

\$50,000,000. Great Britain's land and timber investments can scarcely exceed in the five years a sum of \$19,000,000. The large railroad corporations have been instrumental in selling considerable land areas overseas, while land companies, some with offices on both sides of the Atlantic, have disposed of many thousands of acres.

Timber propositions apparently have been almost monopolized by United States capitalists, when considering money other than Canadian. In real estate, while the British investor does not predominate, he holds large areas in the aggregate. If any province is more favored than another by the English buyer it appears to be British Columbia. While there is practically no English capital in the lumber industry except a few instances where sawmills have been established in connection with pulp manufacturing plants, activity is noticed in the development of fruit lands in British Columbia's interior. These areas are acquired, irrigated and then leased, or sold, in small holdings. This is recognized as a good opportunity for returns. Irrigated lands in Alberta have also met with a large sale.

Appreciation of Real Estate.

The buying of town and city real estate is a growing feature. Britishers own property, in some cases very valuable, in all the leading municipalities. Land purchases for the next few years will probably be confined chiefly to the prairie and the Pacific Coast provinces. Wheat and farming lands will likely be the chief choice in the former, while fruit lands are making the best appeal to British capital in British Columbia.

Undoubtedly the rapid appreciation of real estate in or near growing towns, large and small, is becoming a matter of more common knowledge across the ocean. The manner in which Canada has developed and is still developing transportation facilities is one of the most important aids to the increasing value of real estate. The Dominion experiences periodical "booms" which are unhealthy for legitimate speculation and investment. The trouble is that the future is sometimes discounted by too great an extent. Conservative financiers and Canadian bankers generally have in the past acted as an effective check to wild speculation in land. A knowledge of Canadian conditions and possibilities, national and local geography, is obviously essential to the purchase of land which will yield a good return to the investor.

Heavy Mining Investments.

In addition to the £2,349,554 representing public flotations in London on behalf of mining companies, a large amount is otherwise placed in Canadian mining propositions. In the Cobalt, Elk Lake, Gow Ganda, Porcupine and Larder Lake districts approximately \$785,000 have been invested by direct purchase of stock buying. A few hundred dollars have been placed in gold mining companies in Nova Scotia, while coal properties in the same province account for perhaps \$500,000 in the five years. Prior to the period covered by The Monetary Times' investigation of this subject, large sums of British money were placed in the mines of Nova Scotia and British Columbia.

Coal companies in the prairie provinces account for approximately five millions of British capital. It is in British Columbia that Great Britain holds a far greater interest in mining than has been the impression. From special inquiries it is found that in round figures the capital investment is \$50,000,000, the most notable mines perhaps being the Le Roi at Rossland. The Monetary Times staff member on the Pacific coast says in this connection:

Americans Buy and Sell to Britain.

"The lines of demarcation between British and American capital investments is quite distinct. The American, always with an eye to investing money for large returns is quick to see the opportunities that have been embraced in the Western States, duplicated in British Columbia. These are principally mining and lumbering and timber, with some colonization propositions. Ten years ago when the export of timber was prohibited from the province, the American promptly came to British Columbia and started mills. He saw good investments. When mines were discovered, he was on hand in the Kootenay and Boundary districts, took risks and ultimately sold to British capital."

American and British capital are about equally divided in mining interests, although in many cases the American has been the first purchaser, later selling to overseas buyers.

Appendix

Statement in detail of Canadian flotations in London during the five years' period from 1905 to 1909 inclusive.

1905.

February.—Canadian Northern Railway Co., £600,000 4 per cent. perpetual consolidated debenture stock issued at 92. Grand Trunk Railway Pacific Railway Co., £3,004,000, 4 per cent. sterling bonds at 99½.

March.—Canadian Northern Railway Co., £1,923,287, 3 per cent 1st mortgage debenture stock issued at 95. Grand

Trunk Pacific Railway Co., £3,200,000 3 per cent. 1st mortgage sterling bonds issued at 95. Imperial Paper Mills of Canada, Limited, £60,000 6 per cent. debentures at par.

April.—Montreal Light, Heat & Power Co., £150,000 in shares issued at 92. Shawinigan Water & Power Co., £500,000 5 per cent. consolidated 1st mortgage bonds issued at 98.

May.—Western Canada Pulp & Paper Co., £300,000 6 per cent. cumulative preference shares of £1 each issued at par.

