EACH NEW COMER ADDS $800 TO VALUE OF LAND

Owners in Suburbs Divide $300,000,000 Profits a Year.

MANHATTAN OVERFLOW

Great Population Growth Controls Swing of Real Estate Prices.

Each person added to New York's masses adds $800 to land values.

Land owners in the New York suburbs are dividing $300,000,000 a year as their share of the rise.

The $300,000,000 is 15 per cent. of the $2,000,000,000 total market value of land in all the suburbs, including the metropolitan zones of New Jersey, Westchester, Nassau and Suffolk. The total assessed values of those lands for taxation purposes is only $1,000,000,0000, but such suburban lands are assessed at less than half the market value, especially in the speculative sections, where values are doubling almost between the time of appraisal and the publication of the assessment rolls.

Figuring on market prices, land in the Bronx is worth $432,000,000; in Brooklyn, $960,000,000; in Queens, $247,000,000; in Richmond, $51,000,000; in the New Jersey suburbs, with those of Westchester, Nassau and Suffolk, $600,000,000.

President Purdy, of the Tax Board, says that Queens land gained an average of 35.5 per cent. in value during the past year. Queens was the suburban boom centre during that period. But the movement this summer has spread to New Jersey and the other suburbs on the new express transit lines.

As each new section is drawn into the quick transit zone, it has its big land boom and then settles down to the average yearly increase, which, at 15 per cent., is a very large return in comparison with the rate at which money grows in the savings banks. The inflow of builders and population is enough to maintain the 15 per cent. yearly increase in land values.

Jersey Campaign Under Way.

Buying in the suburbs maintains a high volume because wage earners are investing millions of their savings in land instead of in the banks. The Labor Day holidays promise record breaking transactions.

In New Jersey the fall campaign was opened this week with a big mass-meeting at the Board of Trade, under the auspices of the New Jersey-New York Real Estate Exchange and the local board of brokers. A committee was appointed to confer with the McAdoo tunnel interests for a five-cent fare between every point in Manhattan and Jersey City which will be reached by the tunnels. A similar meeting will be held in Newark next Wednesday.

The Exchange has taken headquarters in the Washington Life Building, at No. 141 Broadway. It will be the point from which the New Jersey campaign will be directed.

New Montclair Home Sites.

At Montclair Terrace the New Jersey Homes Company opened a new residential suburb. It is thirteen miles from Manhattan, on both the Erie and Lackawanna railroads. Lots are sold as low as $250.

There are 120 trains a day. The time from Manhattan is thirty-five minutes. The new tunnels will reduce it to twenty-two minutes. At the special openings to-day and on Monday carriages will meet visitors at both railroad stations.

Building Boom at Rahway.

Plans have been submitted in large numbers for new buildings at Rahway Estates. They call for six-room houses. The Kline Realty and Improvement Company will give $250 in cash to those who build within a year after they buy the acre site.

Professional builders of Rahway have bought several acres and are waiting for plans to be approved. The ground is one hundred feet above sea level, high and dry, within forty minutes of New York City. As soon as the Pennsylvania Railroad tunnels are completed the time will decrease to twenty-five minutes. There are 119 trains daily, and the commutation amounts to $75 a year, or $6.25 a month. There are twenty-five factories in operation and ten thousand persons employed at Rahway.

On Wednesdays and Saturdays the Kline Realty and Improvement Company runs excursion trains on the Pennsylvania Railroad from Cortlandt and Twenty-third street ferries at 11.30 and 2 o'clock and on Sunday at 1.30. Two special trains will run on Labor Day.

Rush for Metuchen.

Metuchen, a city of six thousand inhabitants, on the main line of the Pennsylvania Railroad, twenty-five miles from New York, is being invaded by the multitudes who seek a beautiful spot for a home. It can be reached by the Pennsylvania and Lehigh Valley railroads. Both have stations there, with a service of sixty trains each. The commutation amounts to 10 cents a trip, and will decrease as soon as the fast line is in operation.

