



REAL ESTATE OPPORTUNITIES



JAMES & JAMES, Inc.

Ideal home in Winoca Terrace for sale; has seven rooms and sleeping porch, two baths and furnace; lot has frontage of 66 feet.

Beautiful six-room bungalow on Market Street road, just short distance from city limits; six rooms, furnace, hardwood floors, lot 65x350 feet. All modern conveniences; A1 construction. Good terms.

Five hundred and twenty-five dollars will buy choice lot at Wrightsville Beach. You can be certain of a profit on this.

No. 1203 Grace street can be purchased at a reduced figure on account of owner leaving city. A few hundred dollars down and balance on good terms. Possession on short notice.

For Sale—Large two-story brick mercantile building, situate in the heart of the wholesale district; railroad siding. Can be bought at a very reasonable figure.

That six-room bungalow in East Wilmington can be occupied immediately. Water and sewerage system and electric lights. Small cash payment and balance almost like rent.

On Chestnut street, in the downtown section, we have for sale a desirable seven-room home at a low figure.

Good boarding house proposition just short distance from postoffice. You can start this with small cash payment and income from property will pay balance.

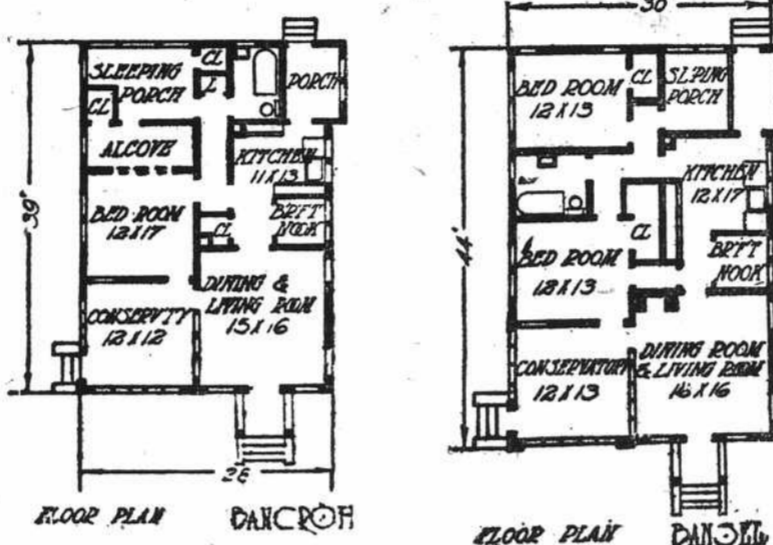
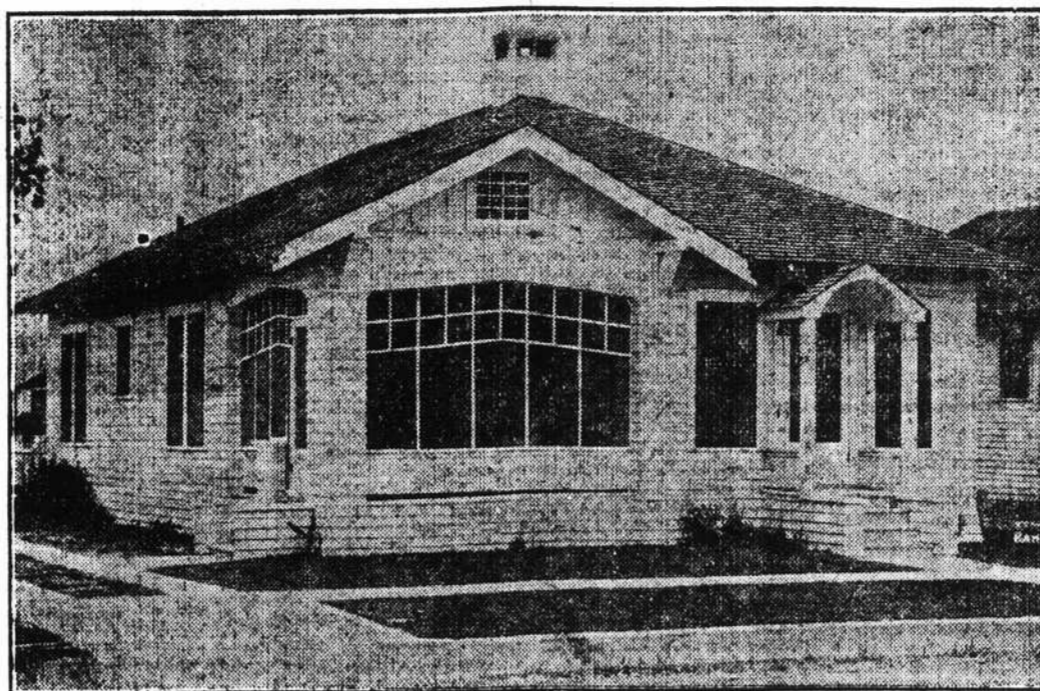
Four thousand, two hundred dollars buys nice five-room bungalow in Winoca Terrace. Early possession. In Carolina Heights we are offering a two-story, eight-room home; furnace; large lot; well financed.

