

Inevitable that the tempting offers made by capitalists should induce owners in some cases to part with properties. The offers are generally more than the property is worth at the present time, as based on its earning capacity, and more than it can be made to pay interest on, except by the erection of improvements that will run well up in the thousands. They are not more than the property can reasonably be expected to be worth in the future, but owners should remember that capitalists, who put up their good hard coin, and take all risks of those fluctuations which sometimes affect the entire country, must have some opportunity to see their way clear to an interest-producing proposition. Another reason for selling unproductive properties, when present owners cannot or will not improve, is that a portion of proceeds can, in many cases, be reinvested here in rent-producing properties, and the new money which the new owners of the unimproved properties must expend in improvements, will help build up the city, and thus help to make those reinvestments more valuable. Purchases of all classes of residence properties continue brisk.

Fifth and Main.
 In the early part of the week the bids submitted to the administrator of the estate of Francis Page, deceased, for the lot, 73-9-10x140 feet, on the southeast corner of Main and Fifth streets, with a two-story brick business building and a two-story frame dwelling, were considered in the probate department of the Superior Court, and the bid of \$80,000 by W. R. Hervey was accepted. It is understood that the buyer represented Drs. H. West, Hughes and Henderson, Hayward. Among the other bidders were A. C. Billicke and H. J. Woollocott. The former bid \$78,500, the latter \$76,000, for the property. It is reported that \$87,000 has been offered to the buyers since their bid was accepted by the court. These seem like stiff figures, but it is undeniable that capitalists are more willing to pay stiff prices for inside business property than owners are to sell. In time the property will doubtless be worth more than the amounts paid, or said to have been offered for it.

Broadway, Below Seventh.
 Jacob Loew has sold to a local investor, through Edward D. Silent & Co., 60x165 feet, on the west side of Broadway, between Seventh and Eighth streets, with a cottage dwelling of small value as compared with the lot; consideration named, \$51,000. Estimating the cottage at \$3,000, leaves \$48,000 for the lot. This is at the rate of \$800 per front foot, and with the present prospects of the street, it is not unreasonable. The property was purchased by the present grantor, a little over eight months ago. The consideration then named was \$33,000. The report of the transaction appearing in this review, March 2, was as follows:

"Broadway really continues to be in demand. Purchases below Seventh street that are undoubtedly meant to be the forerunners of business blocks are becoming decidedly frequent. Among the investments on this thoroughfare noted last week, was that of Jacob Loew, president of the Capitol Milling Company. He purchased of O. F. Brant for \$33,000, through John V. Hinton, a lot, 60x165 feet, on the west side of Broadway, between Seventh and Eighth streets, a little south of the middle of the block, and improved with a seven-room dwelling that rents for \$25 per month. This is at the gross rate of \$550 per front foot, but deducting \$3,000 for the building, and estimating the frontage on the remainder, gives \$500 as the rate per foot."

Since that time, Broadway, from Seventh to Main street has been paved, and during the past week work has begun upon the foundation of a \$200,000 hotel building for the southeast corner of Broadway and Seventh street, and other improvements for this locality are known to be in contemplation. The rise, therefore, is not due wholly to the general stiffening of values, though the logical increase from that source, is, of course, considerable. While all portions of the city experience a share of the increase in value due to increased appreciation of the present importance, and future prospects of this city, it is inevitable that Broadway, with its greater width and assured importance as a business thoroughfare, must experience a rather large proportion of this increment.

Second, Near Broadway.
 R. J. Northam has sold to Bowen & Chamberlin, through C. E. Norton, 52 1/2 x 60 feet on the north side of Second street, 60 feet west of Broadway and adjoining the Frost Block, with a three-story brick business building; consideration named, \$42,500. The purchasers are local real estate dealers, and it was at first reported that the property had been bought by, or for, outside capitalists. The gross rate is about \$800 per front foot, and while the lot is narrow, it is well located, and the property is income producing and it ought to be well worth the price quoted.

Combination Flats.
 One of the pictures shown in this department is that of the thirty-three-room combination frame and cement apartment building, that was finished by the Barr Realty Company about the 1st of October, and sold, a little over thirty days thereafter, to Milton Metzler; consideration named, \$27,500. The building was constructed after plans prepared by Architect C. H. Brinkhoff. It is 70x130 feet, contains three five-room and three six-room flats, and stands on a lot 80x135 feet, located on the north side of Cambria street, about 100 feet east of Union avenue.
 The lot was bought by the Barr Realty Company for about \$3,000, and while the building is well constructed, thoroughly modern in design and finish, and an attractive piece of architectural work, it was undoubtedly put up at such a cost as to permit of its being sold at a fair margin of profit to the builders. The latter are large operators, and bring to bear upon their work a fund of experience that has been productive of several other handsome flats, and attractive dwellings, in other portions of the city. The stylish, modern flats, which Mr. Metzler has secured, are undoubtedly a bargain at the price quoted.

