

REAL ESTATE NEWS REAL ESTATE GETTING SPLENDID ADVERTISING

Way Toronto Property Has Stood Up During the Last Few Months Will Attract Lot of Favorable Attention, Says W. S. Dinnick—He Points Out That Stocks Are Down and Realty Is Not.

WHERE NEW MOVEMENTS WILL BE

Mr. W. S. Dinnick, asked by The Financial Post for an expression of opinion as to the real estate situation in Toronto, made the following very striking point: that real estate would be very marketable if owners would accept for it about twenty-five per cent. of the price paid for it a year or two ago. Stocks bought then have depreciated to that extent, but property has not. Mr. Dinnick is associated with some of the active and outstanding real estate and loan corporations in the city, including the Standard Real Estate Mortgage Corporation, the Sterling Trust Co., and the Davenport Land Building and Savings Co., and is in a very good position to ascertain the actual facts. He says:

"A man who needed ready money came into my office a week ago. He had sold all his stocks; he wanted next to sell some uptown business property, and he wanted it sold quickly. I told him I could dispose of it in ten minutes if he would accept the same decrease in valuation that he had been glad to take on his stocks. He refused. 'Why should I knock twenty-five per cent. of the price off the property? Every owner around here wants just as much as he did a year ago.' And he left after I had arranged a larger mortgage."

"That little incident is a picture of the real estate situation in Toronto. Property in any city where real estate operations and investments are normal has a tendency to hang on in time of stress. We are passing out of what many people and corporations have been a time of stress. But there is nothing of the kind in the fact that prices of Toronto real estate stand generally considerably ahead of where they did in the fall of 1913, the last date when everything financial was at a high pitch of buoyancy. The seller of stocks makes his own price when he sells. The owner of real estate may be sacrificed but the incident is unknown or forgotten."

Property Well Owned.
"A great part of the property in Toronto has been in the hands of one set of owners for ten, twenty or thirty years. That is a fact of business property that is not true of houses. There are tens of thousands of house owners in this city who are wedded to their homes and who could not be induced to think of the sale of their value no matter what the conditions of general trade. Business and residential property is a tangible thing. It has a certain value and it is not sold but little and cannot be destroyed unless a local calamity or a national business catastrophe happens. No one can say that there won't be a time when people living in homes a year from now as there are now. Real estate is far more of a necessity than a resting place for money and there is no doubt it is a necessity set the value."

"It is gratifying to me to observe how well Toronto real estate has stood the shock of the last twelve months. Doubtless because the financial darkness that has clouded the country has been blamed on real estate, and the good with the dishonest have borne that blame. I know of very few value depreciations in this city, and I know of those only because of close connection with property. The general public, I believe, cannot definitely say that real estate has advanced during the last year, but it has advanced to a moderate extent. There have been no more foreclosures than in other years, and this in the face of heavy competition made by over-enthusiastic people who took on more responsibility than they well could bear."

"Real estate, in passing thru the stress had more to withstand from calamitation than from adverse inside influences. Out of it all, Toronto property is coming to the best of advertising it has ever had. The holders of real estate, looking back, can truly point with pride."

The Mortgage Situation.
"A word about mortgages. Few appreciate that they are a fundamental of property. I cannot call to mind a single instance where a dollar has been lost on an honest, well-pledged mortgage. From every part of Canada come reports of interest and principal payments being promptly met. I will admit that a year ago I did feel anxious on this score, for my companies have several millions in mortgages—my concern was needless, and the demand for them was wonderful. Their stability will be more than even appeal to insurance, trust and similar companies. 'For the small investor they are a thoroughly tested security.'"

"Now what of the present in the Toronto real estate market? It can be succinctly sized up. The building figures for the year show no decline in total cost of erections and they show a greater number of buildings than last year, meaning more people than ever are moving into homes. Each new home is a stabilizer of values, as well as a pretty clear intimation that the people have money to put into property. And of course every new house takes one lot off the market and brings another forward for purchase. The assessment now being made will show an increase of about sixty millions for the year, possibly more. The property owners of Toronto have cut a fine melon among them—sixty millions more than the property owners of last year. The owners of real estate do not look like bad business. True there are not the same number of transactions; as on the one hand the leasing of property has been the leasing of property withdrawn from the sale lists. Toronto owners can afford to do that."

