

# HURRAH FOR THE NEW CITY

The Hustling Little Town

## Despatch

Never before have the people of New York State had such an opportunity to make snug profits from small investments as is now offered at the new industrial and manufacturing suburb, being built at the very gates of Rochester.



CONSTRUCTION AND REPAIR SHOPS OF THE MERCHANTS DESPATCH TRANSPORTATION COMPANY, DESPATCH, N. Y.

The Merchants Despatch Transportation Company, whose shops are being constructed at DESPATCH, handles the bulk of the first-class merchandise business from the great cities of the East to the great cities of the West. The company has in operation 3,100 box cars and 3,700 high grade refrigerator cars. This immense incorporation equipment is in service principally over lines of the Vanderbilt system, while the cars are used by and pass over nearly 300 railroads.

DESPATCH is established to facilitate the manufacture of new cars and repair those in service, and within a few years several thousand men will be employed.

### A SENSATIONAL OFFER.

Our plan of selling lots at Despatch is the easiest and most unique ever devised. It gives everybody a chance, an equal chance to make a profitable investment and probably secure a fortune. In order to augment the success of DESPATCH, which is already a reality, the Vanderbilt Improvement Company, owner, will erect a hotel to cost from \$15,000 to \$20,000. This magnificent structure, together with a \$3,000 residence, already built, and a number of \$800 business lots are included in the GREAT PARTITION SALE. There are 990 lots in the PARTITION, all of which are to be sold at the uniform price of \$250 each, on terms of \$1.00 down and \$1.00 a week. Every one of these lots is worth over \$300. The hotel is now being built on Lot 1, Block 45.

When 40 per cent. of the purchase price of the majority of the lots subscribed for in the PARTITION is paid thereon, The Vanderbilt Improvement Company will call a meeting of the subscribers to be held at some public place in DESPATCH. At that meeting the lots subscribed for will be PARTITIONED among the several subscribers in such a manner as a majority vote of the meeting shall determine.

When this partition is made some one of the subscribers will receive the HOTEL DESPATCH and a lot for just the price of a building lot—\$250. Some one of the subscribers will receive the \$3,000 residence and lot for just the cost of a building lot—\$250. Several of the subscribers will each receive a business lot worth \$800 for just the cost of a building lot—\$250. This is not a lottery, but a bona fide offer and is done to aid the rapid development of the new town.

**A**LL that is necessary for you to do is to make a deposit of \$1. That secures your lot and entitles you to participate in the GREAT PARTITION. Follow this up by making weekly payments of \$1 each, or \$4 a month. You can't afford to miss the opportunity. You are just as likely to get the hotel as anyone else. Try it and become one of the charter members of DESPATCH.

The improvements at Despatch are not mythical; they are a solid, an established fact. Visit the place yourself and see the hundreds of laborers at work laying sewer and water pipes, grading streets and building houses.

### Special August Sale—Make 10 Per Cent.

Owing to the natural increase of values and the great expense involved in making the improvements at Despatch, we have found it necessary to raise the prices of all IMMEDIATE IMPROVEMENT lots left unsold September 1. The increase will be 10 per cent., therefore, it will pay you to make your purchases during the next thirty days, then when Sept. 1st comes around you will have made a handsome profit.

**SEND US** Your order by mail. Inclose the first payment, \$1, and we will return you a receipt and bond which secures your purchase. **SEND IN YOUR ORDER AT ONCE.**

**A SCORE** of new Cottages are now being built, more will follow. Beautiful parks, wide streets, shade trees, electric light, water, sewers, etc.



HOTEL DESPATCH.

This magnificent structure is now being built on Lot 1, Block 45, and will cost from \$15,000 to \$20,000. The lot and building are included in the GREAT PARTITION SALE and when the partition of lots is made, someone of the purchasers will secure it for the bare cost of a building site—\$250. Somebody will get a fortune! Why are you not one of them? This is only one of the many inducements offered by the DESPATCH INDUSTRIAL ASSOCIATION for the purpose of developing the new town.

Despatch Industrial Assn., 9th Floor Chamber of Commerce, Rochester, N. Y.

Despatch lots are increasing in value every day.

Take advantage of this opportunity and make a small investment now and you will never regret it.