

A Story of Success

AMONG the many companies in British Columbia that have been promoted during the past few years for the purpose of engaging in real estate investments is the Canadian National Investors, Limited. The charter of this company was obtained early in 1910 by the present secretary-treasurer of the company, and in July of that year a well-established real estate firm's business was taken over as a going concern and a general business carried on in real estate. This included the purchase and sale of improved and unimproved city and suburban property, the handling of first mortgage loans, and the purchase of agreements for sale of real property. The company also does a general conveyancing business and acts as trustees, liquidators and assignees. The charter powers granted to this company by the British Columbia Government were very broad, giving them the right to conduct all classes of real estate and agency business, to negotiate loans, to borrow or raise money by means of mortgage or otherwise, to undertake and execute any trusts, to issue debentures or debenture bonds, to form, promote, or subsidize companies, syndicates, and partnerships, and to conduct any kind of commercial business that would be conducive to the attainment of the objects of the company. The liability of the members is limited, and the capital of the company is fixed at \$100,000, in shares of \$100 each.

From the first this company has met with remarkable success. The fiscal year ends on January 31st, and from the time business was commenced in 1910 to the end of that fiscal year the profits amounted to 23 per cent. of the paid-up capital, and during the following year they amounted to over 40 per cent. on the paid-up capital. Property sales were also over 100 per cent. greater during last year than the one previous.

The assets of the company have also grown enormously. When business was commenced in 1910 the gross assets of the company were only \$56,000; at the end of that fiscal year the assets were over \$86,000, and at the close of the

following year the personal assets of the company were nearly \$132,000, in addition to which there were assets under administration by the company amounting to over \$183,000, making the gross assets more than \$315,000. Though such large profits were made, it was decided by the directors not to declare large dividends in either cash or stock, but the desire was to pay a conservative dividend and to accumulate a substantial reserve against the possibility of a quiet period.

The company is paying, and has paid each quarter since business commenced, a dividend of 3 per cent., or at the rate of 12 per cent. per annum. In addition to this, a special bonus of 3 per cent. was paid at the close of the last financial year, making a total return to shareholders at the rate of 15 per cent. per annum. Arrangements have been made so that these dividends are payable to English shareholders in London on the same day that they are paid in Vancouver to British Columbia investors. The company are now placing the balance of their unsold stock on the market, and also a well-secured investment bond which pays a fixed rate of interest of 10 per cent. per annum, in half-yearly payments, on June 15th and December 15th in each year.

Arrangements are also being made by the company to erect a permanent home for itself in the heart of the financial district of Vancouver. With the foregoing object in view, Mr. Thomas H. Ingram, vice-president and secretary-treasurer of the company, is leaving for England during September, and in all probability will spend the autumn in England, where his address will be care of "The Colonizer," 16 Eldon Street, London, E. C. British investors who desire an opportunity to share in the profits that are being made by this conservatively conducted company are strongly advised to communicate with Mr. Ingram. Canadian investors should send their enquiries direct to the head office of the company, 310 Hastings Street West, Vancouver, British Columbia.