Instruction.

BOOKKEEPING taught evenings by expert accountant; private lessons if desired. ACCOUNTANT, box 22 World.

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LADY TEACHER, competent in music & art, desires to arrange lessons for fall season. Studio, 8 West 114th st.

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PRIVATE LESSONS in spelling, reading, letter writing, penmanship; terms moderate. Mrs. BOLBROOKE, 212 West 43d st.

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so well known for nearly forty years, is the best place to obtain a thorough
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education at the least expense and shortest time. Bookkeeping, writing, arithmetic, correspondence, grammar, spelling, individual instruction; also private, Ladies' Department, separate. The
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is open day, evening, all summer. A thorough course in phonography in 80 private lessons; typewriting (the finger movement), correspondence, manifolding and legal work. No. 52 BOWERY, CHRISTIE STREET, UPTOWN; 207 WEST 34TH ST., CORNER BROADWAY.

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Mandolin, Zither, Banjo taught; eminent masters; terms $10 to $20. DAHL'S, 128 W. 23d st.

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Marvellous results; widespread enthusiasm. Call 103 West 14th st.

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The Standard Theatre Dramatic School gives instructions during the entire summer; we assure better results in less time than any other school in the city. Call or address EMMET CORRIGAN, Director, Standard Theatre Building, room 8, 33d st. and Broadway.

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AFTERNOON CLASSES OPEN ALL SUMMER. WALTZ GUARANTEED in 6 private lessons. LADY ASSISTANTS. Call or address, with stamp, HOSA HIGGINS' OLD OWN ACADEMY OF DANCING, 136-140 WEST 23D ST., near 6th ave. L. station. 21 monthly. Classes MON., TUES., THURS. and FRIDAY, 7.30 to 10.30; private lessons, 25; tickets good at pupils' convenience; beginners' classes, 4 lessons, $1; quarter, 12 lessons, $3; for equal weeks, quarter, 24 lessons, $5; private. Open all summer. A. M. to 11 P. M.
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Mr. HOSEA HIGGINS, in his class lessons, gives individual instruction in a room separate from the general classroom. Different pupils find this method a great advantage. It is not such a tedious affair to LEARN how to dance. He GUARANTEES SUCCESS in SIX PRIVATE LESSONS, MAKING NO FAILURES, and hundreds of former patrons bear willing testimony to the fact; and during the summer season this exactly is thoroughly carried out by EDISON'S LARGE COLD AIR APARTMENTS.
All the requirements being thus met "OLD OWN" ACADEMY seems like the one to go to.

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Conservatory, 249 West 125 st. Open all summer, mornings, afternoons, evenings; cooled by electricity. Correct WALTZ GUARANTEED, five strictly private lessons, $5 and hour, with music; positively no failures; lady assistants. CLASSES every afternoon and evening; more fortnightly, $1; quarter, $3; unlimited. Individual private instruction in Waltz and latest fashionable dances. Circulars.
RECEPTION Wednesday and Saturday.
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Every style taught, including latest novelties; our pupils, Miss Rialto, Lottie Collins, Lady Spencer, Otetta; terms reasonable.

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DANCING ACADEMY, classes now forming at 41 East 17th st., between 5th ave. and Broadway. Classes every afternoon and evening; private rooms, any hour, $1. Waltz guaranteed in six private lessons, $5; 4 lessons, $1; quarter, 24 lessons, $3; lady and gentleman assistants. Select RECEPTIONS WEDNESDAY and SATURDAY EVENINGS. SEND FOR CIRCULARS.
Beginners at any time. Open all summer.
Special and individual attention given to those learning the waltz; also the new and fashionable dances, including stage, fancy and barnyard.

C. HOWE, 15 East 43d st., guarantees the waltz in 6 private lessons, $5; terms for a quarter only half usual price; ladies' assistants; class or private; OPEN ALL SUMMER.—Waltz and all fashionable dances taught rapidly; circulars. KNICKERBOCKER CONSERVATORY, 31 W. 14th st.

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OPEN ALL SUMMER—Stage, fancy, "Parisian" waltz taught quickly; circulars. 1122 Fulton st., near Pratt ave., Brooklyn; night school, latest dances taught quickly.

