REAL ESTATE *and* BUILDING

The splendid situation in the real estate market remains unchanged over that of last week, other than the fact that a number of new foreign buyers have appeared upon the scene, and that the activity is more marked if anything. There seems to be no let up to the buying and selling, with prices steadily advancing.

Perhaps the feature of the week was the meet of the national real estate and investment company at which it appeared to more than the usual extent. This will demand six lots and is to be known as the cleveland addition. The security throughout the southwestern part of the city, and the immediate outside neighborhood, has been very marked.

The very general movement in Salt Lake seems to have been communicated to the state, as evidenced by the development started in Juab county by the Gas Lifts Orchard company. This company has the notes to land on the Gas lands, all of which will be devoted to fruit. Agricultural activity in Juab county has been very great of late and much money is being invested.

It looks like a boom on the southeast bench. The Valley View addition, which was placed on the market 60 days ago, is already half sold. The reason for the activity here is that the property is high class, with all modern improvements, and not too far out.

* * *

Salt Lake more than holds its own in the report of building operations of the principal cities of the country during the month of October. The western cities generally show good increases while those in the east generally register a falling off.

The record of 42 cities shows a loss of 4 per cent in permits over the same month last year. The figures are relatively $47,941,825 and $50,241,484.

Duluth, Minn., heads the list in percentage with a record of $906,500, a gain of 548 per cent over the same month of a year ago. In Los Angeles there were 913 permits involving $1,171,966, a gain of 17 per cent. Seattle shows a loss of 16 per cent.

Salt Lake stands second in the list. While it has issued but 159 permits, the investment involved is placed at $1,242,650, a gain of more than 200 per cent over October, 1908. Denver shows 267 permits at $859,350, a loss of 10 per cent, thus placing Salt Lake at the head of the western cities.

* * *

It has been a busy week with Cannon & Cannon. The banner sale was to A. E. Pomeroy of Los Angeles, who paid $21,000 for properties in Third South, 5 by 20 rods, with six houses. These are pretty properties with modern improvements and are considered a very good investment. A 5-room modern residence in Olive street was sold to Howard Davis for $2,750. Emerson Heights and Forest Dale came in for general sales during the week and 22 lots in the residence districts were disposed of to Euphemia H. Dotson, Olive Turner, Bessie Smith, Edward W. Loney, Adeline Loney, Nancy A. Hawkins, George H. Rudd, Johann Magnus Johnson, A. Hugo Westman, Otto Clausen, C. I. Pearson and Russell Ivie.

REAL ESTATE TRANSFERS.

The following real estate transfers were recorded at the county recorder's office during the week:

United Realty company to Thomas Caffin, lots 20 and 21, block 4, Union Heights subdivision ...	$ 340
Ruth Hall to Amy Turner, part of lot 2, block 78, plat F	2,500
J. L. Sampson et al. to Marie Holm, lots 8 and 9, block 3, Lynch & Glassmann's subdivision	8
Fred F. Wells to Mate B. Cromer, lots 30 and 31, block 1, A. J. White's South Salt Lake addition	800
Edward Nowell et al. to Lorenzo E. Eiggren, part of lot 4, block 10, plat B	10
Agnes R. Mills to J. C. Thomas, part of lot 2, block 93, plat C	2,000
Central Investment company to F. W. and J. C. Little, part of section 26, township 1 north, range 1 west	2,500
L. E. Miller et al. to Ella M. Andrews, part of lot 12, block 3, five-acre plat A	625
Ole Amundsen et al. to A. J. Smith, part of section 25, township 2 south, range 1 west	100
Jesse W. Smith to Henry Perrett, part of lot 21, block 1, Ehrich's subdivision	2,100
Robert H. Foster to Jean A. De Bourck, part of lot 6, block 53, plat A	4,500
E. H. Harris et al. to Marie Holme, lots 18, 19 and 20, block 39, Oakley Park addition	5
J. G. Jacobs et al. to Columbia Trust company, lots 1 to 6, block 3, C. S. Desky's subdivision	200
United Realty company to Joe B. Roberts, lots 75 and 76, block 4, Union Height subdivision	340
First National bank of Colorado Springs to Charles T. Rich, part of section 24, township 2 south, range 2 west	800
C. M. Egan et al. to John M. Burt, part of lot 7, block 133, plat A	1,000
Harry S. Anderson et al. to Walter C. Best, part of section 10, township 2 south, range 2 west	700
Henry W. Brown et al. to George C. Watts, part of section 7, township 2 south, range 1 east	250
John Cooper et al. to the Gillis Construction company, part of lot 1, block 11, plat A	10
C. D. Harding et al. to E. R. Miller, part of lot 16, block 14, five-acre plat A	1
Rose Anderson et al. to Andy J. Stewart, part lot 1, block 103, plat D	9,000
United Realty company to John W. Kay, lot 44, block 1, Union Heights subdivision	179
United Realty company to Elisa A. Vest, lot 2, block 2, Union Heights subdivision	175
Martha F. Arthur to Evan Stephens, part lot 20, block 6, five-acre plat A	600
Rodney S. St. George et al. to William Brother, lots 6 and 7, Grand View subdivision	900
James Whylock et al. to Ezra Petit, Jr., part lot 3, block 168, plat A	54
M. F. Koller to Annie English, lots 3, 4, 5 and 6, block 2, Eyber's & Ross' subdivision	2,400
August Matson et al. to Mary May, part lot 8, block 4, plat B	40
William F. Poulson et al. to C. H. White, part section 7, township 2 south, range 1 east	275
Julius A. Rockwood et al. to Granite school district, lots 15 and 16, block 4, Geneva place	700
Hyrum K. North et al. to Granite school district, lots 14 and 15, block 2, Granite addition	200
Julia S. Rockwood to Rachel J. Snupp, part lot 8, block 38, plat B	850
Ruby Lee to R. L. St. George, lot 5, Grand View subdivision	200
Charles A. Eggert to Robert Pullen, part lot 4, all lots 2 and 3, block 1, Driving Park addition	400
E. M. Ashton et al. to John P. Morris, part lot 29, block 2, Liberty Park plat B	540
E. M. Ashton et al. to Winnifred M. Tibbs, part lot 29, block 2, Liberty Park plat B	550
E. M. Ashton et al. to John P. Morris, agent, lot 2, block 1, Liberty Park plat B	650
E. M. Ashton et al. to Mary E. Morris, lots 3 and 4, block 2, Liberty Park plat B	850
Addison Cain et al. to Andrew A. Sorenson, part lot 48, all of lots 49 and 50, block 1, Arcadia addition	1,150
Joseph A. Anderson et al. to Joseph B. Fratella, part lot 2, block 42, plat A	2,000
Vernon R. Tester et al. to Fred Mathews, Jr., part section 1, township 2 south, range 1 east	2,200
James B. Thompson et al. to Utah Loan and Building association, lots 20 to 28, Graeben's Postoffice addition	160
