

Guaranteed Leasehold Income, Land Ownership, Insurance against Loss. Co-operative Farming, Rising Land Values, will Eliminate Your Fears of a Pauperized Old Age



23,040 Acres in this Great Estate

Florida's largest available estate is located in the beautiful state of Florida and is available for lease under the Comprehensive Florida Farm Leasehold Plan. This lease is a guaranteed lease for 20 years, with a 10-year option to extend for a total of 30 years. The lease is a long-term lease, with a 10-year option to extend for a total of 30 years. The lease is a long-term lease, with a 10-year option to extend for a total of 30 years.

Brown Horse

Be Informed In Advance
You will be informed whether or not you are interested in this lease, and if you are, you will be informed in advance.



Brown

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White

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Dark Cow

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Brown

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White Horse and Brown Horse

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Famous Tamiami Trail Insures Rise in Values

Insure that you have made the great Tamiami Trail, the remarkable feat of road engineering that was undertaken by the state of Florida to cut a vital route through the world renowned Everglades. This trail actually has opened up to an immense thousands of acres of the most fertile land in the world. It is a wonder of Florida, all ready unparalleled in the value and variety of its crops, the world's greatest producer of citrus and other fruits, tropical vegetables and general farm products.



Yellow

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Red Horse

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White Horse and Yellow

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White Horse and Red Horse

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Here are Full Details

You Pay Only \$10.00 Monthly Nothing More

You Join us in an Industry Not a Land Speculation

The Coupon below Brings You this Rich Contract

It Earns as You Pay

You can't find a better opportunity. Your investment in Trapped Gardens begins to earn money for you while you pay and you can't find a better opportunity. You have a PROFIT ON EACH MONTHLY INSTALLMENT. You have a PROFIT ON EACH MONTHLY INSTALLMENT. You have a PROFIT ON EACH MONTHLY INSTALLMENT.

Send Coupon Today

or Telephone (305) 244-1111

Florida is in the World's Eye. It's Rising Values are Making Millionaires!!!

Real estate of nationally and internationally known men regarding the World's Eye. This decade that you will share in the astounding profits daily broken through by the new papers in being made by the persons who are developing this marvelous region.



White Horse

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Comprehensive Protective Estate, 100 North Clark Street, Chicago, Ill.

I am interested in your proposition and desire further information. Please send your representative call on me.
 Name _____
 Address _____
 City _____
 State _____
 Zip _____

Guaranteed Leasehold Income, Land C Farming, Rising Land Values, will E



Banana Grove

No Interest to Pay

You pay no interest whatever in addition to the \$10.00 monthly payment, except on past due amounts, as explained in Contract.



23,040 Acres in this Great Estate

Thirty-six square miles—23,040 acres—are included in the immense area of Florida land to be developed for its owners under the *Commonwealth Protective Estate* copyrighted plan. This land is subdivided into *Tropical Garden* acres, each approximately 66x660 feet in size. Cultivation of the entire body of land will be of diversified character. Thus, with a large variety of products, disastrous crop failures will be avoided—production will be at the highest point of efficiency.

Situated close to the great *Tamiami Trail*—only about 46 miles from the Wonder city, *Miami*,—the entire property is in the direct line of rapidly rising values. With land prices leaping into enormous figures, it is a safe prediction that long before the installment payment period is ended values of these *Tropical Gardens* will be several times more than the present low price.

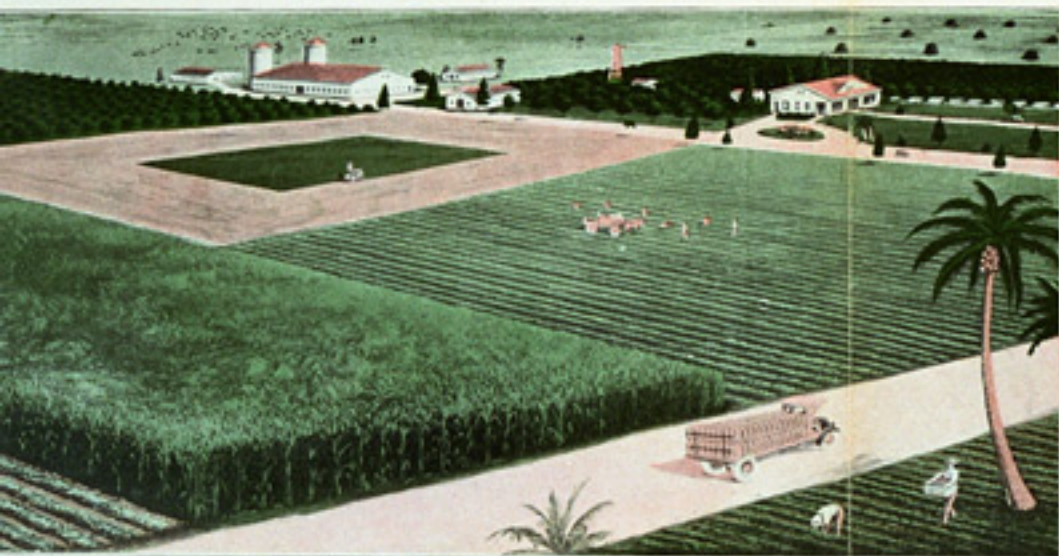
All of this land is included in the favorable lease for development purposes, details of which are told elsewhere. That lease *Guarantees your Income*.



