

## 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 now is. The Cawthras were good readers of the future.

**Baldwins Have Land Wealth.** Another family that is rich in lands is the Baldwins. 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 110, assessed at \$502,230, and in the light of prices paid there recently worth maybe three times that much. The Baldwins also own part of the site of McCorker'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 36 West King street; also part of McCorker's restaurant; and a few minor holdings 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, 383-5, 409-3, 435-9 Yonge street, in the past of the up-Yonge movement, and today worth six or seven hundred thousand dollars easily. About the only other estate that amounts to much in Toronto real estate is that of Jacob Singer, a man who left to his large family some 300 houses, many of them on valuable

central lands. This is a millionaire's estate.

**Millionaires Living.** 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 can enjoy and make more out of them. Probably in no other five years we shall see some stupendous individual fortunes piled up, fortunes that will be plainly perceptible.

Today we have many men who have made great sums in real estate, but they are still in real estate and perhaps not even the owners are able to correctly measure their extent. Sir Henry Pollitt is a man who is reputed to have made two or three millions in Toronto property. How much real estate he really owns is difficult to even approximate.

Sir William Mulock has been riding well on the flood-tide of the suburban movement and is probably a very rich man as real estate goes. He has a few scattered holdings downtown but his only large property is the southeast corner of Yonge and Shuter streets, worth maybe a quarter of a million dollars. Another knight, Sir William Mackenzie, owns some odd pieces of central property, but only one parcel is prominent and old, on the south side of Queen street, opposite University avenue. He has 225 feet there. It may be worth \$1500 a foot.

**Senator Cox in Real Estate.** Senator Cox is a shrewd real estate operator who has quietly picked up some fine properties in the very heart of things. He has a property just north of Temperance street on Yonge street that is worth a quarter million dollars. His holdings include the southeast corner of Yonge and Queen streets, and the southeast corner of Yonge and McGill streets, the latter the Central Y. M. C. A. site. The senator must have a big share in this holding company, anyway he is a millionaire in Toronto real estate.

W. S. Dinwiddie, the president of the Davenport Land, Building and Savings Company, is probably a millionaire. Some of his wealth was made in financial companies, but most of it out of improvements to old Mother Earth. When asked he but shakes his head. The Davenport company owns some expensive properties. The Yonge Street Arcade is

but one of them, and besides downtown holdings its suburban holdings are enormous. Another real estate man who has made a great deal of money is H. H. Williams. He is commonly credited with having between a half million dollars. F. B. Robins hasn't been working hard and watching local development for pure love of the game. He has scattered holdings all the way up Yonge street, and no one knows just how great an interest he has in the syndicates that have financed the company's various subdivisions. There are probably a half dozen real estate agents who have put away between \$100,000 and \$200,000, but, of course, they are not millionaires.

**Former Druggists Wealthy.** Then there are other men who have hung on to the 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 southeast corner of Yonge and Shuter streets, worth maybe a quarter of a million dollars. A property that is assessed at \$303,000 next door to Fairweather's store is 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 properties 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 Broadbalt street.

A brisk and shrewd group of real estate operators is the Gough-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 Shearson own a great many properties around town but only three are very valuable parcels. Henry Shearson has 126 Yonge and 146 Yonge, the two being assessed at \$312,000, and Charles Shearson 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. The other men who have gone in together to make money out of real estate with a very satisfactory measure of success are

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

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 Gerard 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 endowments we have, and the departmental stores, and the banks, and the churches. The Anglican Church is, tho, 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 \$775,000. The Metropolitan Church, by the way, is assessed at \$579,900. The Hospital Trust is a landlord of big proportions. It owns the two blocks on Peter street, 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 south west corner of King and York streets. Its central properties number nearly a hundred, and have a total assessment of \$732,000, and this is not counting what the trust owns outside of the downtown area.

**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 million 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.

## ABOUT Phonographs and Victrolas

The Edison-Victor Parlors in our new "Home of Music" embody those essential features necessary for the satisfaction, service, and convenience of our patrons, and for the success and well-being of our business.

