

# Striking Facts About Western Canada

Investors the World Over Awakened to Amazing Situation Presented by Tremendous Development Taking Place in Canada

As the prairies of the Middle Western States of the last century were quickly transformed into prosperous cities and distributing centres that are factors in the world's markets, so today the Canadian West is undergoing a still swifter transformation with the aid of modern scientific tillage and transportation systems. The facts and figures now being presented, and to be presented in this series of announcements, are commanding the attention of investors, statesmen and men of affairs the world over. Read the unquestionable facts outlined below, and watch for further important announcements to follow in the next few days.

## SOLIDITY AND STABILITY---

HON. WALTER H. LONG, former Chief Secretary for Ireland, in the British Government, sees Future of West Resting on Enduring Foundations.

"The feature of Canada's development is not its swiftness nor magnitude, but the fact that it is built on solid foundations.

"Seeing is believing; and from what I have seen I am assured that the growth of the Dominion, rapid as it has been, is not spurious or unsound.

"The towns in Western Canada are not mushroom towns in any other aspect than that they have sprung up rapidly, for they are permanent.

"The solidity and stability that have accompanied phenomenal development are to me the most amazing thing about this part of the country."

The foregoing is the statement made recently in a published interview by Hon. Walter H. Long upon his return from an extensive tour through the West.

The facts are not lacking to confirm the view expressed. John Cogswell, of the C.P.R. Natural Resources Department, says:

"Thousands of miles of railways are under construction, and thousands more will be under construction annually for the next quarter of a century; thousands of miles of telegraph and telephone lines are being, and will be, built; hundreds of millions of dollars are being, and will be, spent in the erection of houses, factories, hotels, depots and a variety of other structures.

"And with the rapid development of Western towns and cities springs the demand for the thousand and one necessities of the increased population."

This is the plain situation. Is any argument needed as to its bearing upon real estate and land values throughout the Canadian West?

## COLOSSAL PROGRAMME OF RAILWAY DEVELOPMENT---

LAI D OUT TO MEET THE NEEDS OF TWENTY MILLIONS OF NEW POPULATION.

Construction programmes of Canadian railways are a reliable index of the future growth of Canada.

The men in closest touch with the real situation understand clearly that Canada's railway programme must be on a basis not of 7,000,000 population, but of at least 20,000,000 population.

In 1867, the railway mileage of the Dominion was 2,278 miles. Today it is about 34,000 miles. Canadian railway interests today are growing at a relatively faster rate than any other country in the world.

The gross earnings of a single railway, the Canadian Pacific, doubled twice over in twelve years. The exact figures as published are as follows:

1901	\$30,855,203	1903	43,957,373
1906	\$61,669,758	1909	76,313,320
		1912	\$123,319,541

This year the Canadian Pacific and the Grand Trunk Pacific are spending about \$20,000,000 each in construction work west of the Great Lakes. The Canadian Northern is spending about \$25,000,000.

What are the facts back of this colossal construction programme? In a word, according to Hon. Robert Rogers, Minister of the Interior, there is as yet but 4 per cent. of the land of the prairie provinces under actual cultivation.

Yet, even under these conditions, railway construction in Canada has been absolutely unable to keep pace with the development of the country.

It is only a question of a very short time until Canada's present grain production will be doubled. To say that by that time four or five times the present railway mileage and equipment will be needed to handle the increased traffic would be the limit of conservatism.

Is it argued that railway building in Canada is being overdone? The above facts and figures are the answer to such a view.

Fore-sighted real estate investors are following the lead of the railway builders.

## RECORD IMMIGRATION FIGURES---

HALF MILLION NEWCOMERS FOR CANADA THIS YEAR SAYS SUPT. OF IMMIGRATION W. D. SCOTT.

The attention of investors is being called to the record immigration figures given out only a few days ago by W. D. Scott, Superintendent of Immigration for the Dominion of Canada.

For the three months of April, May and June, the total immigration into Canada was 175,346.

Referring to these figures, Supt. Scott stated that last year the number of immigrants of all nationalities coming into Canada was 554,237. The superintendent's estimate for 1912 is 400,000 or over.

The figures, according to provinces, for the three months in question were as follows: Maritime, 6,446; Quebec, 28,839; Ontario, 53,684; Manitoba, 22,201; Saskatchewan, 20,993; Alberta, 20,567; British Columbia, 22,556.

But it is the quality of this immigration movement that is to be the making of the future of the Dominion.

The average brought by the selected immigrants from Great Britain and other European countries is somewhat less, but, by reason of their greater numbers, the aggregate will be about the same.

This means a total of something over \$300,000,000 of added capital into Canada has but just begun. Who can calculate the proportions and results in the years right ahead?

## RAILWAYS AND REAL ESTATE---

WHILE RAILWAY DEVELOPMENT CONTINUES, CITIES WILL GROW AND VALUES MUST ADVANCE.