MANHATTAN DANCING ACADEMY, 200 Bleecker st.—Four new classes forming; concert waltz guaranteed in 6 private lessons; music, $5; reception Wednesday and Saturday evenings; dancing 8 to 12; admission, gentleman and lady, 50c.; lady free; 3d ave. cars to door; popular prices; send for circular; prospectus free; in the waltz our specialty; open all summer.

MISSES MONTGOMERY, 228 West 17th st.—All stage dances taught; reduced rates during summer; children instructed.

MME. EUGENIE'S SCHOOL for stage dancing; ballet and toe dancing thoroughly taught. 146 West 42d st.

STAGE DANCING.—PARK COLLEGE, 16 West 27th st.; non-pro exclusals and those who wish to adopt the stage, can enter special classes at reduced rates; see my pupils, Emma Pollock, Jenny Joyce, Fanny Rice and Hendler Sisters.

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BEYZER'S OPERA ACADEMY, 267, 269 8th ave.—Classes every evening; $1 monthly; per quarter, $5; private lessons all hours; receptions Wednesday and Saturday; all summer.
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Ballet class now open; special summer class, 24 lessons, only $10; bar exercises, nymphs, &c.; character dances; summer rates; kirmess arranged on commission; the best school; avoid frauds; we have placed hundreds in the profession. Prof. DAHL, 1788 Broadway, 58th st.

Musical.

A.—LADIES and gentlemen, with good voices, can receive FREE instruction in singing from prominent teacher; only small expense during rehearsal. FRANZ KEMPNER, 124 E. 125th st.

A.—GENTLEMAN, great experience piano, organ, limited; residence; $8 quarter; no advance. PROFESSOR, box 209 World, uptown.

AN EXPERIENCED TEACHER of piano wishes a few more scholars; beginners. Pianist, 42 4th ave.

AT 250 LESSON—Experienced piano teacher gives lessons home; any part of city. Hoson, 25 West 66th st.

AN EXPERIENCED LADY; piano, organ, singing; low terms; privilege practice evenings; music arranged. 153 West 125th st.

FREE; half quarter piano or vocal lesson; new method; beginners or advanced. PROFESSOR, 1538 3d ave.

PIANIST—Teacher piano and singing; piano for practice, $3 and $10 quarterly. Dodge, 104 West 15th st.

PIANO LESSONS, 25c.; night $2; at teacher's residence. Address HAYNE, 122 Leonard st.

PIANO—Lessons given by experienced teacher; beginners or advanced; 20 lessons $10. Address Teacher, 234 3d ave.

PIANO—Thorough instruction given; experienced teacher; terms moderate. Address Miss Lowe, studio, 239 East 87th st.

SINGING, piano lessons; reduced terms; lady offers Steinway piano, sacrifice, $190; new, upright, 21 East 21st st.

VIOLIN, mandolin, banjo or guitar instruction; 50c.; instruments furnished free. CARLTON COLLEGE, 101 West 29th st.

VOCAL LESSONS not heard in private family, with exceptional facilities for study for lady, $7 weekly. Address SOPRANO, box 29 World, uptown.

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50 CENTS PER LESSON. Vocal culture, Italian method a specialty; piano and guitar taught thoroughly by rapid method. Mrs. Holbrooke, 212 West 43d st.

75c.—PIANOS and organs tuned and repaired. The New York Tuning and Repairing establishment, 1397 Broadway.

$5 TO $50 for thorough instruction on piano by lady teacher. 1254 Lexington ave., near 84th st.

VIOLIN, mandolin, banjo, guitar, zither lessons, 50c.; thorough method. 320 West 47th st., 2d flat.

VOCAL and piano lessons; very moderate terms for summer months; thorough instruction. 350 West 116th st.

Flats and Apartments to Let.

Unfurnished—East Side.

LEXINGTON AVE., 1500, corner 97th st.—High ground, near park; cool, healthy flats for small, respectable families; 6 rooms, baths; all improvements; only $19-$17.50.

LEXINGTON AVE., 1083 E.—3 large rooms, single flat; all light; 20 foot house; rent $27.

5TH ST., 227 E.—2 nice floors, 6 rooms each; private hall; rent $22 each.

11TH ST., 211 E.—Great rooms, with improvements, nicely decorated; $19, 3 rooms, $14, $15.

14TH ST., 223 E. (Graflon)—Handsome flat, 8 rooms; bric-a-brac; muslin mirrors; cornices; rents reasonable. Janitor.

31ST ST., 151 E.—Elegant flats, 4 fine large rooms; range & other improvements; cheap rent.

