

WHOLE COUNTRY SPECULATING IN NEW YORK LOTS

Outsiders Have Invested Over \$50,000,000 in Land on New Subway Lines.

MAY MAKE \$75,000,000.

Promoters Drew Investors from Other Cities Before New Yorkers Saw the Coming Boom.

Speculation in New York lots is spreading all over the country.

More than \$50,000,000 is invested for the account of out-of-town speculators in land along the new subway.

Suburban lots are the favorites. More than half of the investors have large profits already.

Outside investors of the smaller class have been buying New York suburban lots for several years.

Early Brooklyn buyers have seen the value of their lots rise from 20 to 400 per cent.

Stories of these successful operations have spread among their neighbors.

They have reached far Western cities. The continued rise in New York land values has verified their accounts.

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Chamberlain Honored on His 70th Birthday

Every effort is being made by fleet captains of the Atlantic, Seawanhaka Corinthian and Corinthian Yacht Club, of Philadelphia, to make the joint cruise of these three popular yacht clubs the most important, interesting and consequently successful event of the kind that will be sailed on the Sound this season.

Theodore D. Wells, the hustling and popular chairman of the Atlantic Yacht Club's regatta committee, has been elected to a similar position for the cruise, his associates being A. F. Bancroft, of the Philadelphia Club, and H. H. Landon, of the Seawanhaka.

They have arranged a rendezvous at the anchorage of the Seawanhaka Club at Outer Bay at 5 o'clock, Saturday, July 14. Whitts the fleet of the three clubs will cruise as a unit, the command will be assumed in turn by the commodore of each club, and there will be four squadron runs with one day racing at Shelter Island.

In the squadron runs there will be races for all classes for prizes, the yachts being divided into five classes: First, A, B and C; second, D, E, DD and EE; third, sloops in classes F, G, H, J and K; and fourth, in classes L, M, N, O, P, Q and R.

Each morning at 9 o'clock the small boats in the fifth division will be sent away first, with others following at five-minute intervals.

Besides the class prizes there will be squadron prizes for the yachts winning the greater number of runs on corrected time.

Sunday, July 15, divine services will be conducted by the fleet chaplain either on Commodore Benedict's flagship Josiah or Commodore Reid's Rialto.

Monday morning a start will be made for Morris Cove, the start being at the bell buoy of Lloyd's Neck, and the finish at the outer west-breakwater at Morris Cove, twenty-nine miles. Tuesday the run is to New London, starting at the breakwater and finishing at Sarah's Ledge buoy, 48.75 miles.

Wednesday the run is to Shelter Island, the finish being two miles east-southeast of Long Beach Light, sixteen miles. Thursday there will be races between the small boats at Shelter Island, and Friday the yachts will start for Newport, finishing off Brenton's Reef Lightship, a distance of forty-six miles.

Excursions. The Pennsylvania Railroad has arranged for a special excursion to the Sound, leaving New York on July 14, and returning on July 15.

The excursion will include a visit to the Sound, a picnic at Shelter Island, and a stop at New London. The price of the excursion is \$10.00.

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BIG FLEET GOES ON JOINT CRUISE

Yachts in Three Clubs Will Race to Shelter Island on Week's Outing.

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PAT KEAHON DEAD AT SUMMER HOME

After Long Illness Tammany Leader of Old Seventh District Succumbs.

Patrick H. Keahon, Tammany leader of the old Seventh District, who died last night in his summer home after months of suffering from throat trouble, will be buried to-morrow.

Keahon was one of the Tammany leaders who dated back to the Croker regime. He represented a district on the lower west side, just north of the Old Greenwich Village and fronting on the Hudson River. He made a fortune in the trucking business. He was a man of few words but very popular.

He was a big employer of labor and a director in one or two local banks. He was a native of Ireland.

Keahon rose to the leadership by unseating James W. Boyle, who for nine years had been the idol of the west-side district and the close friend and confidant of Croker. Keahon had served three or four terms in the Board of Aldermen, where he had been noted chiefly for never making a speech and for looking out carefully for his district.

Keahon was a candidate for Street Cleaning Commissioner under Mayor Mitchell, and he was defeated. He was disappointed at his failure to get the office.

Fell from Trolley Car. Mrs. Helen Kipyman, forty-three years old, of No. 283 East Twenty-seventh street, Brooklyn, fell from a seventh street trolley car yesterday afternoon and is now in the Kings County Hospital suffering from injuries about her head and body.

REAL ESTATE FOR SALE—LONG ISLAND.

ALL ABOARD!

for Nature's most bountiful creation, for man's noblest handiwork

"Lynbrook Heights"

All City Improvements. Full Express Service.

(Adjoining Long Beach, the new Atlantic City)

where we are offering lots as low as \$45 and averaging \$200, upon terms as easy as \$10 down, \$5 monthly. Titles Guaranteed.

12 Miles Nearer Than Massapequa. 8 Miles Nearer Than Freeport. 7 Miles Nearer Than Merrick. 3 Miles Nearer Than Hempstead.

TWO FREE EXCURSIONS TO-MORROW

From Foot East 34th St. at 11:00-2:40 P. M. From Long Island City at 1:20-2:50 P. M. From Flatbush Ave. Station at 1:10-2:40 P. M. From Manhattan Crossing at 1:20-2:50 P. M.

Free tickets for which trips may be obtained from salesmen wearing "Lynbrook Blue Star" ticket in hat at either of the above depots, or at our Sunday office, opposite 84th street, Depot, in Cigar Store, 418 East 84th street.

NEW YORK BRIDGE & SUBWAY REALTY COMPANY, 299 Broadway, New York. Phone 132 Worth.

Brooklyn Office, 618 Atlantic Ave., one door from Fifth Ave. Open Evenings Till 9 o'clock.

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ANOTHER GREAT SUNDAY

Take the MASSAPEQUA SPECIAL

From East 34th St., N. Y. or Flatbush Av., B'klyn, AT 2 P. M.

FOR

1—It is already a great success and development just started.

2—Over 6,000 lots sold to over 1,600 buyers since January. Largest high-class development ever offered.

3—The high ground of the Great South Side, which will be one solid development for miles beyond Massapequa from Broadway.