Easier Money.
"Money will not become a drug on the market but I can see plenty of it in sight at slightly cheaper rates. In the States, the national association of real estate men are trying to set a flat rate of five per cent. for realty and mortgage transactions and if they are successful there is bound to be a lot of money seeking the fractionally

higher rate that will prevail here in Canada. With bumper crops across the line and with good crops at home there should be considerably more funds for real estate in Toronto, and that will encourage the improvement of property."

What About the Future?
"I think the future movements of real estate in Toronto will run into certain well marked channels. Transactions will not be actuated solely by the demands of new population, up to now we have been trying hard to make property move along with the pouring in of thousands of new immigrants. We have been chiefly concerned in giving the new people houses, schools, stores and factory and office buildings. Now we have the point where we are big enough to get means to real estate. We will go on giving them new buildings as they want them, but we will also discover that there will be many localities be developments peculiar to the city. We will find that certain new sections will develop into exclusively retail sections; that the financial district will have a bounded territory for itself where land carrying three and four-story buildings will have to carry ten and twenty-story buildings. We can see, if the hands are not laid too close to the tape, that during the next five years a big cross town thoroughfare will develop out of Carlton and College streets. During that period of five years Bloor street will be preparing to become the next great cross town street, and I believe it will be greater than King, Queen and Carlton-College."

"Next, the city is ready to develop another high-class residential district—Rosedale and The Hill are practically built to the limit—and I think it will be carried out safely beyond industries and railway yards. The high lands at the extreme north and northeast fringe of the city limits seem to be the logical place for the next exclusive residential district. Expansion in the East.
"Then what does the real estate future hold for the residential district? The greatest factor in the realty development of Toronto will be the building up of the industrial area on the eastern lake front. There a thousand factories will be erected on sites cheaper than any other sites in America, and they will have the biggest and best markets in the world. The demand for real estate and you cannot help but make a profitable investment. The keynote of real estate is to buy near the lines of transit, existing and to come."

REGISTRATIONS NOT SO HIGH IN MONTREAL
MONTREAL, July 11.—The total amount of recorded transfers of real estate during the first six months of the present year, is \$56,421,073; the amount for the same period in 1913 was \$58,558,268, and in 1912 \$62,377,558; the registered sales during the last six months of 1913 amounted to \$82,850,402 and during the same period of 1913 \$47,808,933; there were 1047 real estate transfers in the Montreal area during the first six months of 1914 and 1074 in 1913. During the corresponding month of last year 1242 transfers were recorded, amounting to \$11,967,497.

65TH OF BUFFALO BAND WILL PLAY AT POINT.

To follow up the custom inaugurated by the Toronto Ferry Company of presenting the finest bands procurable to furnish music at the Point, the 65th of Buffalo Band of thirty-five pieces. This band several years ago played an engagement at the Point and made a tremendous impression. More than ordinary interest attaches itself to Mr. Powell's Toronto stay, he being a former Toronto boy who was a distinguished member in the musical world.

Saturday afternoon and evening the grand concert of Patrick Conway and his splendid band will be given. During the Conway engagement the genial conductor has presented programs that will long be remembered by the island visitors.

Tuesday night, July 14, there will be grand free fireworks display arranged by the premier pyrotechnical exhibitors of America, the Schenck-Ardrey Fireworks Company.

ARROWROOT FOR FRUIT JUICES.

Use arrowroot to thicken fruit juices. It cooks clearly and does not destroy the color, nor cloud the transparency of the fruit.

Many of the Toronto doctors are in St. John, New Brunswick, for the medical convention which was in session last week and they were very hospitably entertained. The program included a garden party in Dr. Anglin's grounds at Lancaster, The British Medical Association of St. John, of which Dr. J. Boyle Travers is the president, gave a luncheon in the armory, and a reception at the Imperial Theatre in the evening. A ladies' luncheon at the bungalow and a tea at the golf club, several private luncheons and dinners, a clam bake on the shore, and a luncheon by the St. John medical men at the armory.

STEWART MANOR Among the Oaks

You Can Build at Once

The land is all ready for building in Stewart Manor (the beautiful park property opposite Scarborough Beach). This is the time to build, when the best of the property may be fully realized and your home and surrounding planned accordingly. Sidewalks are laid, roads graded and other improvements being installed. Phone or call.