32D ST., 121 E.—Splendid light floor, 6 large rooms, $22. McDONALD, 126 E. 32d st.

40TH ST., 121 E., near Park ave.—Single flat of 6 rooms; steam heated; all improvements; nicely private block; elegantly decorated; new house. C. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

41ST ST., 110 E., near Park ave.—Apartments, 3 & 4 light rooms; improvements; $13.50, $16.

43D ST., 322 E.—Flat in private house, 5 rooms, stationary range, extra laundry & bath.

48TH ST., 205-207 E.—4 large, light rooms & halls; handsomely decorated; all improvements; $20-$24; 1st flat, 5 rooms & bath, $25.

50TH ST., 204 E.—New floor in quiet private family for gentleman & wife; all conveniences.

55TH ST., 120 E.—Choice flats, restricted to small, select families; 4 large, light rooms, nicely decorated; ranges & improvements; janitor service; $18-$21.

71ST ST., 106 E., 2d flat—Elegant neighborhood; cool, delightful furnished flat; piano; $30, rent $4 from $70; references.

76TH ST., 224 E.—near 3d ave.—Flat, 5 rooms & bath; all improvements; low rent.

76TH ST., 210 E., near 3d ave. station.—5 light rooms, brown stone house, top floor; best order; only $14 to family of adults.

81ST ST., 157 E.—Large parlor floor, basement; bath; private home; $30 monthly; open Monday.

84TH ST., 224 E.—The upper part of private house; newly decorated; rent most reasonable.

84TH ST., 409 E.—Flat, 6 rooms & bath; decorated; &c.; all improvements; best order throughout; $22; fine locality.

85TH ST., 412 E.—To let, 2d flat in private house, 5 rooms & bath; all conveniences.

96TH ST., 202 E.—3 & 4 room apartments; $8 & $9.

109TH ST., 76 E.—Newly decorated 6-room single flat; immediate possession; $30 to good tenant. JANITOR on premises. M. H. MARX, 128 E. 75th st.

104TH ST., 172 E.—First flat, six nice rooms & bath; all improvements.

108TH ST., 233 E.—Choice flat of 5 rooms with improvements; $15, no children in the house; let to a family of adults; owner on the premises.

109TH ST., 167 E.—Apartments to let, unfurnished, at reasonable terms.

114TH ST., 58, 60, 62, 64 E.—Flats, 6 large rooms, bath, hot & cold water & stationary lavatories; rents $17 & $18; balance May free. Janitor, 62.

114TH ST., 231 & 237 E.—Elegant flat, 5 large rooms & bath; all improvements.

114TH ST., 51 E.—Fourth flat, 6 rooms; month free; $16.50.

114TH ST., 67 E.—Elegant steam-heated flat, 6 large, light rooms; bath; private halls; newly decorated; rent $22. Owner.

114TH ST., 75 E.—5 rooms, bath, all improvements, fine order, $17, $19. Janitor.

115TH ST., 75 E.—Nice 5 room flat to let, $15. Illing Brady's club.

115TH ST., 250 E.—Flat to let, 5 rooms & bath; all improvements; $19 & $21.

116TH ST., 111 & 113 E., near 4th ave., Ellenor Flats—Healthy home, 4 rooms, all improvements, cold water; halls heated; all improvements; janitor; nicely furnished; just the thing for small, respectable families, $13 to $16.

120TH ST., southeast corner Madison ave., Mount Morris.—Elegant 8 room, light rooms; bath; private hall; $40.

120TH ST., 91 E., near Mount Morris Park.—Elegant 2d flat, 5 light rooms, bath, $20.

121ST ST., 78 E.—Free to June 15; single flat; newly decorated; halls hot & cold; 7 rooms & bath; $33.

122D ST., 172 E.—5 rooms, bath; good light & air; all improvements; $18.

123D ST., 104 E.—Large 4th, 5 rooms, brownstone; single apartment-house; newly decorated.

123D ST., 305 E.—Single 2d flat, 7 large light rooms & bath; all improvements; heated halls; private neighborhood; handsomely papered & painted; rent $27.

530, 582, 584 3D AVE.,

between 36th and 39th sts.;
3 & 4 room flats; improvements; decorated, &c.; low rents; $8 to $12. Apply to PETER P. CALLAHAN, 230 East 42d st.

