



#### QUESTIONS AND ANSWERS

For the benefit of the many persons who write us concerning Eureka Villa, Los Angeles County, California, I have prepared this little pamphlet.

I do not claim that every question that would affect the building of a town is answered herein, but I do feel, and I trust that you will also, that the necessary questions have been answered to help you to intelligently decide whether it is to your advantage to buy a lot at Eureka Villa. If I am successful in accomplishing this desired result, although you fail to grasp the greatest opportunity yet offered our group in California, I feel that I have done my duty to my race in helping to put home-owning in Southern California in the reach of all.

May God bless you and may 1926 find our group nearing the goal of economical freedom.

SIDNEY P. JONES.

- Q. What is Eureka Villa?
- A. Eureka Villa is located in Los Angeles County, California—42 miles from Los Angeles proper, but only 18 miles outside of the city limits of Los Angeles, Cal., a city of over a million people and no doubt the fastest growing city in the world.
- Q. How do you reach Eureka Villa from Los Angeles, Calif?
- A. By Southern Pacific trains and bus lines.
- Q. How many acres of land compose Eureka Villa?
- A. About 1,000 acres of land, subdivided into lots ranging in size from 50x100 feet to 50x300 feet.
- Q. How many lots have been sold at Eureka?
- A. About 700, at this date, January 14th, 1926.
- Q. How many houses are there at Eureka Villa and what sizes are they?
- A. There are 19 houses at Eureka Villa ranging in size from two rooms to twelve rooms.
- Q. What are the prices of lots and what are the terms?
- A. Lots range from \$150.00 to \$500.00. The terms on all lots at \$150.00 are \$10.00 cash and \$5.00 per month. On all lots over \$150.00, 5% cash with a minimum payment of \$15.00 cash, and \$10.00 per month.
- Q. What is the Val Verde Unit at Eureka Villa?
- A. Val Verde Unit is the most beautiful part of Eureka. Like any town, the Val Verde Unit will always be the most desirable for high class homes. The prices in the Val Verde range from \$225.00 to \$350.00. Terms, 5% cash with a minimum of \$15.00 as the first payment and balance, \$10.00 per month.
- Q. Between whom are contracts made for lots in the Val Verde Unit?
- A. The Hellman Bank, one of the largest banks in the city of Los Angeles, appears as Sellers and Trustees.
- Q. How can I get a lot at Eureka Villa?
- A. 1. If you want a \$150.00 lot, make

your money order or personal check for \$10.00 payable to the National City Bank, and mail to the undersigned and your contract will be immediately drawn and mailed to you to be signed.

2. If you desire a lot in the beautiful Val Verde Unit at Eureka, with prices ranging from \$225.00 to \$350.00, make your check or money order for a minimum of \$15.00, or for 5% on all lots over \$200.00 to the Hellman Bank, and send same to the undersigned and contract will be prepared immediately and mailed for your signature.

- Q. What work can we get near Eureka?
- A. Eureka is just one and one-half hours' ride from Hollywood, where a large number of our people are employed, and no doubt there will be a number of people needed to build Eureka Villa.
- Q. How about business lots?
- A. We have a large number of business lots ranging in prices from \$385.00 to \$750.00; the terms, 5% cash and balance \$10.00 per month. I highly recommend the lots to people who may desire to enter business in California, or who wish to sell at a big profit in the near future.
- Q. Have you plenty of water?
- A. Yes, we have plenty of as fine water as can be found in California, namely: Sulphur water, Iron water, Artesian water, and Salt water.
- Q. What about Eureka Villa soil?
- A. At Eureka Villa you will find as fine a soil as can be found any place in Southern California. It is especially adapted to growing grapes, oranges, lemons, grape-fruit, peaches, melons of all kinds, walnuts, and all kinds of vegetables.
- Q. What possibility is there for industry at Eureka Villa?
- A. There is a wonderful opportunity for a great steam laundry and canning factory to be built at Eureka Villa. With an abundance of good, soft water, Eureka Villa is an ideal place for a large laundry. Plans are now

being discussed concerning the possibility of building a laundry that will employ more than one hundred people. On account of fruit that is grown near Eureka, there is a great opportunity for a canning factory which also would employ at least a hundred people.

- Q. What about Churches?
- A. Eureka Villa, like all progressive movements, has not overlooked the most necessary thing in the successful development of a community, a religious organization. The Eureka Villa Community Church has been the guiding star to this fast growing community. Its membership consists not only of lot owners at Eureka Villa, but some of our Los Angeles citizens.
- Q. What amusements are there at Eureka Villa?
- A. There is a solid cement, double tennis court; large dancing pavilion, Church and school.
- Q. What about schools?
- A. The County of Los Angeles has a school at Eureka Villa. This school will be enlarged from time to time as the population increases.
- Q. How are improvements made at Eureka Villa?
- A. Twenty per cent (20%) of the purchase price of all lots is set aside for improvement, which is to consist of grading streets, water development, electric lights, swimming pool, tennis court and club house.
- Q. Who will own these improvements?
- A. Every lot owner at Eureka Villa will own an undivided interest in all public improvements.
- Q. Under whose supervision is this improvement done?
- A. The Eureka Villa Advisory Board.
- Q. What is the Eureka Villa Advisory Board?
- A. The Eureka Villa Advisory Board consists of twenty of the leading business and professional men and women of Los Angeles, Cal.
- Q. What are the names of the members of the Eureka Villa Advisory Board?