

them have been made public. The figures they present are striking, indeed, and confirm with striking force the remarks made in last week's issue of *The Monetary Times* in reply to the ignorant assertions of a Detroit newspaper as to the "retrogression" of Great Britain. The London and County Bank has a capital of \$10,000,000 (we give the figures in dollars for more easy comprehension). Its reserve fund is \$8,300,000. It has paid a dividend of 22 per cent. for the whole year, and carried \$430,000 forward to the account of next year, after providing for everything, and writing off \$150,000 from premises account. This is an extraordinary result truly, and people on this side the Atlantic may wonder how it could possibly be attained. But the mystery is solved when we read that the bank has no less than \$220,000,000 of deposits; and as it publishes the amount of interest it pays for them we see that they cost in the aggregate less than $\frac{3}{4}$ of 1 per cent. per annum! Not that the bank only allows its depositing customers so small an amount as this, however, for the rule in its country branches is to allow about 1 per cent. less than the Bank of England rate of discount.

To be continued).

PORK PACKING BY RULE OF THUMB.

More than two years ago (in our issue for September 14th, 1900,) we drew attention to the large number of pork-packing establishments entering the field in Canada, the promoters of many of which had evidently no very clear idea as to the requisites for success. At that time it looked to us as if there would not be anything like enough hogs offering to give the various factories profitable employment, though even then, egged on by the scarcity, the packers were paying more for their raw material than true market values warranted.

Judging from a statement which recently came to our notice respecting the position of the Palmerston Pork Packing Company, Limited, which started its factory about the time that the above article was written, the warning was not uncalled for. It seems from this statement that for the nineteen months, ending with December 31st last, the net loss incurred by this company was no less than \$42,737. Among the assets are placed \$24,164 for real estate and buildings, \$23,407 for machinery, \$6,355 for factory and store fixtures, etc. Nearly \$54,000 is here expended, in three items, of a mere "getting ready" to do a business which, judging by results, was not there to be obtained. Is this not a lesson to would-be investors to keep clear of affairs they do not properly understand? Will it help to teach them that it is the tongue of the promoter alone which gives such a swelling expanse and roseate hue to the profits which oftentimes do not take substance. In many industries there is room for two or perhaps the three establishments located rightly, and rightly managed; while for half a dozen factories promiscuously situated, inexpertly managed and initiated in the trail of the enthusiasm created by the first one or two, there can only proceed disappointment and loss. The prudent founder of a business always ascertains, before he spends his

tens of thousands on bricks and mortar, machinery and plant, whether there is a reasonable prospect that such machinery can be kept employed at an annual profit. And it seems now-a-days to be easier to get money to put into productive ventures than to get directors with the foresight, or managers with the skill to make that money earn dividends.

MORTGAGE LENDING IN ONTARIO.

The Ontario Loan and Debenture Company has slightly decreased its sterling debentures during 1902, and has still more largely increased its currency debentures, while deposits are \$46,000 larger. The total of its borrowings from the public is \$1,836,302, as compared with \$1,823,049 in the previous year. The report remarks with apparent satisfaction that the home demand for the company's debentures is such that they gradually replace those issued in Great Britain, and are more profitable to the company. The year's transactions have resulted in a net profit of \$97,181, which permits of \$25,000 being put to rest, and \$15,000 being carried forward after paying dividend. The mortgage assets are increased from \$3,315,000 to \$3,526,000. We do not find, however, among the assets any real estate brought to sale and unsold as last year. All the properties which fell into the company's hands have been disposed of. Repayments on loans have been well met; the large sum of \$832,278 of principle and interest have been repaid during the year. New loans amounted to \$797,710. It is manifest from these facts and figures that the company's mortgages are of good quality, and that its business is looked after with care.

Larger earnings were achieved by the London and Canadian Loan and Agency Company last year. Not only were its new mortgage loans larger in the proportion of \$445,680 to \$373,530, but it recovered in full several claims of a doubtful nature, and disposed at a good price of the company's office building in Winnipeg. Thus the net profits were over \$102,000, as compared with \$61,081 in the preceding year. Payments of the final call on the capital stock have been fully met, and it now stands at \$1,000,000 fully paid, which completes its readjustment in accordance with the arrangement announced at the special meeting of shareholders in February, 1900. The company's assets now include mortgage loans of three millions; productive office property in Toronto, \$75,000, and other real estate, \$28,471; debentures owned, \$398,669, and secured loans on call or at short date, \$624,832. It owes to its shareholders \$1,234,341, in capital and reserve funds, \$2,502,000 to the public. There was besides \$41,296 due to its bankers in Britain at the end of last year, but it had cash in the hands of its Canadian bankers at same date, \$57,586. After paying six per cent dividend it transferred \$24,000 to contingent fund, and had a balance of \$18,171 to carry forward to next year.

The net aggregate of the mortgages of the Agricultural Savings and Loan Company at the close of 1902 was \$2,341,436, an increase of about \$130,000, and its total assets at the same date were \$2,462,704. Gross interest earnings were \$122,408, and net profits