A.—A. ST. BEVAN, corner 116th st. & Madison ave.; location unsurpassed; very stylish apartments; grand front entrance; superb hardwood trim; 4 elegant rooms, tiled bath, mirror bath, with mosaic tilings; open plumbing; hot water supply; extra fine gas ranges; electric light throughout; elevator service; first-class management; excellent janitor service; rents from $18 to $25; 11 only for advantages offered; $35 to $65. Apply on premises or to R. Pehlmann, 404 Columbus ave., corner 80th st.

A MODEL HOME in the "Improved Dwelling," 392 to 394 E. 2d st., 6 rooms; all light; bath, laundry, hot & cold water; $14.25 to $18. TOLSON BROS., 826 Broadway.

A. M. ALLEN, 124 E. 82d st.—Flats, 7 large rooms, bath; all improvements; $22; elegantly decorated, select neighborhood. Apply janitor, or owner on premises.

APARTMENTS of 3 and 4 rooms, nicely papered and painted; rents $7 to $11 to good tenants. JANITOR, 234 E. 15th st., or MURRAY'S, 3d ave. and 129th st.

BEAUTIFUL, improved 1st flat, 7 large rooms, mirror, common Ax; $25; also $22, $23 3d ave.

CHEAP RENTS.

Five rooms & bath, $17, $19, 78 & 80 E. 115th.

COLONIAL LEASE—Can hire nice 4-room apartment for about $14; 1st floor, $17; 3 to 10 ch. Janitor, 2 E. 126th st. Apply Mr. ROSENFELD, 1 Cortlandt st.

CORNER 8 OTH ST. FLATS, all improvements, Lexington ave. & 80th st., Lexington ave. near 84th st., also 79th st., near the Park; from $20 month up. Apply 100 W. 25th st., or 157 E. 86th st.

COURTLAND FLAT, 6 large light rooms, all latest improvements, separate stable and hall; only $23. JANITOR, 1365 Lexington ave., or MURRAY'S, 3d ave. and 129th st.

DOUBLE private house, 5 rooms; not furnished; no children. 1722 Lexington ave., 107th st.

HANDSOME corner flat; first-class location; only $30 month. Apply Stein, 504 Lexington ave.

NICE 6 room flats, handsomely decorated, all latest improvements, hot water, steam heat, tiled bath; elevator to Grand Central Depot; rent to $24; improvements to good tenants; examine to-day. JANITOR, 16 E. 116th st., or MURRAY'S, 3d ave. and 129th st.

PARLOR FLOOR, 6 rooms; suitable for doctor, dentist or mixed use; business will not be disturbed. Apply 157 E. 86th st.

UNFURNISHED APARTMENTS, ALL having bathrooms, to let to clerks, salesmen, bookkeepers, and other good people only having satisfactory references; at low rates to light parties:
153 East 87th st., rent $24.
2 Lexington Ave. (Gilsey Hotel), $19 to $22.
143 East 57th st., rents $22 to $24.
255 East 87th st., rents $20 to $24.
74 Avenue D, rents $16 and $18.
Apply on premises; fine and modest for early holidays; very reasonable.
All under one management; janitors will show.

$16 TO $21.—Flats, 3 rooms & bath; all improvements; large, light & airy rooms; near L station. Apply 1954 L. 106th st.

Unfurnished—West Side.

AMSTERDAM AVE.—Corner flat, $26; janitor; 5 rooms, bath; hot & cold water & toilet; all improvements; steam heated. "SAN RUFO," 487 Columbus ave., flat $18. Sidney, 204 Columbus ave., near 90th st.

AMSTERDAM AVE., corner 61st st., 5, 6 & 7 room flats from $20 to $35.

AMSTERDAM AVE., 186, near 104th st.—3 rooms & bath; all improvements; $13 & $14.

BARROW ST., 37.—Apartments, 3 & 4 rooms; improvements. Janitor.

BLEECKER ST., 570—Second floor; private house.

CANVING ST., 34 & 36.—Flats reduced; $17 for 3 rooms, $21 for 4; 3 blocks from depot; improvements; modern conveniences; janitor on premises. Apply 1 Cortlandt st., or 1 Barclay st.

CENTRAL PARK WEST.

[illegible]

Flats and Apartments to Let.

Unfurnished—West Side.

67TH AVE., 604—6 rooms, 2d floor front; modern improvements, $15.