June.—Canada Atlantic Railway Co., £1,025,000 4 per cent. 1st mortgage consolidated gold bonds issued at 99. City of Quebec, £78,000 3½ per cent. consolidated stock, issued at 93½.

August.—Nova Scotia Eastern Railway Co., £940,000 5 per cent. 1st mortgage gold bonds, issued at 93½. Western Canada Cement & Coal Co., £225,000 6 per cent. 1st mortgage bonds issued at par.

October.—Northern Sulphite Mills of Canada, £100,000 6 per cent. 1st mortgage bonds issued at par.

November.—Canadian Northern Railway Co., £1,240,000 4 per cent. perpetual debenture stock issued at 99.

December.—British Columbia Electric Railway Co., £125,000 in 5 per cent. cumulative perpetual preference shares of £1 each issued at £1-0-10 per share.

1906.

January.—Nil.

February.—Canadian General Electric Co., £220,000 common stock at £100 shares issued at £142½ per share. Dawson, Grand Forks and Stewart River Railway Co., £125,000 6 per cent. consolidated debenture stock issued at par. Western Canada Land Co., £300,000 in £1 shares issued at 25/- per share.

March.—Electrical Development Co., of Ontario, £500,000 1st mortgage sinking fund 5 per cent. gold bonds issued at 96½. Grand Trunk Railway Co., of Canada £1,000,000 1 per cent. guaranteed stock issued at par. Province of Ontario £1,200,000 3½ per cent. registered stock issued at 98½.

May.—Western Dominion Collieries, Limited, £200,000 in £1 shares issued at par and £100,000 6 per cent. 1st mortgage debentures issued at 98.

June.—Canadian Pacific Sulphate Pulp Co., £75,000 in "A" shares of £1 each issued at par and £7,500 in "C" shares of 1/- each issued at par.

July.—Atlantic Quebec & Western Railway Co., £750,000 1st mortgage debenture bonds issued at 95. Temiscouata Railway Co., £50,000 5 per cent. prior lien bonds £20 shares issued at par.

October.—Canadian Northern Railway Co. and Canadian Northern Quebec Railway Co., £1,000,000 4 per cent. perpetual guaranteed debenture stock issued at 98. Southern Alberta Land Co., £400,000 in £1 shares issued at par.

November.—Trust and Loan Co. of Canada, £500,000 in 4 per cent. perpetual debenture stock issued at par.

1907.

February.—Grand Trunk Pacific Railway Co., £1,000,000 issued at par.

March.—British Columbia Electric Railway Co., £300,000 4½ per cent. perpetual consolidated debenture stock issued at 98. Canadian Estates Ltd., £215,000 7 per cent. participating preference shares of £1 shares issued at par. Vancouver Copper Co., £80,000 in £1 shares, issued at par.

April.—Canadian Northern Ontario Railway Co., £793,569 3½ per cent. first mortgage debenture stock issued at 91½. City of Winnipeg, £327,642 4 per cent. debentures issued at par.

May.—England's Premier Cobalt Mining Co., £220,000 in £1 shares issued at par.

June.—Annapolis Iron Co., £140,000 5 per cent. first mortgage 30-year gold bonds issued at 92½. Shawinigan Water & Power Co., £200,000 4½ per cent. perpetual consolidated mortgage debentures issued at 90.

July.—Blue Bell Gold Mines, £20,000 in shares issued at 1s. 2d. City of Regina, £111,000 4½ per cent. debentures offered for tender, no minimum price. Western Canada Timber Co., £75,000 6 per cent. first mortgage debentures issued at par.

October.—Canadian General Electric Co., £400,000 7 per cent. cumulative perpetual stock issued at par. City of Edmonton, £139,400 5 per cent. debentures issued at par.

November.—Mexican Light & Power Co., £480,000 7 per cent. gold cumulative convertible preference shares issued at 99. City of Vancouver, £244,900 4 per cent. debentures issued at 91.

December.—British Columbia Electric Railway Co., £100,000 in Preferred Ordinary shares of £1 each issued to stockholders at par. Government of Canada, £1,500,000 4 per cent. debentures issued at par. Canadian Pacific Railway £4,857,200 ordinary shares issued at par to stockholders.

1908.

January.—Grand Trunk Pacific Railway Co., £1,000,000 4 per cent. debenture stock, issued at 94. Penman's Ltd.,