Acres for Improvement.
 Among the recent purchase of acreage property for improvement, was that by which F. G. Rotsler and Y. W. Young secured from M. N. Avery, trustee, through Nance & Brooks, 177 acres of the Avery tract, on the south side of Electric street, between Moneta and Redondo avenues, unimproved; consideration named, \$22,125. The tract is located about ten miles south of this city on the Traction line to San Pedro, and near the proposed line of the Redondo Electric Railway. It con-

tains 1080 acres, was placed upon the market through the agents named, about the 1st of last June, and the entire tract, excepting 50 acres, has been disposed of since that date. The majority of the sales were of comparatively small tracts, five, ten and twenty acres, and most of them were to actual settlers, who will build upon their purchases, and put the land in cultivation. Thus the development of the agricultural interests of the country keeps pace with the developments of the city, and all work together for the general upbuilding of the community.

Eighth, Near Broadway.
 Dr. S. H. Tolhurst has sold to E. S. Rowley, through W. I. Hollingsworth & Co., 50x120 feet, on the north side of Eighth street, 115 feet west of Broadway, with a twenty-five-room two-story frame lodging-house, known as the Lyndhurst; consideration named, \$21,000. A fairly good bargain at the price. Property rents for \$135 per month, which is about 7 per cent. on the investment.

A Quick Turn.
 The lot, 98x170 feet, on the northeast corner of Fifth street and Grand avenue, unimproved, which was recently bought by W. D. Stephens from the estate of Mrs. Jennie L. Wicks, deceased, for the recorded consideration of \$11,500, has been sold by him to W. B. Stewart; consideration named, \$18,000.

Hollenbeck Heights Tract.
 The Pioneer Investment and Trust Company has secured from E. P. Bryant and the estate of E. N. McDonald seven and one-half acres bounded on the north by unimproved acreage, on the east by Soto street, south by Stevenson avenue, and west by Chicago street; consideration named, \$10,000, and will be subdivided into forty-four lots. Of these, twenty-two will average 40x190 feet and the remainder 40x116 feet. The subdivision will be known as the Hollenbeck Heights tract. It is accessible from the Cummings-street car line, from Boyle Heights, and the Traction line extends to within two blocks. Street improvements will be

and the street improvements will include stone pillars at entrances and trees planted at suitable intervals. Among the lots of the tract selected as sites for homes is that recently purchased of J. H. Edmonds & Son, by M. A. Baird. It is 50x132 1/2 feet, on the west side of Kenwood avenue, 200 feet south of Adams street, unimproved; consideration named, \$1500. Purchaser will improve with a substantial dwelling at an early date.

New Suburban Tract.
 One of the latest suburban tracts placed on the market is that known as the H. J. Whitley Park tract. It is located near the Hollywood Ocean View tract, and comprises tracts Nos. 1 and 2, each of which will be highly improved before being placed on the market. No. 1 is located in the neighborhood of Mr. Whitley's home grounds, and it will be laid out in shrubbery to give it a park effect. Only a few villa sites of this tract will be offered for sale. No. 2, which is in the same locality, will be offered in suitably-sized lots, including a certain number of full-grown orange trees.

Broadway, Above Tenth.
 The records show that Frank M. Vale has transferred to Frank L. Forester lot 17, block A, of the John G. Downey tract; consideration named, \$21,000. The lot is 50x110 feet, on the east side of Broadway, 200 feet north of Tenth street, improved with a small frame dwelling. Sale was made through Harry Jackins.

Spring Below Fourth.
 Mrs. Ruth A. Bryan sells to J. W. Lovett, a local buyer, through W. I. Hollingsworth & Co., 38 1/2 x 86 1/2 feet, on the east side of Spring street, 82 feet south of Fourth, and adjoining the lot which is to be improved by the Union Trust Company with a twelve-story office building. The lot is improved with frame buildings of small value; consideration named, \$70,000. This is about \$1750 per front foot.