67TH AVE., No. 881.—PIMLICO 5TH ST. L STATION, FIRST AND THIRD FLATS.
Four very large, handsomely decorated rooms. SEE JANITOR. RING 4TH BELL, left hand.

67TH AVE., 626, near 37th st., over Hodgson's Parlor Stores, 2d & 3d floors, 6 rooms; business or private; rent low; seen sunday.

67TH AVE., 845, near 48th st.—Floors of 5 rooms to newly renovated house; very desirable; rents $18 to $25. Apply on store.

67TH AVE., 657—Second floor, 4 rooms, $25. See janitor at 59 6th ave., or S. F. JAYNE & CO., 254 W. 23d st.

70TH AVE., 1972, 113th st. station—Attractive corner flat, 7 rooms, $35; inside flats, $28; steam heated.

8TH AVE., 836 TO 846,

NEAR 51ST ST.
Desirable sunny flats of large rooms; all improvements; rent $25 to $35. Apply to
G. NICHOLAS, 1483 Broadway,
near 42d st., or janitor, 842.

8TH AVE., NO. 153, NEAR 17TH ST.—HANDSOMELY DECORATED FLAT, 3 extra large all light rooms and bath; ALL MODERN IMPROVEMENTS; at REDUCED RENT to suit immediate possession. Apply janitor at 234 W. 13th st.

8TH AVE., 2124, near 110th st., L station—7 large, light rooms & bath for $21.

9TH AVE., 395—Elegant, large, 4-room apartments; 1st floor; light; all improvements; $18.

10TH ST., 235 W. 6th Ward—Attractive 3 & 4 room apartments; all light; $16 up.

14TH ST., 319 W.—Positively unequalled single flats, 7 large rooms; bath; reduced rentals; $40 up.

15TH ST., 251 W.—Single 3d flat, 8 rooms, full size, private house, with owner, $35.

15TH ST., 132 W.—Central; 1st flat; 5 rooms; all improvements; $28; grand entrance; neighborhood elsewhere for the money. MASON, 263 W. 34th st.

15TH ST., 347 W.—Second floor of 2 large rooms; bath & gas, with private family.

17TH ST., 108 W.—Elegant flats; 6 rooms & bath; rent $27 & $30. Inquire of janitress.

18TH ST., 317 W.—3d flat, 4 large, airy rooms; well kept house; rent $17.

18TH ST., 428 W.—To let, second floor, private house, with improvements. Inquire Davis, 625 Hudson st.

19TH ST., 432 W.—2d floor, 6 rooms, improvements; private house; $28. AVERY, 202 8th ave.

17TH ST., 142 W.—3 nice light rooms; respectable family, adults; $15, $13; quiet house.

19TH ST., 420 W.—2d floor, 4 rooms, $25; private house, with owner; also order.

21ST ST., 320 W.—Elegant front apartment, 5 light rooms; perfectly kept house; best order; $26. Janitor.

22D ST., 165 W.—Floor of 3 rooms & bath in private house; rent $24, including gas.

22D ST., 503 W.—High-stoop private house floor to let; small family only; references; rent, $25.

22D ST., 169 W.—2d floor, private house, for any light business & residence.

24TH ST., 338 & 340 W.—3 & 4 rooms; improvements; $13 to $19; janitor. CORBET & CO., 236 st. & 9th ave.

25TH ST., 347 W.—3 & 4 light rooms; private hall; improvements; janitor; $13.50 to $17.50.

27TH ST., 410 W.—3 & 4 nice rooms, all light; clean; $13.50 & $16; basement flat, $9.

26TH ST., 314 W., near 8th ave.—Beautiful apartments, 3 & 4 light rooms, hot water; improvements.

26TH ST., 244 W.—2d floor, private house, 5 large & light rooms; rent $25.

29TH ST., 555 W.—An entire floor of 5 rooms, $16.

25TH W. 39th st.—4 rooms, $13; an entire floor of 8 rooms, $27.

300 10th ave., 3 rooms, $10. Apply to janitor.

31ST ST., 314 W.—Parlor floor & basement or second floor to let.

32D ST., 371 W.—Parlor floor & basement to let; all improvements; very reasonable.

33D ST., 401 W.—Newly papered & painted apartment, 3 rooms; all light; all improvements; only $14.50.

34TH ST., 431 W.—Cheap rents; 6 light rooms; all improvements; $23.
MASON, 263 W. 34th st., or janitor.

