



1. Motter & Argue's Hardware Store
2. W. E. Bell Day and Fancy Goods
3. Wm. Anderson's Hardware Store
4. R. B. Taylor's Drug Store

## Advance in Values at Melville

Many Lots Have Increased 500 to 1000 per cent. in Two Years

Fortunes have already been made in Melville real estate, notwithstanding the town is but three years old. Some idea of the increase in realty values may be gathered from the fact that the assessed valuation of all real property in the town in 1900 was \$521,360, while one year later, in 1910, it was \$1,792,000, an increase of upwards of a million and a quarter, or 250 per cent. in one year.

Any resident of Melville will point out to you lots on which immense profits have been made in the past two years. A Winnipeg druggist was induced to buy a well located lot for \$400. At the end of five months he sold the lot to the Dominion Bank of Canada for \$2,600.

Another lot in Melville sold two years ago for \$100, and is now worth \$8,000. Another lot sold originally for \$300, was resold at \$600, sold again at \$900, and the owner today wants \$2,500 for it. Other lots that originally sold for \$250 to \$300 are today worth \$2,000 to \$3,000. One hundred feet in Melville sold originally two years ago for \$550. The present owner has been offered \$6,000 for it and wants \$7,500. A corner lot originally sold for \$75. It is today worth \$750. Many lots that originally sold for \$100 are now worth \$550 to \$600.

As far out as Ninth avenue lots which originally sold at \$75 to \$100 a lot, are now being sold as high as \$500 a lot. The site of the Municipal Rink was purchased originally for \$225, and a year ago was sold to the city for \$1,250. Two other lots sold originally at \$100 and

\$150 respectively. J. Rowan bought the two lots later for \$1,200, and sold one for \$1,200 and the other for \$1,500. Two other lots, which were originally bought for \$350, were recently tendered to the city as the site for a town hall at \$2,000 each.

These enormous advances in values took place while the town was acquiring its first two thousand inhabitants. That the town will double and treble its present population in a very few years there is little room to doubt, and as the population increases, the increase in real estate values must continue. There is no reason why lots now being offered at \$100 should not show as great an increase as those sold two years ago.

A special correspondent of the Winnipeg Free Press, in its issue of May 11th, 1910, writes of Melville real estate values as follows:

"In real estate values there has been a steady increase. Since last summer they have doubled in the business sections, and will probably rise further.

In the central business sections lots average from \$800 to \$2,500, whilst upon the Main Street properties between Second and Third Avenues the sales have averaged \$100 per foot. Prices of lots in the residential quarter average from \$75 to \$500 a lot. Recently a corner site, comprising six lots on Main Street, was offered to the town council for the new town hall, at the actual market value of \$16,000. Last year a large number of business premises and residences were erected, which, according to official statistics approximated \$300,000. Judging from the rate of building activity which now obtains, these figures will certainly not be lessened this year."



Dominion Bank of Canada - One of Melville's Three Banks

## You Take No Risk in Buying Direct from the Grand Trunk Pacific

The rapid increase in population of Western Canada towns has made fortunes for thousands of investors who had the foresight to discern the possibilities for profitable investments and the courage to back their judgment. You cannot make a mistake in buying lots in a divisional point city. The railroad makes the city and, in the case of Melville, no new city along the line of the G.T.P. between Winnipeg and Edmonton is likely to grow more rapidly. One hundred millions of dollars was made last year by those who owned real estate in the live and growing cities of Western Canada. What portion of this did you make?

The Grand Trunk Pacific does not plat into townsites land located in swamps or so far away from the city proper as to make the lots of questionable value. The purpose of the Grand Trunk Pacific in selling these lots is to encourage the upbuilding of Melville, from which the Grand Trunk Pacific will receive more benefit than from the amount of money secured from the sale of the lots. It is for this reason that the Grand Trunk Pacific is offering lots in this townsite at such a low price and on such easy terms. No interest is charged on deferred payments, and when the final payment is made the purchaser can rest easy in the knowledge that he will receive perfect title to his lots and that they will be located exactly as represented.

## An Opportunity That Will Not Long Remain Open

No new city in Western Canada offers a better opportunity for investment than does lots in the Grand Trunk Pacific townsite of Melville. But the opportunity will not last long, and we advise you to fill out the application you will find on this circular and send it by return mail, together with your remittance, direct to the Land Commissioner of the Grand Trunk Pacific, Somerset Block, Winnipeg, Manitoba. We recommend that you telegraph us, at our expense, your choice of lots. We will either confirm your purchase, or, if the lots you desire have already been sold, we will telegraph you our selection of what we consider to be the best lots remaining unsold.

In telegraphing your reservation it is important that you mention Melville. All telegrams and correspondence are to be addressed to the INTERNATIONAL SECURITIES COMPANY, LIMITED, MELVILLE DEPT., SOMERSET BLOCK, WINNIPEG, MAN.



Canadian Bank of Commerce at Melville

## Social Life In Melville

The town council of Melville has not overlooked the social life of the town in its work of advancing the material interests of the community. A fine skating rink has been erected at a cost of \$10,000, and the Commons Hall, with its large stage, provides a means for concert and dramatic performances. The Starland and Dreamland theatres provide entertainment with moving pictures. Melville also maintains a band, which is famed throughout the southern part of the province for its excellence.

## Our Melville Representative

Mr. J. Rowan, of the real estate firm of The J. Rowan Co., is the sole representative at Melville of the International Securities Co., and exclusive agent at that place for the sale of lots in the G.T.P.

## Buy to Your Limit Now for Big Profit

Prices of lots, \$100 to \$175, according to location. Lots are large, double size, 50x140 feet. If the purchaser should desire to sell his holdings

