

Striking Facts About Western Canada

Investors the World Over Awakening 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---

Laid 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 program must be on a basis not only of 7,000,000 population, but 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 those of 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	1906	\$61,669,758
1908	\$43,957,373	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 program? In a word, according to Hon. Robert Rogers, Minister of the Interior, there is 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 Superintendent 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 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 354,237. 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, 5,446; Quebec, 28,639; Ontario, 53,644; Manitoba, 22,501; Saskatchewan, 20,693; Alberta, 20,667; British Columbia, 22,856.

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 brought into the Canadian West in a single year.

And this stupendous movement of population and 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 6, 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 Manufacturers at Washington by Consul-General D. F. Wilber, 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 actual 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 programs 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.

Regina, Sept. 19, 1912.

International Securities Co., Ltd.,
Winnipeg, Manitoba.

Sirs,—I have conversed with several persons, who all assured 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 \$80.00 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 acquaintances, who own property, promise to build fine residences next spring for their own use.

(Signed) JACOB DELL.

Making Good in Every Instance.

Camrose, Alta., Aug. 31, 1912.

International Securities Co., Ltd.,
Winnipeg, Manitoba.

Gentlemen,—I have been making hasty 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% 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.

Purchaser Builds Large Residence on Property.

Regina, Sask., Sept. 19, 1912.

International Securities Co., Ltd.,
Winnipeg, Manitoba.

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. SZATHOUSKI.

Appreciates Our Business Methods.

Vancouver, B.C., Sept. 20, 1912.

International Securities Co., Ltd.,
Winnipeg, Manitoba.

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 clients' welfare.

(Signed) ARTHUR J. KAPPELE.

Confidence in Our Judgment.

Regina, August 9, 1912.

International Securities Co., Ltd.,
Winnipeg, Manitoba.

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 safe investments I do not require to look farther.

(Signed) JOHN MCCARTHY.

Can Realize Handsome Profit.

Quebec, Sept. 21, 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. BERUBE.

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.

Lethbridge, Alta. North Battleford, Sask.	The International Securities Company, Limited, is the owner or manager for sale of other important Townsites or Subdivisions to Cities or Towns, as follows:	Cardston, Alta. Swift Current, Sask. Also land for Fruit Raising near Elko, British Columbia	Kamloops, B.C. Canora, Sask.	Weyburn, Sask. Entwistle, Alta.	Lacombe, Alta. Yorkton, Sask.	Macleod, Alta. Winnipeg, Man.
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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

11 DOMINION BANK CHAMBERS, LONDON, ONT.

TORONTO, Kent Building.

ST. JOHN, N. B., Dearborn Building.

REGINA, SASK., Western Trust Building.

CALGARY, ALTA., 1321 First Street West.

MONTREAL, QUE., Yorkshire Building.

MOOSE JAW, SASK., Simington Block.

VANCOUVER, B. C., Dominion Trust Building.

WINNIPEG, MAN., Somerset Building.

BRANDON, MAN., McKenzie Building.

SASKATOON, SASK., 116 Twentieth Street East

VICTORIA, B. C., 1324 Douglas Street.