LET THE HOLIDAY MAKE MONEY FOR YOU

Look Over These Two Propositions — THEN — Talk Them Over With Us

CLIENTS WHO BUY FROM US ALWAYS MAKE MONEY

We sold the Nairn Estate, now entirely built up, at $7 per foot, where present values are $40 per foot. We sold the Parsons Estate, now entirely built up. We sold Lawrence Park, rapidly being built up. We sold Glebe Manor, where 100 new houses are going up this year. Every property we have purchased has been well located and reasonably priced. Every property we have sold has given perfect satisfaction and good profits to our clients. Hampstead Gardens and Regent's Park are the same as the others in comparative price and location. These two are the best low-priced investments to be had. Hampstead Gardens is in the northwest part of the city, and Regent's Park is in the east. Make your buy now.

A TRUE REAL ESTATE STORY

Last week a certain storekeeper remarked to a customer that he was selling out and retiring. "I suppose you are giving up business because it has paid you well enough so that you can retire?" queried the customer. The merchant replied, "No, I think I have come out just about even in my business. I have neither made nor lost anything. I am retiring but not on any money I have made in my store." "How could that be?" the customer asked. He answered: "When I first came to this country, after stocking a store, I had $2000 left. I bought the store, putting $1500 into it, and rather than leave the balance in the bank, I invested $500 in a piece of real estate in the northern part of the city. That was some years ago. I have just sold my store for $20,000, and my other piece of property for $15,000. It is the real estate that I bought that has enabled me to retire."

Workmen, clerks, storekeepers and the average business man never make enough to retire on by their wages or profits. One's investments are what one must depend upon, and the best investment is well selected real estate. Look ahead a few years. What is now vacant land close to the city will be built up; there will be streets, stores and street cars. The man who buys this land now will reap a rich reward for his foresight.

We could tell one hundred stories of money made by our clients in land we sold them on easy terms.

GET ON THE PHONE

Tell us where you are and when to call. Our motors will pick you up and show you either of these properties.

CONDITIONS UNDERLYING ACTIVITY

Throughout all the real estate activity in a decade or more there has been one steady and consistent, deliberate and persistent growth and development of the City of Toronto. The city has never leaped ahead because real estate transactions were furiously active, and Toronto has never been made to lag in her forward movement on account of real estate agents or speculative buyers having the blues because sales were not as frenziedly fast as they had been at other times. Toronto stands the seventh among the big cities on the continent in the point of development during the last year. Toronto's prosperity and future are on a solid foundation. Her population are all workers and the rest of Canada is paying Toronto tribute for what she produces. Toronto's real estate situation is helped by the fact that the city's shape is like a semi-circle with the centre at the water front. The only possible places her houses and factories can be established are in the upper half of the circle. This makes the value of land in the northern, eastern and western part of the city definitely certain. The present, so far from being a period in which real estate is oversold, is actually a period in which real estate is underbought. Those who knew Toronto ten years ago, and see it today, should have the gift of prophecy to look ahead ten years from now and see the vision of what Toronto will be then. Men who fail to buy real estate now, will make a wry face over the prices they will have to pay a few years hence.

HAMPSTEAD GARDENS

This is a fine, level, rich-soiled property, suitable for homes or for investment. It is located just north of the old Belt Line Railway, a very desirable location indeed, where great interest in factory sites has been awakened, and where a local postoffice and a good school make it convenient as a homesite. This location is near the established factory districts. This property is desirable for workmen's homes. By purchasing a lot, a workman can have immediate possession and build his own home and finish it by fall. Hundreds have done this before, on our properties, and have made themselves independent thereby. Will you do the same? If you buy for investment it will pay you, for values are certainly rising, and our terms are remarkably easy.

$12 PER FOOT UP. $25 DOWN, $10 PER MONTH. LOTS 35 FEET x 135 FEET.

REGENT'S PARK

This property is situated in the East, north of Danforth Road, only 15 minutes' walk from the Gerrard Street Civic Car Line. When the Danforth Avenue car line is completed, Regent's Park will be even more accessible than it is now. That this property appeals to shrewd land buyers is proven by the fact that over half of it was sold before the appearance of a single advertisement. On every side of Regent's Park property is being held and being sold at higher prices than ours. Those who have a little idle money would do well to put it into Regent's Park lots. This property is bound to be a popular investment, and it is in a section of the city where transportation development is causing land to be taken up very rapidly. We offer very easy terms and prices, as follows:

$17 PER FOOT. $25 DOWN AND $10 PER MONTH. LOTS 50 FEET FRONTAGE.

