

THE QUESTION OF RENTS.

THE RENT RETURN ON INVESTMENTS NOT AS LARGE AS FORMERLY.

Medium-Sized Houses Still in Greatest Demand—The Market Not Overstocked With Them—Inquiries for Residences in the Northeastern Section.

The question of rent is one that is just now agitating the minds of a large number of Washington people. THE HERALD has made inquiries of a number of prominent real estate dealers and agents on the subject and these interviews will be found interesting. Mr. George W. F. Swartzell, of the firm of B. H. Warner & Co., was seen first.

"Does property bring the same rate of interest as it did five years ago?" asked THE HERALD man.

"No," replied Mr. Swartzell; "it yields a less rate of interest, and it is hard to give a reason for it."

"Does it go to show," asked the reporter, "that the market is becoming overstocked with houses 'for rent' only?"

"No, there may be more houses now on the market 'for rent' than there were five years ago, but no more in proportion to the increased population of the city."

"What classes of houses rent most readily?" was asked.

"Those ranging in price from twenty to forty dollars a month; that is, provided they are worth the money. Frequently property is allowed to lie idle because it is rated a trifle high."

"In what section of the city, in your judgment, do houses pay the best rate on their cost?"

"That depends," said Mr. Swartzell, "a good deal on the sort of house and when it was built. A brownstone house would not pay east of Lincoln Park, because people who could afford to pay a rent sufficient to make it yield a fair interest on the investment would not be apt to go to live in that section, and a six-room house would not pay on Dupont Circle because ground is too valuable. The needs and advantages as well as disadvantages of a neighborhood have to be taken into account."

"And now a question in regard to landlords," said THE HERALD man. "Do you think it is the best policy to deal liberally with tenants, and where should the line be drawn on the question of repair?"

"That is rather a hard question to answer," replied Mr. Swartzell, "but I think it is the best policy to be reasonable, but it is not best to have the reasonableness all on one side; the 'line' in the matter of repairs should be drawn between ordinary and extraordinary wear and tear. If you will tell me just where that line is I will be glad to answer your question."

MR. THOMAS G. HENSEY'S VIEWS.

"Does property bring the same rate of interest in rents as it did five years ago?" repeated Mr. Thomas G. Hensey, the real estate dealer at the corner of Thirteenth and F streets, in reply to a question. "No, for the same reason that Government bonds bring less interest than other bonds. Property has appreciated rapidly in the past five years by reason of outside capitalists seeking investments here, and, of course, the better the security the less the amount of interest to be paid. The market is not becoming overstocked with houses 'for rent' only, because as a merchant always buys a larger supply of goods than he expects to sell in the near future, so with Washington as a city. The influx of people will increase with its supply of accommodations, and if it is understood that these accommodations are easily obtained people will come here."

"In my opinion the most desirable rental property are those houses that range from twenty-five to sixty dollars a month, and I believe that the northeastern section of the city at present pays the best rate of interest on the cost. It is the best policy to deal liberally with good tenants," continued Mr. Hensey, "and all reasonable and necessary repairs should be made promptly, as it is mutually advantageous to the owners as well as the tenants."

BUILDING PERMITS.

Building permits to the following were issued for the week ending Friday, April 3:

John B. Boutelle, one brick dwelling on lot 3, square 814, 410 B street northeast, to cost \$6,000.

E. H. Fowler, one brick dwelling on lot 77, square 988, 1106 A street northeast, to cost \$6,000.

Thomas H. Roland, one brick dwelling on lots 3 and 4, square 975, 1006 K street southeast, to cost \$2,400.

Mrs. Enos Reay, two brick dwellings on lot 23, square 422, 712 and 714 F street northwest, to cost \$3,000.

Mrs. H. Herwig, two brick dwellings on lot 112, square 155, 1739-1741 Corcoran street northwest, to cost \$8,000.

C. B. Robinson, one brick dwelling on lot 15, reservation 11, 222 C street northwest, to cost \$6,000.

W. H. Pearce, one brick dwelling on lot 67, square 97, 2018 O street northwest, to cost \$8,000.

Allen C. Clark, one brick dwelling on lot 60, square 97, 2020 O street northwest, to cost \$15,000.

I. L. McFarland, one brick store and apartment-house on lot 80, square 210, 1408 Fourteenth street northwest, to cost \$6,000.

L. E. Payson, one brick dwelling on lot 15, square 282, 1229 Massachusetts avenue northwest, to cost \$17,000.

A. T. Coumbe, three brick dwellings on lots 1 and 2, square 307, 1308-10-12 Ninth street northwest, to cost \$10,000.

W. W. Burdette, three brick dwellings and stores on lots 13, 14, and 15, square 420, 1622 to 1626 Seventh street northwest, to cost \$20,000.

A. S. Taylor, one brick dwelling on lot 4, square 99, 1209 Twenty-first street northwest, to cost \$8,000.

E. T. Tippet, one brick dwelling on lot 8, square 877, 616 G street southeast, to cost \$2,500.

Mary E. Sawyer, one frame dwelling on lot 20, block 4, Randolph street, Eckington, to cost \$3,500.

A. F. Geler, one brick dwelling on lots 17 and 18, square 1003, 1245 H street northeast, to cost \$3,000.

Real Estate Dealers.

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The following is a partial list of Unimproved Property for sale by

EASTERDAY & MALLERY,

Pacific Building, 624 F Street Northwest.

Lot se cor of 1st and M sts nw, 110x75; price per square foot, \$1.30.

Lot on Larch st, bet Florida and Maple ave, Le Droit Park, 100x109; price per square foot, \$1.

Lot on Linden st, bet Florida and Maple ave, Le Droit Park, 30x89; price per foot, \$1.

Lot on corner of 23d and P sts nw, 67x137; price per square foot, 62½c.

Lot on 6th st sw, bet G and H sts, 64x92; price per square foot, 60c.

Lot on N H ave, bet R and S sts nw, 25x92; price per square foot, \$3.

Lot on Mass ave ne, bet 10th and 11th sts, 17x86; price per square foot, \$1.60.

Lot on C st ne, bet 6th and 7th, 60x100; price per square foot, \$1.

Lot on B st, (48 feet,) through to N C ave, (48 feet,) with a depth of 145 feet; price per foot, 45c.

Lot on South A st, bet 14th and 15th sts, 61x125; price per square foot, 45c.

Lot on North A st, bet 16th and 17th sts, 48x128, rear and side alley; price per foot, 32c.

Lot on Pa ave se, bet 6th and 7th sts, 62x87; price, \$2 per foot.

Lot on 14th st, bet B and C sts ne, 132x200; price, 40c per foot.

Lot on Ga ave and 15th st se, 17x60; price, 70c per foot.

Lot on C st se, bet 16th and 17th, 62x120; price, 32c. per foot.

Lots on M st extended ne, bet 12th and 13th sts, 25x145; price, \$1,000 per lot.

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