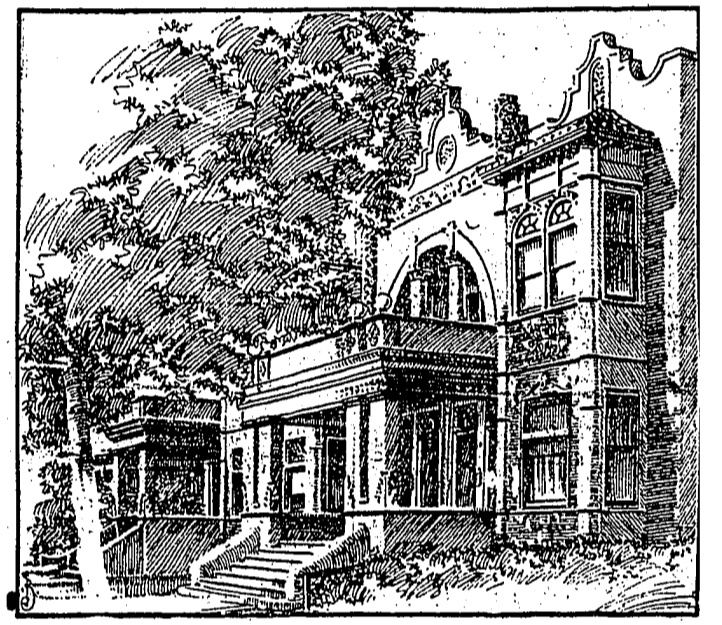
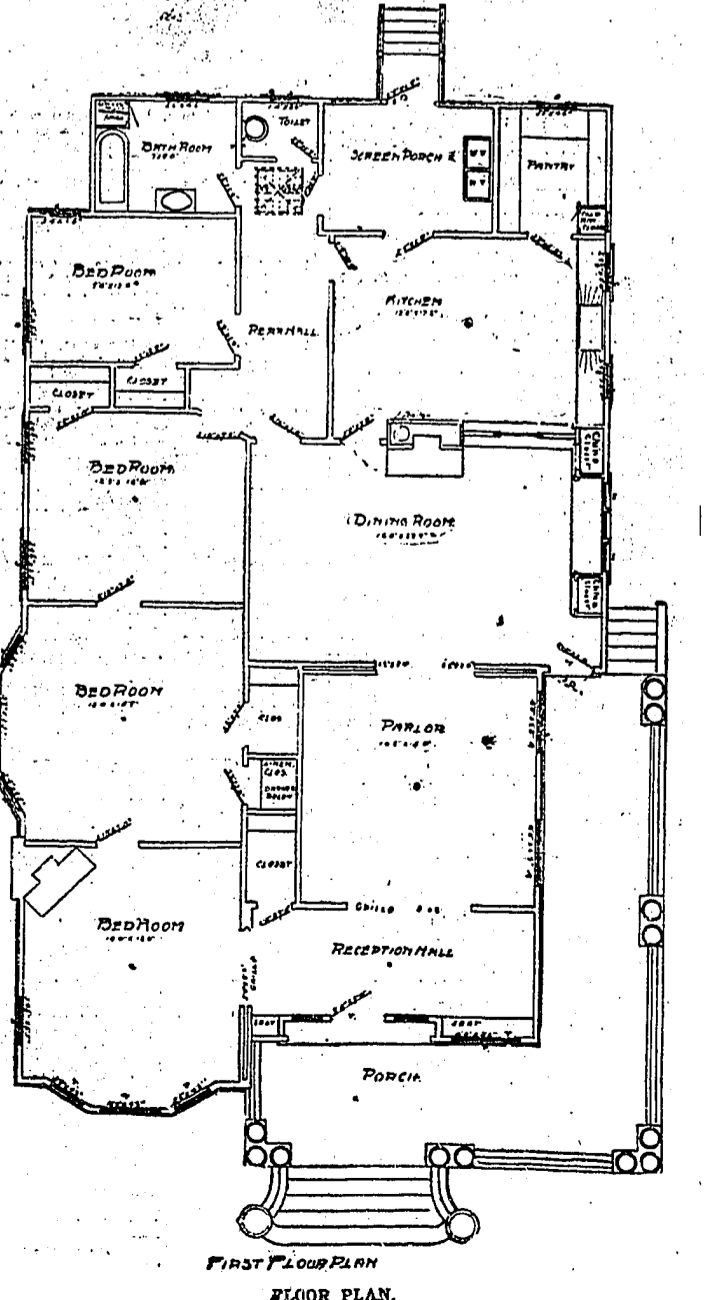
Buying and Selling.
 Rogers Johnson, guardian of estate

AMONG REAL ESTATE OWNERS AND DEALERS.

BUSINESS PROPERTIES ARE NOW BEGINNING TO MOVE.

Prohibitive Prices No Longer Seem to Prohibit—Several Sales of Close-in Properties are Noted and More are Expected to Follow.

