

# ALIEN LAW EVADED BY LONG LEASES ON LANDS

## JAPS SOLVE PROBLEM BY TAKING LEASES

While Real Estate Men and Legislators Worry About Constitutional Amendment, Orientals Settle Question.

## ALIEN-BARRING LAW DOESN'T BOTHER THEM

Rent Farms for Terms of 99 Years; Few Heavy Annual Payments; and After That Virtually Nothing at All.

While the members of the Seattle Real Estate Association, state legislators and others are fussing around over the clause in the state constitution that provides that aliens shall not own realty in this state, the Japanese market gardeners, have solved the problem to their own satisfaction by leasing farming ground for terms of ninety-nine years.

## SETTLERS ARE FACING VERY HARD WINTER

"I am going to stick it out as long as I can." These are the words of many of the settlers on the coast of Alaska, according to the Spokane Herald. But can they stick? Living in little one and two room shacks, made of green lumber with half-inch cracks in the floors; with furniture made of planks and dry goods boxes; some of them with a few old cars; with beans and bacon for food; with their money gone and no chance to earn more for months to come, with 12 aged inspectors keeping them herded on their claims can they stick? Their final payments when they came on the land too late to put in fall wheat, were more than a year ago. They have millions of feet of timber on the land they have cleared, but never a foot of that timber may be sold.

## SEATTLE FINDS USE FOR MANY OFFICES

Occupancy of Arcade Building Is More Than 98 Per Cent—Other Big Structures Are Equally Cramped.

## SKYSCRAPERS' ROOMS ARE IN BIG DEMAND

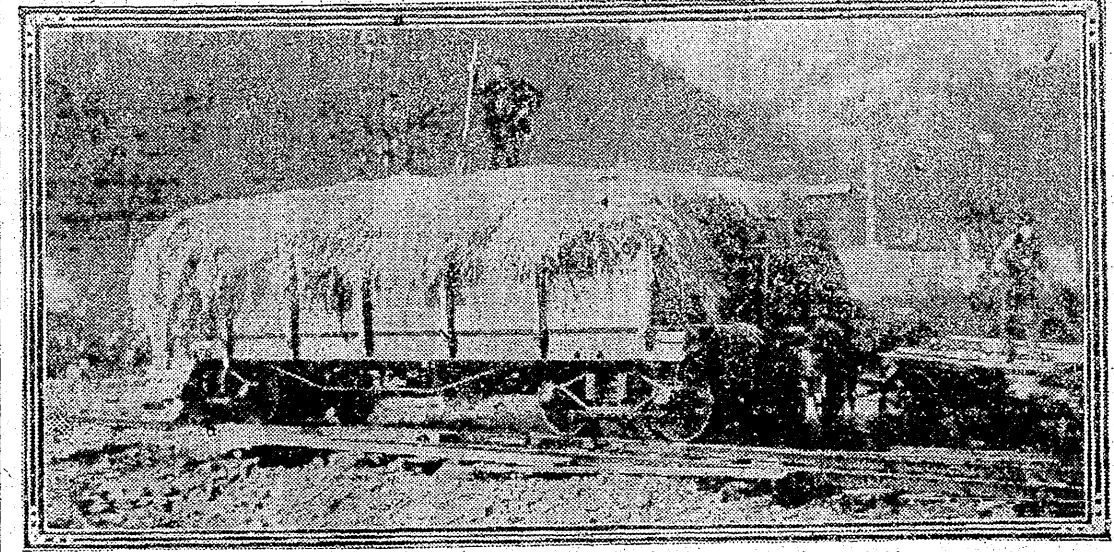
10,647 Persons Take Joy Ride in Business Block Elevator in One Day—Indicates Solid Prosperity.

Seattle's splendid ability to assimilate the space in great new business blocks as fast as they are erected is exemplified in the remarkably high percentage of rentals which is to be found in the older office buildings in the central business district. In a number of blocks a poll of the elevator passenger business has been taken during the past week and a checking up of rentals and vacancies has been made.

## MINOR SALES

For a consideration of \$2,000, S. J. Weeks has sold to Franz Wohlschlag, 4 block 1, McGraw's Water Front Addition. This property is on Maynard Avenue between Michigan and Front Streets.

# Alaskan Farm Products To Be Sent to Seattle



SEATTLE commission men will be receiving vegetables from Alaska next summer, if the plans of a number of ranchers in the vicinity of Seward are consummated. Every year the Seattle commission men ship vegetables to Alaska, but the discovery at Seward two years ago that the climate and soil of that particular section is favorable to the growth of all kinds of root vegetables, killed the market so far as that particular city was concerned.

luxuriant manner. Several hundred tons of this was cut last summer and is being used for horsefeed at Seward this winter. During the summer the sun shines for twenty-four hours a day and this great amount of light causes all kinds of vegetable life to grow very prolifically.

an additional twenty acres, which will be planted in oats next spring. Ole Martin has a 300-acre ranch five miles from the city and Otto Bergstrom has a 200-acre plot adjoining McPherson's ranch. Last summer both planted the greater portion of the cultivated land in timothy and so much of this product was placed on the Seward market that it was sold cheaper than in Seattle. They are arranging to plant oats this year and will put a few acres in wheat for an experiment.

