

II.

Investments

These may be comprised under

1. REAL ESTATE.
2. MORTGAGES AND AGREEMENTS OF SALES.
3. DEBENTURES AND SYNDICATES.

a. Real Estate

This is naturally divided into farm lands and city property. As to the former little can be added to what has heretofore been said as to the desirability of Western Canada as a location for the farmer. The considerations which appeal to so many inducing them to leave their homes and come to the **Great Wheat Belt** are sufficiently apparent. The farmer who moves here can be assured of a competency in a comparatively few years. He may in some remote districts have to suffer some degree of privation incident to a new land, but he is certain of good crops on the average and that his land will steadily appreciate in value. As we have shown he can increase his capital many times. His investment will be safe and will surely yield him a splendid profit.

The average investor, not now engaged or interested in agriculture, however, will turn more naturally to City real estate. Its advantages are obvious. It can be more easily purchased and more readily sold. The small investor can buy a single lot or go in for a trifling sum with a syndicate. The capitalist can invest in large amounts certain that he will have a secure asset. The value of city property can be more easily ascertained. It can be readily improved and so made to produce an income. Finally and especially the growth in value of urban land is far greater than that of farms, undoubted though this latter is. This must be so because necessarily there are few cities as compared with the vast