

OUR LAND MILLIONAIRES NOT MANY THO A THIRD OF A BILLION HAS BEEN ADDED IN FIVE YEARS TO PROPERTY PRICES

Many Moderate Fortunes Have Been Piled Up and Several Big Operators Have Been Enriched—Family Estates Have Grown Rapidly.

Continued From Page 1.

Joseph was another man who left property that has been blessed with great enrichment. His estate has the site of the Lumsden building and the site of the Kent building, each worth a half million, maybe \$600,000. The estate of William H. Cawthra holds some ground nicely encircled with the unearned increment; for instance, the Ryrie corner, at Temperance and Yonge, assessed at \$445,900. Another noteworthy piece held by the Cawthra family is 244-50 Yonge street, assessed at \$224,700. Of the 21 properties held by the Cawthras in the downtown section hardly one is out of the way of the movement that in late years has brought about the high prices. Many of these properties were secured a half century ago, when downtown was not expected to be where it is now. The Cawthras were good readers of the future.

Baldwins Have Land Wealth.
Another family that is rich in lands is the Baldwin. Developments of the last year or so have brought out that fact clearly. The Baldwins own one-third of the north side of King street, between Bay and York. They have 302 feet running from 75 to 116, assessed at \$602,230, and in the light of prices paid there recently worth maybe three times that much. The Baldwins also own part of the site of McConeky's restaurant. One doesn't have to be an old-time resident to remember the land, now lost in streets, that the Baldwins owned in the middle west part of the city.

The Manning estate is unique in one point; that it is the only large family estate on which the buildings are creditable. In its various downtown holdings this estate must have two million dollars worth of property. It owns the Manning arcade, on West King street; the Manning chambers, next the City Hall; the 53 feet at 26 West King street; also part of McConeky's restaurant; and a few minor holdings.

Estates here largely in Yonge street property. The Cawthras, peculiarly, have little else than Yonge street land. Another rising young estate on this thoroughfare is that of R. S. Williams. This estate controls numbers 145, 323-5, 409-3, 435-9 Yonge street, in the past the up-Yonge movement, and today worth six or seven hundred thousand dollars easily. About the only other real estate amounts to much in Toronto is that of Jacob Singer, a man who left to his large family some 500 acres, many of them on valuable

central lands. This is a millionaire estate. And now we must come to some property wealth piled up by men still living. Many of the big fortunes made in late years belong to young men, who probably in another five years will see some stupendous individual fortunes piled up, fortunes that will be plainly perceptible.

Former Druggists Wealthy.
Then there are other men who have hung on to their properties downtown for many years just to see the natural forces of development make them extremely wealthy. John F. Michie is a man like this and his King west land is worth at a low approximation three quarters of a million dollars. Then there is Fred W. Crompton, who belongs to the drug business, and who owns the site of the Empress store on Yonge. A property that is assessed at \$303,000 next door to Fairweather's is the property owned by Fred T. Burgess and P. A. N. Powell, worth at market prices a half-million but held at much more. These two men, formerly druggists, own property on Yonge street that is thought to be worth altogether \$1,500,000. Some of it is in a section that is going to be very valuable. They own the north corner of Grenville street and the south corner of Breadalbane street.

Bulk Among Small People.
And yet, formidable as the list of large owners is, it comprises but a small part of the total real estate wealth of the City of Toronto. In a five-mile radius of the borders, the great bulk of the three-quarters of a billion dollars, which is estimated to be the worth of the Toronto property is distributed among the smaller people, people who own their own homes, and who own small properties in the suburbs, and among people who are moderately well off, but who are far from being millionaires. A great part of the profits made in suburban lands during the last five years has gone to the farmers, a big share of it went to the members of the syndicates that cut up the outlying tracts into building lots. The general buying public seems to have secured a satisfactory portion of the advance in outside values to judge from the steady absorption of subdivision offerings.

The advance made in property in Toronto the last five years permits real estate to be numbered as one of our great natural resources, of which operators are so proud of declaiming. The actual returns in cash and easily convertible securities have placed all other ways of making money in the shade. Another five years of pouring in of population, and we will be able to add several more millionaires to our Toronto list.

Charles T. Macdonald and Charles H. Willson and Charles A. Boone is a big man in central real estate. Some of the best improvements on the side streets are due in his way of erecting and leasing buildings. Walter Harland Smith is also a fairly prominent investor downtown.

English capital is not interested as much in Toronto real estate as many people suppose. There are several hundreds of thousands of English money in our suburban tracts but the individual investments do not appear to be great. William Ramsey of Scotland owns the northeast corner of King and York streets and the southeast corner of Yonge and Gerrard streets, worth, together, over half a million. The Earl of Canarvon was a big property holder here until he sold a few weeks ago some west Front street property to the government. That decreased greatly his holdings here.

Churches Have Rich Property.
In a list of the millionaire real estate owners one has to exclude the railways, which, outside of the city corporation, are the greatest landowners we have, and the departmental stores, and the banks, and the churches. The Anglican Church is the wealthiest real estate owner of all the religious bodies. Besides its church reserves in the suburbs, it owns nearly a million dollars' worth of property scattered all over the central and middle eastern parts of the city, and valuable sites like that of St. James' Cathedral, a property which is assessed at \$75,000. The Metropolitan Church, by the way, is assessed at \$573,900. The Hospital Trust is a landlord of big proportions. It owns the two blocks on the north side of King from John to Peter streets, both sides of Widmer street from King to Adelaide streets; and one side of Peter street from King to Adelaide streets. It also owns an extensive property at the west west corner of King and York streets. Its central properties number nearly a hundred, and have a total assessment of \$722,000, and this is not counting what the trust owns outside of the downtown area.

