

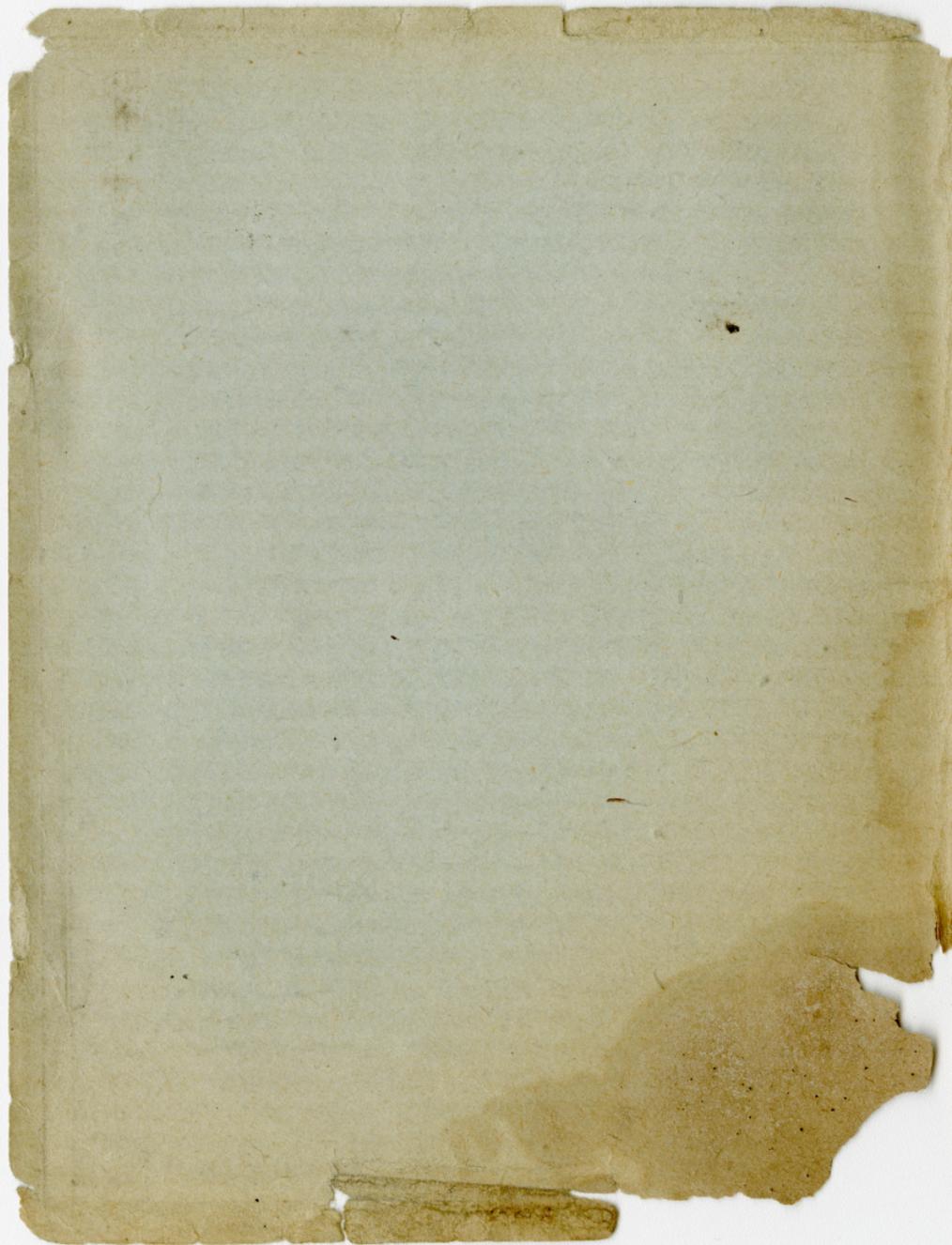


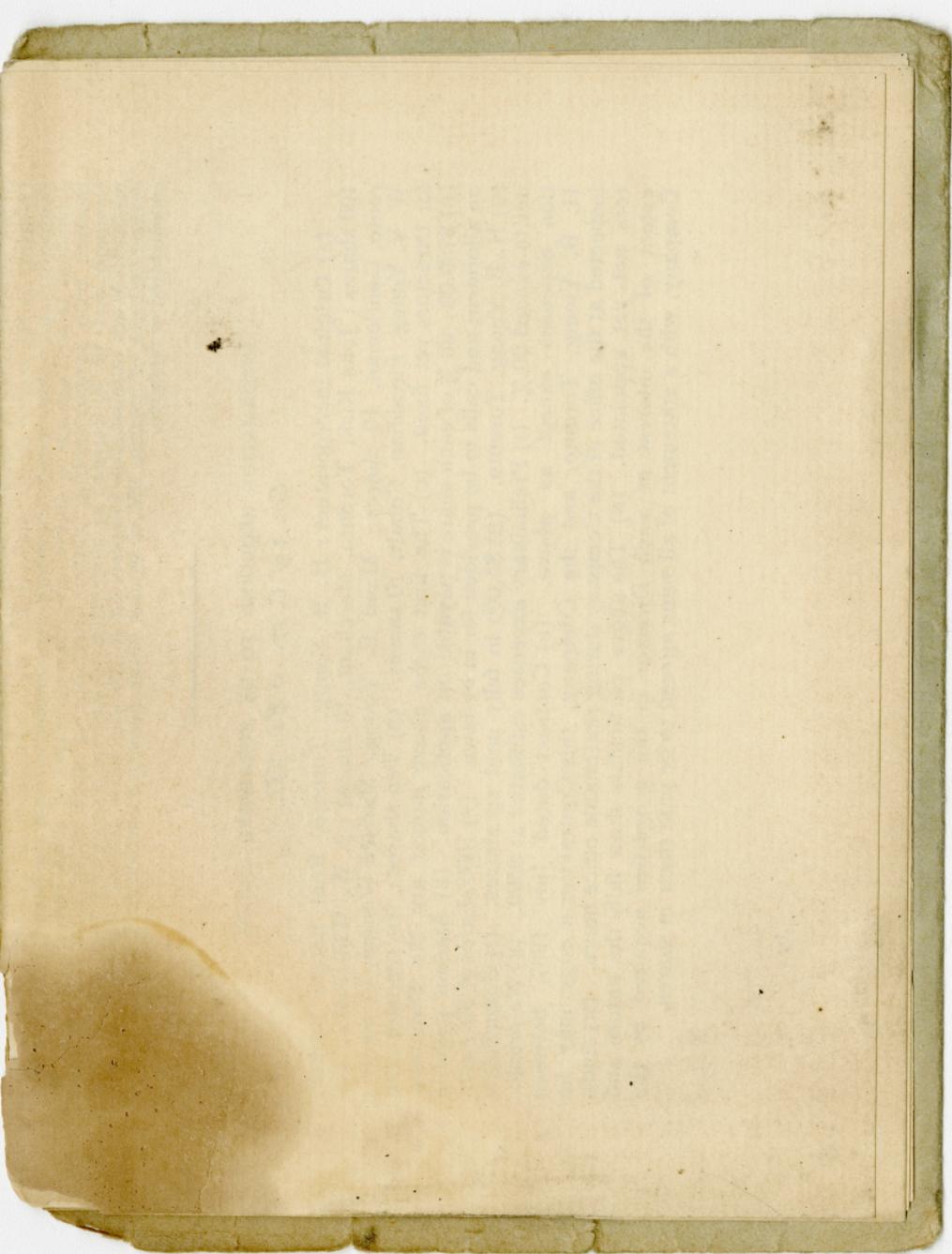
Toronto People

INVEST IN YOUR OWN CITY

and watch your money grow







1907 Prospectus

CHARTER POWERS
OF
THE PEOPLES REALTY CO., LIMITED

(A) To purchase, lease, take in exchange or otherwise acquire lands or interests there-
in, together with any buildings or structures that may be on the said lands or any of them,
and to sell, lease, exchange, mortgage, or otherwise dispose of the whole or any portion of
the lands and all or any of the buildings or structures that are now or may hereafter be
erected thereon, and to take such security therefor as may be deemed necessary; (B) To
carry on the business of real estate agents and brokers; (C) To erect buildings and deal in
building material; (D) To take or hold mortgages for any unpaid balance of the purchase
money on any of the lands, buildings or structures so sold, and to sell, mortgage or other-
wise dispose of said mortgage; (E) To improve, alter and manage the said lands and build-
ings, and (F) To guarantee and otherwise assist in the performance of contracts or mort-
gages of persons, firms or corporations with whom the Company may have dealings and to
assume and take over such mortgages or contracts on default; Provided, however, that
except as to taking and holding mortgages as aforesaid, nothing herein contained shall be
deemed to empower the Company to make loans whether for building purposes or not upon
lands not the property of the Company, or upon lands which though once the property
