

This House will be built for \$700. See Prices and Terms.

summit. From any point the view is sublime and unobstructed in every direction. This magnificent park is dedicated to the use of, and will be the heritage of the residents of the suburb to which it lends its name. By reason of its unique natural beauty, its substantial improvements and the magnificent panorama surrounding it, will ever have a charm for residents and tourists, making it a popular resort without a rival—for there is but one Mount Tolmie.

LOCATION AND TRANSPORTATION.

Only two-and-one-half miles from the business center of Victoria, the natural growth of but a few years will bring the bustle of the city as close to the borders of Mount Tolmie Park as the owner of a lovely suburban residence will desire. With the present facilities for reaching suburban points by electric railway, the short distance from the center of the city to Mount Tolmie Park is a trifle. Within one year from September 30th, the Mount Tolmie Home Building Association guarantee a tramway in operation to Mount Tolmie Park, and until the road is completed will furnish transportation by bus from the present terminus of the electric line at the Jubilee Hospital, for a five cent fare, with rapid service and close connection.

AS AN INVESTMENT.

By making the suburb attractive to home-seekers, it is made valuable to investors. To permanently secure residents, the Association intend to immediately begin the erection of houses and continue until at least two hundred of an average value of \$1200 each have been built. These houses will be sold to actual residents, at such prices and on such terms that any man who can afford to pay rent can better afford to own his own home, or that business men can employ their capital in their trade and pay for their homes out of their additional profits.

The policy of the Mount Tolmie Home Building Association will be found broad, liberal and fair, presenting to the home-seeker a good return for the benefit he will confer on their remaining property, by becoming a resident, a benefit that must be apparent even to the casual investigator. Homes occupied by a thrifty class of citizens, must greatly enhance values of surrounding properties. The policy of the Mount Tolmie Home Building Association will insure this result. With a neat and substantial house on one lot of every three guaranteed, the value of intervening lots must be appreciated by the

live investor, and these lots will be sold on the same easy terms.

Houses are sold on an equitable, co-operative plan, similar in effect to loaning the money for building, to be repaid as into a building and loan association. Houses are built in regular order, and profits derived from investments of monthly payments, reduce the cost of houses of later delivery, as will be illustrated in another column.

A LIFE INSURANCE FEATURE.

One of the most important features has been but recently introduced in real estate transactions on time payments. The Company agrees in the event of the death of a purchaser of a lot or house and lot, to convey the property, free of cost, to his heirs or assigns, thus removing from his mind all apprehension that his family might be unable to continue the payments if he should die.

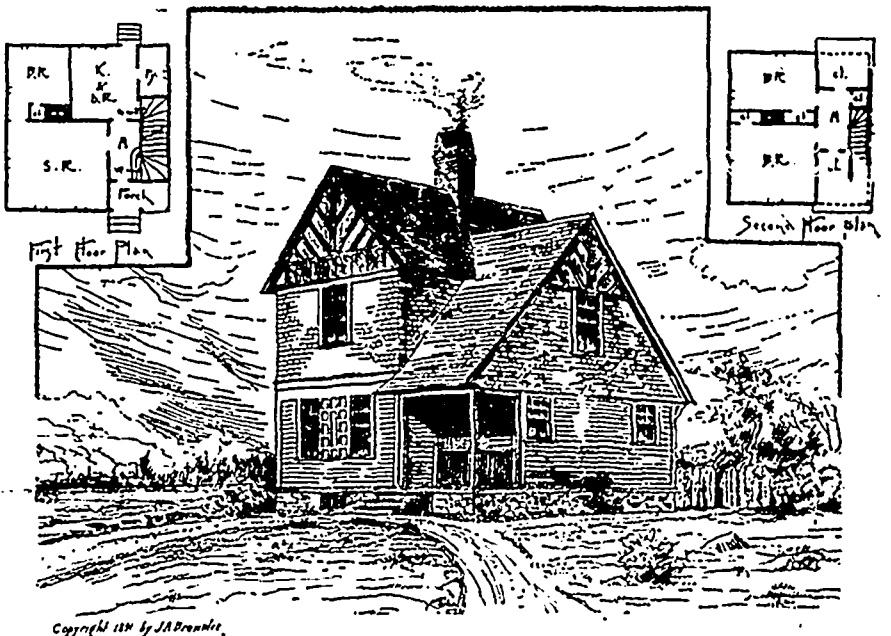
NO FORFEITURE.

