

SAN DIEGO, CALIFORNIA, December 19, 1917

Mr. P. W. Croake,
2731 W. 17th St., Cor. Hoover,
Los Angeles, Calif.

Dear Sir:-

I understand that you own about 10 acres of land 2 or 3 miles north of Del Mar. If you care to sell, I would be pleased to have you give me your price and terms. I have a prospective purchaser for a small tract of land in this neighborhood, and can probably get you somewhere in the neighborhood of \$150 or possibly \$175 an acre if sold on terms. Please let me know your lowest cash price and also your price if sold on terms, say, of one-fourth down with 7% interest on deferred payments. If I should succeed in making a sale, I shall want the usual 5% commission. A prompt reply will be appreciated.

My address is 4437 Cleveland Ave., San Diego, Calif.

Yours very truly,

FORNERIN
[S. E. Co.]
CSM

PHONE NUMBER

ESTABLISHED 1888

REFERENCES CITIZENS NATIONAL BANK, ANY TITLE CO., TRUST CO., OR BANK

WESTLAKE-WILSHIRE
SPECIALIST

P. W. CROAKE
REAL ESTATE, LOANS AND INSURANCE
RENTALS AND EXCHANGES
2701 WEST SEVENTH STREET, CORNER HOOVER
LOS ANGELES CALIFORNIA

Dec. 21, 1917.

H. D. Fornerin,
4437 Cleveland Ave. San Diego, Cal.

Dear Sir:-

Replying to your letter of 19th inst. I own 7½ acres of land ¼ mile North of The Stratford Inn At Del Mar, San Diego County, Cal. running from the Ocean front back to the county road (State Highway) which was given by us to the county and is taken off the land itself.

The piece I own is just south of the point of land abutting on the San Diego River and owned I understand by the South Coast Land Co (owners of the new townsite of Del Mar where Stratford Inn, Bath house and beach cottages are now located.

My piece is bounded on the south by a line of posts (which may be partly removed by this time, however) running from the eastern boundary (at least from the high ground thereof) to the Pacific Ocean. The land is practically level otherwise and the soil a good rich loam which is moist, a foot below the surface, even in August. It was farmed for years, up to about 12 years ago when I secured it, intending it for a summer home some day when the Electric line should be continued down from Santa Ana to Del Mar. I understand that the Electric line is soon to be extended down south but how far south I do not know as yet.

It is about 84 feet above the ocean level and affords a fine view over the whole country and even of the mountains in Mexico.

As I paid \$150. an acre for the piece 12 years ago I would not care to sell it for that price now. I understand that such frontage is held at about \$300. an acre but would make a price of say \$250. an acre for my piece and sell on terms if desired as there is no incumbrance against it and the 1917 taxes are paid in full. I might be able to get you the next 12½ acres north of mine at the same price, as it is owned by a friend of mine to whom I sold it at the time I purchased mine.

In case of a sale by you of my piece I shall of course pay you the regular 5% Commission on any deal I may accept, where submitted by you. Of course you probably understand that the Electric Co. in San Diego has a right of way for poles over the land and must furnish electricity to tenants of this or adjoining land when about \$10. per month can be realized for service from such tenants or owners, at the regular rates for electricity or power.

My piece is about 1320 feet long (from Highway to ocean) by 15 rods wide (from north to south line) and I assume you can easily locate it from the description given. If not I can send you copy of the map or survey which I have.

Will sell on terms as suggested, or take half cash and other ½ back on the property at 7% and make a slight reduction on the price in the latter case or a better reduction for all cash.

The 12½ acre piece has or had an old shack on the northwest corner and another small shack or shed near the southeast corner of the piece and near the north line of my 7½ acres.

The land was used to grow vegetables and small fruits for many years (previous to 12 years ago) for the San Diego market. I understand also that it is good for sugar beets.

Very truly yours,

P. W. Croake.

SAN DIEGO, CALIFORNIA, December 26, 1917

Mr. P. W. Croake,
2751 W. 17th St.,
Los Angeles, Calif.

Dear Sir:-

Yours of December 21st received. I will submit your price of \$250 an acre, but before doing so, I would like to have your lowest cash price and also your price on one-half cash and a mortgage ^{for} the other half on the property as you suggest in your letter, as I think it would be better for me to be able to give these other prices before submitting any. I will appreciate it if you will reply promptly.

I would also be pleased if you would quote me the best cash price on the other property to the north which you refer to as there may be an opportunity to make a sale on that property also.