S. R. Skidmore et al. to S. Randolph Skidmore, part lot 4, block 43 plat B	5
Elias S. Kimball et al. to Joseph Rogers, lots 12 and 13, block 1, Ehrich's subdivision	4,750
Elijah J. Tremelling et al. to Ellen S. Ash, part lot 4, block 62, plat B	5
Emma Williams to Albert Marriott, lots 2 and 3, block 83, Sandy Station plat	700
C. J. Gustaveson et al. to Joseph Mahlstrom, part section 8, township 2 south, range 1 west	10
Joseph Baumly to Joseph Gisler, part section 25, township 2 south, range 1 west	600
Fannie P. Morrison to George E. Green, part lot 3, block 5, plat G	5,000
Kimball & Richards company to William T. Evans, lot 23, Jackson Square	725
Charles Felt et al. to Ella A. Brown, lots 46 and 47, Felt's subdivision	550
Samuel R. Skidmore et al. to May Pickering, part lot 4, block 43, plat B	1,800
Amos Clark et al. to Melissa Sears, part lot 3, block 68, plat D	1,950
John M. Young et al. to Elias J. Barnes, lot 16 and 17, block 1, Alta Place subdivision	$ 1,000
Herbert D. Robinson to Lydia M. Gordon, lot 5, Robinson's subdivision	525
Van D. Spalding et al. to Lydia M. Gordon, lot 6, Robinson's subdivision	1,750
Lydia M. Gordon to Alfred A. Lundberg, lots 5 and 6, Robinson's subdivision	10
Amanda Atkinson to A. A. Lundberg, part lot 3 block 13, plat F	10
Oke O. Oberg, et al. to August Magnuson, part section 25, township 2 south, range 1 west	1
Sarah J. Pembroke et al. to Ester A. Hardy, lot 31, block 2, Norwood Place	1
Oliver G. Workman et al. to Eva A. Shanks, part lot 1, block 134, plat D	10
Mary J. Smellie to Jane Smellie, part lot 7, block 22, plat F	1
Eva Lloyd to F. K. Lloyd, part lot 3, block 10, plat G	1
William L. Home to Edward Home, part lot 5, block 17, plat F	3,000
Fairmount Springs Realty Co., to Granite Lumber Co., part block 45, ten-acre plat A	10
A. N. Humphries et al. to Ella C. Wetzell, lot 54, block 11, Idlewild addition	125
Anna Engleman to Ida A. Williamson, part lot 7, block 2, plat A	350
J. C. Williams et al. to Henry Robbins, part section 15, township 2 south, range 1 east	4,500
Portland Cement Co. to Chessie B. Leigh, part lot 7, block 12, plat A	1,200
Samuel M. Zeigler to Grace E. Dickson, part lot 3, block 20, plat B	1,500
Rachel Spafford to Heber M. Wells, part of lots 7 and 8, block 57, plat A	40,000
John W. Donnellan et al. to Frank B. Stephens, part of section 10, township 3 south, range 2 west	800
Edward A. Stevenson et al. to Joseph E. Stevenson, part of section 10, township 2 south, range 1 east	200
Elwin Bennion et al. to Archie B. Bennion, part of section 13, township 2 south, range 2 west	250
Elwin Bennion et al. to Marcus Bennion, part of section 33, township 1 north, range 1 west	2,000
Heber M. Wells et al. to William J. Halloran, part of lots 7 and 8, block 57, plat A	45,000
J. J. Walsh et al. to Henry C. Hoffman, lots 35 and 36, block 2, Carolina subdivision	5
Elizabeth H. Eastmond to William F. Armstrong, part of lot 5, block 79, plat A	2,625
Salt Lake Investment company to Davis Home company, part of section 15, township 1 south, range 1 east	2,000
O. Bourdon to H. F. English, part of section 17, township 1 north, range 1 west	10
Rena Thompson et al. to J. A. Fritsch, lots 10 and 11, block 1, Graeber's Postoffice addition	5
George E. Green et al. to Sarah S. Hobson, part of lot 3, block 24, plat F	4,350
Edward H. Wicks to J. H. Martin, lots 33 and 34, block 12, Poplar Grove addition	5
Heber Bennion et al. to John W. Labrum, part of section 15, township 2 south, range 1 west	4,000
J. Louis Strshauer et al. to James J. Brossolt, part of lot 5, block 20, plat A	5,000
Lois H. West et al. to Elizabeth Kitts, part of lot 4, block 62, plat B	1,140