**The Instruments** We have the two best Talking Machines in the world. (1) The Edison Phonographs and Amberolas, embodying the recent patents of Thomas A. Edison, which have perfected the most clear and natural sound reproducing instrument made; and (2) the famous Victor-Victrolas, that have done more to popularize grand opera and good music than any other force to-day. Here you have an opportunity to see and compare the styles and tone of these two great instruments.

**The Parlors** The Edison-Victor Parlors, on the second floor of our new building, are the product of years of careful planning, and the arrangement, appointments, and facilities represent, we believe, the acme of efficiency in this line, both for the comfort and convenience of our patrons and staff, and for the quickness and reliability of our service.

**The Staff** Specialized ability is one of the prime requisites of success and efficiency to-day. Our sales-gentlemen and ladies are talking-machine specialists. Their experience, training, and association has fitted them to render unbiased suggestions and assistance to customers, and their knowledge of records music, and artists gives their attention to customers an added distinction.

**The Service** Next to the goods themselves, service in an institution ranks as the supreme force for success. If you have ever "fumed" about a store, in a vain endeavor to get concentrated attention, you will appreciate this. In addition to our regular sales staff of six, we have an emergency reserve staff, ready at a moment's call, capable of handling any demand which may arise. Our delivery system is such that, if necessary, we can promise delivery on machines, records and records within the hour they are ordered. We never promise what we cannot fulfill, and our men have explicit instructions to live up to all promises, regardless of expense. The courtesy and promptness of our staff have won for us the favor of many people whose time is valuable, and who demand absolute reliability.

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

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Norman C. Pearce.

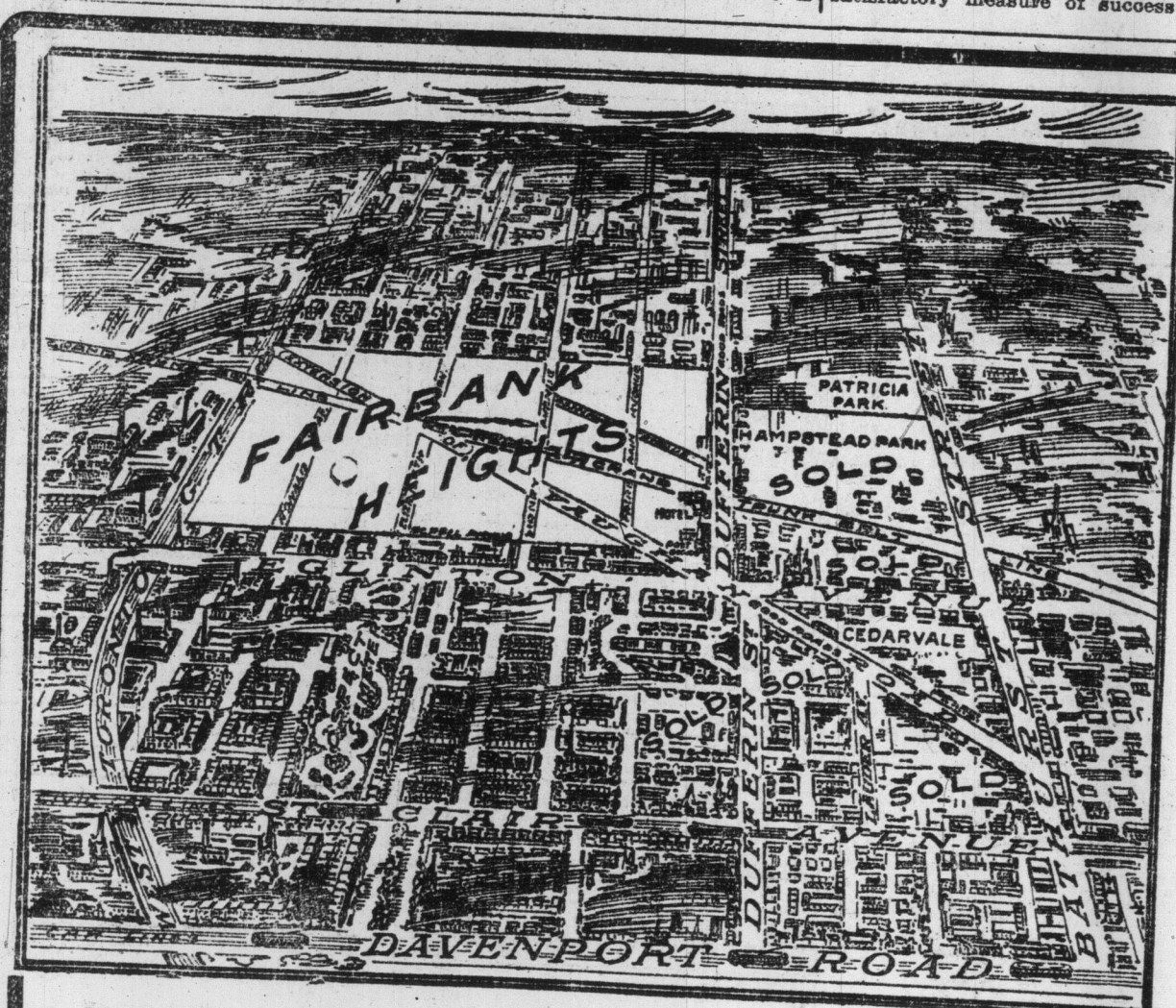
### LAND COMPANIES.

