

MANHATTAN'S MASSES MUST PAY HIGH RENT

Only Escape Is Through More Express Lines to the Suburbs.

DEMAND NEW SUBWAYS

Great Natural Laws Force Steadily Rising Prices in Old Centres.

High rents are driving the masses out of Manhattan. Poor families are leaving because they cannot afford to pay for the most miserable flats.

Families in moderate circumstances are leaving because they are forced to pay higher prices for the same, or for poorer, accommodations.

Wealthy families are leaving because they are annoyed by the invasion of business into their home districts.

Why Rents Go Higher. It is the competitive bidding among tenants, caused by population congestion, which forces rents to rise.

As the price of land rises owners must realize their usual annual percentage on the larger capital which is represented by the land.

Seven Great Causes. There are seven factors acting generally and in conjunction to cause the steady rise in rents.

- 1-Expanding demands of business. 2-Rapid increase of population with its competitive demands for homes. 3-Absorption of old residential and business areas by great public improvements. 4-Congestion of a wealthy tenantry that can afford to pay fancy prices for its living accommodations. 5-Speculation. 6-Laws which force alterations, improvements and a larger outlay for new buildings in proportion to the value of the land. 7-Higher tax rates to pay for expenditures.

Subways Offer Only Escape. These seven factors conspire to cause the high rents in Manhattan. They can

not be halted or eliminated. They must be met with ready money. As New York grows each year into a greater metropolis, their effect on Manhattan land values is more decisive.

Philanthropists, politicians and other friends of the people have studied the rent problem in New York from all points of view. They realize that the steady rise in rents is out of proportion to the rise in wages.

Want Homes in Richmond. The real estate season is opening with a rush on Staten Island. Although many improvements have been completed by the late spring, large crowds of home-seekers are visiting sections under development.

Buy at Ormonde Park. The Long Island movement grows large as the season advances. At Ormonde Park, "the new Bronx," fourteen miles out on the south side,

Carrollton Realty Company, which bought large tracts for cash before the advance in values, is offering model cottages from \$2,500 to \$3,600 each.

Low Prices at Massapequa. The policy of the Queens Land and Title Company to sell lots at near actual cost as possible, with land and street improvements is increasing the boom at Massapequa.

As the tract covers 50,000 lots, it is easier to carry out a policy of that character than it would be if the holdings were only a few thousand lots.

The company expects to receive several times the present selling prices for lots. This seems to be agreed upon by the many buyers who visit the property and buy heavily each Sunday.

The company is installing general street improvements, as well as unique improvements in the way of parks and waterways.

Last week was again a record time at Massapequa in the sale of lots. The Massapequa special will go out this Sunday at 12 o'clock from East Third Street, near the ferry, Manhattan, and Flatbush avenue, Brooklyn.

ODDITIES IN NEWS FROM ALL OVER THE WORLD

Short Stories of Unusual Happenings and Singular Experiences Picked Out of the Chronicles of To-Day.

Though it was a simple matter for Dr. Andrew McCandless and his wife to get a divorce, they found it extremely difficult last night to remarry.

They first tried it at Hammond, Ind., but found a license must be procured at Crown Point. The doctor went there and was told his intended wife must also apply.

He sent for her and she went through town on a train that didn't stop while he was hunting a priest. One after another refused to tie the knot.

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poor. Rutledge, who now lives in Rock Island, Ill., gave him a home for two weeks.

Paul made money and left all his property at his death to his benefactor.

\$60,000 FOUND IN A HERMIT'S TRUNK. Cutting away the lacework of robes about an old trunk, the heirs of David Samborn, of Portsmouth, N. H., found \$60,000.

Years ago he discovered his son, who now comes into the wealth.

HOMESPUN GOWNS COMING AS A FAD. Mrs. George W. Vanderbilt will send to the Jamestown Exposition a homespun gown, the cloth of which was made for her by mountain women around Asheville, N. C.

She has worn the dress and hopes to see the almost lost art of hand-spinning and weaving revived.

The idea promises to become popular.

ASKED POLICE TO STOP WATERSPOUTS. The police of Waterbury, Conn., were called on last evening to suppress a lot of waterspouts in the mill pond of Leonard P. Hayden, at Southington.

Hayden said he and his hired man were dreadfully frightened by a display of waterspouts which lasted several minutes.

He declared the water rose very high in the air, turned to spray, and fell like a terrific rain storm.