Several desirable beach cottages for rent. See our list.

JAMES & JAMES, Inc.

Phones 163 and 164 Southern Bldg.
REAL ESTATE—RENTS—BONDS
INSURANCE (Life, Fire and Liability)

ART AND ECONOMY IN HOME BUILDING



ARE YOU GOING TO BUILD?

The conservatory is the most prominent feature of this week's house plan. Surely many happy leisure hours could be spent on this inclosed porch which is practically an added room. The convenience of the arrangement of the rooms, as indicated by the two floor plans, makes this a most desirable design. The dining room and living room are combined and there is a dear little "break-fast nook" just off the kitchen.

Northrop Funeral To Be Held Today

Funeral services for Mrs. Mary Wright Northrop, wife of Robert H. Northrop, who died at her home 510 Dock street, last night at 7:30 o'clock, following a lingering illness, will be conducted at the late residence this afternoon at 3:30 o'clock. Dr. William H. Milton, rector of St. James' Epis-

copal church, and Dr. A. D. P. Gilmore, pastor of the First Presbyterian church, will officiate. Following the services at the home, the remains will be conveyed to Oakdale cemetery. The pallbearers will be: Honorary, Dr. E. J. Wood and Dr. J. F. Robertson; active, Albert Perry, Leslie Hummel, Robert L. Henley, John D. Bellamy, Jr., R. A. Williams and Charles B. Farnelle.

What is needed at Lausanne is not more oil, but morale.—Norfolk Virginian-Pilot.

ADJUSTING A STATE'S BURDEN OF TAXATION

Governor of Wisconsin Outlines His States Successful System

By JOHN J. BLAINE
Governor of Wisconsin

MADISON, Wis., Feb. 3.—Taxes should be assessed on the principle that those best able to pay should bear the heaviest burden. When this policy is adopted, people will have a greater equality of opportunity and the great mass will find greater advantages.

We have two systems of taxation in Wisconsin:

(1) The taxation of tangible property, real estate and personal. This is a tax on land, one's home, his automobile and other fixed property.

(2) Taxation of incomes, privileges and occupations. The income tax rate is fixed, and therefore any increase in the cost of government is borne entirely by real and personal property. Taxes on real and personal property have reached that point where they have become an undue burden—until those who are least able to pay are required to pay the heaviest burden.

Points to Inequalities. General property is assessed, regardless of the fact whether it yields an income. The income tax payer is not assessed a tax unless he makes a net earning above his exemption. The real estate and personal property owner must pay a tax even though it be operated at a loss.

Again with reference to income taxes there has grown up in the past four years a system of assessing surtaxes on incomes. This is pyramiding an income tax.

I feel that the present situation, which permits the levying of what is popularly known as "surtaxes" either upon real and personal property or incomes, leads to extravagance and inequalities.

I have recommended to the Wisconsin legislature a few simple laws which I feel are important. I have urged that all surtaxes on incomes and all mill surtaxes on the general property of the state be repealed. Next I have advised the passage of a law which will establish a ratio between incomes and personal property, and when one tax goes up the other must also. This will make the income tax rates elastic. By this plan both sources of taxes will bear their share of the burdens of government.

Matter of Secrecy. Then there is another tax evil. At the present time, all income tax reports are secret.

I contend that secrecy in government is a bad thing; that taxation is a public and not a private matter; that the returns of those who pay \$97,000,000 in general property taxes have no veil of secrecy drawn over them; that no honest tax return need fear publicity; that it is only the return to shut out from public view that which may be a fraud, a cheat, or even a mistake.

Under the plan suggested, the tax payer, either as to income or tangible property, will not be continuously threatened with special forms of taxation.

A reasonably fixed policy, in my opinion, is desirable from the standpoint of the state and the tax payer alike.

Little by little the witnesses at Mer Rouge are unfolding the chivalric tale of "When Night Hoods Were in Flower."—Norfolk Virginian-Pilot.

BANKS, OFFICES and SCHOOL BUILDINGS, WAREHOUSE and DOCK CONSTRUCTION A SPECIALTY



WALTER CLARK

General Contractor

I SELL YOU SERVICE!

OPPORTUNITY

is knocking at your door, and it is your fault if you don't grasp it without delay. Bible reading must be revived—let's do our part. Here's your chance to help.

