

COMMUNITY FACTS AND FACTORS

Torrance Leads 48 Cities in Building Permits for 8 Months

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INSURANCE LOANS
We specialize in Exchanges, local, northern or Eastern. If you can't sell we will trade it.

REAL BUYS IN TORRANCE
If you are looking for Bargains we have them
4 rooms stucco, furnished, 2 bed-rooms, bath, garage\$4000.00
6 rooms, stucco, new, garage, all modern\$4650.00
4 rooms, new frame, modern and garage\$2750.00
City Lots
1 large lot on Carson St.\$1100.00
4 lots on Cedar St., each\$850.00
1 lot on Cabrillo St., 40x132\$6000.00
RENTALS
4 business houses, also residences
A very attractive rental list at this time
Money to loan, 6, 7 and 8%
TORRANCE INVESTMENT CO.
1409 Sartori Ave. Torrance Phone 176

CITY IS OUTSTRIPPING ITS NEIGHBORS IN MANY PHASES OF SOLID DEVELOPMENT

Still Lower Tax Rate, Small Bonded Indebtedness, Economical Government, Favorable Location and Industrial Environment and Huge Industrial Population Pushing City to Fore

This series of articles on the Facts and Factors of this community's growth and development has shown varying aspects of municipal life, its vicissitudes, and the reasons therefore, including the important building permit record, the tax rate, bonded indebtedness, territorial expansion, community plans, the industrial policy, governmental cost, industrial and workingman's environment, per capita industrial employment, and per capita purchasing power. These features of the community life have been selected as important straws pointing the direction of the health laden breezes of civic and industrial growth and development. The record of building permits issued in Torrance this year has been a most enlightening one to the student of community growth. Torrance, with a population approximating 5400, has issued building permits with an aggregate value towering far above cities, in many cases, with populations five or six times greater than Torrance. In the first eight months of 1927, from January to August, inclusive, Torrance's building permits total \$1,748,473, against \$176,678 for the same period last year. This shows tremendous growth in building. In the value of building permits for the first eight months of 1927, Torrance stands at the head of a list of 48 California cities, including Stockton, Fresno, South Gate, Inglewood, Vernon, Redlands, Ontario, Whittier, Compton, Ventura, Alhambra and Huntington Park.

The municipal tax rates, previously treated in these articles, and shown in comparison with other cities at that time to rank among the lowest in Southern California, have since been reduced nine cents more, and now rank among the lowest in the state and in the country. The Torrance municipal tax of 67 cents for the old city and 64 cents for the annexations, allots 54 cents for general governmental expenses, ten cents for advertising, parks and music, and three cents, levied in the old city only, for payment of interest and principal on municipal bonds. The city's bonded indebtedness, \$44,000, ranks amazingly below the indebtedness of neighboring cities. Huntington Park, as an example, supports a municipal bonded indebtedness of \$647,000. Hawthorne has \$200,000, and El Segundo \$142,000.

In territory, the city of Torrance has grown from the original mile square of the Torrance tract to fifteen square miles, including three miles of beach frontage, making Torrance, in fact, one of the Pacific Coast beach cities. Torrance is situated in the heart of a territory which is

to be profoundly affected by major highway developments, including the great Sepulveda Boulevard and the Hollywood-Palos Verdes Parkway, and with this strategic location, it has always had and maintains a policy favoring large industrial development. Government costs in Torrance are remarkably low for a community of its size. Last year Torrance spent \$158,753 for operation of its municipal government, against \$434,844 in Piedmont, \$225,400 in Calixico and \$180,248 in Santa Clara.

The situation of Torrance, favoring industrial development, also favors the industrial workman. The development of the city has been along lines making it an ideal place to live as well as to work.

The present situation in regard to Torrance's industrial population is unique. There are employed in the city 1,022 workmen for every resident man, woman and child. The significance of this, illustrating the intensive industrial development of Torrance, is shown by comparison with Los Angeles, which supports .085 industrial workers for each resident, and with the entire state of California, which has .046 workers for each resident man, woman and child.