The market is beginning to move. A greater number of business properties changed hands during the week than for several weeks past. It is



COMBINATION FLATS.

made at the expense of the present owners and will be of the best quality.

Just Completed.
 George W. Stimson has sold to Clarence Haddock, through Althous Bros., a handsome ten-room, two-story combination frame and stone dwelling, just completed, with lot 50x150 feet, on the east side of Westlake avenue, 200 feet north of Eleventh street; consideration named, \$9200. This is one of the many modern dwellings that Mr. Stimson has put up as investments. A peculiarity of the houses put up by this builder is that the same care is taken in their construction that is generally exercised by persons in building homes for themselves, and they wear well. The property was bought for a home.

West Moreland Heights Tract.
 J. A. Keeney, trustee, has sold to P. Goytino, through James V. Baldwin, three lots of the West Moreland Heights tract, 50x117 feet each, on the southeast corner of Sixteenth street and Hobart boulevard, unimproved; consideration named, \$2100. Purchaser will improve with a handsome home that will cost about \$5000. The tract comprises about one hundred lots, averaging 50x117 feet each. It extends from Sixteenth to Washington street, and from Church street to Hobart boulevard. Contracts for street work have been let, and they provide for cement sidewalks, eighteen-inch curbing, stone gutters and graveled roadways. Stone gateways, similar to those of the West Adams Heights tract, are to be provided, and palms are to be planted at convenient intervals. The tract was placed upon the market only a few weeks ago, and it is proving to be a good seller. Other recent sales in the tract by the agent named aggregate \$8000, and several of the lots were bought as sites for homes.

Brearley & Sinsabaugh Tract.
 D. R. Brearley reports fair demand for lots in the Brearley & Sinsabaugh tract. Louisa H. Bourden buys 94x145 feet, southwest corner Fortleth and Remick streets, unimproved; consideration named, \$1200. Katie B. Burns, 150x140 feet, on the north side of Forty-first street, between Hollister street and Normandie avenue, unimproved; consideration named, \$1425. Other recent purchases of unimproved lots made an aggregate of about \$5000. Most of the purchases are bought for improvement. Ten new dwellings are now in course of construction. Fortleth street, which is seventy feet wide, is being sidewalked, curbed and graveled, and the improvements under way are of a good grade.

Edmonds Adams-street Tract.
 The improvements on the Edmonds Adams-street tract have been in progress for some months, some of them are about completed, and the others are in a fair way of being finished at an early date. The tract extends from Adams to Twenty-seventh street, and from Raymond to Normandie avenue. It contains eight lots, averaging 70x165 feet, and this two that average 60x132 1/2 feet. The gas and water mains are in position,

of Edith Dorothy Creede, a minor, has sold to P. A. Stanton, a lot on the southwest corner of Sixth and Figueroa streets, about 680x150 feet, with a fourteen-room, three-story frame dwelling; consideration named, \$36,250. Mr. Stanton has sold to Mrs. A. J. de Sepulveda 328x150 feet, southwest corner Sixth and Figueroa streets, with dwelling above described; consideration named, \$24,000. He has also sold to T. J. Douglas and C. Q. Stanton the remainder of the lot, being 325x150 feet, southeast corner Sixth and Loomis street, unimproved; consideration named, \$15,000.

Other Sales.
 Other sales, some of which have already been reported in The Times, including the following:
 E. S. Rowley to C. G. Bartlett, through Percy H. Clark, 150x500 feet, south side of Adams, 440 feet west of Arlington street, unimproved; consideration named, \$8500. Purchaser will build home on property.
 Nat. Dryden to Mrs. Emma O. Lyons, through Schenck, Tatum & Schenck, 58x150 feet, east side Vermont avenue, between Twenty-ninth and Thirtieth streets, with nine-room frame dwelling; consideration named, \$5500. For a home.
 Clarence Haydock to Carrie Braly, through Althous Bros., 50x150 feet, with eight-room frame dwelling, No. 1043 South Burlington avenue; consideration named, \$6500. Bought for a home.
 Annie B. Taylor to David E. Thompson, through Nelswender & Raymer, 104x127 feet, southeast corner of Ninth street and Central avenue, unimproved; consideration named, \$7500. Investment.
 J. L. Benyon to W. W. Watts, through same firm, 89x116 feet, southeast corner Thirtieth and Key West streets, unimproved; consideration named, \$5200. Purchaser will improve with two two-story frame dwellings.
 F. C. Mahoney to C. D. Dervees, 50 x150 feet west side Bonnie Brae, 150 feet north of Tenth street, with a substantial dwelling; consideration named, \$4000.

