

## *To the Reader—*

FROM the foregoing indisputable facts and figures it is manifest that Vancouver, by virtue of its geographical position, its magnificent land-locked harbor, its even and temperate climate, its wonderful hinterland and the railway development which is going on within its borders, is destined to become, in the near future, one of the busiest ports in the British Empire.

To any one whose money is deposited in a bank or trust company, drawing three or four per cent., Vancouver offers a safe field for investment by way of mortgages on first-class property. Such mortgages are generally given for an amount equal to about 40 per cent. of a conservative valuation of the security and earn from 6 to 9 per cent. interest, all fees and expenses being paid by the borrower.

To the investor who is satisfied with less interest we strongly recommend the purchase of Vancouver real estate, which is steadily increasing in value. Investments at present prices will show handsome profits within the next five years, as foreign capital is commencing to flow into the Province of British Columbia for the development of her natural resources. Trade with China, Japan, India, Australia, Mexico and South America is increasing rapidly, and within the period mentioned the Panama Canal will be completed, thereby bringing Vancouver 6,000 miles nearer the markets of Europe.

Trusting this booklet will merit your careful consideration, and awaiting your pleasure, we are,

Yours faithfully,

*Sharples & Sharples.*

*Vancouver, B.C., December 1, 1911.*