of the Company have by any deed, conveyance, transfer or alienation become the property
of another, and further provided that it shall not be lawful for the Company hereby incor-
porated, (1) To issue, constitute or make any withdrawable or terminating stock, fund or
shares under any name or contrivance whatsoever, or to issue, constitute or make any stock
or shares whatsoever other than the capital stock and shares which are hereinafter men-
tioned and which shall be fixed, permanent and non-withdrawable capital stock and
shares; (2) To take from or levy upon any stockholder, shareholder, member, contract-
holder or person any deposit (bearing interest or not bearing interest) or any subscriptions,
periodical dues, assessments or contributions, or to take subscriptions or payments or
make calls upon any stock or shares (howsoever designated) other than lawful subscrip-
tions, payments and calls upon the said fixed, permanent and non-withdrawable capital
stock or shares; (3) To use or raise, maintain or have, a fund for making a loan or advance
to a purchaser (including intending purchaser) of property, whether such loan or advance
in the form of money or money's worth is paid directly to the purchaser or to the
Company to the vendor to be repaid in any form or manner by the purchaser to the
Company; (4) To enter into or undertake any contract whereby the benefit is or is made
dependent in any manner or degree upon the collection of sums levied upon or to be
received from persons holding similar contracts, or upon or from members of the
Company, and (5) To transact or undertake the business provided for by the Acts which
respectively are numbered as Chapters 202 to 206 (inclusive) and as Chapter 211 of the
revised Statutes of Ontario, 1897, or by any of the enactments which are by the said Acts
consolidated or repealed.

INFORMATION REQUIRED TO BE FURNISHED UNDER
Sec. 5 of C. 27. 6 Ed. VII.

(A) Original Incorporators: H. B. Young, Toronto, Real Estate Broker, 100 shares; John Kirk, Toronto, Merchant, 10 shares; J. W. Whitcombe, Toronto, Gentleman, 10 shares; Maud E. Young, Married Woman, 10 shares; W. Y. Young, Physician, Cobalt, 10 shares. (B) Ten shares: No remuneration for Directors yet fixed. (C) The first three above named are the Directors. (D) \$700.00: 20% of each share is payable on application. (E) Amount payable on allotment and calls to be provided for in by-laws. (F) 1000 shares of \$5. each. (G) H. B. Young, Toronto. (H) \$5,000 in fully paid up shares. (I) Commission not to exceed 20%. (J) Preliminary expenses estimated at \$500. (K) No promotion expenses except as above. (L) Contract dated July 1907, between H. B. Young, Toronto, and the Company, this Contract or a copy may be inspected at the office of the Company during reasonable office hours. (M) Auditors not yet appointed. (N) The above particulars show fully the nature and extent of the interest of each Director in the properties acquired by the Company, with a statement of all sums agreed to be paid them in shares.

