

# NEW ROUTE OF TRAVEL MAKES PROPERTY VALUABLE

## Increase in Values Since Opening of New Passenger Station Already Demonstrated

The widening and regrading of Third avenue, the opening of Prefontaine Place, the extension of the street railways around the loop to reach the new passenger station, the change of street traffic brought about by these improvements, and the opening of the new passenger station, have caused a very substantial increase in business property values along this new route of travel. The completion of the improvements upon Third avenue, Prefontaine Place and Fourth avenue south will increase the traffic of those streets many fold.

The Jackson street regrade and the opening of Dearborn street from the water front to Rainier valley will divert nearly all the traffic of the southeastern part of the city to the Prefontaine Place route.

The completion of these improvements will cause a very large increase in values in the immediate future, because this particular section will be made one of the most active business districts in the city.

The lot located on the southeast corner of Third avenue and Washington street was sold last week for \$150,000. At this price the ground value must be figured at \$2,000 per front foot, and the property will pay a satisfactory income upon that valuation. Offers of \$2,500 per front foot have been made for other corners on Third avenue, and one lot has been sold at that price. These sales and others fix the values of property upon Third avenue between Jackson and Pike streets at from \$2,000 to \$2,500 per front foot for corners, and from \$1,250 to \$1,600 per front foot for inside lots.

Based upon these prices, Trustee Property No. 4 is the most valuable property in the southern business district, as it has a frontage of 120 feet on Third avenue, 200 feet on Washington street and 142 feet on Prefontaine Place. At the prices offered for other property, the ground alone is worth at least \$300,000. When the building now under construction is completed, at a cost of \$140,000, the whole property will be worth at least \$440,000.

The Trustee Company has made this valuable piece of business property available to investors in any amount, from \$1,000 upward, by dividing the ownership into 330 units, represented by 330 investment bonds, which are sold in any amount desired.

Two hundred twenty of these bonds have already been sold, and the remaining 110 are now offered to investors.

For full information concerning this property and the Investment Bonds offered for sale, apply to

# THE TRUSTEE COMPANY

LOWMAN BUILDING, SEATTLE