LAZY LIVER

"I find Cascarets so good that I would not be without them. I was troubled a great deal with torpid liver and headache. Now since taking Cascarets Candy Cathartic I feel very much better. I shall certainly recommend them to my friends as the best medicine I have ever seen."

Anna Barinet,
Osborn Mill No. 2, Fall River, Mass.

Pleasant, Palatable, Potent, Taste Good, Do Good. Never Sicken, Weaken or Gripe. 10c., 25c., 50c. Never sold in bulk. The genuine tablet stamped C C C. Guaranteed to cure or your money back. 938

ADVANCE SHOWING OF FALL STYLES FOR MEN AND WOMEN

An exquisite collection of Ladies' Suits, Skirts and Waists.

For men we've gathered the cream of the tailor's art.

We await your inspection—We will wait for the money. $1 a week. $4 a month.

The MERCANTILE INSTALLMENT CO.
74 West. 2nd South

Pioneer Roofings.
Sold, laid and guaranteed by
LAMBERT PAPER CO.

WE DO JOB PRINTING.

How is your stock of Letter Heads, Envelopes, Bill Heads, and other office supplies?

Let us figure with you on blank books, certificates, booklets, or receipts, in fact anything in the printing line.

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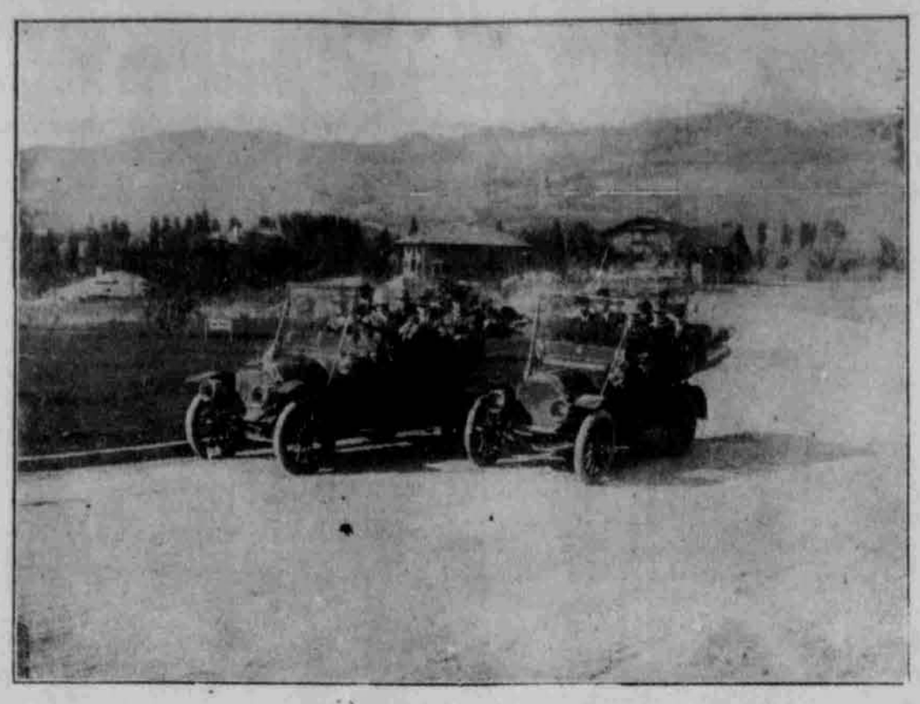
THE DESERET NEWS.



CITY OFFICIALS INSPECTING THE IMPROVEMENTS IN FEDERAL HEIGHTS PRIOR TO THE FILING OF PLAT.

With eight new houses in Federal Heights already occupied and four others being rushed to completion so rapidly that they will be ready for occupancy by the early part of next spring at the very latest, progress in the construction of new buildings in the beautiful new addition received additional impetus this week from the commencement for operations by John Dorius, Jr., in preparation of the foundation of a new residence to be erected on the two lots purchased by him a short time ago just south of the handsome residence of Owen H. Gray in the northwest corner of the heights.

The new building will front on Virginia street and will occupy an unusually pleasant situation near the terminus of the South Temple street car line. Although Mr. Dorius has started work so early in the fall, he explains that he has no intention of hurrying work on his new building and the structure will probably not be completed before spring. Plans for the building have not been entirely completed and a number of details of construction require working out. That the new building will cost close to $10,000 is, however, the opinion of the owner, and the structure will be thoroughly in keeping with the locality in which it is placed.

Plans for a new building to be erected by C. B. Lockhart are now being drawn and work on the structure will be started as soon as the details of the undertaking are completed. This home will front on Perry avenue facing north towards the western corner of Newhouse park. The site of the building slopes sharply downward from the ground occupied by the residence of A. V. Callaghan at the corner of Sigsbee and Perry avenues and the new structure will overlook the two new houses being erected a little to the westward by O. H. Gray and M. D. Grosh.

With the completion of the new residences in different sections of the heights, the truth of the assertion made by the promoters of the locality regarding the advantages of laying out the place as they have, is receiving confirmation. Nothing can be more effective than the outlook from the upper floors of some of the new structures, especially those on the higher portion of the heights, such as the Callaghan and Throckmorton residences.