WE WANT YOU TO SEE THESE PROPERTIES FRIDAY OR SATURDAY. OUR MOTORS WILL TAKE YOU. PHONE US FRIDAY OR SATURDAY UP TO NOON FOR AN APPOINTMENT. WE WILL PICK YOU UP AND MOTOR YOU OUT. WE HAVE MADE MONEY FOR THOUSANDS WHO HAVE PURCHASED PROPERTY IN OUR SUBDIVISIONS. THE CONTINUAL ADVANCE OF PRICES IN REAL ESTATE GIVES THE FIRST BUYERS THE BIGGEST PROFITS.

DOVERCOURT LAND, BUILDING & SAVINGS COMPANY, LIMITED

W. S. DINNICK, President

24 ADELAIDE STREET EAST - - TELEPHONE MAIN 7280 MAIN 7281

HUGE PROFIT FROM SILVERTHORN FARM

Six Hundred Thousand Dollars Made in Three Years —A Third That Paid.

TO PLAT LAST PIECE

Company Purchases Northern Sixty Acres at Two Thousand an Acre.

The last unplatted part of the Silverthorn farm, which has proved a bonanza as rich as many a gold mine to the syndicate that bought it three years ago, is to be subdivided. This is the 60-acre piece bounded on the north by Eglinton avenue and on the east by the Grand Trunk tracks (northern division). It was bought yesterday by Frank McLaughlin for a syndicate known as the Silverthorn Land Co., composed of local men. For the 60 acres $120,000 was paid, and it will be platted except a five-acre bank of gravel along the railway tracks.

The Silverthorn farm, which had been held by one family since deeded by the crown, was 200 acres, extending from St. Clair avenue to Eglinton avenue and west of the G.T.R. line and east of Weston road. The purchasers, the Lambton Realty Co., of which A. B. Gordon, from Sudbury, is president and one of the heaviest holders, paid $200,000 cash for the property. That was three years ago, and there were many then who thought the price high, but shortly afterward the St. Clair car line was projected to the east corner of the property and the owners began retailing it. Four subdivisions have already been sold out on the property, Frank McLaughlin being the agent in each case. The first was Silverthorn Park, next Silverthorn Annex, then Silverthorn Park Addition, then Silverthorn Heights, and the new one that goes on the middle of June will be Silverthorn Grove. The profits of the purchasers are given at $600,000. This last sale winds up their interests in the property.

The development of the property has been solid. The subdivision aspect of the earlier offerings is now almost lost, scores of houses dotting the property, with city improvements spread over a great part. On the last subdivision, the "Heights," forty houses are erected, this layout going on the market only last December and being completely sold out.

The Silverthorn property is relatively in the same position to the heart of the city as the greater part of the Toronto Housing Co.'s 200 acres.

DOVERCOURT COMPANY REMOVES TO KING EAST

Victoria and Adelaide Offices Will Be Vacated at End of the Week.

Until Monday, the thousands of payment makers of the Dovercourt Land Company will be met at the present offices, at Victoria and Adelaide streets. Next week the company will be completely at home in new quarters on the second floor of the Standard Reliance Building, 84 East King street. Work of removing the company's office equipment, books and collateral has been proceeding all week.

The great growth of the Dovercourt Company's business, coupled with circumstances that made the move to the new quarters, propitious, is responsible for the change of address; it was hastened by the decision of the government to take the Victoria street building for the postoffice extension.

Agents on Victoria street regret the move, for it takes to another street the important pillar of realty row.

You need not take the street cars to see

LAWRENCE PARK

If you are interested in securing a building site in the finest location anywhere around Toronto, let us motor you out to Lawrence Park. We can take you quicker than the street cars, and show you the best places, besides.

'Phone for an appointment.

Dovercourt Land, Building, and Savings Company
W. S. Dinnick, Pres.
24 Adelaide Street East

APARTMENT HOUSE ON ISABELLA STREET

Twelve Suite Building With Sixty Rooms to Be Built.