COX & CUMMINGS

CANADA LIFE BUILDING 44 KING ST. W. PHONE MAIN 2224

OR OFFICE ON PROPERTY 815 QUEEN ST. E. PHONE BEACH 625

OFFICES TO RENT Immediate Possession

Bay and Richmond Streets
APPLY, ROOM 511, TEMPLE BUILDING
Phone Main 5750

AMERICAN AVIATOR FIRST TO FRANCE

Six Started in Race From London to Paris and Back—Two Descend.

LONDON, July 11.—In a flying race today from London to Paris and back, in which six aviators started early this morning, Walter G. Brook, an American aviator was the first to arrive on the French side of the English Channel. He landed at Hardelet near Boulogne, and after taking a fifteen minute rest continued his flight to Paris.

SIX-FOR-A-DOLLAR ON SALE WEDNESDAY

Same Number As Last Year
Will Be Issued by Exhibition—Get 'Em Early.

The Canadian National Exhibition begins to loom up as an event of the near future—the six for a dollar tickets go on sale Wednesday morning. All the demand for these tickets is greater than the supply last year, it has been decided not to increase the number issued, and it is expected there will be a rush for the tickets. For every thing pointing to a greater-than-ever exhibition. The space for exhibits has been applied for over one year ago, and the demand for concessions assures a new record in that department, and the bill of attractions has been prepared with a view to making the tightness out of the money situation. The Grand-Admiral Guards Band of England, and Creator's Band will feature the music, while the Babingtons, a famous variety troupe, will be the first to appear before the audience. The International Peace Tattoo will be along early in the evening, while flying ships, balloon ascensions, motor polo, and practically everything the amusement world affords is included in the bill.

CANADIAN NOVELS EMIGRATION LITERATURE.

LONDON, July 11.—"We have never known," said a London librarian today, "such a demand for books dealing with Canada."

This demand is so marked that instead of the usual two or three copies of a book which may find a fair number of readers, the librarians are now doubling the quantity in the case of books on Canadian life. The natural result is that authors are paying more attention to Canada as a literary field, and this means an increasing output of Canadian subjects.

This is undoubtedly true. More and more the man who is "making up his mind" to go to Canada, consults the books that have been written by travelers rather than emigration "literature" issued by railway companies.

There are no doubt many, many more real estate firms, or even government departments, who are turning their backs on Canada as a literary field, and this means an increasing output of Canadian subjects.

APHYSKIATED IN HIS BEDROOM.

Fred Richardson was aphyskiated Saturday in his bedroom at St. Church. The room was full of gas.

BIG OPPORTUNITY

Will exchange equity of \$150,000 in Toronto central property for \$75,000 cash and \$75,000 of Buffalo real estate. Must be a fair and square deal for this opportunity. Apply:

DONNENFIELD BROS.
26 Adelaide West. Main 7459
Attention: Other agents with fair deals may call to see us.

BUSINESS IS GOOD WITH US OUR SPECIALTY IS SELLING NORTH END REAL ESTATE AND WE DO SELL IT!

J. P. SHANNON & CO.
2121 YONGE STREET. NORTH 3235.
"THERE IS GOLD UP YONGE STREET."

THE COLONIAL MANSIONS

1044 to 1064 College St., between Havelock and Gladstone Aves.
NOW READY FOR OCCUPATION; modern apartments to rent, all conveniences, and in suites of three, four and five rooms; rents \$35 per month up. For particulars apply

DONNENFIELD BROS. Exclusive Agents

Phone Main 7459. 26 Adelaide street west.
Building open for inspection to all prospective tenants.

GEO. C. POPHAM

2237 YONGE STREET, corner Sherwood.
DEER PARK—\$7500—Nine rooms, large sun room, hardwood floors and trim, hot water heating, stone cellar, laundry tubs, extra toilet in cellar, side drive; \$500 cash; will accept a small mortgage in exchange as part payment.

North Toronto.
\$7500—NINE ROOMS, two sun rooms, hot water heating, hardwood floors and trim, beautifully decorated, lot forty feet frontage.

\$6700—SEVEN ROOMS, bungalow style, nice sun room, hardwood floors and trim, hot water heating, side drive, fruit trees, convenient to Yonge.

\$2800—SIX ROOMS, lane, lot 50 x 150, five minutes from Yonge street; will sell house with 25 feet at \$2550. A snap for quick sale.

\$4200—SIX ROOMS, solid brick, hardwood floors and trim on first, dining room beamed and paneled, lot 155 feet deep, near Yonge.

