

IT IS OUR DUTY TO make a City Trust in which every Citizen will be a home owner, and will be ensured employment in side of, and for, and by the City Corporation

IT IS OUR DUTY TO unite those who initiate and invest with those who build and produce to make a Model City on the shores of a beautiful bay, in the New South.

THE PLAN.

1st. Company No. 1—The Home Investment Company—is to be a temporary organization and incorporated to secure concessions and lands, to lay out Home City and adjacent farms, to settle farmers and craftsmen, start essential industries which will give the proper employments to the settlers, and to inaugurate public works for their convenience, sanitation and comfort.

Company No. 1 will have 100,000 shares of stock of \$10 each, and 100,000 resident-lots in Home City to sell to raise the money necessary to secure concessions and lands, settle workers, and start necessary industries, etc.

The total receipts from the sales of stock to go to pay for concessions, lands, propaganda and colonization; 75 per cent from the sales of said 100,000 resident-lots to go to improve Home City site and its outlying lands; and 25 per cent from the sales of said 100,000 resident-lots to go to company No. 1 in return for its investments and services. Company No. 1 to be solely an initiatory and auxiliary body, or commission, incorporated to prepare the necessary basis upon which a Model City can be built and managed.

2nd. Company No. 2—The Home City Corporation—is to be the permanent Company and incorporated by the first 500 house builders on Home City site, in order that the settlers will be subject only to their own Municipal Rules and regulations, and so that they will receive all revenues derived from Home City, farm lands, tramways, water works, electricity, exchanges, factories, supply depots, etc.; and after 100,000 resident-lots have been sold by Company No. 1,—Company No. 2 will be given full possession of all concessions, lands, improvements of every description, which Company No. 1 may have obtained, or contracted for, or in any way possessed; and for and in consideration of these properties, Company No. 2 will obligate itself to carry out and fulfill any and all contracts which Company No. 1 has made with the settlers before they go to Home City site.

In this plan will be found a solution of the problem how to harmonize and make most useful the investor and producer; for it keeps one separate and distinct from the other, and yet makes both inter-dependent and co-operative. It gives the investor a safe and profitable investment, and the possession and control of the properties he selects and buys until after his principal and profits have been received by him as per agreement. It gives the producer **fee simple** to the lands he buys, assists him to incorporate and work under his own form of Municipal Government, and gives him the benefit of 75 per cent from the sales of the 100,000 residence-lots to be sold, and of all the **unearned increments** of the community without an exception. The investor will have nothing whatever to say, or do, as to how the settlers shall manage himself or his properties, or his products further than that which is stated in this prospectus; and the settler will have nothing to say or do, as to how the investor shall make his investments, or how he may carry on what he is incorporated to do, further than is herein stated, and finally, the investor may become a settler, or the settler may become an investor—either may become both, or both either; and, therefore, we judge this plan to be eminently just and good, and in perfect keeping with the best thought of our times.

MEMORANDUM.

The Investment Is a Safe One, and will have Quick Returns and Big Profits.

The great attraction of The Home Investment Company for the investor is its security, and the quickness with which the returns may be made and the business closed.

"The actual experience of The Elyton Land Company, of Birmingham, Alabama, will give the uninitiated an idea of the enormous profits of this business. That Company, on an investment of \$100,000, declared dividends as follows:

In	per cent
1883,	200
" 1884,	95
" 1885,	45
" 1886,	340
" 1887,	2,205
" 1888,	100

"Total dividends, \$5,970,000 on a \$100,000 investment. This property was afterward estimated as, worth \$50,000,000; a result accomplished by the building of a City of only 26,178 people."

The rule for Manufacturing and Commercial City sites is, that the land increases in value at the rate of \$1,000 for each permanent settler.

BUSINESS TOWNS.

The next great fortunes and controlling influences in North America are going to be made by the investors who grasp the spirit of the times and possess themselves of town sites, for building up great manufacturing and commercial industries. This tendency of our leading and far seeing business men is shown in the purchase of

"The discovery of what is true, and the practical of what is good, are the most important objects of philosophy." Hegel.

the controlling stock in the Town Improvement Company of Depew, near Niagara Falls, New York, by the Messrs., Vanderbilts, Astors, Drew, Webb, Twombly, and others, for \$728,000 Cash, that they may establish a great plant for factories, and shops; in connection with the homes of their employees and others.

