.

In the Bell Tract.

Grider & Hamilton report the following sales in the Bell tract for the first four days of the week, aggregating \$8525, to the following purchasers: Silas Pruden, lot 33, containing 5 acres, on the north side of Belle avenue between California and Bear avenues, \$1750; also lot 23, five acres on west side of Bear avenue between Bell avenue and Florence avenue, \$1750. James H. Cox, 50x150 feet on the south side of Baker avenue between Otis and Gifford avenues, and 100x161 feet on the west side of Otis avenue between Baker and Bell avenues, \$400. Margaret T. Wilson, lot on the south side of Bell avenue between Otis and Bernal avenues, 181x330 feet, \$525. W. A. Bean, lot on the west side of Bernal avenue, between Bell and Florence avenues, 126x300, \$350. J. B. Ridgeway, lot on west side of Bernal avenue between Bell and Florence avenues, 126x300 feet, \$350. Carl Roemer, lots located on the west side of Otis avenue between Baker and Bell avenues, 100x322 feet, \$425. J. I. Johnson, five acres, north side of Bell avenue, between Flora and Cudahy avenues, 330x630 feet, \$2000.

Cawston Tract.

Edwin Cawston has just placed on the market a tract of land lying on the level mesa and in the direct line of the proposed Pasadena boulevard. This tract lies near the Ostrich Farm on Mission and Center streets, and adjoining the electric car line, none of the lots being more than two blocks from the car line. Center street is a continuation of Orange Grove avenue and forms part of the proposed boulevard. The Cawston tract is well-located for a residence district, and the building restrictions insure a desirable class of buildings. The tract is lighted by electricity and its streets are now being graded.

Near Corona.

Among the large deals in outside lands is that by which the Temescal Water Company has acquired the Chase Nursery Company's property at Ethanac, near Corona, together with certain other lands of Messrs. Burbank, Peyton, Chandler and Rindge, aggregating 3162 acres of water-bearing lands, and 700 inches of developed water, with necessary pumping machinery; consideration named, \$220,000. The company will extend the system, and will take immediate steps to duplicate the steam and electric pumping plant.

At Pasadena.

The Auditorium Block on North Raymond avenue and Union street, Pasadena, with a fifty-foot frontage adjoining, on the first-named avenue, is to be purchased by the Young Men's Christian Association; consideration named, \$25,000. Definite arrangements for the purchase have been made, and the necessary funds secured.

John McCarthy has sold to Charles Cressaty and associates, through the City Realty Company of Pasadena, 154 x128 feet, on the northeast corner of Penn street and Raymond avenue, with a modern, eight-room frame dwelling; consideration named, \$6000.

Young Orange Orchard.

A. W. Rhodes has sold to A. W. Cushman of Colorado, ten acres lying one mile west of Covina, without improvements in the form of buildings, but well supplied with water and set out in orange trees, that are five years old, and are coming into bearing; consideration named, \$6500. Mr. Cushman buys for a home, and will build upon, and otherwise improve, the property.