At this season of the year the heights attracts especial attention on account of its beauties and there are large numbers of visitors in automobiles and especially in carriages to the place for recreation. The Federal Heights section and the grounds of the University of Utah just to the south, form a beautiful and fitting commencement to the new sections which are being laid out along the east bench. The possibilities for development of one of the highest class residence sections in any city in the country are rapidly becoming realized in the heights. That the advantages of the beautiful park are fully appreciated, also, is being shown by the manner in which residence locations are being sold and the section is being built up with handsome homes.

KNUTSFORD HOTEL TO BE BIG STORE

Deal Declared to be on Which Will See Great Transformation in State Street.

OTHER PROPERTY TO CHANGE

General Activity Designed to Shift Shopping Centers East and South Thought to be Planned.

The Knutsford hotel, the old landmark which has sheltered under its roof many noted men of worldwide reputation, the one hostelry of Salt Lake in which every function which bore the stamp of that which is was held, is tottering upon its foundations through a deal made yesterday by which it passes into other hands. Within a few years the historic structure is to give up the ghost of its former greatness and be converted into a business, it is said, in which another John Wanamaker, another Stewart, will hold rigid reins over the cash girls.

An octopus in the form of a syndicate with coffers of gold behind it has purchased the Knutsford property as well as a number of others in the neighborhood of State and Fourth South. While definite information is lacking, it is generally assumed among the real estate men that the improvements to the west, that of the Boson and Newhouse buildings, will be continued in State street. The disposition of the hotel property is under cover, but from good sources the information is obtained that the old walls will hold, when the balmy summer breezes come, a department store of colossal design and dimensions.

The present lessee of the Knutsford, G. S. Holmes, has possession for two years yet, but it is thought that this will be taken up by the syndicate and the change made as soon as practicable. Mr. Holmes would say nothing in regard to this, but it is evident that a deal of this character is on hand. With the erection of two new and magnificent hotels in the city, the Knutsford, would rapidly be relegated to the past. And it is probable that Mr. Holmes will seize the opportunity to retire gracefully from the arena which he has occupied so long.

ACQUIRES OTHER PROPERTY.

From present indications it seems as if the vicinity, Third South and State, will in the near future become a prominent shopping district of the city. The same syndicate which has acquired the Knutsford property has also, it is said, become the possessor of the corner diagonally across the street, now occupied by the Halls hotel. From those who know, the question propounded as to its future has brought the response that there will be something doing in the department store line also. The men behind the financial guns have evidently entered into a campaign which tends to pull the shopping district of the city further south and east.

All through the past few months the shadows on the investment wall have been leaning toward this district. The Boston and the Newhouse buildings, the Newhouse hotel, the Daly building, the New Commercial club and the new mining exchange, all have acted as lodestones in the matter of attracting capital to this section of the city. Investors are chary of the west-of-Main-street bargains and everything has been going toward the rising sun. The consequence has been that all of the big deals which have been made, and which are even now under consideration, have focussed about this neighborhood.

The improvement of State street has been gradually gathering force in view of the fact that all of the property on both sides of south Main has been gobbled up and is held at prohibitive prices. Not to go too far south the interests which are so active have gone north along State street and any number of improvements in any number of properties are on the tapis. During the next few years State street from First to Fourth South promises to be the storm center of the building operations of the city.

TRICKS AND TERRORS USED BY COLLECTORS

The tricks and terrors used by collectors of overdue accounts, loan shark's notes and disputed bills in Chicago prove by official exposure bold and ingenious beyond belief. "Systematic mental blackmail" is the characterization of the methods devised by some of the more unscrupulous. Arrest, prosecution, disbarment and refusal of the mails are impending as a result of discoveries made, particularly discovery that court summonses and notices of suits have been faked by some collection agencies to bring debtors to time. Both Chief Justice Olson of the municipal court and Postoffice Inspector Stuart are sifting the matter to the bottom. Complaints against some collection lawyers may be presented to the Bar association. Notices used by some collectors bear big red seals and so closely resemble court instruments that thousands of dollars of fake court costs have been extorted from frightened debtors. Complaint was lodged against a collector for the Rothschild department store that one of its collectors had impersonated an officer by means of a big tin star and served a "summons" and that later an execution was secured without notice of suit being served. "There have been some most brazen uses of the municipal court's name to frighten debtors," Justice Olson has said. "We have had complaints against the collection agencies ourselves in the past and have put the intimidating practises of a number of them out of business." Inspector Stuart has said. A sample notice of one agency contains this, in a very formidable dress: "Your remittance here is absolutely necessary, because the hour is come when the most vigorous officer, who makes a specialty of handling executions, only making levies thereon, has arranged with our client to take this out of our charge and proceed in his own way to enforce the writ by carrying out a strict and rigorous requirement of the law at your home."—Chicago News Letter.