He thought the police ought to be able to help him prevent a recurrence of the spouts.

COWBOY REWARDS HIM WITH \$35,000. Wilbur Rutledge, a painter, made \$35,000 by an act of kindness to a cowboy, and has just received it in the form of a ranch in Colorado.

Some years ago H. Paul was ill and

LONDON MANAGERS ENVY OUR OSCAR.

He Tells Them His Advance Subscriptions for Next Season Will Be \$500,000.

LONDON, May 18.—Oscar Hammerstein's grand opera success makes the mouths of London's struggling managers water with envy.

"My advance subscriptions for next season," he says, "will be half a million dollars, and I shall want it, for I have Meibos, Calve, Nordica, Sammarco, Busci, Dalmore, Renaud and a lot more. I must pay Melba \$1,000 a performance and Calve and Nordica \$2,000 each. My three tenors will aggregate \$2,000 a week. My weekly expenses will be \$4,000. I find multitudes of good voices but very few great singers."

"I am here to buy operatic works and to look around. I don't intend to give opera here, if I did I should build an opera-house. London needs a good one; at least I saw nothing available that would suit me."

TRUST COMPANIES. TRUST COMPANIES.

FIDELITY TRUST COMPANY Irving Building, Corner Chambers and Hudson Streets, New York Will Open for Business May 22nd, 1907. Officers: President, Samuel S. Conover, Vice Presidents, Wm. H. Barnard, John W. Nix, Secretary, Andrew H. Marz.

SUNDAY WORLD WANTS WORK MONDAY MORNING WONDERS

REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND.

Our Fourth Section is Selling Rapidly to Wide Awake Home-seekers and Investors and Will Soon Be Gone Entirely. Your Best Opportunity in the Real Estate Field is Vanishing While You Wait. COME TO-DAY! COME SUNDAY!! COME ANY DAY!!!

THE NEW BRONX ORMONDE PARK

ELECTRIC LIGHT FREE DELIVERY OTHER CITY IMPROVEMENTS

Handsome Cottages, 6 Rooms, Attic, Cellar, Veranda, Now Ready for Occupancy. Property Located at City Line of New York City, Fronting on FAMOUS MERRICK ROAD. The Fifth Avenue of Long Island. Just Escaping the Heavy Taxes, Although First in Line for the Benefits of the Enormous Expenditures. FIRST STOP AFTER JAMAICA. 5 minutes from station and trolley direct to New York.

THIRD RAIL SYSTEM IN OPERATION TO ORMONDE

An Established Fact—Not a Promise for the Future—A Proof Positive that there Will Be Enormous Demand for Lots, Plots and Homesites at Beautiful ORMONDE PARK, WHERE THE HISTORY OF THE BRONX WILL POSITIVELY BE REPEATED. Lots Purchased Now Will Double in a Few Months, and in a Year Will Be Worth Nine Times the Price. Investors and Home-seekers Need Not Go Into Obscure Places Miles from the Railroad and Remote from the Line of Improvements. But Here Is the Unparalleled Opportunity to Purchase Property Bordering New York City Where Values Will Increase by Leaps and Bounds. EVERY LOT COVERED BY A POLICY OF TITLE INSURANCE FROM THE TITLE GUARANTEE AND TRUST COMPANY, Capital \$10,000,000.

REMEMBER---Our Special Trains, Saturdays, 10.30 A. M. and 1.30 and 2.30 P. M. Sundays, 11.00 A. M. and 1.00 and 2.30 P. M. EVERY WEDNESDAY-SATURDAY-SUNDAY. Or any day by appointment.

Meet Our Agents Wearing White Cards with Large Red Letter "C" in Hats at All Long Island Depots. FOR MAPS, CIRCULAR, FREE TICKETS, ETC., WRITE, CALL OR 'PHONE AT ONCE

CARROLLTON REALTY COMPANY, Main Office: Suite 63 & 64 WORLD BUILDING, NEW YORK. Brooklyn Office: 584 ATLANTIC AVENUE, near 4th AVENUE. Brooklyn Branch Offices: 22 VAN SINDEREN AVENUE, 193 HIMROD ST.

REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND. REAL ESTATE FOR SALE—LONG ISLAND.

\$88 MINEOLA \$128 A LOT

RIGHT AT THE CITY LINE. RIGHT AT YOUR WORK. 60 TRAINS A DAY. Rentpayers and Investors: We are not going over several columns to write you of the thousand and one opportunities which are destined to make Mineola the Greatest Money Maker on Long Island.