## SENTIMENT POINTS TO IMPROVED CONDITIONS

Seattle Is Gradually Emerging From Slough of Despond That Prevalled in Latter Part Last Year.

## GOOD BUYS OFFERED IN BIG PROPERTIES

The office of Henry Broderick summarizes the realty situation as follows: "Scarcely enough of the New Year has passed to accurately estimate the drift of affairs, but it is notable that sentiment has gotten pretty well out of the glacial depths of 1910 and the present disposition towards real estate augurs well for the volume of business in the immediate future.

looked at two or three years hence, this market is to be regarded essentially as one decidedly in favor of the buyer. Nowhere on the Coast can a purchaser begin to buy as much for his money. The fact that everybody is not rushing into the market can be taken as a purchase conclusion. The public buys when it ought to sell and sells when it ought to buy, according to all history, and there is everything to indicate right now that history is being repeated.

## WALLA WALLA WANTS INCREASE IN INDUSTRY

Last Year's Advertising Campaign Proves Brilliant Success and Residents Say, "Let the Good Work Go On."

"Sweet are the uses of publicity," is the manner in which a time-worn adage has been paraphrased by leading business and professional men of the valley. Walla Walla, which city conducted an advertising campaign during the year just passed with most excellent results.

## CONDITIONS COMPARE FAVORABLY WITH EAST

Percentage of Occupancy of Apartment Houses Much Higher Than in Other Places, Say John Davis & Co.

## CITY NOT OVERBUILT IN THESE PROPERTIES

Apartment house owners in Seattle have reason to feel comfortable over their investments according to a review of this class of property by John Davis & Company. This firm said yesterday: "That Seattle is more overbuilt in the matter of apartment properties is evidenced by the fact that a careful canvass of the country is brighter now than it was in 1910 and the present disposition towards real estate augurs well for the volume of business in the immediate future.

## MIDDLE WEST CASTS EYES AT THE SOUND

Ranchers of Mississippi Valley Flirt With Seattle Real Estate Man Who Stops at Chicago to Give Facts.

## THEY WANT DETAILS ABOUT THIS SECTION

Are Not So Skeptical as People From States Further East—Big Tide of Immigration This Way Predicted.

"By no means make up your mind that the far west has anything on the Mississippi Valley in the way of interest in the Northwest," writes Henry C. Ewing, of Calhoun, Denver & Ewing, who has just arrived in Chicago on his return trip from New York City and takes occasion to make some practical observations of interest to Seattle people. According to his letter: "I had thought," continues Ewing, "that people around New York City were at the high mark in the measure of giving attention to our section of the country, but it seems to me that, if possible, the vast central portion, of which Chicago is the commercial capital, has been bound ever in an even greater degree.

## APARTMENT HOUSES YIELD BIG PROFITS

Tendency of Seattleites Is to Enjoy Comfort and Economy Offered by Community Steam Heating Plants.

## MANY SALES RECORDED IN THESE PROPERTIES

Ranchers Forsake Simple Life of Apple Orchard to Become Owners of Establishments That Are Easy to Rent.

Seattleites like the people of New York and other eastern cities are gradually developing into a race of "city dwellers." The knowledge that life in an apartment house offers many advantages along the lines of comfort and economy over life in a cottage is becoming more general with the result that there is a steadily increasing demand for properties of this character in the local real estate market. A large majority of the important sales that have been consummated during the past two or three months have been in apartment house properties.

## GREAT NORTHERN GETS BIG ROYALTY ON IRON

The United States Steel corporation within the next week or two will pay to the Great Northern ore properties \$2,865,000 in royalties on the Great Northern ore.

## GOOD PRICE PAID FOR EIGHTH AVENUE LOTS

A deed was placed on record Friday, transferring lots 2 and 4, block 20, Sarah A. Bell's Second Addition, to Burke & Farrar, Inc. The consideration being \$55,000. C. K. Sturtevant was the seller and the sale was affected through the office of D. I. Burkhart.