34TH ST., 462 W.—Single flat, 6 rooms, bath & steam heat; rent, $30.

34TH ST., 459 W.—Elegant 4 rooms, bath; $18; also 4 rooms, bath, $23, 19 W. 10th st.

37TH ST., 241 W.—Central, convenient; 4 pleasant front rooms; range, hot water, tubs, &c.; only $17; well-kept, quiet house. Mason, 263 W. 34th.

35TH ST., 245 W.—Apartments, 4 & 5 rooms & bath; $18 to $26. Janitor, 243.

37TH ST., 154 W., near Broadway—Beautiful steam-heated flats, 5 rooms; all improvements; $23; very low. Mason, 263 W. 34th, or janitor.

36TH ST., 252 W.—Central; private block; $15 only; 5 sunny rooms, nicely decorated; range, hot water; rare chance.

36TH ST., 263 W.—Large room, 3d floor back; $8.

36TH ST., 451 W.—Low rents; $12, $15; 3 & 4 beautiful light rooms; improvements; must see to appreciate. MASON, 263 W. 34th st., or janitor.

36TH ST., 358-360 W.—3 & 4 rooms, $14 to $18. Apply to janitor.

36TH ST., 222, 254 W. (Arthur)—Handsome single apartment; 7 elegant, extra large, wide rooms; bath, steam; awnings; 3 extra large rooms, bath, $35.

39TH ST., 253 W.—Nice basement flat; 3 large, light rooms; newly decorated; improvements; $13.

40TH ST., 207 W., near Broadway—Flat, 4 large, light rooms; bath; all latest improvements; finely decorated; $22, $23.

40TH ST., 319 W.—New brownstone apartments, 4 light rooms each, fine order; improvements; $16, $18. Janitor.

44TH ST., 549 W.—5 large rooms; very light kitchen; newly painted walls, tubs, bath, $17.

46TH ST.—Lower part of house, consisting of 8 rooms; all improvements; respectable neighborhood; low rent to responsible tenant; can be seen Sunday. 206 W. 49th st.

46TH ST., 27TH AVE.—Elegant corner flat, 9 rooms, bath; all light; all improvements; $35. Inquire barber shop.

46TH ST., 313 W.—Attractive apartments; neighborhood unequalled; 1 & 2 rooms, $12.50, $8.50; water closets; janitor.

48TH ST., 349 W.—Handsomely decorated flat, 6 large rooms & bath, all improvements.

48TH ST., 224 W.—Upper part; private dwelling; 11 rooms; $35. Jos. Oettinger, 1256 Broadway.

49TH ST., 336 W.—Apartments, 3 & 4 rooms, $10-$6, $14; janitor on premises.

51st St., 250 West.

NEAR BROADWAY.
Model flats of 7 light rooms, finely decorated; newly papered, frescoed & painted in white & gold; all improvements; steam heated; from $43 to $55.
G. NICHOLAS, 1483 BROADWAY,
near 42d st., or janitor.

51ST ST., 539 W.—24 floor, private house; 5 large rooms; all improvements; newly painted; cheap rent.

51ST ST., 332 W.—Elegant flats of 7 light rooms, bath; newly papered, frescoed & painted in white & gold; all improvements, steam heated; from $43 to $55. G. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

51ST ST., 248 W.—Single flat of 8 rooms & bath; steam; all improvements; elegantly decorated; new house. Apply to G. NICHOLAS, 1483 Broadway, near 42d st., or janitor.

53D ST., 408 & 410 W.—Desirable improved apartments of 3 & 4 rooms, in clean, well-regulated houses; rents, $11, $13 & $15.

54TH ST., 444 W.—Elegant light front apartments; perfect order; bath, improvements; quiet; $19. Janitor.

60TH ST., 41 & 43 W.—4 rooms & bath; steam-heated; first-class neighborhood & associations; rents moderate. Janitor.

60TH ST., 54 W.—3 large rooms, all light; improvements; private house; rent $23.

59TH ST., 239 & 241 W.—Apartments, 2 to 5 rooms, $4 to $1. Janitor, or S. F. JAYNE & CO., 254 W. 23d st.

60TH ST., 125 W.—Apartments to let; 4 rooms, $13 and $14. Janitor on premises.

62D ST., 163 W.—6 elegant rooms, steam heated; private hall, bathroom, latest improvements, $35. Janitor.

