

our loan companies make advances on real estate which have to be foreclosed and sold at a loss. One mistake commonly made by mortgages is, allowing unpaid interest to eat up the margin between the valuation and the amount loaned. As soon as interest falls into arrears a mortgagee should be on the alert to protect his security. It is at times a knotty question whether to give extra time to a borrower for his payments, but, as a rule, it forebodes mischief when an interest payment is delayed. Leniency in such cases is a very common cause of foreclosure, for what has led to the first delay of an interest or an installment payment is apt to recur until accumulations of overdue payments necessitate foreclosure. It is a great mistake, though a common one amongst lenders on mortgage, to advance more on a mortgage that is payable by annual installments than one for a term of years. The idea is that the amount loaned will be soon reduced and so a larger sum may be safely lent with this anticipation. But the money for instalments is often hard to raise, and they and the interest are frequently omitted time after time, so that when the mortgage is due there is a heavier incumbrance to lift than is in the power of the borrower. President McCall, of New York, in reply to questions, has stated that, "the foreclosed property of this company is listed at \$1,223,000 the rentals from it are \$73,486 and less taxes and other charges it nets \$44,409." This is a net return of 3.63 per cent., which is quite as much as the general run of house property yields. If all foreclosed properties were certain to yield this percentage net they would soon find purchasers. Looking over the whole question of mortgage investments for insurance companies and their treatment of foreclosures there is no feature in such business differing in any degree from those which are recognized and generally acted upon by mortgage loan companies and shrewd private investors. The essential points are, the securing reliable valuations of the present and prospective worth of properties offered as security, a good report of the character and standing of the borrower, the absolute validity of the title, and a margin of 50 per cent. between the valuation and the loan. As to foreclosed properties a quick sale, as a rule, is advisable, but each case must be considered on its merits, as delay may mean a loss or gain as circumstances develop.

A WARNING AGAINST WOODEN DWELLINGS is given by the almost total destruction by fire of Houlton, Me., which recently took place, although the town is well equipped with fire protection. The buildings being wooden soon caused a small fire to spread into a conflagration.

THE DOMINION BANK.

The 31st annual meeting of the Dominion Bank was held in Toronto on the 28th inst., when a Report and Statement were presented which appear on a later page. This bank has had a career of uninterrupted prosperity. It was a great success at the start. The death of its two first presidents, Mr. Austin and Sir Frank Smith, and of its founder and general manager for many years, Mr. Bethune, were serious losses, but they had helped to establish methods and traditions with which their successors, who had been their colleagues, were familiar and have continued to observe. The president, Mr. E. B. Osler, M.P., is an experienced financier, whose reputation is high throughout Canada. He knows banking by closer experience than even that gained in a board room. Mr. Brough, the general manager, was trained in a good school under his predecessors, and is proving how worthy he is to be their successor.

The Dominion Bank realized profits last year to extent of \$353,172, which equals about 14.13 per cent. on the paid-up capital. After paying 4 quarterly dividends of $2\frac{1}{2}$ per cent. each, a sum was left to transfer to Reserve Fund by which it was raised to \$2,500,000—the same amount as the capital. The Bank holds deposits to extent of \$20,862,559, and its current loans and discounts amount to \$17,101,052. The whole statement is most gratifying. The Montreal branch under the management of Mr. Clarence A. Bogert is steadily advancing in favour, and will become an important section of this highly prosperous institution.

PROMINENT TOPICS.

The selection of a portion of "Fletcher's Field" as the site of the projected Contagious Diseases' Hospital is much to be deplored. That Field is part of Mount Royal Park, the part which is devoted to the athletic games of boys and youths. To insert a Contagious Diseases' Hospital into such an area is akin to inoculating the air of the city's playground with contagion. The object of an isolation hospital is to remove patients where they will not be a source of danger to neighbours. Yet it is proposed to mass them in a building where they will not be really isolated, but, by currents of air, will be in contact with hundreds of young people who may venture to play within their old-time grounds. This course is directly opposed to what it is incumbent upon a city to pursue. No duty is more urgent upon a city than protection of the health of the citizens by sanitation. To build a Contagious Diseases' Hospital in the midst of a public park, to alienate a playground for the site of such a building,