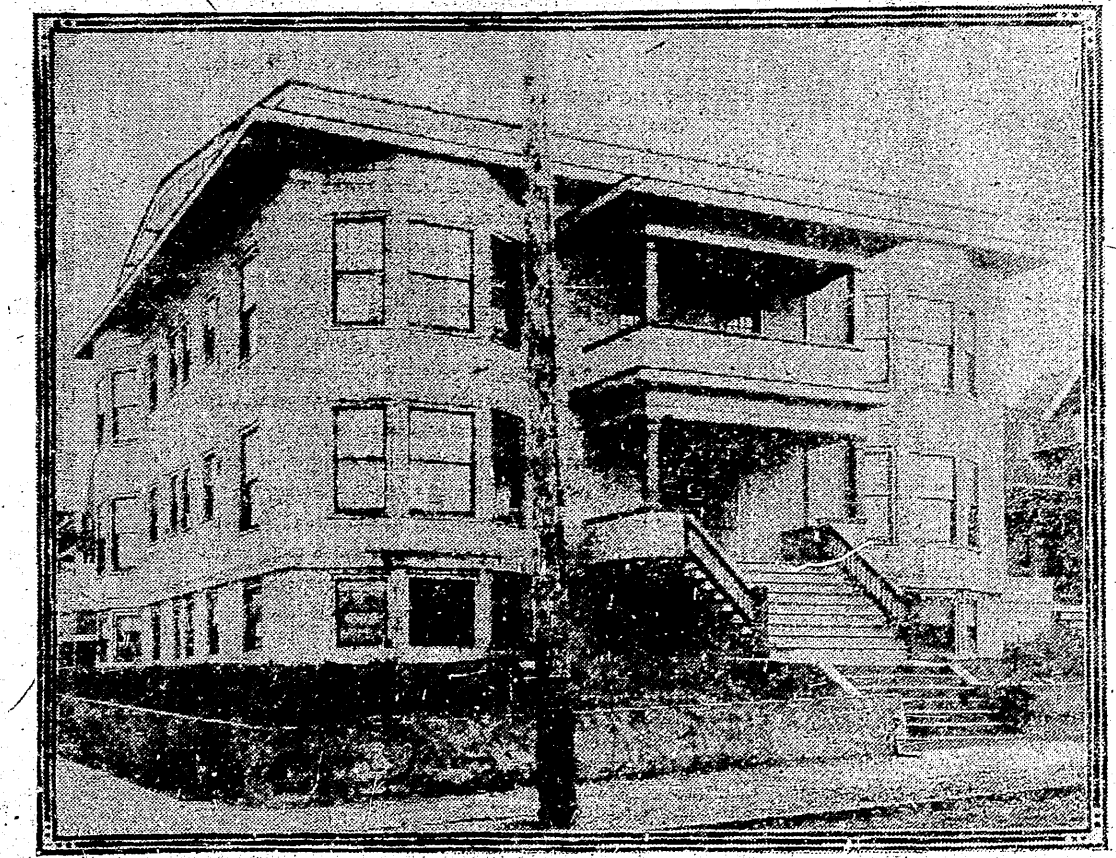
## APARTMENT PROPERTY SELLS FOR \$40,000

A. E. Bartridge purchased from W. J. Bruggemann the Genevieve Apartments for \$40,000. The property is located at the southwest corner of East Cherry and Twenty-seventh Streets and is technically described as lots 2 and 4, block 1, Eugene's Addition. Mr. E. Bruggemann & Company represent the purchaser and seller.

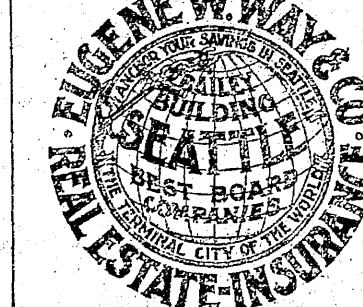
## REALTY TRANSFERS

A. H. Harrison has sold to William Tenny the south one-half of lot 11, and all of lot 12, block 26, Law's Second Addition. This property is on the northwest corner of West Garfield Street and Fourth Avenue West.

# New Apartment House Sixth W. and W. McGraw



REALESTATE STATISTICS.	
Real Estate Transfers.	
Jan. 1 to Jan. 21, inc.	\$1,517,000.33
Jan. 22-31	63,248.70
Jan. 32-41	1,234,751.26
Jan. 42-51	139,591.26
Jan. 52-61	52,511.47
Jan. 62-71	15,924.50
Building Permits.	
Jan. 1 to Jan. 21, inc.	\$52,850.00
Jan. 22-31	7,750.00
Jan. 32-41	12,410.00
Jan. 42-51	13,370.00
Jan. 52-61	13,370.00
Jan. 62-71	33,065.00
BANK CLEARINGS.	
Jan. 1 to Jan. 21, inc.	\$25,801,626.79
Jan. 22-31	1,793,126.55
Jan. 32-41	1,760,936.23
Jan. 42-51	1,585,888.71
Jan. 52-61	1,506,216.80



# Abbotsford Apartments Eleventh Ave. and E. Fir