Wilmington Morning Star

For the benefit of our readers, along with other newspapers in the principal cities, two styles of Bibles are being offered—the famous Red Letter Bible illustrated below, and style B, which is not quite so elaborate. Clip your coupons and take your choice.

Only 3 Coupons and 98c

entitles you to a copy of the beautiful, limp-bound volume—Style B

Coupon Printed Daily in Another Column

while this offer lasts



This Is Style A

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Only \$1.98 (and 3 Coupons)

Our Supply is Limited Act Quickly Begin Clipping Coupons Today

MAIL ORDERS Filled on Terms Explained in Coupon Printed Elsewhere in this Paper

L. W. Moore's Exclusive List

One of the choicest vacant lots, corner Ocean and Atlantic avenues, Wrightsville Beach, Northern extension, at an exceptionally low price. It will pay you to investigate this bargain Monday.

Less than \$600 will buy lot, 70x210, at Audubon, facing shell road. An ideal place for a country home, with all conveniences.

Four thousand dollars will buy two-story, seven-room home at Sunset Park, thoroughly modern in every respect. You can practically pay for this home with rent money.

Combination store and dwelling, northwest corner Fifth and Wright streets, ideal business location, exceptionally easy terms.

Modern six-room cottage, 415 Castle street. This property can be bought for less than it would cost to duplicate house. Terms.

Let us show you the various homes that we have listed that can be bought from \$100 to \$200 cash, balance on weekly basis, and show you how your rent money will make you comfortable in old age.

Twenty-five hundred dollars will buy five-room cottage near Sixteenth and Dock streets, lot 56x99; ideal location; a genuine bargain. Terms to suit purchaser.

One of the best business locations in the city for an office building, on Princess street, between Second and Third. Will sell on easy terms, or assist you in financing building on same. A rare opportunity to secure your business location now.

Two-story, six-room home, large lot, at 1017 Market street. Easy terms.

L. W. Moore Real Estate and Insurance Agency

201 Princess Street
SALES DEPARTMENT
W. A. Fonvielle, Manager; J. R. Hollis, R. C. Cantwell, Jr., Charles G. Cowan.

Foster's List of Opportunities

"Harper's Sanatorium," three-story, steam-heated building, one large store on corner, room for another store on Front street, third floor can be easily converted into three five-room apartments, second floor into two six-room apartments. A proposition that can be made to pay 15 per cent on the investment. Property can be bought for less than construction cost of building. Located on northeast corner Front and Castle streets. We will be pleased to show you this proposition.

A good buy—115 acres land within two and a half miles of Scott's Hill, \$12 per acre; good growth young pine.

Now under construction on Fifteenth street, near Ann, modern five-room bungalow. Will finish to suit purchaser. Price \$3,000. Easy terms.

If you are looking for a place where you can do a big grocery business, it will pay you to see us about the northwest corner of Sixth and Chestnut streets, undoubtedly one of the best business corners in Wilmington.

"Marlboro Farms," in Pender county, on hard road, without doubt the best values in farm lands in Eastern Carolina. Five to 30 acres; prices right and terms to suit purchaser.

Modern bungalow "Carolina Place," excellent location, \$500 cash, remainder rent basis.

Middle Sound—The place for year-round homes. We have several small tracts of land each with good water frontage. An ideal place for chicken and fruit farm. These places listed at reasonable price with easy terms.

List with us the property you want sold.

D. R. FOSTER & CO.

112 Princess Street Telephone No. 1220

FOR SALE

No. 1509 Grace street, attractive home, all modern conveniences. Lots at Carolina Heights, Oleander, Carolina Court. No. 206 North Ninth street, 9 rooms, bath; real bargain. Several desirable Wrightsville Beach cottages, excellently located. Giles Sub-Division, Bradley's Creek, acres or lots; attractive prices. Two lots on South Fourth street, near Kidder. Sacrifice price.

FOR RENT

One apartment, second floor, Magnolia apartments. Several warehouses, well situated, Water and Nutt streets.

Harriss Brothers Realty and Insurance Company

REAL ESTATE—FIRE—INSURANCE—FARM LANDS
Telephone No. 708 No. 12 Princess Street

Funeral of Baby To Be Held Today

Funeral services for little Jane Chapman Craven, infant daughter of Mr. and Mrs. Charles H. Craven, of Asheville, who died Thursday night in the mountain city, will be held from the residence of Mrs. Craven's mother, Mrs.

D. P. McLean, 11 Church street, at 2 o'clock this afternoon. The Rev. Father Dennen, rector of St. Mary's Pro-Cathedral, will conduct the services.

Interment will be in Oakland cemetery. Of course the flapper isn't nearly as nice as her grandmother was, but at least she doesn't have to faint to attract attention.—Princeton Tiger.