OUR SPECIAL OFFER.

The Concordance of the Book of Mormon, by Geo. Reynolds. Reduced to Leather, $6.00; Cloth, $5.00. The most complete concordance published. Contains 851 pages. Your ward and home library is not complete without it. Send your order to the

DESERET NEWS BOOK STORE.

CONSPICUOUS EXAMPLES OF FAILURE CONTRIBUTED

Efforts to unite friends of the postal savings bank measure in a national, concerted campaign have brought to the Postal Savings Bank league headquarters in Chicago specific cases showing the results of Uncle Sam's conspicuous failure to provide any saving-made-easy system. One woman constrasteid conditions in the United States with those in Great Britain, where the postal savings depositors number about 11,000,000, and the deposits totaled no less than $76,474,125 in 1907. She wrote: "In 1890 my husband, self and seven children landed in America from England with $1,500, after paying our fares, with the money I alone saved in postal savings bank and in the Co-operative society. I can truthfully say since I came here, owing to conditions of the country, I have not been able to save anything. It is a disgrace for such conditions to exist." A Chicago bank is advertising for deposits, saying: "A little iron savings bank, said to contain $132, disappeared in the ruins of a house destroyed by fire the other evening in Fremont, Neb., and a search has failed to find it. Money is so easily lost by carelessness, theft or fire. Nevertheless, the inability conveniently to reach a sound bank to make the deposits or distrust of banks or a natural reluctance to enter a palatial bank with an insignificant sum to start a savings account have been reasons potent enough to make the total sum withheld from banks no less than $800,000,000. Other countries and Uncle Sam himself in the case of the Philippines have established the postal savings system to care for the beginnings of savings accounts—"seedling savings" they have aptly been called.—Chicago News Letter.

HE WAS PERFECTLY FRANK.

"I will never marry a man," said a haughty young woman, "whose fortune has not at least five ciphers in it."

"Take me," replied her admirer, a young lawyer. "Mine is all ciphers."—Ladies' Home Journal.

Glory should follow, not be pursued.—Pliny.

NOT MISPLACED.

Hotel Clerk—I found the "Not to Be Used Except in Case of Fire," placard those college boys stole out of the corridor. Manager—Where? Clerk—They'd nailed it up over the coal bin.—Boston Transcript.

WEBSTER'S UNABRIDGED DICTIONARY

At cut rates to all paid-up subscribers of the Saturday or Semi-Weekly News. Only $2.50, at our office. Postage 75 cents extra.

PROBATE AND GUARDIANSHIP NOTICES.

Consult County Clerk or respective signers forfurth erinformation.

In the Third Judicial District Court, in and for Salt Lake County, Utah. In the matter of the estate of Louis Andrus, Deceased. Notice of Sale of Real and Personal Property.—The undersigned will sell at private sale, on or after the 1st day of December, 1909, the following described real and personal property, to-wit:

Real Estate: Commencing at a point fifty-four and a fourth rods north of the southwest corner of the northeast quarter of section six, township four south, range one east, Salt Lake Meridian, running thence east thirty-seven and three-fourths rods; thence north forty-three rods; thence west seven and one-half rods; thence north five rods; thence west thirty and one-fourth rods; thence south forty-eight rods to place of beginning.

Personal Property: Thirteen and one-half shares of the capital stock of the East Jordan Irrigation Company, 1 buggy, 1 horse, 1 mower, 1 rake, 1 hay rack, 1 sleigh, 1 cart, 1 plow, 1 tongue scraper, 1-3 interest in hay baler, 1 cupboard, 1 dresser, 1 sewing machine, 1 cot, 1 stand, 1 flower box, 1 table, 2 bedsteads, 20 shares of the capital stock of the Draper Commercial Co.

