

the difficulty in disposing of real estate, and for that reason have not considered it necessary to discuss either of these questions or the future prospects of the company. This year's report is especially gratifying; our funds have been fully and profitably employed, and every department of the business shows a substantial increase, whilst the percentage of expenses to total assets is less than in any previous year.

The net profits, after paying the usual dividends, have yielded sufficient to pay \$14,219.70 on the building and to add \$8,457.53 to the balance carried forward, which now amounts to \$15,798.65. The balance is in no sense to be regarded as a contingent fund, all the assets having been most carefully valued, but it is simply carried forward because no decision has yet been reached as to whether the reserve fund is to be increased beyond 50 per cent. of the paid-up capital.

The policy of realizing promptly on real estate falling into the company's hands has been continued with most satisfactory results. Out of investments aggregating over \$6,000,000, the property held for sale at the end of the year amounted to only \$13,457, representing 497 acres of land, of which 175 acres have already sold at an advance upon the prices at which they were taken into account. The remaining farms have been on hand but a short time, the one longest in the company's possession not dating back to the last annual report, and we expect they will all be closed out shortly.

The sum charged to "Losses on real estate," representing anticipated as well as ascertained losses, amounts to less than one-tenth of one per cent. on the cash value of the mortgages. The arrears of principal and interest are nearly the same as last year, or about one and one-half per cent. of the cash value of the securities.

During the year applications for loans to the amount of \$2,099,507 were received, of which \$824,853 were accepted. The total number of mortgages held by the company is 3,466, of which nine are for \$10,000 or upwards, the average being \$1,689.72.

In the savings bank there are only 26 accounts over \$4,000, the average being \$346.08.

The alterations and additions to the company's building, which were so long contemplated, have now been completed in a manner which will meet all requirements for many years to come. The offices, board room, vaults, treasury, etc., are arranged in the most modern and convenient manner, greatly facilitating the transaction of business.

The manager and other officers of the company still continue to render efficient service; they have been most zealous and attentive to their duties, and I can say without hesitation that no company could have a more reliable staff.

Mr. Philip Mackenzie, vice-president, seconded the motion, which was carried unanimously.

Resolutions fixing the remuneration of the president and directors, reappointing the auditors, as well as the usual votes of thanks, were unanimously adopted.

Messrs. George F. Jewell and Thomas A. Browne having been appointed scrutineers, reported the following gentlemen elected as directors for the ensuing year: Messrs. J. W. Little, P. Mackenzie, Prof. Wm. Saunders, A. W. Porte, F. E. Leonard, and V. Cronyn.

At a subsequent meeting of the board, Mr. J. W. Little was re-elected president, and Mr. Philip Mackenzie vice-president.

ONTARIO LOAN AND DEBENTURE COMPANY.

The twenty-fourth annual meeting of the shareholders of the Ontario Loan and Debenture Company was held at their offices in London on Wednesday, the 13th inst., at 3.15 p.m.

The following shareholders were present, viz.: Messrs. John McClary, A. S. Emery, Wm. Bowman, Wm. McDonough, Rev. Wm. Birks, Albion Parfitt, A. M. Smart, John G. Richter, Charles F. Hanson, P. W. D. Broderick, A. O. Jeffery, J. Edgar Jeffery, J. M. McWhinney, secretary-treasurer Synod of Huron, etc.

The following report was then submitted:—

REPORT.

The directors beg to submit for the information and approval of the shareholders, the twenty-fourth annual report of the company, with the relative accounts, for the year ending 31st December last.

The demand for money on first-class mort-

gage securities has been light, with exceedingly low rates of interest. The sum of \$464,301 has been loaned; and \$778,345, principal and interest, has been repaid.

The net earnings of the year, after paying and providing for all due and accrued interest on debentures and deposits, and after paying expenses of all kinds, amount to \$102,284.21, as against \$101,493.27 for the previous year; out of which the usual half-yearly dividend, at the rate of 7 per cent. per annum, has been paid, and the sum of \$18,000 carried to the Reserve Fund, which now amounts to \$450,000, being 37½ per cent. on the paid-up capital.

The company have properties foreclosed and owned amounting to \$34,992, and properties brought to sale, and unsold at the end of the year, \$62,160, together amounting to \$97,152. These properties have each been revalued at the end of the year by one of the company's inspectors, and taken into account at his valuations, which valuations your board have every reason to believe are reliable.

Sterling debentures outstanding at the end of the year amount to £367,992, as compared with £374,857 at the end of the previous year.

Currency debentures show an increase of \$8,140 over the previous year.

The thanks of the shareholders are due to the financial agents of the company in Scotland, Messrs. Myle & Cook, C.A., of Edinburgh, for the satisfactory manner in which they have renewed maturing, and placed new debentures of the company.

All of which is respectfully submitted.

JOHN M'CLARY,
President.

REVENUE ACCOUNT.