This was followed, by a Boston Syndicate, who paid \$2,000,000 for the town site of Morse, Wisconsin, to establish a tannery, and to give employment to 1,000 men. Glasford, Pennsylvania, is a town site that has been laid out by the United States Glass Company, with the object of concentrating the sixteen factories now scattered over the country upon one site, where the homes of their 25,000 employees can be made regular and beautiful, and where economy can be practised and vice prohibited.

Brinton, Pa., is the new home of the Westinghouse Interests; and Lorain, Ohio, is where Hon. Tom Johnson has completed great steel works, and laid out a town site for the employees; and at Vandergrift, The Apollo Iron and Steel Company has commenced work on a town to house its employees. The Company has bought 640 acres near its present plant, to extend its works, and has laid out a town in connection therewith, to rival Pullman City. However, all these towns are build and controlled for, by and in the interest of their respective private Companies, just as Pullman City was, the better to exploit and manage the wageslaves who rent the houses for the sake of the employment they receive from the Companies who build and own them; yet withall, the private Company towns, like private trusts, are stepping stones to guide us to what certainly is to be; i. e. to the City Trust which shall be built and owned by its own Citizens.

Let the purpose be to make a park residence. Let business men co-operate to build an attractive place to live in. Let the incorporators be eclectics and choose from the best to make a Model City. Let the Company bring the Country with its freshness, pure air, and wholesomeness, and the Metropolis with its conveniences, its amusements, and its instructions to-gether. Let the citizens have trees, grass and flowers abundantly along their avenues, streets, and walks. Let investors select a place in the land of the Mid-winter Sun, in the New South, on the Atlantic Coast, or on a great river bank, in some favored region which will afford varied resources for the basis of diversified industries, and in a climate which will invite and foster co-operation, intelligence, art, and peace.

A BRIEF.

It is proposed to incorporate **The Home Investment Company** under a strong business management to select land and lay out Home City site and farm, and to assist settlers to settle, open farms, build and operate factories, put up houses, etc. etc., the same as the Worlds Fair Commission did in building the "White City" at Chicago, the same as the Mid-Winter Fair Commission did at San Francisco, and the same as the Cotton States and International Exposition Company did at Atlanta, Georgia; only that in the case of Home City the necessary money will come from the sale of \$1,000,000 of stock of **The Home Investment Company** and of 100,000 resident-lots in Home City site; and the city, farms, houses, factories, parks, etc., are to be made for permanent use, and the builders who settle in Home City and do the work, are to remain permanently, and are to become owners of everything that they build and produce under the assistance of **The Home Investment Company**—said Company, for the use of the money and experience necessary to start the settlement and to inaugurate its principal industries and public works to take 25 per cent of the receipts from the sales of the 100,000 resident-lots to be sold in Home City site; and to use the remaining 75 per cent of the same to make the necessary improvements and to start Home City and its farms and its factories, etc., with order; and under a fixed system from the start to make it attractive and beneficial to all concerned.

After 100,000 resident-lots are sold **The Home Investment Company** will leave the Home City Corporation, i. e., the settlers themselves, in full possession and enjoyment of the lands, factories, buildings, public works, and improvements of every description which have been obtained and made under the assistance of **The Home Investment Company**, the first 500 home builders being free from the start to incorporate **The Home City Corporation** and to make any kind of Municipal Government that they may in due form decide upon which may not conflict with the laws of the state in which they live, and with the general purposes of this business plan; for, "**Industrial life must be regulated by the people who actually live it.**"

REMARKS.

It is certain that if five, or seven representative business men incorporated to build a Model City in which every one of its Citizens **would be guaranteed regular and remunerative work** that confidence and enthusiasm would be given to a vast multitude of mechanics, farmers, retired soldiers, accountants, school teachers, etc., in the United States, and a movement the most conspicuous and enlightened and far reaching in its beneficent influences of the age could be inaugurated and carried, within half a dozen years, to a successful demonstration, and made profitable and inspiring to both investors and settlers. There are hundreds of locations in the New South where 100,000 and more acres may be had, at low prices and on easy terms, which are in every way suited for just such a movement as this; and there are Southern States which would be most liberal in giving special encouragement *and exemptions and protections to attract the class of investors and settlers that this organiza-

*Immigration to the Southern States has not been a success. It is thought that such a Company as now proposed could get exemption from State taxes for 25 years, subsidies for special Manufactures which are not now in the State, suitable lands, and the right to exercise home rule at Home City.

a charter

"A perfect state, a free state, is one in which the interests of all private citizens coincide with, or are identified with the interests of the whole."
Hegel.

tion would be sure to locate in their midst; and \$100,000, it is thought, would be ample capital to select the land, to pay for the land necessary first to use, to obtain the needed concessions from the State in which the settlement is to be made, and to incorporate and fully publish the purposes of The Home Investment Company.