Were all Torrance workers to live in Torrance, and the development of the community definitely is in that direction, the purchasing power of Torrance residents would be raised from approximately three and a half millions of dollars annually to more than nine millions. The expenditure in Torrance of all the money earned by workmen in Torrance indus-

tries would give the city almost five millions of dollars of new wealth.

EDITOR'S NOTE:—This is the tenth and last of a series of articles on various phases of the community's growth, development and condition. Charts have been prepared and data compiled by Secretary Carl L. Hyde of the Torrance Chamber of Commerce, from authentic records.

Union Pacific Bout Special Is to Run in Three Sections

With reservations for ringside seats in Soldier's Field reported all taken, and a good share of the 400 reserved for the Union Pacific Fight Specials already sold, George R. Bierman, general passenger agent of the Union Pacific issued a warning to fight fans to delay no longer in getting their tickets for the Tunney-Dempsey bout. Instead of running one deluxe flier, as previously announced, Bierman said the Union Pacific is planning to start three trains, 10 minutes apart, carrying about 135 passengers each. The latest equipment will be used in each of these trains, which will include the finest pullman and compartment cars, diner, club and observation accommodations. The first train will leave at 6:30, the next at 6:40, and the last at 6:50, the evening of September 18th.

Reservations made for the Union Pacific Fight Specials include railroad fare, ringside seats, and accommodations at the Hotel Morrison, which is Dempsey headquarters in Chicago, Bierman explained. Full information can be obtained either through the general passenger office of the Union Pacific or at the Southern California Tourist Bureau in the Spring Arcade, where Fay Smalley and Johnnie Wilson are in charge of reservations. Smalley reported that several special cars are being made up for the trip. J. K. McCarthy, of the Hollywood Athletic Club, has taken charge of one for the Knights

of Columbus. Tom Mix is organizing a party of friends to occupy another, and Emile T. Normille, brother of Gene, Dempsey's former manager, has reserved another car for a group of his friends in motion picture and sports circles.

GEORGE TAYLOR TRANSFERRED
George Taylor of Cypress street who has been associated with the Forestry Department of Los Angeles county for several years has been appointed head of the Verdugo Division. Mr. Taylor's headquarters are at La Crescenta and he assumed his new duties Tuesday of this week.

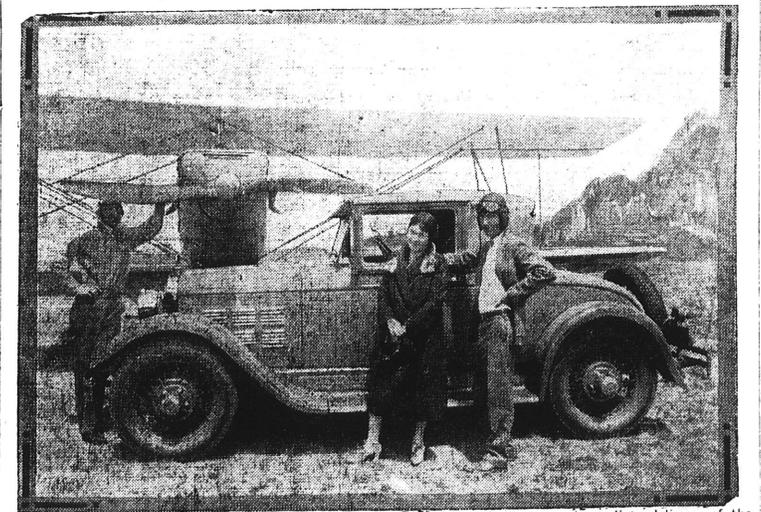
Torrance Leads 48 Cities in 8 Months' Bldg. Permits