#### Profitable Investments.

The history of land companies in Canada has proven them to be very excellent investments. Opportunities are numerous in this growing country to make large profits.

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Campbell, Thompson & Co., Toronto, are making the issue for the company.



## The Grand Trunk Belt Line Runs Directly Through Fairbank Heights

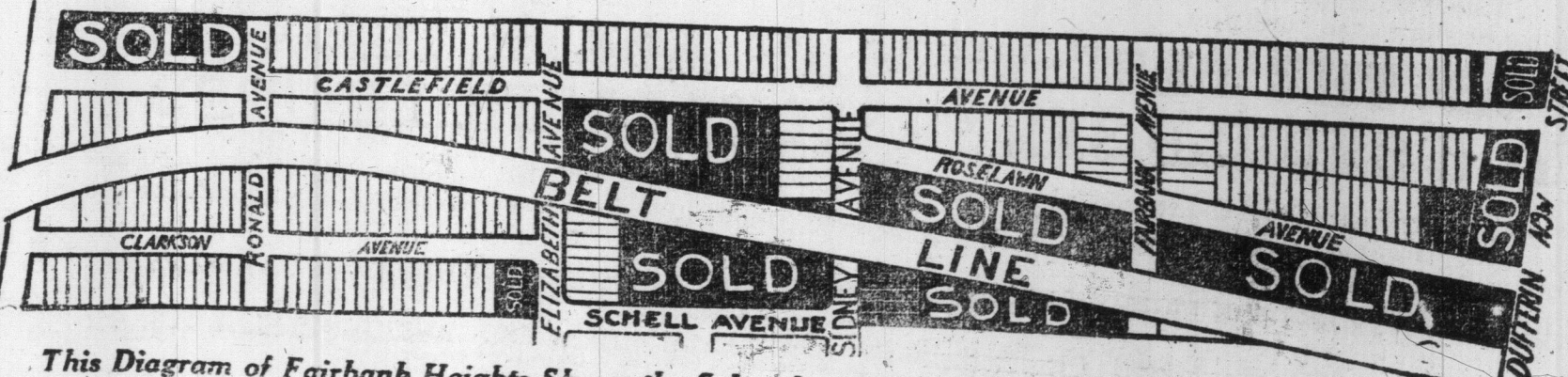
Many lots on both sides of the Belt Line were secured for factory sites within 24 hours of our newspaper announcement of a week ago. The men who bought know Toronto and her needs as a city of manufacturers. Railway siding, they know, is an absolute essential, and they had been waiting for just such an 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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