A 12 suite apartment house, with 4 and 6 rooms, will be erected at 96 Isabella street. Rents will run from $40 to $75. The removal of the restriction was secured Tuesday from the city council and application will shortly be made for a permit. Goulding & Hamilton are agents for the owners.

JESS APPLEGATH BUYS.

The summer house, with 40 feet frontage, at 300 Lakefront, Kew Beach, has been sold by R. A. Gledhill, Yonge street arcade, to Jess Applegath at $7500.

ANOTHER BUILDING FOR DRUG COMPANY

Five-Storey Warehouse Will Go Up Alongside Factory Under Way.

The National Drug and Chemical Co., who are now erecting a five-storey factory building on Phoebe street, at a cost of $90,000, have decided to erect a five-storey warehouse adjoining, also at a cost approaching $90,000. The new building will be at the corner of Beverley and Phoebe streets. The one going up, which is a reinforced concrete structure, is on the rear of the lot. The warehouse will in all likelihood be started this summer; it will be about 80 feet by 100.

BLOOR, NEAR SPADINA TO BE BUSINESS STREET

Property Owners Want Restrictions Removed Block East and West.

Property owners on Bloor street, between Madison avenue west to midway between Walmer road and Brunswick avenue, have appealed to the board of control to take that section out of the residential district. The board favors it and has asked a report from the property commissioner.

ACTED AS AGENT.

The Title and Trust Co., given as purchasers from the Home Land Co., of ten acres on Gledhill avenue, were agents in the deal, the buyers being a subdividing syndicate. The error arose in that the property was bought in the name of a Title and Trust Co. clerk. The company does not deal in real estate as owner.

DUNVEGAN HEIGHTS

"Highest of the Hill District."

See this beautiful property on Forest Hill, extending northerly to the Belt Line station.

Forest Hill Railway now assured, which will increase this property materially. Over 3000 feet now sold. Beautiful descriptive booklet upon request. Let us motor you out. Phone for appointment, Main 4747.

BELLINGER & CO.
115 Home Life Bldg.
457247

SALE BY N. Y. FIRM AT QUEEN AND CRAWFORD

About Two Hundred and Fifty Dollars a Foot Paid by Syndicate.

The southeast corner of West Queen and Crawford streets has been sold by Goulding & Hamilton to a local holding syndicate. The vendors are the Rockwood Company of New York, who bought the property two years ago with the intention then of building a candy factory. The price was $29,000, or about $250 a foot. The Queen street front is 117.4 feet by a depth of 135 feet to a lane.

HORSE BREEDING STANDARD RAISED

Ontario Department of Agriculture Will Enforce New Regulations.

With a view to elevating the standard of horse breeding thruout the province the department of agriculture is enforcing more thoroly the stallion enrolment act of 1912.

The bill, which was explained in the house a year ago by Hon. James Duff, enforces the enrolment of all public service animals with the live stock branch of the government.

Already two thousand registrations have been made and 1300 inspections. It is possible, however, that tardy individuals may yet be prosecuted unless regulations are complied with, altho it is hoped no penalty will be found necessary. The act makes it clear that all blemishes or faults of a hereditary nature must be published with the advertisemeent, and it is this feature which is being ignored to some extent by horse breeders.

The veterinary expert of the department is conducting the registration, and it is considered that Ontario's prominent place in supplying good breeds of horses for western and old country markets shall not be imperiled by carelessness.

SAVED HORSES FROM FIRE.

BRANTFORD, May 21.—(Special.) The livery stable of L. Anguish was completely destroyed by fire here tonight. The employes were able to remove 40 horses to safety while the fire raged in the hayloft. The cause of the blaze is unknown, and the loss will be $500.

LET US SHOW YOU

This Beautiful Residence Situated on Nanton Ave.

Rosedale

Very select and choice district, convenient to car line.

$20,000

Your Own Terms

Included with the sale but not in the price, is an almost new English Billiard and Pool Table, costing over $2000. Don't miss this opportunity.

C. R. Pope Co. 46 King St. West

The World Wants a Garage For Its Six Cars

Must be central, close to The World Office; heated; with quick, ready access.

H. J. Maclean, World