A brisk and shrewd group of real estate operators is the South-Sellers Investment Company, Limited, composed chiefly of Richard and Augustine Gough and Donald J. Sellers. They have been behind some of the most profitable of Yonge street subdivisions, and their Yonge street holdings are said to be worth close to a million dollars. The Sheards own a great many properties around town but only three very valuable parcels. Henry Sheard has 126 Yonge and 146 Yonge, the two being assessed at \$312,000, and Charles Sheard has the Holt, Renfrew corner of Adelaide, which he is said to be holding at three quarters of a million.

What Ryries Own.
The Ryrie Brothers own, credited with having made several hundred thousand dollars out of real estate, but their most valuable holding is the north corner of Yonge and Shuter streets, where they have probably a half million dollar property with 125 feet of Yonge street. Two other men who have gone in together to make money out of real estate with a very satisfactory measure of success are

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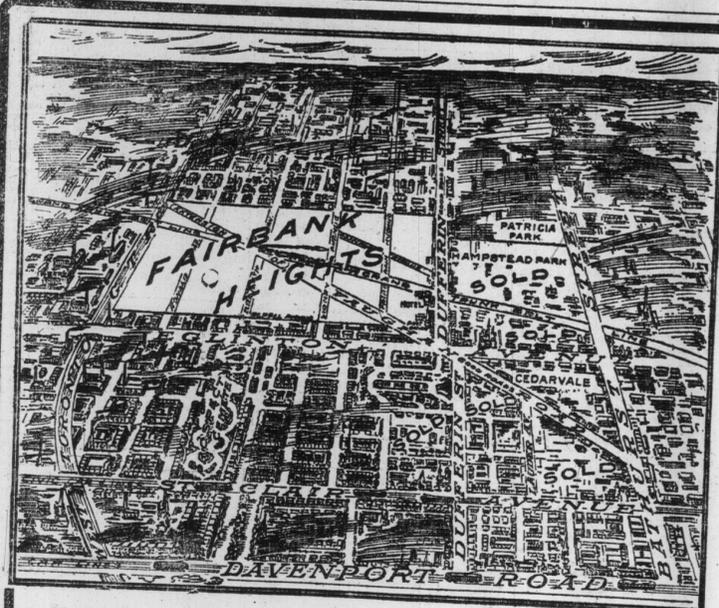
The Location Our new building, at 145 Yonge street, is convenient to all car lines, is in the heart of the shopping district, and can be quickly reached from any point in the city.

Visit Our Daily Edison-Victor Recitals 12 to 2 Each Noon

These daily recitals on the Edison Phonograph and Victrolas are held for a double purpose. First, to enable purchasers of instruments to thoroughly test the merits of the two best makes before deciding on any one, and, second, to enable owners of Phonographs or Victrolas to hear all the latest records, as well as the older ones, without having to pour over a catalogue containing titles, many of which must necessarily be unfamiliar.

THE WILLIAMS & SONS CO. R.S. LIMITED,
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The Grand Trunk Belt Line Runs Directly Through Fairbank Heights

Many lots on both sides of the Belt Line were secured for factory sites within 24 hours of our newspaper announcement of a week ago. The men who bought know Toronto and her needs as a city of manufacturers. Railway siding, they know, is an absolute essential, and they had been waiting for just such an opportunity as is presented by Fairbank Heights. With the tremendous growth of Toronto in its business centres—and these rapidly expanding—with prices going into thousands of dollars per foot, the manufacturer must get away from the business districts. At present prices he will have no difficulty in getting what he wants in Fairbank Heights—if he acts quickly.

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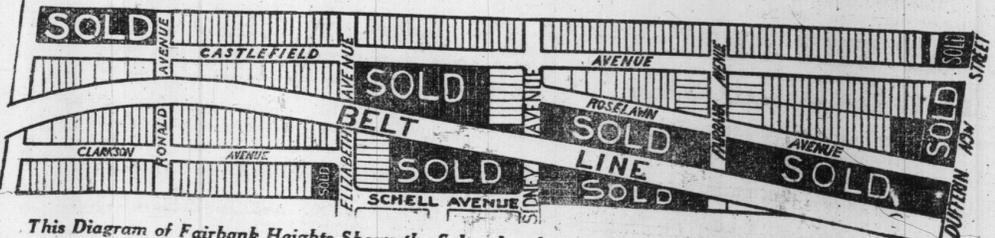
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Closest-in Low-priced Toronto Subdivision

Located on the edge of Eglinton Avenue, at the junction of Eglinton Avenue, Dufferin Street and Vaughan Road. Twenty minutes' motor run from corner King and Yonge streets. The new Forest Hill Road Electric Railway, to go over Forest Hill Road, Eglinton Avenue and Dufferin Street, will run through Fairbank Heights. Over twenty-five factories are now nearby, and several thousand feet of this property have already been sold for new factory sites. Fairbank Heights is destined to be the home of thousands of workmen. Existing and rapidly developing conditions make it an ideal workmen's community. Workmen! Buy a lot to-day—not to-morrow. To-morrow never comes. There is less than fifty acres in the whole of Fairbank Heights. The time must necessarily be short when the whole subdivision will be sold out. The number of sales made the first week is proof. There is no other property close to Toronto to be had for the prices we are asking.

TERMS ARE EASY: 10% Down and 10% Quarterly No interest or taxes if paid within the first year.



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