Above illustration indicates how crops will Steam and electric railways from Miami westward to property. The famous *Tamiami Trail*, one of the co

You Join

Land Ownership, Insurance against Loss. will Eliminate Your Fears of a Pauperized



Indicates how crops will be diversified throughout the 23,010 acres in the gigantic Commonwealth Protective Estate. Roads from Miami westward to the Gulf Coast, now being projected, are planned to run close to the north line of the Tamiami Trail, one of the country's most marvellous pieces of road construction, runs to the north of the Estate.

Famous Tamiami Trail Insures Rise in Value

Doubtless you have read of the great *Tamiami Trail*, the remarkable feat of road engineering that was undertaken by the state of Florida to cut a solid roadway through the world-renowned Everglades. That trail already has opened up to settlement thousands of acres of the most arable land the world possesses. It is making of Florida, already unparalleled in the value and variety of crops, the world's greatest producer of citrus and other fruits, tropical vegetables and general farm products.

Fortunate purchase of the area comprising the *Commonwealth Protective Estate* before surrounding land values began leaping, permits the sale of *Tropical Garden* plots at the astonishingly low price offered. You profit by the rapid rise in values which is making Florida the Mecca for investors.

You can participate in Florida's money-making opportunities. It requires no sacrifice. A small sum monthly—no more than would be used wastefully—will put you on the road to a *Guaranteed Income*—and land profits.

See
this
Map

Join us in an Industry

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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Insurance against Loss. Co-operative our Fears of a Pauperized Old Age



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Cabbage

\$1,000.00 Cash Endowment

Your Insurance Policy is a 20-year Endowment policy. The 20 annual premiums will be paid for you if you fulfill your purchase agreement.



See
 this
 Map

6	12	18	24	30	36	42	48	54	60	66	72	78	84	90	96	102	108	114	120
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Bananas

No Taxes to Pay

You have no taxes whatever to pay during the 20-year Lease period mentioned elsewhere. The Lessee pays all taxes.



Celery

Land Developed Free

Your land will be developed without charge to you, all necessary clearing or drainage being done by the Lessee.



for development purposes, details of which are found elsewhere. That lease *Guarantees your Income.*

Steam and electric railroads from Miami property. The famous Tassiani Trail,

Here are Full Details

You Pay Only \$10.00 Monthly Nothing More

Here is the plan under which *Tropical Gardens* are being sold: This Estate is subdivided into acre units, approximately 66 by 660 feet. These acres are sold at *only* \$1,000.00 each. Terms of payment are \$10.00 initial payment and \$10.00 monthly for 99 months, on each acre purchased. You pay *no interest* if the monthly payments are met when due. You *pay no taxes* for twenty years. At the time of purchase you are given a Contract which provides that a *Warranty Deed* to the land you have bought, will be delivered to you on completion of the 100 payments, the deed to be subject to the terms of a 20-year lease to the *Service Development Company*, which is under contract to develop agriculturally.

You are furnished, without additional cost, a 20-year *Endowment Insurance* premiums during the 20 years are paid for you. At the end of that period receive the Endowment, \$1,600.00 in cash. Thus you receive *full returns* for paid for your land. In event of your death, your Contract protects you, purchase price of your land will be paid, leaving a substantial sum in *excess*, which will be given to your heirs or estate. Thus you protect your heirs or in event of your death before all payments have been made.

After the first year of monthly payments you can borrow money to spend in event you cannot meet the payments coming due.

At the end of five years (and before your monthly payments have been made) at the end of the fifth year you will receive 50% of all Net Profits to be distributed.

