

—STOP!— READ—THINK—ACT

Another Rare Investment Opportunity
is Knocking at Your Door!

I AM PLACING

Two Thousand Feet of Business Frontage

ON THE MARKET. IT IS LOCATED IN

BUILDER'S PARK

"FARMINGTON'S NEWEST SUBDIVISION," AT THE CORNER OF DIVISION AVENUE (FARMINGTON ROAD) AND THE NINE MILE ROAD (SOUTHERN VILLAGE LIMITS).

UNTIL MAY 1, 1925 THE PRICE, ON BOTH OF THESE THOROUGHFARES, WILL BE \$40.00 A FOOT WITH 10 PER CENT DOWN AND 1 PER CENT A MONTH. AFTER MAY 1, THE PRICE WILL BE ADVANCED TO \$50.00 A FOOT.

I AM COMPLETELY AND POSITIVELY CONVINCED THAT THIS FRONTAGE WILL SELL FOR \$100 A FOOT WITHIN THIRTY MONTHS. FOLLOWING ARE

TEN LOGICAL REASONS

FOR THIS CONVICTION:

REASON NO. 1

Detroit is the fastest growing big city in the United States. This growth is not only absolutely sound but two-thirds of it is inside the 90 degree radius lying between Woodward Avenue and the Detroit River. Grand River Avenue pierces, diagonally the center of this unparalleled development.

REASON NO. 2

Detroit has begun a great decentralization movement. The Automobile, Super-Highways, shorter working hours and increased earning power, together with the sure prospect of a Rapid Transit System and a Metropolitan District are some of the CAUSES. Tremendous increase in SUBURBAN Real Estate Values is one of the RESULTS.

REASON NO. 3

Farmington enjoys the enviable distinction of being Detroit's best located residential suburb.

REASON NO. 4

Grand River Avenue, west of Redford, is now being made a Super-Highway 204 feet wide. This great project is focusing the attention of Detroit on Farmington—and publicity or advertising always sells a good article.

REASON NO. 5

Division Avenue is being made a Super-Highway 120 feet wide and will always remain the most important North and South Business Thoroughfare west of the Telegraph Road.

REASON NO. 6

State Highway Engineers have recommended that Grand River Avenue be straightened between Tuck Road and a point about four miles to the west. This brings the new Right-of-way within 600 feet of BUILDER'S PARK and will eventually make Division Avenue Farmington's best business thoroughfare.

REASON NO. 7

Our future growth, from a Density-of-Population standpoint, will be chiefly to the south and east. A study of the map and the topography of the land makes this obvious.

REASON NO. 8

Water, sewer, sidewalks, gravelled streets, electricity and shade trees will be installed in BUILDER'S PARK as rapidly as possible. Every residence lot will be carefully restricted. Every house must have a basement and be of standard construction. I have reserved One Hundred lots to build homes upon myself.

REASON NO. 9

The prices are RIGHT. Four Subdivision experts advised me not to start the Business Frontage at less than \$50.00 A FOOT.

REASON NO. 10

Grand River Avenue Frontage, between Redford and Farmington, is NOW selling at an average price of \$100.00 or more per foot. Division Avenue frontage, by every process of logical reasoning, is bound to be worth as much or more within two and one-half years.

In two years you have seen miles of cheap Business Frontage triple and quadruple in price. An extensive survey of real estate values in Detroit, for the past twenty years, will show that small investors have made more money on cheap Business Frontage than on any other class of property. I believe this statement will be true twenty years from now.

In my six years' experience selling real estate in the Grand River District and I have never recommended the purchase of property unless I believed it to be a good investment, and I have never known of one of my clients to lose money on property recommended by me.

Today I am willing to stake my record and my reputation upon this property and UNRESERVEDLY RECOMMEND it to anyone who has \$100.00 or more to invest.

\$10.00 will make a reservation. See us AT ONCE and get the advantage of a choice location.

Grand River Ave., Farmington
by D. U. R. Station.

F. D. FLEMING

OWNER

Phones Office—169
Residence—168

ROBERTSON REALTY CO., Detroit Representatives

8751 Grand River Ave. Phones Garfield 3952 or 0032