Yours very truly,

H. D. Forneri

4437 Cleveland Ave.,
San Diego, California.

PHONE 1 SUNSET WILSHIRE 0008
HOME 226457

ESTABLISHED 1888

REFERENCES | CITIZENS NATIONAL BANK,
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WESTLAKE-WILSHIRE
SPECIALIST

P. W. CROAKE
REAL ESTATE, LOANS AND INSURANCE
RENTALS AND EXCHANGES
2751 WEST SEVENTH STREET, CORNER HOOVER
LOS ANGELES CALIFORNIA

Dec. 31, 1917.

H. D. Forneri,
4437 Cleveland Ave. San Diego, Cal.
Dear Sir:-

Replying to your letter of 26th inst. just received. I will quote you a price of \$2000, for the 7½ acres ½ cash and other ½ 3 years or less at 7%; or will give you a price of \$1750 all cash.

This is not a standing offer as I have been holding the property at \$250 per acre. and if accepted must be within a very short time for if I sell something else of my own here I shall not offer the Del Mar property for sale at any price.

I cannot quote you a price on the 12½ acres adjoining mine on the north, just now, but if it is of interest can get it later for you. also the other pieces adjoining that on the north.

In case of sale through your office will pay the regular 5% commission on my own piece.

221.67
233.33 per Acre
266⁰⁰

Very truly yours,
1800 cash
500
500 1 year
800 2 years
700
P. W. Croake

SAN DIEGO, CALIFORNIA, January 4, 1918

Mr. P. W. Croake,
2751 - W. 7th St. Cor. Hoover,
Los Angeles, Calif.

Dear Sir:-

Yours of December 31st received. I am prepared to make you the following offer, namely, purchase price \$1800.00 to be paid as follows: \$500.00 cash, \$500.00 in one year from date of first payment and \$800 in two years from same date. The deferred payments to bear interest at the rate of 7 percent. The 5 percent commission on the sale to be paid out of first installment.

A prompt reply will be appreciated.

Yours very truly,

4437 Cleveland Ave., San Diego.

PROCESSED BY SUNSET WILSHIRE DROS
HOME 5884ST

ESTABLISHED 1888

REFERENCES: CITIZENS NATIONAL BANK,
ANY TITLE CO., TRUST CO., OR BANK

WESTLAKE-WILSHIRE
SPECIALIST

P. W. CROAKE

REAL ESTATE, LOANS AND INSURANCE
RENTALS AND EXCHANGES

2751 WEST SEVENTH STREET, CORNER HOOVER
LOS ANGELES CALIFORNIA

Jan. 7, 1918.

H. D. Forneri,
4437 Cleveland Ave.
San Diego, Cal.

Dear Sir:- Replying to your letter of 4th inst. offering \$1800. for the 7½ acres near Del Mar. viz; \$500. cash, \$500 in 1 yr, and \$800, in 2 yrs. I would prefer to get a larger cash payment down than the \$500, as it would leave me less than \$400. after paying Commission and Ctf. of title. For that reason I will make it a double object, both to you and to the purchaser. Will make you a price of \$1600 CASH or ½ cash and if the latter will give 2 or 3 years time on the balance (\$800.) at 7%. and will make your commission an even \$100. in the case cited. See what you can accomplish along this line, and advise me.

Very truly yours,

P. W. Croake.

PROCESSED BY SUNSET WILSHIRE DROS
HOME 5884ST

ESTABLISHED 1888

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ANY TITLE CO., TRUST CO., OR BANK

WESTLAKE-WILSHIRE
SPECIALIST

P. W. CROAKE

REAL ESTATE, LOANS AND INSURANCE
RENTALS AND EXCHANGES

2751 WEST SEVENTH STREET, CORNER HOOVER
LOS ANGELES CALIFORNIA

Jan. 10, 1918

H. D. Forneri,
4437 Cleveland Ave, San Diego, Cal.

Dear Sir:-

Your letter of Jan. 8, 1918, to Mr. J.G. Bullock, owner of the 12½ acre piece of land adjoining my 7½ acres on the north, was handed to me by Mr. Bullock, for reply.

I referred to this piece in my previous letters to you and told you I would get a price for you on it, if you so desired.

Mr. Bullock has put a price of \$300. per acre for his piece and thinks it should be worth that as he believes it to be admirable bean land, and such land is bringing \$600, per acre at Oxnard and vicinity.. If it interests your party I shall be glad to pursue the matter further.

Very truly yours,

P. W. Croake

4437 Cleveland Avenue,
San Diego, Calif.
January 15, 1918

Mr. P. W. Croake,
2731 W. 7th St., Cor. Hoover,
Los Angeles, California.