Interest on sterling debentures	...	\$ 73,539 58
" currency	...	8,141 44
Savings bank interest	...	17,742 97
Expenses connected with sterling debentures	...	3,658 23
Commission and expenses in connection with loans	...	3,373 43
Expenses of management	...	16,297 38
Income tax paid	...	1,580 69
Office furniture (steel safe)	...	525 00
Dividend No. 61, paid July 3, 1894	...	42,000 00
Dividend No. 62, due Jan. 2, 1895	...	42,000 00
Carried to Reserve Fund	...	18,000 00
Balance carried forward	...	879 19
		<hr/>
		\$227,687 91
Balance from last year	...	\$ 594 98
Interest earned on mortgages, etc., etc.	...	227,092 93
		<hr/>
		\$227,687 91

FINANCIAL STATEMENT.

Assets.

1. Mortgages on real estate	...	\$3,605,934 94
2. Loans on debentures	...	117,533 92
3. Loans on this Co.'s stock (in no case exceeding par value)	...	75,862 60
4. Real estate foreclosed and owned	...	\$34,994 79
Real estate brought to sale and unsold	...	97,152 08
" " "	...	\$62,157 29
5. Office premises (freehold)	...	72,000 00
6. Cash with Bank of Scotland	...	1,858 24
7. Cash with banks in Canada	...	191,301 93
		<hr/>
		\$4,161,634 71

Liabilities.

Liabilities to the public—		
Ster. debentures	...	\$1,790,897 64
Accrued interest on same	...	18,470 50
		<hr/>
		\$1,809,368 14
Currency debentures	...	\$ 190,351 00
Accrued interest on same	...	3,184 65
		<hr/>
		193,535 65
Savings bank deposits	...	465,860 73
		<hr/>
		\$2,468,764 52
Surplus	...	\$1,692,879 19

Liabilities to the Shareholders—

Capital stock paid up	...	\$1,200,000 00
Dividend No. 62 (since paid)	...	42,000 00
Reserve Fund	...	432,000 00
Carried to do.	...	18,000 00
Balance at credit of revenue account	...	879 19
		<hr/>
		\$1,692,879 19

WILLIAM F. BULLEN,
Manager.

To the Shareholders of the Ontario Loan and Debenture Company:

We hereby certify that we have audited the books and accounts of the Ontario Loan and Debenture Company for the year 1894, comprising a monthly cash audit and the verification of the postings and balances in all the company's books, and we find the whole correct, and in accordance with the above statements. We have also examined the securities, and find them in order.

GEO. F. JEWELL, F.C.A., } Auditors.
A. M. SMART, }

London, Ont., Jan. 19, 1895.

The president, in moving the adoption of the report, said: Gentlemen.—It devolves on me, as president, to move the adoption of the report, but before doing so I would say that you are all aware since the last annual meeting we have lost by death our late esteemed president, Mr. Jeffery. I know you will agree with me that we have suffered a great loss; his superior business ability and knowledge of values of property rendered him invaluable to the company. He, together with myself, were the only two left of the original directors of the company. I am now endeavoring to the best of my ability to fill his place. The position of vice-president, vacated by me, has been filled by the appointment of Mr. Emery, an old and well-known resident of this city. He has been one of the auditors of the company for the past twenty years, which makes him thoroughly acquainted with all our business details. This, together with being an excellent judge of values of real estate, renders his services of great value to the company.

Our annual report is very full, and has been in the hands of the shareholders for some time; I think you will agree with me it is a good showing considering surrounding conditions.

The past year has not been favorable for our farming community; nearly all the products of the farm have ruled low, with the exception of cheese and pork. I am pleased to state that our farmers are continuing to devote increased attention to dairy products, viz., cheese and butter, and to raising stock. This, I feel sure, will be found to be much more profitable than growing grain, while it is enriching the soil. Farm lands have now reached a price which makes them a desirable investment for capitalists. Good improved farms can be purchased and rented to give a return of from five to six per cent. on the capital. We may fairly conclude that the bottom has been reached. It is only a matter of time that we may look for a considerable advance in price in our desirable farm lands. Comparing soil and climate, they have no superior.

Through the depression and depreciation which has extended to general merchandise, as well as farm and other lands, with little inclination to embark in new enterprises or extend existing ones, requiring a reduced volume of money to supply current requirements, it has led to a considerable accumulation of surplus money in our monetary institutions, resulting in a largely reduced demand for money on high-class mortgage securities, with a considerable reduction in rates of interest, it appears to your board, to some extent, a waiting condition, anticipating a limited legitimate outlet of money for the present year. Looking forward, we trust, in the not distant future, when business on this continent regains its normal condition, when we have a right to expect to be in a position to participate in increased prosperity, commanding the confidence of the community, and a liberal patronage of the public.

The adoption of the report was then moved by the president, and seconded by the vice-president, Mr. A. S. Emery, in a few well chosen remarks, and was carried unanimously.

The following shareholders were elected directors of the company for the ensuing year, viz.: Messrs. John McClary, A. S. Emery, Wm. Bowman, Wm. McDonough, and W. A. Gunn. Messrs. Geo. F. Jewell, F.C.A., and A. M. Smart, were re-elected auditors.