Bids will be received by Marlon W. Andrus, Draper, Salt Lake County, State of Utah; terms of sale cash, 10 per cent at time of sale, balance upon confirmation.

MARLON W. ANRDUS,
Administrator Estate Louis Andrus, Deceased.
Stewart & Stewart, Attorneys for Administrator.

Under authority of an order of sale granted by the Third Judicial District Court, County of Salt Lake, State of Utah, dated the 17th day of September, A. D. 1909, I will sell at private sale, the following described real estate:

Commencing at a point of the west line of Cemetery land, thirteen chains and eighteen links, east from the northeast corner of lot (1) one, section thirty-one (31), township one (1), south of range two (2) west of the Salt Lake Meridian, thence along the west line of Cemetery land in a southerly direction, eighty (80) rods, more or less, to line in line with the south line of lot one (1); thence west along said south line thirty chains (30), more or less, to southwestern corner of lot one (1); thence north along west line of lot one, seventeen (17) chains; thence south thirty-five (35) degrees east nine (9) chains and fifty (50) links; thence east five chains; thence south eighteen (18) degrees east four, east five chains and fifty (50) links; thence north about sixty (60) degrees, east sixteen (16) chains, and eighty (80) links; thence north seventeen (17) degrees, thirty minutes, east seven (7) chains and thirteen (13) links; thence east four (4) chains and sixty-two (62) links to point of beglonning containing thirty-three and five-tenths (33.5) acres, more or less.

The sale will be made on or after the 22nd day of November, 1909, and bids will be received at my residence at Brighton, Salt Lake County, State of Utah. Terms of sale, cash.

CHARLOTTE L. GEDGE.
Administratrix of the Estate of Nathan Gedge, Deceased.

FOR SALE—REAL ESTATE.

Real Estate Exchange & Loan Company

125 South Main Street.
Bell Phone 4532. Ind. 296.

Utah and Idaho farms on easy terms, almost like rent. Farms close in on electric car line. New 4-room cottage on east side $1000, $270 cash balance like rent. New 4-room house on east bench, $1000, $190 cash balance like rent. Farms to exchange for city property. Money to loan.

LIST YOUR PROPERTY EXCLUSIVELY with us. We will sell it at once. A. N. HUMPHRIES, 75 W. 2nd So. St.

Only $250.
Cosy 4-room brick.
Modern except furnace.
Lot 50x140 feet.
Small stable and garage.
One block from Emerson School.
Easy terms; 6 per cent interest. Owner leaving city.
Z. Henry Jacobs, 204 McCornick Bldg.

BY OWNER. FINE NEW MODERN brick home, 10 minutes walk from business center. Five roms closets, bath, mess center. Five rooms, closets, bath, upstairs, stairway completed. Nicely furnished. Address R-3 care of News.

FOR SALE—REAL ESTATE. FOR SALE—REAL ESTATE.

A Lesson in Real Estate Values

AXIOM: The value of the land in a given district is equal to the value of the improvements on, or about to be erected on, the land of that district.

Example: If the total value of the improvements in a certain district equals $15,000
—the value of the land they are on will be the same $15,000

New Subdivision

	A	B	C
Original Value of Land	Lot No House $1,000	Lot No House $1,000	Lot No House $1,000

Old Style—Go-as-you-please

"A"&"G" Profit at expense of "B"	A	B	C
	House $1,000 Lot now worth $3,000	House $5,000 Lot now worth $3,000	House $3,000 Lot now worth $3,000
Total value	$4,000	$8,000	$6,000 —$18,000

With Modern Restrictions

	Ax	Bx	Cx
	House $5,000 Lot now worth $5,000	House $5,000 Lot now worth $5,000	House $5,000 Lot now worth $5,000
Total value	$10,000	$10,000	$10,000 —$30,000

Value of "Bx's" Lot $5,000
Value of "B's" Lot 3,000
What "B" lost through building a fine home in the wrong neighborhood $2,000

FEDERAL HEIGHTS

Has a building restriction of	$ 4,000
No home has yet been erected there at a less cost than	5,500
Many have been built costing over	8,000
One has been comp eted costing	15,000
One of the five handsome homes now in course of erection will cost	17,000

Buy before the building boom boosts the price.