	1st 8 Months 1927	1st 8 Months 1926
1. TORRANCE	\$1,748,473	\$176,678
2. Alhambra	1,736,360	2,218,129
3. Stockton	1,961,026	2,033,441
4. Fresno	1,619,266	1,178,037
5. South Gate	1,289,655	794,300
6. Ventura	1,258,922	1,732,323
7. Burbank	1,181,090	2,291,089
8. Pomona	1,158,510	632,930
9. Huntington Park	1,118,630	989,977
10. Redlands	1,056,130	1,568,630
11. Inglewood	980,644	1,419,614
12. Vernon	976,321	932,502
13. Santa Ana	900,000	500,000
14. San Diego District	698,925	686,982
15. Culver City	600,928	331,850
16. Fullerton	545,593	780,410
17. Redlands	531,545	547,200
18. Arcadia	528,850	523,950
19. Lynwood	492,297	199,466
20. Claremont	477,011	738,045
21. Ontario	452,160	531,360
22. Monrovia	442,900	321,250
23. Hermosa Beach	439,728	1,136,861
24. Compton	407,440	562,865
25. San Gabriel	388,220	578,597
26. Whittier	353,088	314,976
27. Anaheim	351,462	263,600
28. Palos Verdes Estates	328,278	58,743
29. Calixico	301,280	228,215
30. Montebello	288,418	174,468
31. Corona	260,950	161,910
32. Hanford	225,409	217,300
33. Santa Maria	204,300	114,600
34. El Monte	201,058	284,828
35. Manhattan Beach	200,270	391,283
36. Tulare	199,537	145,100
37. El Centro	193,701	313,804
38. Monterey Park	182,155	239,735
39. Santa Paula	163,515	125,281
40. Redondo Beach	145,250	152,925
41. Azusa	145,000	81,000
42. Hemet	141,705	86,880
43. Visalia	141,170	158,250
44. Orange	137,490	115,105
45. Porterville	123,778	128,380
46. Covina	20,900	13,600
47. Exeter	18,345	83,819
48. Lindsay		

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Wm. F. Howe & Co.
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PHONE 256

LISTEN!
Good homes can be purchased in Torrance now cheaper than it will be possible to purchase them ever again in the future. Please remember this. We have several excellent new five and six room modern bungalows at very low prices and on reasonable terms. Let us show them to you.
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Real Estate-Insurance
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1339 Post Ave.
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TORRANCE

Fly to Get Delivery of Dodge Coupe



Mr. and Mrs. W. A. Mortimer, of Basin City, Wyo., were eager to secure immediate delivery of the new Dodge Brothers Senior Cabriolet for which they had been waiting for several weeks. When they learned that their car was in a shipment which had reached Casper, over 200 miles away, they arranged with the local dealer to pilot them by plane to that city to drive their car home. The smooth flow of power and ample ability of the six cylinder engine to negotiate the roads between the Big Horn and the Rattlesnake ranges on the return trip from Casper convinced Mr. and Mrs. Mortimer of the soundness of their judgment in selecting the "Senior Six."

REAL BUYS IN TORRANCE
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4 rooms stucco, furnished, 2 bed-rooms, bath, garage\$4000.00
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New 4-room Stucco, completely furnished, 5 blocks from business district, \$4,000. \$300 down, \$40 mo.
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5 rooms and breakfast nook, \$2,950 to \$3,250. \$150 to \$250 down. Balance \$35 Mo.
No such prices and terms have ever been offered the buying public before. See these at once. Four now under construction.
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Sixty acres southwest of Fresno, 15 acres Thompsons, 23 acres alfalfa, bordered by 40 apricot trees; 6 acres oats, 3 acres barley, 5 acres rye, remainder in pasture. Electric pump, 3300 feet underground pipe, also ditch water. One team horses, all necessary farming tools, tank house, garage, barn, separator house, blacksmith shop and a dandy large six room bungalow. A dairy of 10 milking Holstein cows, most of which are pure bloods—two young Holstein heifers and two weaned calves. This is one of the best ranches in the San Joaquin Valley and the price is only \$25,000.
Chappell & Pettit
REALTORS
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Chamber of Commerce Building

WHERE CAN THESE BUYS BE SURPASSED?
60 ft. on Sartori, close in, east front, and an absolute steal, at \$2,000.
Four, fine east front residential lots on Beech, street work all paid, at 20% under anything in that section.
Grocery and meat store, doing \$60 day, fine location, \$2500.
Pool Hall, corner lot, good building, several tables, a real opportunity in a fine little town, for \$7500. Good terms.
Torrance Development Co.
(Incorporated 1917)
GEO. W. NEILL, President,
W. A. TEAGARDEN, Secretary,
PHONE 172