The Home Investment Company will be capitalized at \$1,000,000 in 100,000 shares of \$10 each in order to make an attractive investment for artisans, farmers, retired soldiers, and others who would be interested to settle on a well selected City, and farm and factory site under the protection of a business Company.

For the \$100,000 necessary to start **The Home Investment Company** upon a plan solid and ~~and~~ attractive there will be given \$250,000 in shares equal to 25 per cent of the entire capital stock, which, pooled with the \$250,000 in shares to be retained by the founders, will put the management where it may be most effective in carrying out the purposes of the organization.

The great and exceptional attractions offered to settlers by **The Home Investment Company** will be as follows:

1.—Reduced rates by rail and boat, and agents at central places throughout the United States, to instruct settlers how best to reach Home City site, and, what best to take with them.

2.—Every man and women settled on Home City site will be guaranteed, by **The Home Investment Company** immediate, permanent, and remunerative employment, and the **direct** as well as the **indirect** results of his and her labors.

3.—The cheapest and best resident-lots ever offered to any settlers at fixed prices, in series of 500 and 1000, under rules that the settler ready to build has the choice of the lot he, or she, wishes to build upon; but in case he wishes to sell, that The Home City corporation be given the option to buy the same at cost price. The corporation on its part pledging to sell it to the first settler who wishes the same at the same price plus the added price of Resident-lot. This will keep the unearned increment always with the city.

4.—Building material and general and assorted supplies to be bought in large quantities, by **The Home Investment Company**, and sold to the settlers at actual cost in retail quantities; and homes to be erected and furnished in such a way that services may be used to pay in part, or in whole, for the labor in the same.

5.—The first 500 settlers who build homes on Home City site to receive 3 per cent from the revenues of the sales of the 100,000 resident-lots which should be quite \$10,000 to each of these first home builders; and the properties of the settlers will be insured from 5 per cent of revenues from the same fund, in case of fire, flood, or wind; and the settlers themselves in case of accident, illness and helpless old age. /e

6.—The settlers will be exempt from City, Country, State, National, income, "single" and any and all other direct taxes, as all public contributions will be paid by Home City Corporation from public funds derived from Home City tramway, telephones, etc.; and the boys and girls of the settlers will be given free the best Normal-Industrial Education.

8.—Special inducements, such as free building sites, free buildings, free electricity, exemption from all taxes and rents, will be given to desirable manufacturers who will enter into contracts with The Home Investment Company to take their Machinery, etc., and give their superintendence to Home City settlers in a way that will allow to the settlers their full equities in the Manufactured Articles turned out, and which plant will be turned over to Home City Corporation, on demand, after ten years.

9.—The minimum resident-lots in Home City site will be 25x150 ft.; and the maximum number of resident-lots which can be held by any one settler will be 48, which will equal one block 600x300 ft., or 4.13 acres; but in no case can any one hold resident-lots in Home City site, without he or she builds or otherwise improves upon the same as regulated by **The Home Investment Company** and in case of sale of either lot, or house, by the settler, **The Home City Corporation** will hold the option to buy at exact cost-price to settler; for the settler cannot buy any lot, or house in Home City site to sell again.

10.—The Home City Corporation alone can rent houses, or building lots in Home City, or farm lands. Citizens of Home City can only become tenants of and workers for their own Corporation, never for an other Citizen, or Company, etc.

The Home Investment Company will publish two weekly papers, one at the general offices of the Company and one at Home City Settlement, in order to set forth, fully and plainly, the purposes of the Company and the progress made. The Company will encourage the organization of Home City Clubs throughout the United States and in Europe to discuss and advance Home City, and to sell stock and resident-lots. Leading papers and magazines will be furnished plates, illustrations, photographs of the locality selected, and descriptions of the objects of the settlement, etc., etc., and **THE HOME INVESTMENT COMPANY** can use stock, in part or in whole, to pay for publishing and circulating the same. The stock of the Company to be received at par for resident-lots in Home City site.