In case of inability to meet payments, a purchaser is given a reasonable time to meet his obligation, and if he continues delinquent his equity is sold and the proceeds returned to him.

LOOK IT UP.

HOW THE PROPERTY IS SOLD.

To be as explicit as possible in limited space, we offer lots and houses in Mount Tolmie Park as follows:



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LOTS.

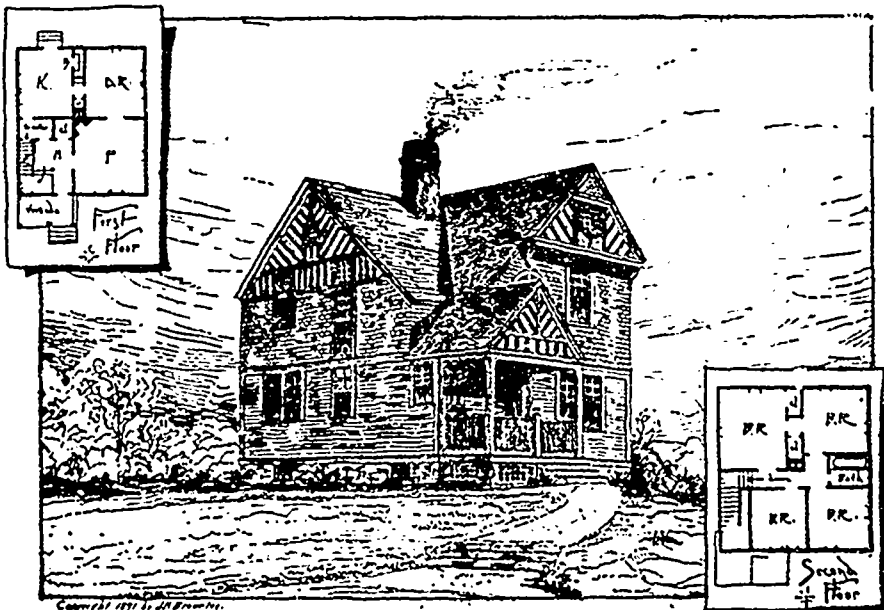
Four hundred lots, 60 x 100 and 50 x 100, will be sold at a regular price of \$300 each, payable \$25 cash and \$5 per month for 55 months, without interest.

HOUSES.

Every third lot (200 in all) will be reserved for houses, which the company will build. These lots will be numbered from one to two hundred, and the houses will be built in the order in which numbers are selected. Each purchaser of a house may select any one of the 200 lots not already sold, thereby determining for himself when his home shall be built, as well as its location. Each buyer will obtain what he desires, and at the time that will best suit him.

The following schedule shows the cost of house and property, and the amount which will have to be paid:

Property.	Value of Lot.	Cash Price of House.	Cash on Selection of Lot.	INSTALLMENTS, Period of 72 Months.		
				At time when house is selected.	Before House is Built per Month.	After Completion per Month.
One lot	\$300 00	\$700 00	\$ 25 00	\$ 50 00	\$ 5 00	\$ 20 00
Two lots ..	600 00	900 00	37 50	75 00	10 00	30 00
One lot ...	300 00	1,200 00	37 50	75 00	5 00	30 00
Two lots ..	600 00	1,400 00	50 00	100 00	10 00	40 00
One lot ...	300 00	1,700 00	50 00	100 00	5 00	40 00



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