Thus at the end of the 20-year period, you will receive 50% of all Net Profits—*and you own the land*, which by that time undoubtedly will be worth \$5,000.00

Land Now Under a 20-Year Lease

Under the terms of the 20-year Lease to the *Sales Service Development Company*, that Company *must improve* the land, doing whatever clearing



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The Coupon

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You are furnished, without additional cost, a 20-year *Endowment Insurance Policy*. All premiums during the 20 years are paid for you. At the end of that period if you are alive, you receive the *Endowment, \$1,000.00 in cash*. Thus you receive *full return* for the amount you have paid for your land. In event of your death, your Contract protects you. Any balance due on the purchase price of your land will be paid, leaving a substantial sum in excess of all payments made by you which will be given to your heirs or estate. Thus you protect your heirs or estate against loss of property in event of your death before all payments have been made.

After the first year of monthly payments you can borrow money to specified amounts, under your contract. In event you cannot meet the payments coming due.

At the end of five years (and before your monthly payments have been completed) you begin to draw your *Income*. At the end of the fifth year you will receive 50% of all Net Profits to be distributed equally on each acre unit.

Thus at the end of the 20-year period, you will receive 50% of all Net Profits in *Income, \$1,000.00 in Endowment Insurance*—and you own the land, which by that time undoubtedly will be worth vastly more than \$1,000.00 an acre, possibly \$3,000.00 to \$5,000.00

You Join us in an Industry Not a Land Speculation

The Coupon below Brings You to

You are not asked to take the risk of a *land speculation*. You know that land in the favorable location of the *Tropical Gardens* will rise and *steadily* in value. You *profit*, naturally, by that increase.

That's an additional reason for joining this remarkable

The industrial plan of the *Commonwealth Protective Industries* speculative risks. It sets a *definite annual*

you, even while you are paying for the land you

You are invited to join in an immense agricultural development undertaking, which includes—

Income—an *Industry* engaged in the

of a vast Estate, your portion of which is

turned over to your complete

thoroughly improved agricultural

a stated time. You take

You do none of the *development*

bear none of the *costs*. Thus

profit.

Land Now Under a 20-Year Lease

Under the terms of the 20-year Lease to the *Sales Service Development Company*, that Company must improve the land, doing whatever clearing



Remember

The Annual Income after five years is *Guaranteed* by the terms of the Lease to the Development Company, which is under contract to improve your land agriculturally, including any necessary clearing.

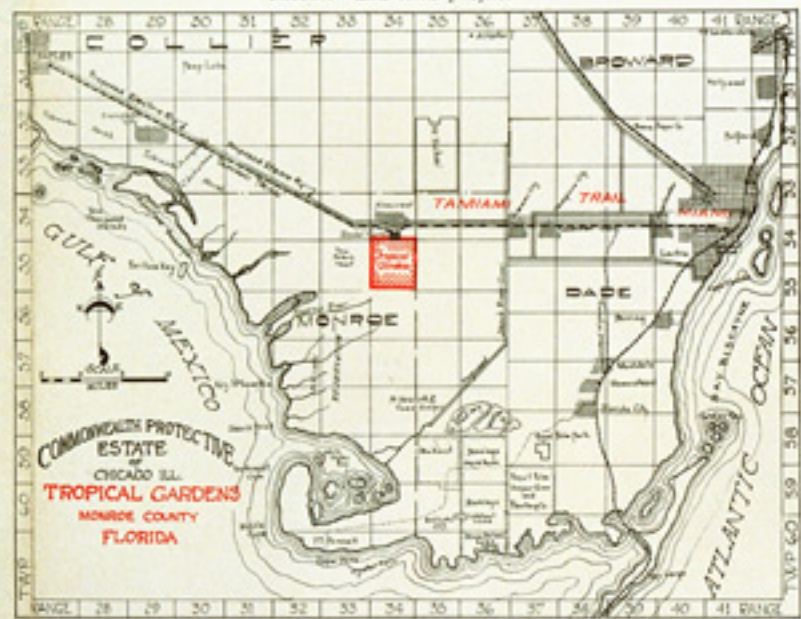


ation, runs to the north of the Estate.

more than would be used wastefully—will put you on the road to a *Guaranteed Income—and land profits.*

Industry Evolution

know, of course, will rise quickly increase in value. stable enterprise. *Investive Estate* absolute annual income for you purchase agricultural decades *Guaranteed* in the cultivation of which is to be complete ownership, agriculturally, at a take no risks. *the work.* You *the development* but you again



Soy Bean Hay

Your Heirs are Protected
Your Insurance Policy and the terms of your Contract protect your heirs in the event of your death, as the policy covers payments due.