60TH ST., west of Boulevard, adjoining new hotel—Elegant, new steam-heated flats, 6 & 7 rooms & bath; tiled bathrooms & kitchens; pure fan ventilation; 5 minutes' walk to Columbus ave., corner 86th st.

62D ST., 146, 148 W., convenient L station.—Elegant flat, 7 rooms, baths, hot & cold water; janitor.

63D ST., 167 W.—Cosy, furnished apartment, 4 rooms & bath; quiet street, near park.

63D ST., 34 & 36 W., near Central Park—Rooms & kitchenettes; janitor; location first class.

65TH ST., 210 W.—6 light rooms & bath; hot & cold water; all improvements; all 3d & 4th floors; rent moderate.

66TH ST., 111 W.—6 rooms & bath; all light; hot & cold water; $18 & $19; janitor on premises.

66TH ST., 244 W.—Elegant flats, 6 light rooms & bath; all improvements; janitor; $23 to $25.

67TH ST., 147 W.—Elegant flat, 5 rooms, bath; all improvements; $25. Janitor.

67TH ST., 97TH AVE.—Elegant corner flat, 9 rooms; all light; all improvements; $35. Inquire barber shop.

67TH ST., 313 W.—Attractive apartments; neighborhood unequalled; 1 & 2 rooms, $12.50, $8.50; water closets; janitor.

68TH ST., 349 W.—Handsomely decorated flat, 6 large rooms & bath, all improvements.

68TH ST., 236 W.—Apartments, 3 & 4 rooms, $10-$6, $14; janitor on premises.

Flats and Apartments to Let.

Unfurnished—West Side.

102D ST., 165 W.—Flats to let; 6 rooms & bath; all improvements; $18.

106TH ST., 103 W.—Conveniences to desirable families; 6 all-light rooms; dressing & bath rooms; stationary.

104TH ST., 10 W.—Fine light 4-room flats, near L station and Park; moderate rent.

106TH ST., 110 W.—6 outside rooms & bath; all light; newly decorated; fine location; broad street; near elevated station; 1 flight up, $25. Janitor.

107TH ST., 264 W.—5 ROOMS; ALL IMPROVEMENTS; $18, $21; SOMETHING EXTRA; SPECIAL INDUCEMENTS. JANITOR.

110TH ST., 216 W.—Second flat, 6 rooms & bath; all light; facing Morningside Park; rent reasonable. Apply janitor, in basement.

120TH ST., 204 W.—Beautiful apartments, 5 rooms, bath & all improvements, very light, reduced to $18, $20. Apply janitor, or WILSON B. BLACKWELL & CO., 290 W. 125th st.

124TH ST., 400 W.—4 & 5 rooms & bath; all light; elegantly decorated. Inquire janitor.

125TH ST., 33 W.—Pretty elegant light rooms & bath, select neighborhood, $16. Apply janitor.

124TH ST., 251 W.—Flats, 4 rooms; rent, $8, $9; fine janitor bell. 1st flat.

124TH ST., 111 W., near Lenox ave.—Very choice wide flat, 10 rooms; decorated; handsome entrance; $35.

125TH ST., 200 W.—5 rooms & bath; all improvements; rent, $16. Apply TOWLER BROS., grocers.

THE WYOMING,

7TH AVE., 2281, northeast corner 124th st., 11 to 15 minutes' elevated station; 6 large, bright rooms & bath; decorated, steam-heated; private hall; every improvement; rent $35; entrance on street. Janitor.

HANDSOME NEW APARTMENTS,

3 & 4 rooms; all improvements; bath, decorated & papered;
rents only $13, $20.
Apply on premises, 101 W. 66th st.

NEW APARTMENTS, LOW RENTS.

5 rooms & bathroom; handsomely decorated & papered; all modern improvements; rents $27, $30. Apply on premises, 153 W. 46th st., or J. EDGAR LEAYCRAFT, 1537 Broadway.

THE RUTLEDGE,

820 ST. & CENTRAL PARK WEST.
Elegant apartment to lease to desirable tenant only; rent reasonable; possession. Janitor, or A. WHITE, attorney, 59 Liberty st.

HOT WATER SUPPLIED

134TH ST., 187 W.—Cheapest flats in Harlem; 5 large, light rooms & bath; every improvement; decorated; awnings, &c.; rent, $20. See janitor.