"Canada is on the threshold of an era of tremendous activity in railway building," says the New York Times of June 6th, 1912. And probably few, if any, financial publications in America have a more solid reputation than The Times for reliability and conservatism.

The statement quoted is based on an official report made to the Bureau of Manufactures at Washington by Consul General D. F. Wilbur stationed at Vancouver.

In the three Prairie Provinces, Manitoba, Saskatchewan and Alberta, there is an aggregate of 500,000,000 acres of land—with only 16,000,000 acres—less than 4 per cent—under cultivation.

If these figures mean anything at all, they mean that there is room for millions of new population in the Canadian West.

That since the pioneer work has now been done, the incoming tide of immigration will swell and increase year by year.

That new towns will spring up on the open prairie—That towns now established will grow into cities—That the city will become a great metropolis—

That great industrial and manufacturing plants will be required to meet the needs of the growing population—That railway construction programmes will be laid out on a scale hitherto unheard of—

And that real estate values will surely and steadily advance, keeping pace with the advancing tide of commercial development.

## A Record of Profit-Making Through This Company

185 Per Cent. Profit in Two Months

Making Good in Every Instance

Regina, Sept. 18th, 1912. International Securities Co., Ltd.

Sirs,—I have conversed with several persons, who all assure me that Tuxedo Park will next year be one of the busiest residential and industrial subdivisions of Regina. As an investment, Tuxedo Park has already paid a fair profit.

I myself, after I had invested \$50.00 on two lots, purchased from you, after having them for two months, had a profit of 185 per cent.

Although there are already some houses out there, my acquaintance, who own property, promise to build the residences next spring for their own use (Signed) JACOB DELLE.

## Purchaser Builds Large Residence on Property

Regina, Sask., Sept. 18th, 1912. International Securities Co., Ltd.

Dear Sirs,—I am more than pleased with my Tuxedo Park property, which I purchased from you last spring.

I have built on my property a large residence consisting of eight rooms. I would like also to state that in my opinion, Tuxedo Park is one of the best properties in Regina. There are now at least fifteen houses here, and I think that before the fall there will be many more, as the car line will be running right out here before Christmas.

(Signed) FRANK J. SZATHOSKI.

## Appreciates Our Business Methods

Vancouver, B. C., Sept. 20th, 1912. International Securities Co., Ltd.

Dear Sirs,—I wish at the present moment to take this opportunity of thanking you for the interest you take in your clients' investments. It is certainly gratifying to deal with a company who follow up their sales as closely as you do, and I can assure you that I am perfectly pleased with all the transactions I have had with your company and appreciate to the utmost your solicitude for your client's welfare.

(Signed) ARTHUR J. KAPPEL.

## Confidence in Our Judgment

Regina, Aug. 9th, 1912. International Securities Co., Ltd.

Dear Sirs,—As one of the real "old timers" of our fair city, and one who failed to see values in real estate which our American cousins discovered within the past ten years in both city and farm property, I was impressed during the past few months with the reasonable prices and easy terms which obtained in Tuxedo Park as compared with prices asked for lots anywhere from one to three miles further out from the centre of our city.

I found your terms of payment so reasonable, that I invested in a block and have already turned over sufficient to warrant the faith I placed in the value of same.

I found recently that considerable building of modest residences is going on near my lots. Facts are stubborn things, and so long as the name of your company is connected with property, I shall feel that it is worth looking into, and for sale investments I do not require to look farther.

(Signed) JOHN MCCARTHY.

Camrose, Alta., Aug. 31, 1912. International Securities Co., Limited.

Winnipeg, Manitoba.

Gentlemen,—I have been making heavy visits to all the towns out here in which you have offered and are selling property, and I have found that your properties have made good in every single instance. Tofield and North Battleford will average your clients, 250 p. c. on investments made with you, and in not a single town I visited did I find a single individual that was not enthusiastic and full of optimism over your property. One leading man said, "Where the International people buy is a safe town to invest in, and their name is a synonym of success in their choice, and they are upright in all their business dealings."

I go back in a few weeks to tell my clients and the public what I have seen and proved, to tell them they need no longer hesitate to buy your property wherever offered by you and to impart to them some of the optimism I myself feel toward Western real estate investments when bought from your Company—to tell them no longer to look upon it as a wild piece of speculation, but an investment of the highest and most solid class to be had. Yours truly,

(Signed) R. S. PRIDHAM.

## Larger Profits by Waiting

Taylorstown, Ont., Sept. 18, 1912. International Securities Co., Ltd.

Winnipeg, Manitoba.

Gentlemen,—I am now in a position to believe that the lots I purchased from your firm are going to bring me a good return in a short time. I have already had several fairly good offers, but did not sell on account of the street car being placed within a short distance of my lots, thinking I might do better.

I believe that the International Securities Co., Ltd., only handles property that its clients can make good with.

(Signed) P. W. MORGENTHAU.

## Values Advancing

Regina, Sept. 20th, 1912. International Securities Co., Ltd.