VI.

THE MANAGEMENT OF THE COMPANY has had experience in real estate, building and dealing in building materials, and experience counts. A practical builder, of many years experience, will be in charge of any building operations. Buildings suitable to the street or locality only will be dealt in. The mistake of putting or buying a good house in a poor locality, or a poor house in a good locality will be avoided. Everything is in knowing the house that is suited to and will sell in a particular locality.

Why You are Interested.

A FEW YEARS AGO persons with very little money could deal in real estate. Land or a house could be bought by paying a deposit of \$50 or \$100 and the balance on terms to suit the purchaser. Not so to-day. Values have increased so that a deposit of at least ten times the amount is required. There are as large profits to be made to-day, but more capital is required. "UNION IS STRENGTH." A number of persons putting their moneys into one fund can to-day deal in real estate and share in the profits. We know we can make money for ourselves and also for you. Make your savings earn profits for yourself instead of for others who pay you a small interest for the use of it. Banks may break, stocks go down, mines peter out, but Toronto Real Estate always remains.

The Peoples Realty Company, Limited

Authorized Capital \$100,000

In 20,000 Shares of \$5.00 Each.

President	- - - - -	J. W. WHITCOMBE
Vice-President	- - - - -	JOHN KIRK
Manager and Treasurer	- - - - -	H. BRUCE YOUNG

Head Office, 84 Victoria St., Toronto.

II.

TRADING IN REAL ESTATE will yield you large profits, if you are properly advised. Success in Real Estate operations is largely a question of good judgment, guided by experience and proper knowledge and information.

III.

DURING THE LAST FEW YEARS large profits have been made by those dealing in Toronto Real Estate, and especially in central property. These profits have been made by the capitalists of the city, because they had the money to invest. They have been buying and improving real property, and as values increased you paid higher rents and they collected them. When the values had increased sufficiently the properties were sold at handsome profits, and other properties bought that more profits might be made.

IV.

THERE IS JUST AS MUCH MONEY to be made to-day, and there is no investment more secure and profitable to the investor, under careful and capable management, than central Toronto Real Estate, for it will always have a value. It is far safer than stocks, mines, or any of the get-rich-quick schemes in which people are sinking thousands of dollars. Toronto is making rapid strides, it will soon be a very large city, and the value of central property is bound to increase.

V.

IN ORDER THAT VERY MANY PERSONS, instead of only a few, may share in these profits which are being made in Toronto Real Estate, **The Peoples Realty Co. Limited**, has been formed, with shares at a par value of \$5.00 each. The need of such a Company has been manifest for some time. Many persons have only a little money to invest, and no time to look after investments. The Company will make and look after the investments and you may share in the profits, provided you will become a shareholder.

PROSPECTUS

OF

JANUARY 17th, 1908,

The Peoples Realty Company,

Limited

A Few Plain Facts About Money and Real Estate

I.

"MONEY REPRESENTS THE EFFORTS OF MAN." The man who has ability and strength to save moneys can make these moneys work for him as if men. The question is HOW and WHERE can money be used to the greatest advantage. If you invest it at a small rate of interest, you simply give some one else the opportunity of making YOUR money earn money for THEM; if you spend it, all possibility of making it work for you is lost. Its earning power depends on how and where you invest it.

If you will carefully cast over in your mind and pick out twenty of the wealthiest people you personally know, you will find in each case that it is a fact that years ago each one of these persons, or their ancestors, learned how to make a little money do a whole lot of work, and that now they and their children reap the benefit in a golden harvest.

Investigate the way in which they made their moneys, and, in almost every case, you will find it was by trading in REAL ESTATE. You can do the same. You are earning money. Why not invest a little and later on reap the harvest? It is a wise thing to do, and the wise and thoughtful people who are doing it are the ones who live in ease.

Filed with the Provincial Secretary.
Entered according to Act of the Parliament of Canada
in the year 1907 by H. B. Young, in the office of
the Minister of Agriculture.