We Positively Hold in Our Hands a Small Fortune for You. WE CAN PROVE WE CAN MAKE YOU MONEY. WE CAN PROVE WE HAVE THE LOCATION FOR A DESIRABLE HOME.

MINEOLA—Greatest Railroad Centre Outside of Greater New York. THESE ARE FACTS. MINEOLA Has Twice as Many Trains and Better Express Service.

WHY? Because two electric car lines are there now direct to New York. Because there are two more electric lines to be built. Because Mineola, as located, must be a second Jamaica. Because all official business, all trade centre there. Because County Court House, County Hospital are located there. Because we have full lots, 25 feet front (not 20 feet).

Hundreds of Houses Are Building. City Water, Electric Lights and Cheap Transit. Factories Are Coming. We Have Sold 4,000 Lots There and We Know 1,000 Houses Will Be Built There in 5 Years.

WE HAVE 400 LOTS TO SELL

FREE EXCURSIONS Saturday, May 18, OUR SPECIAL TRAINS 10 A.M., 11 A.M., 1.30 P.M. Sunday, May 19, OUR SPECIAL TRAINS 10 A.M., 11 A.M., 2.00 P.M.

Our Prices for 1906 Prevail for These Two Days. \$100 Profit to You. \$88 \$5 CASH DOWN \$3 MONTHLY \$128 \$5 CASH DOWN \$4 MONTHLY \$248

Every lot at these prices is just one-half cut in two of what they are really worth. YOU CANNOT MATCH THESE PRICES ANYWHERE. IT IS JUST WHAT YOU WANT WITHIN YOUR MEANS.

KINDLY TAKE NOTICE. Present this advertisement at the Depot on any sales day to our agent with pink ticket in his hat, and he will place you on train for Mineola. W.M. H. MOFFITT REALTY COMPANY 192 BROADWAY, CORNER JOHN, NEW YORK CITY.

SUMMER RESORTS. Long Island.

FOR THE SUMMER'S REST LONG ISLAND. It is the ideal territory for a Summer Home or an outing. Over 400 miles of shore line on ocean, Sound and bays. Trending east and west, is cooled in Summer by the south winds from the ocean. Unequaled for bathing, boating, driving and automobileing.

REAL ESTATE FOR SALE—LONG ISLAND.

MERRICK PARK FREE CARS TO-LET AND SUNDAY FROM 120 PLATTSBURGH AV. BROOKLYN OR 17 BORDEN AV. LONG ISLAND CITY.

REAL ESTATE FOR SALE—LONG ISLAND.

MERRICK PARK WANTED 100 Salesmen; Can Make \$500 to \$150 Saturday & Sunday. A Good Opportunity for energetic salesmen. Liberty & William St. N.Y.

REAL ESTATE FOR SALE—QUEENS.

REAL ESTATE FOR SALE—BRONX.

REAL ESTATE FOR SALE—BROOKLYN.

REAL ESTATE TO LET—NEW JERSEY. CRESSKILL, N. J.

DENTISTRY. TEETH.

TEETH. If you have three or four teeth I will insert a full set without a plate. You can have this done. Bridge Work, per Tooth, \$5.00. TEETH \$4-\$7-\$8-\$10 GUILSHAN DENTIST N. E. Cor. 125th St. & 8th Ave. Entrance, 271 W. 125th St.

REAL ESTATE FOR SALE—LONG ISLAND.

MERRICK PARK MERRICK ROAD AND FARMERS' AVE. 3 Blocks from Springfield station, 4 blocks from Jamaica road tracks, New York City. 2 blocks from higher sea.

REAL ESTATE FOR SALE—LONG ISLAND.

MERRICK PARK \$9 CASH & \$1 PER WEEK WILL BUY A LOT. DAVID P. LEAHY REALTY CO.

FOR SALE. BED BUGS. Entirely absolutely and permanently exterminated from any home in 24 hours. IN FOUR HOURS. Without Drying or Damaging. JAS. A. HOGG, Entomologist, 718 Lexington Av. Phone 1204 Plaza.

HELP WANTED—MALE. WANTED—First-class brass moulder for mine land. Vacuum Cleaner Co., Plainfield, N. J. The reason why more people advertise in The World than in any other newspaper is hardly a matter of sentiment—it's a question of RESULTS.