The plan for Home City is herewith attached. It gives over 40 per cent of the total site for thorough fares and public parks, and areas, etc., and embraces the best features of the best laid out cities in the world.

7.—Every holder of Home City Corporation Stock is to participate to the extent of one share — 5% from the sales of the 100,000 Resident lots, and in 5% from the Home City Treasury receipts from all other sources.

"The basis of our political system is the right of the people to make and to alter their constitutions of government."

George Washington

Receipts and Expenditures of the Moneys from the sales of Home City Resident-Lots.

The estimate of money to be derived from the sales of resident-lots, and the appropriation of the same by THE HOME INVESTMENT COMPANY.

MONEY RECEIVED.

Population	Series	Resident-lots 25x150 ft.	*Prices	TOTALS.
1,000	1	500	\$ 10	\$ 5,000
2,000	2	590	20	10,000
3,000	3	500	40	20,000
4,000	4	500	80	40,000
6,000	5	1000	160	160,000
8,000	6	1000	320	320,000
10,000	7	1000	640	640,000
12,000	8	1000	850	850,000
14,000	9	1000	900	900,000
16,000	10	1000	1000	1,000,000
18,000	11	1000	1100	1,100,000
20,000	12	1000	1200	1,200,000
22,000	13	1000	1300	1,300,000
24,000	14	1000	1400	1,400,000
26,000	15	1000	1500	1,500,000
28,000	16	1000	1600	1,600,000
30,000	17	1000	1700	1,700,000
32,000	18	1000	1800	1,800,000
34,000	19	1000	1900	1,900,000
200,000	20	83,000	2000	166,000,000
200,000	20	100,000	\$ 1,834.45	\$ 183,445,000

*These "Series" and "Prices" may be altered by the Directors of The Home Investment Company; but when once fixed and published they must stand.

Every settler before going to Home City site, or farm, must pay to The Home Investment Company for a resident-lot in full during the sales of the first and second Series; and after that, always \$25 in cash, and the rest in instalments, after reaching Home City site. Every settler will be encouraged to buy one share of stock, at least, in The Home Investment Company; and every investor in The Home Investment Company will be encouraged to buy a resident-lot in Home City site and to become a settler—in this way The Investment Company and Home City Corporation will be controlled and owned by the same persons—and yet will be under two separate Companies until Company No. 1 goes out of existence.

THE APPROPRIATIONS.

1.—Fifty (50) per cent, (\$91,722,500) for improving, beautifying, and shading the streets, perfecting the parks and circles, building factories, markets, public Russian-Turkish baths, schools, libraries, public offices, model blocks, laundries, meeting houses, wharves, docks, storehouses, etc.; constructing ferry and other boats for Home Harbor, putting on Steamers and Sailing vessels to ply between Home City and other ports; cutting Canals and improving the water front of Home City; making dry docks, establishing hospitals, a Sailor's Home, Museum of Natural History, Zoological Garden; putting in electricity for lighting, heating, and motive purposes; constructing street tramways; removing sewage and perfecting drainage; supplying water from rivers, artesian wells and other sources; putting up bath houses, and making attractive the beaches on the islands and shores; making drives from the City to and along the shores; policing and regulating the vicinage; protecting the fisheries, oysters, turtles, game, etc., making pleasure resorts, and for improving Home City and its associated lands, islands, etc., etc. *82,550,250.*

2.—Three (3) per cent, (~~\$5,503,550~~) to pay premiums to the first 500 settlers who receive building permits from The Home Investment Company, and who build homes costing not less than \$2,000 in Cash, or "Credits," on Home City site, and under the direction of said Company.

3.—Three (3) per cent, (\$5,503,550) to be set aside for an insurance fund for all who build in Home City; insurance against flood, fire, and wind; and in case of illness, accident, helplessness old age, and the death of heads of families.

4.—Three (3) per cent, (\$5,503,550) to be used to take out a charter for the Home City Bank, and to establish the Deposit Loan, and Issue Branch of Department 1, of the Home City Corporation, and to pay a bounty to the growers of the best fruits, vegetables, and cereal, and the manufacturers of the best articles in cotton, woolen, metal, wood, clay, etc.

2 - Five (5) per cent (9,172,250) to be used to pay dividends on the stock of The Home City Corporation.