String Beans and Tomatoes

You to Own the Land
You become absolute owner of the land after all payments are made, subject only to the Lease mentioned, which brings your Income.



It Earns as You Pay

You can't find a better opportunity. Your investment in Tropical Gardens begins to earn money for you while you are yet paying monthly installments. You have a **PROFIT ON EACH ACRE OF \$1,000.00 GUARANTEED** by your Insurance Policy, in addition to your rising value profits and an Income from the development of your land. **DON'T LOSE THIS GREAT OPPORTUNITY.**

Send Coupon Today

this Rich Contract

Your land will be developed without charge to you, all necessary clearing or drainage being done by the Lessee.



Sugar Cane

Growing Value Your Profit

Whatever profit arises from increasing values of the land *all* belongs to you when you have paid for the ground you buy.



Potatoes

More

After the first year of monthly payments you can borrow money to specified amounts, in event you cannot meet the payments coming due.

At the end of five years (and before your monthly payments have been completed) you At the end of the 5th year you will receive 50% of all Net Profits to be distributed equally

Thus at the end of the 20-year period, you will receive 50% of all Net Profits in *Income* once—and you own the land, which by that time undoubtedly will be worth vastly more than to \$5,000.00

Land Now Under a 20-Year Lease

Under the terms of the 20-year Lease to the Sales Service Development Company, that Company *must* improve the land, doing whatever clearing or drainage may be necessary to bring the land to the highest possible state of improvement.

That Lease *Guarantees* the Income pledged you under your Contract.



Planting Soy Beans

Remember

The Annual Income after five years is *Guaranteed* by the terms of the Lease to the Development Company, which is under contract to improve your land agriculturally, including any necessary clearing, drainage, etc., and payment of Insurance Premiums are *Guaranteed* by a fund created from your installment payments which is placed in trust in a selected Bank by the Commonwealth Protective Estate.

Florida is in the World's Eye. It's Rising

Read comments of nationally and internationally known men regarding this Wonder State papers as being made by the pioneers who are developing this marvelous region.

Thomas A. Edison—Able from the fact that my yearly visit to my place at Fort Myers brings a welcome respite from the cold and stormy winter weather of the North, I delight in the climate of Florida, its sunshine and its equable temperature, which contribute towards its being an ideal place for outdoor life.

Henry Ford—Florida has everything in the world we northerners want and need. Whatever it is that we want that we don't have at home, we can find it here.



Main Canal

W. B. Harbeson, President W. B. Harbeson Lumber Co.—I moved to Florida because of the splendid opportunities it offered a lumberman by reason of its immense timber resources, its railroad facilities, its water transportation, its sturdy workmen and its live-and-let-live laws, which encourage the development of its wonderful resources.

Judge Kenneth M. Linds—There's only one way to stop a tremendous development in Florida, and that is to stretch a line of militiamen across the northern border of the state with orders to shoot everybody who tries to enter.

Under your contract.

you begin to draw your Income. Daily on each acre unit.

come, \$1,000.00 in Endowment Insurance, than \$1,000.00 an acre, possibly \$2,000.00

Free of cost to ally. In- deed stall- l in the to.



Plowing

Values are Making Millionaires!!!

ate. Then decide that you will share in the astounding profits daily broadcasted by the news-



Lateral Canal

Roger W. Babson — I want to say there is no state in the Union that has such opportunities and such a bright future as Florida. Have faith in Florida; invest your money in Florida; co-operate with good Floridians; this is my message to you today.

Berron Collier—The eyes of 47 sister states—indeed, the eyes of the world itself— seem to be focused on Florida, startled, wondering, expectant. People are investing in Florida because they realize it is a state of unlimited possibilities —based upon the most substantial foundation of all, the inherent value of the land itself.



Planting Cane



Get this Rich Contract

You can't find a better opportunity. Your investment in Tropical Gardens begins to earn money for you while you are yet paying monthly installments. You have a **PROFIT ON EACH ACRE OF \$1,000.00 GUARANTEED** by your Insurance Policy, in addition to your rising value profits and an Income from the development of your land. **DON'T LOSE THIS GREAT OPPORTUNITY.**

Send Coupon Today

or Telephone Dearborn 7362

Commonwealth Protective Estate,
139 North Clark Street,
Chicago, Ill.

Gentlemen:

I am interested in your proposition and desire for you to please have your representative call on me.

Name _____

Call at _____

Telephone _____

Date to call _____

Time to call _____ A. M. _____

You to Own

You become abso- land after all paym- ect only to the Leas- brings your Income.



Bargaining Cane

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Barging Cane on Main Canal

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