TELLURIDE REALTY CO. (OWNER)
A. M. WRENCH, President and Manager.
McCORNICK BUILDING. SALT LAKE CITY, UTAH

WHY PAY RENT?

When you can buy a beautiful modern cottage on easy terms? We sell on a small cash payment and the balance like rent. Four, five and seven-room modern pressed brick cottages, stone or concrete foundations, concrete cellars, porcelain bath, toilet and basin, open plumbing, large rooms, natural wood finish, front porch, back porch screened, beautifully planned, on a large lot in choicest part of the city. For reference we refer to people we have sold to.

Do not buy until you see us. We also build according to your own plans. See us.

Hoffman Bros.
62½ West 2nd South Street.
Telephone 244.

We Sell Real Estate

BUSINESS PROPERTY, HOMES, BUILDING LOTS.

Harriman made the prediction some four years ago that Salt Lake would be one of the four transcontinental cities of the United States, indications now prove that his prediction is coming true.

Get in—buy some thing—own something before it is too late.

We have business property on Main Street.

On State Street.

On East and West 3rd South—66 feet.

On West 4th South and 56 feet on West 2nd South.

We have a 5-room modern frame bungalow; price $550, and 4-room brand new pr. bk., bath, closet, pantry, city water, at $250—cannot be beat for the price—will sell on very easy terms. Call and ask about anything mentioned in this add.

Hubbard Investment Co.
66 W. 3rd South.

Splendid 4 room brick house, good sized lot—modern—adjacent to car barns—only $2700.

ASHTON - JENKINS CO.
MORTGAGE BANKERS.
—47 MAIN ST—

Free Free Free

Every purchaser of property from us till further notice will have a chance to get a nice 6-room cottage FREE. See our window for full particulars.

$900 for lot 75x114 feet, southeast, fronting 2 streets with sidewalks, owned by party on coast; he needs the cash.

$350—50x190 to alley on 12th East. A good buy; terms.

$3000—25 beautiful lots, southeast, on car line; this is good.

We have the best vacant 10x10 rod corner left on State St., if you want a money maker; see us at once about this.

$285 per foot for nice piece of ground close in on west 3rd South.

$1900—Nice 6-room P. B. house, lot 50x150 to alley. Barn, chicken house, shade and nice fruit trees, situated southeast, only $350 cash, balance easy.

$3250—Nearly new 5-room, well built modern bungalow, north bench, $350 cash.

$3200—Fine corner, northwest, 67 rods, good 6-room abode house, house must rent at once.

$4000—Well built, strictly modern 7 rooms, P. B. house, lot 2½x10 rods, best neighborhood, on 1st Ave. If sold this week will take less.

We can sell you lots in Emerson Heights, including sidewalks, city water and trees, for only $25 cash balance easy.

We can sell you lots in Federal Heights.

We can sell you lots must act soon that is all right.

Dealey & Johnson
50 West Third South St.
Phone 1425.

Within Walking Distance.

A splendid 4-room modern house with a large kitchen, bed room and a big dining room and parlor, electric light fixtures, door bell, front and back porch, nice cellar, pantry, with bins, shelves and drawers, work table, kitchen has a splendid sink with a nice cupboard underneath, bath room with bath, tank boiler, basin, back porch screened so that it will make a summer kitchen, large front porch. Lot 40x137½ feet to alley, sidewalk in front paid for. 1909 taxes 1908. Only $250 down; year terms on the balance.

Burt & Carlquist.
Phones 360. 14 West 2nd So.

Cheap Building Lots Close In

2 beautiful lots on S. Main St.
2 choice lots on S. State St.
2 nice lots on 4th East St.
2 fine lots on 9th East St.

For bargains in building lots in any part of the city see us.

Hoffman Bros.
62 W. 2nd So.
Both Phones 244.

CHEAP, 4-ROOM HOUSE, PANTRY, large closet, 2 porches, back porch screened and good cellar. Lot 50x142, 1165 South 11th East. Apply D. P. Anderson, 1165 E. 11th South. Price, $1500; $500 down, balance on time.