A.—CHEAPEST corner flats in the city, facing park; rent free until June 15; from $20 to $30; newly decorated; all improvements; quiet house; also first flat for physician. Apply premises, 210 W. 40th st.

A.—FREE JUNE 15. 642 Columbus ave.—Elegant flat, 5 rooms & bath, $18. Janitor, or M'MONEGAL & ECKERSON, 695 Columbus ave., 93d st.

A.—SELECT FLATS!—$67, $69 Park ave., near 77th st.; private halls; open grates; for small families; $25, $28. J. E. BRIGGS, 514 Columbus ave.

A.—224 W. 50TH ST.—Seven rooms & bath; steam heated; running hot water; $40 upward. Janitor.

A.—FREE JUNE 15, 642 Columbus ave.—Elegant flats, 5 rooms & bath, $20. Janitor, 101 West 91st st., or M'MONEGAL & ECKERSON, 695 Columbus ave., 93d st.

AT 60TH AVE., near 56th st., 559—Nice flat, 5 rooms, bath; $20. Janitor.

A.—ELEGANT CORNER FLATS on Amsterdam ave., 6 rooms & bath, $24 & $25. Apply on premises, 100 W. 101st st.

—ATTRACTIVE APARTMENT—
Finished white & gold, near 23d st.; 216 7th ave., 4 rooms & bath.

A.—FREE JULY 1; 191 W. 81st st.—Elegant 6 rooms & bath flats; $23, $26, $32. Janitor, or McMonegal & Eckerson, 695 Columbus ave., 93d st.

AN ELEGANT 5 rooms & bath corner flat, facing park; rent $28. Apply 597 Hudson st.

CHEAP ROOMS to let, for colored people; 2 & 3 rooms; $8.50 to $15 per month. Apply 100 W. 28th st.

CHOICE 25-FOOT SINGLE FLAT—124 W. 84th st., 8 rooms & bath; steam-heated; beautifully decorated; cabinet trimmed; perfect condition; large rooms; outside light. J. E. Briggs, Columbus ave., corner 80th st.

ELEGANT FLATS, 5 rooms & bath, just complete; all modern improvements; excellent location; rent reduced from $24 to $27. W. st. CLARK, 1202 Broadway, corner 28th st.

FLOORS, 6th ave., 401.—1st and 2d floors; roof L.; newly papered and painted. TORREY & SCHRAG, 124 West 23d st.

SWELL NEIGHBORHOOD—Elegant small flat, 5 rooms; bath, stationary tubs; gas; electric; improvements; to good tenant cheap rent; no front yard seekers need apply. Owner, 201 W. 146th.

TO LET—Flats of 4 & 5 rooms & bath; $16 up. Inquire 521 Amsterdam ave.

$16 UP. 148 & 150 Columbus ave.—4 rooms & bath; adjoining L station at 66th st.; on new Broadway cable extension.

$19 UP. 236 West 126th st.—6 rooms & bath; steam heated; private halls, &c.; L station 1 block.

$20 UP. 200 West 69th st.—Superior corner, opposite "The Nevada," Sherman Square; 6 rooms & bath.

Apply to janitors, or HAVENS & BEEBE, Attorneys, 18 Wall st.

2D FLOOR, consisting of two rooms & alcove, in private house, with owner; rent $25; immediate possession. 1 Clarkson st., 2d door west of 6th ave.

7 & 8 ROOMS conveniently arranged; all improvements; large & light; near 42d st. L & all surface cars; low rents and inducements to permanent parties. MALONE, 101 W. 40th st.

124 W. 28TH SEVEN AND BATH.....$35
161 W. 67TH SEVEN AND BATH.....25
64 E. 4TH SEVEN AND BATH.....20
147 W. 53D FOUR AND BATH.....25
116 W. 45TH FOUR AND BATH.....19
169 W. 67TH SIX AND BATH.....22
159 W. 67TH SIX AND BATH.....22
P. S. TREACY, 161 West Boulevard, 65th.

AMSTERDAM AVE., 647, near 93d st., L station.—Choicest 5d flat on city; 6 light rooms & bath; decorated, steam heat; only $-.5. Janitor.

AMSTERDAM AVE., 641, 88th st.—Flat, 5 rooms; all improvements; large parlor & kitchen; $18. Janitor.

AMSTERDAM AVE., 873.—First flat, 5 large rooms, large kitchen, near 103d st., $17.

CHRISTOPHER