Winnipeg, Manitoba.

Dear Sirs,—I am delighted with the lots I purchased from you some time ago, as they have advanced quite a bit in value and will continue to do so owing to the proposed extension of the street railway in that district.

(Signed) W. DUGUID.

## Can Realize Handsome Profit

Quebec, Sept. 21st, 1912. International Securities Co., Ltd.

Winnipeg, Manitoba.

Gentlemen,—I am very well satisfied with my investment, and the only thing I regret is not to have purchased more. I am very pleased with the monthly reports you send me. These reports show that the investors could already realize a handsome profit in selling just now.

I had to deal with more than one real estate corporation, and I can tell you that the International Securities Co., Ltd., is the most reliable real estate concern I had to deal with.

(Signed) J. I. BEUBE.

# INTERNATIONAL SECURITIES COMPANY, LIMITED

AUTHORIZED AND EXCLUSIVE AGENTS OF GRAND TRUNK PACIFIC

for sale of its Townsite Lots in Divisional Points of Melville, Watrous, Biggar, Wainwright, and Junctional Point of Tofield as well as Town of Scott, all located on main line of Grand Trunk Pacific Railway between Winnipeg and Edmonton.

The International Securities Co., Ltd., is the owner or manager for sale of other important Townsites or Subdivisions to Cities or Towns, as follows:							
Lethbridge, Alta.	Brandon, Man.	Moose Jaw, Sask.	Cardston, Alta.	Kamloops, B. C.	Weyburn, Sask.	Lacombe, Alta.	Macleod, Alta.
North Battleford, Sask.	Regina, Sask.	Medicine Hat, Alta.	Swift Current, Sask.	Canora, Sask.	Entwhistle, Alta.	Yorkton, Sask.	Winnipeg, Man.
Also Land for Fruit Raising near Elko, British Columbia							

Inquiries are solicited from parties seeking a sound investment in any of above named Cities or Towns, or British Columbia Fruit Land. These Cities and Towns afford splendid openings for business and professional men. Full information will be freely furnished, and booklets, maps, etc., mailed free upon request. Address nearest office.

## International Securities Company, Limited

ST. JOHN, N. B. DEARBORN BUILDING

WINNIPEG, Man., Somerset Building.	MONTREAL, Que., Yorkshire Building.	TORONTO, Ont., Kent Building.	BRANDON, Man., McKenzie Building.
REGINA, Sask., Western Trust Building.	MOOSE JAW, Sask., Simington Block.	SASKATOON, Sask., 116 20th Street East.	
CALGARY, Alta., McDougall Block.	VANCOUVER, B. C., Dominion Trust Building.	VICTORIA, B. C., 1324 Douglas Street.	

**CEETEE**  
Wool Unshrinkable Underwear  
Protects you against all sorts of but protects you against your activities (and non-activities).  
Be either a spectator or player, with safety if you wear CEETEE Underwear. It keeps the even temperature all the time.

(ALL WOOL UNSHRINKABLE UNDERWEAR manufactured from only the very finest Australian Wool, scoured and combed over and over every particle of foreign matter is taken out and it is as clean as it is possible to be made.)

Carefully manufactured on expensive and expensive machinery, very different from the ordinary style of machinery—fashioning each garment to fit the body. It is all salvage edges, therefore cannot come unraveled; every joint is knitted together. Worn by not sewn as with ordinary underwear. People who wear "CEETEE" Underwear wear it because they know it to be the best.

TURNBULL CO. OF GALT, Limited  
GALT, ONTARIO

**CHINGS & CO.**  
Manufacturers  
Mattresses, Feather Pillows, etc.  
WHOLESALE AND RETAIL  
N. B.

parent's point of view  
Calvert's Tooth Powder will be appreciated as readily as the pleasing flavour comments. For the efficient cleansing services, together with properties which this dentifrice provides, make it to maintain that standard of cleanliness which who want their teeth to last well and to look well.

**Calvert's Tooth Powder**

at your Druggist. For Sample send 2 c. stamp to  
VERT & Co., 349, Dufferin Street West, Montreal.

**Labatt's**  
STOUT — LAGER  
PALATABLE — NUTRITIOUS — BEVERAGES  
BY WINE AND SPIRIT MERCHANTS EVERYWHERE  
OPTION—Residents in the local option districts may order from this brewery whatever they for personal or family use. Write to  
LABATT, LIMITED, LONDON, CANADA

ACT LOCALITIES SUPPLIED FOR PERSONAL USE  
ST. JOHN AGENCY, 50-54 WATER STREET.

MAN'S FRIEND, AS A MONEY MAKER.  
end of every man is kept constantly suffers from callous one painless re-  
Cows and Wart Es- twenty-four hours, sprout the corn, Satisfaction guar- bottle of Putnam's Wart Estimator.

When they count the wealth that she can lay.  
The thrifty farmers with one accord, Are most of them willing, quite, to say That "The hen is mightier than the word."