My dear Sir:-

I have been able to arrange the deal for the seven and one half acres of land north of Del Mar, on basis of one half cash and the balance a mortgage for two years at 7%, as per your offer of January 7th. If you will send your deed to the First National Bank of San Diego I will have my client deposit \$700.00, together with my receipt to you for \$100.00 commission, with the bank, and also a mortgage for \$800.00 at 7% in your favor, to run two years from date of transfer of property. You to show title clear to M. M. Sowell, a single person. If you will advise me when you send the deed to the Bank I will immediately deposit the money and receipt.

Awaiting your early reply, I am

Yours very truly,

HDF/um

H. D. Forneri,
4437 Cleveland Ave.,
San Diego, Calif.

NATIONAL UNION
FIRE INSURANCE CO.
5525 PITTSBURG, PA.

P. W. CROAKE, Agent,
2731 W. Seventh St.,

P. W. CROAKE
Real Estate, Loans and Insurance
2731 WEST 7th ST., CORNER HOOPER
LOS ANGELES, - - CAL.

LOS ANGELES, CAL., Feb. 16, 1918.

H. D. Forneri,
4437 Cleveland Ave.
San Diego, Cal.

Dear Sir:-

Yesterday I received from the First National Bank, San Diego, check for proceeds of the sale of my 7½ acres near Del Mar, together with the Sowell Mortgage Note for \$800. favor Margaret Mehegan, duly signed, but no address was given for Sowell. I enclose herewith a copy of the Note which you can hand to Sowell at your convenience, so that she may have a memorandum always of where her note is payable and to whom and the interest dates.

Will you kindly acquaint me with Sowell's address.

I wrote you recently about the 12½ acre piece (Bullock) adjoining mine on the north and quoted you a price thereon, as he had turned the matter over to me. (I represented him in the purchase of this property, 11 years ago and have had everything to do with it since)

If you have somebody interested in that piece I shall be glad to pursue the matter further and will be pleased to consider any reasonable offer for it. As I am now acting in the capacity of a Real Estate agent in the matter of any other pieces there of course I shall be willing to cooperate with you on the usual terms- division of any commission realized.

I can also get you figures on the 2½ acres adjoining Bullock's on the north; and likewise on the 4½ acres north of that; also on the 10 acres north of the 4½; and the strip adjoining the latter if desired as I was connected with the sale of most of these pieces.

Very truly yours,

P. W. Croake.

SAN DIEGO, CALIFORNIA, February 21, 1918

Mr. P. W. Croake,
2731 West 7th St.,
Los Angeles, Calif.

Dear Sir:-

In reply to yours of February 16th, the address of H. H. Sewall is 1486 B Street, San Diego, California. I have delivered to her the copy of the note you sent so that she will have the necessary memorandum.

I have several parties in prospect to whom I might be able to sell some of the property which you refer to at not to exceed \$200 an acre.

I would be pleased to have you look into this matter and let me hear from you as promptly as possible as to the price of any of these pieces of land on both a cash and term basis.

Yours very truly,

4437 Cleveland Ave.,
San Diego, California.

PHONES WILSHIRE DICK
HOME 22427

ESTABLISHED 1900

REFERENCES CITIZENS NATIONAL BANK,
ANY TITLE CO., TRUST CO., OR BANK.

WESTLAKE-WILSHIRE
SPECIALIST

P. W. CROAKE
REAL ESTATE, LOANS AND INSURANCE
RENTALS AND EXCHANGES
2731 WEST SEVENTH STREET, CORNER MOORE
LOS ANGELES, CALIFORNIA

Feb. 19, 1918.

H. D. Forneri,
4437 Cleveland Ave.
San Diego, Cal.

Dear Sir:-

I have not replied sooner to your letter of Feb. 21, for the reason that I could not get the owners of the pieces at Del Mar that I spoke to you about to definitely set a price on their holdings. As you know the 12½ acres north of and adjoining mine was priced at \$300. per acre, but I have been discussing the matter with the owner since and while no lower price is quoted me I will be glad to submit and do what I can to put through a sale on any reasonable offer you may be able to make. Will divide with you on commission. I expect to get a price on the next 2½ acres to the 12½ in a few days and you can take the same as applying to that piece. I told owner \$200. an acre would be about as much as can be obtained just now. So send on any offers you are able to obtain.

Very truly yours

P. W. Croake.

I suppose you have already dealt with the owner of the 4½ acres w. of this 2½ piece; and also with the 10 acre piece (Gans) w. of that.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 5 Folder: 27

General Correspondence - Croake, P.W.



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