Lot Specials.
\$200—ROSLIN AVENUE, 75 x 125.

\$25—GOOD HOME, close to Yonge street, 10 x 150.

\$35—GOOD ORCHARD, lot 100 x 151.

\$40—CASTLEFIELD AVENUE, close to Yonge street, 100 x 135.

\$40—KEEWATIN AVENUE, 50 x 157.

Farm Special.
NINE ACRES, 425 feet of Yonge frontage, just north of Richmond Hill, 640 feet from car stop, splendid spring creek on the property; \$3500, easy terms.

F. SANFORD, 2247 Yonge street. Phone North 2325.

BUSINESS SUSPENDED FOR EMERSON FUNERAL

Thousands of Citizens Pay Respects—Many Come From Outside Points.

MONTREAL, N. E. July 11.—Thousands of citizens gathered this afternoon to pay a last tribute of respect to the memory of Hon. H. R. Emerson, whose body was brought here from Dorchester and after services in the Central Methodist Church, was interred in Elmwood Cemetery.

The funeral procession was headed by Chief of Police Ridout, then came the citizens' band, friends from outside points, the barbers, barouches with

LINER ADS

Properties For Sale.

BRAMPTON

NOW is the time to invest in Ontario's best town residential, industrial or business property. H. W. Dawson, Brampton.

"HOMESEEKERS"—ATTENTION—

\$3800—WITH \$700 cash. Solid brick, large dwelling; 7 large, bright, attractive rooms and sun room; hardwood floors, Georgia pine trim throughout, veranda and balcony, every modern appointment; close to Danforth; this is a beauty. Phone GERRARD 2094.

Farms For Sale.

ALL KINDS OF FARMS for sale—Nishan district fruit farms and St. Catharines property especially. R. W. Locke, St. Catharines.

ONE HUNDRED ACRE FARM—Township of Carleton Place, nicely situated, good dwelling house and outbuildings, orchard, terms reasonable. Apply Gardner Walker, 2 Toronto street, Toronto.

VETERAN LOTS in New Ontario for sale. Mulholland & Co., 200 King street, non building.

Properties For Sale

A New York store window presents an ever-changing array of being built in three tiers which are constantly fitted by an hydraulic elevator.

Properties For Sale

MILK WANTED—One or two good ships. Address Oak Vale Dairy, 651 Gerrard street east.

Business Opportunities.

A FEW THOUSAND dollars furnished by one or more parties, will control an Automatic Fuel Saver, which is easily attached to any stove, furnace, heating plant, guaranteeing savings of 25 per cent.; nothing like it on the market; small cost to manufacture; large profits. Answer today or tomorrow possible. A. Lincoln, King Edward Hotel, Toronto.

BARBER SHOP for sale—Toscocks, E.C., good locality. Box 26, World, Hamilton.

CAPITAL FURNISHED through sale of stocks or bonds of enterprise having good present or prospective earnings; reasonable charges. Morse, Suite 206, 25 Broadway, N.Y.

FORMULAS—100 valuable, reliable recipes for toilet, medical, domestic, etc. make for home use or sell. Send 2-cent stamp for list. Canadian Recipe Publishing Co., Windsor, Ontario.

LEASE for sale on 160 acres old lands in Alberta from Monarch holdings, where a plentiful supply of crude oil has been found. Ontario Petroleum Company, 35 Yonge street, Toronto.

PROFITABLE MANUFACTURING proposition requires capital for taking over Canadian rights and marketing a new product, necessary for merchant to protect them from loss on credit accounts; will show strong endorsements from purchasers in the United States. This is a fine proposition. Address, Box 76, Windsor.

RELIABLE BROKERS WANTED—Noehren-Mannik Petroleum, Limited, (non-personal) Ltd., 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Teachers Wanted

FIRST and second assistants for school section No. 4, Township of Buckle, North Cobalt Public School. Salaries \$500 and \$500. Must hold second class professional certificate. Board will consider increased salary for efficient work. Duties to commence Sept. 1, 1914. R. J. Crouch, secretary, North Cobalt, Ont.

QUALIFIED TEACHER for No. 4, South Fredericksburg, Lennox County; certificate, second-class professional, salary \$500; duties to commence after midsummer vacation. S. M. Milligan, secretary-treasurer. Ed.

TEACHERS—Two professional