George W. Kitchen to Mrs. Catharine Barnett Beamer, 50x150 feet, north side of Twenty-first about fifty feet west of Hoover street, with two-story frame dwelling; consideration named, \$5500.
 Matilda Walden to Max Goldschmidt, an irregular lot, southeast corner First and San Pedro streets, fronting about 125 on former, by seventy-five feet on latter, with small frame business buildings; consideration named, \$7500. Investment.
 Harry Jackins to Mrs. D. B. Rawson, through Willard & Buck, 160x100 feet, northeast corner Potter Park and Moore street, unimproved; consideration named, \$13,000. Purchaser will build flats.

William H. Thomas to T. F. Hayes, 50x125 feet, south side Twenty-fifth street, one hundred feet west of Normandie avenue, with frame dwelling; consideration named, \$3650.
 Henry C. Steele to Charles and Al Boesmler, through Croake & McCann, 40x110 feet, south side Central avenue, between Seventh and Palmer streets, with twenty-four-room and two-story frame lodging-house; consideration named, \$5200.

(CONTINUED ON TWELFTH PAGE.)

HOUSE AND LOT.

(CONTINUED FROM FIFTH PAGE.)

The Barr Realty Company has purchased of George W. Stimson a lot, 70x130 feet, on the west side of Colorado street, about 200 feet north of Seventh, unimproved; consideration named, about \$3000, and will improve property as an investment. At the price named, the lot is a bargain. Adjoining, and nearby, property cannot be had at less than \$65 per front foot.

The Garnsey Investment Company sells to Robert Kyle 93½x150 feet, unimproved, southeast corner Arlington and Twenty-third streets, Kinney Heights; consideration named, \$1600, and to Mrs. Margaret Tucker, 50x150 feet unimproved, south side Twenty-third, between Arlington and Cimarron; consideration named, \$750. Former bought as an investment; the latter for improvement.

T. H. Dudley sells to W. A. Polkingham, who buys as an investment, through Percy H. Clark, 100x160 feet, southeast corner Twenty-second and Cimarron streets, Kinney Heights, unimproved; consideration named, \$1500. Same agent sells for Helen E. Dow, 63½x150 feet, unimproved, southwest corner Twenty-fourth and Hermosa streets, same tract; consideration named, \$1700, and buyer will build home on property.

Henrietta Knoth to Stephen A. French, 52x127 feet, west side Westlake avenue, 105 feet north of Twelfth street, unimproved; consideration named, \$3200.

Charles Silent to Marie T. Boardman, through Edward D. Silent & Co.; 104½x170 feet, west side of Chester Place, unimproved; consideration named, \$10,475. Purchaser will build residence.

Frank L. Forrester to Frank M. Vale, 50x140 feet, northeast corner of Seventh street and Westlake avenue, unimproved; consideration named, \$7000.

Real Estate Notes.

F. X. Pfaffinger has sold to Mrs. Angie Butler, through C. A. Sumner & Co., lot 12, block 3, of the Nevin tract, 73¾x173¾ feet, unimproved, on east side of street, St. Andrews Place, between Dorchester and Sixteenth streets; consideration named, \$1100. He has also sold the adjoining lot of the same tract, same size, unimproved, to Frank Snowden, through the agency of W. G. Nevin, Jr.; consideration named, \$1100, and each of the purchasers will build a handsome home on the property.

Frank C. Hageman, who has been in the real estate business in Chicago for the past twelve years, is now associated with the real estate department of the Erkenbrecher syndicate.

Irvin T. Smith has sold to William H. McGill, lot 2, in block 2, of the Williamson tract, 50x122 feet, on the south side of Eleventh street, fifty feet east of Union avenue, with modern cottage; consideration named, \$3000.

Black Brothers will hereafter conduct the real estate business formerly managed by Mitchell, Black & Co.

Augusta Schroeder sells to Albert F. Crank, through Edward D. Silent & Co., 100x130 feet, north side Twenty-ninth street, just west of Vermont avenue, with two-story frame dwelling, consideration named, \$3600. For a home.

Tyler & Co. sell to Dr. F. G. Seay, for a home, through Hovis & Judy, 50x150 feet, with an eight-room dwelling, on west side of Iowa street, between Seventeenth and Eighteenth streets; consideration named, \$4400.

Annie I. Like sells to Fred A. Dixon, through Croake & McCann, 45x117 feet, north side of Fifteenth street, between Maple avenue and Wall street, unimproved; consideration named, \$900, and purchaser will improve property.