Metuchen Estates is within an eight-minute walk of the two railroad stations. It fronts on Main street, where the Public Service trolley is in operation. The ground is one hundred feet above sea level, high and dry. It is subdivided into acre and half-acre plots. A short line railroad from New York to Philadelphia will pass the Estates, and the company has allowed 100 feet right of way. There is to be a station in the centre of the Estates. The short line is to compete with the Pennsylvania and Lehigh Valley.

On Wednesdays and Saturdays the Metuchen Realty and Improvement Company runs excursion trains on the Pennsylvania Railroad from Cortlandt and Twenty-third street ferries at 11 and 2 o'clock, and on Sunday at 2 o'clock only. Special excursions on Labor Day will leave Cortlandt and Twenty-third streets at 11 and 2 o'clock.

To Get House for Nothing.

As an honest opportunity to get something for nothing the offer of Wood, Harmon & Co. to give a free deed to a handsome new home and a good-sized lot to the person visiting their No. 4 addition, South New York, S. I., and supplying the best reason for buying, has aroused intense interest. During the three-day holiday it is expected that more people will be drawn to Staten Island on the municipal ferry and otherwise than have gone home-hunting in any one day.

The house is one of the most attractive that Wood, Harmon & Co. have built in that fast-developing part of the city. The lucky person who gives the best reasons will profit additionally by the fact that prices of all remaining lots in South New York will be advanced on Sept. 2. The company reports the sale of over 100 lots during the week. Nearly a dozen of their new houses have found purchasers.

Celebrities at Harmon.

Clifford B. Harmon, of Wood, Harmon & Co., has met with unusual success with his development at Harmon. Such persons as Mme. Nordica, David Bispham, Mme. Katharine Fiske and Garrett Smith, all prominent in the musical world; E. M. Holland, Signor Perugini and others well known to the stage; Mrs. Stetson, whose name is familiar in Christian Science circles, and many prominent in the business world, have bought sites.

Mr. Holland plans for a beautiful home. A bungalow to cost $7,000 is under construction. Other buyers say they will build. No money is being spared to make it an ideal place of residence.

At the Rockaway Ostend.

On Long Island Auctioneer Joseph P. Day's offerings of 120 seashore lots at Ostend, Far Rockaway, on Labor Day, is arousing much interest. The sale will open at 10.30 o'clock.

The property adjoins the Tackapousha Hotel and the Kuloff. It had been held by the Caffreys since 1853.

Trolley for Massapequa.

The South Shore Traction is delivering ties at Massapequa for its new road from Patchogue to the city line. There it will connect with trolleys through the Belmont Tunnel.

The line at Massapequa runs within 800 feet of the depot on the Montauk division of the Long Island Railroad. The new trolley will give nearby villages transportation to Massapequa and the express trains for New York and Brooklyn. The Queens Land and Title Company has granted right-of-way through three miles parallel to the Long Island Railroad.

The annual meeting of the Massapequa and Nassau County Board of Trade this week was the largest yet held. Matters of much importance to Massapequa and vicinity, including the deep water-way which is being built by the U. S. Government, were discussed. These improvements have sustained great activity in lot sales. The Queens Land and Title Company reports that sales for August were three times larger than those of the corresponding month last year.

REAL ESTATE FOR SALE—QUEENS. | REAL ESTATE FOR SALE—QUEENS. | REAL ESTATE FOR SALE—QUEENS.

High and Beautiful

$95 Buys a LOT JAMAICA SQUARE

Opposite Belmont Park Race Track.

Best Lots at $115 to $159 Per Lot

Lots fronting street car line and corner lots, other terms and prices.

Free Excursion
Sat., - Aug. 31
Mon., - Sept. 2 (LABOR DAY)
Tues., Sept. 3

$3 Cash, Bal. 50c a Week

With Interest at 6% Per Annum.

TITLE PERFECT—Guaranteed by the Lawyers' Title Insurance Company.

HOW TO GO FROM

Williamsburg Bridge, Manhattan End. Take Broadway (Jamaica) Car.
Brooklyn Bridge, Manhattan End. Take Lexington Ave. "L," or any Cypress Hills Car. Leave car at S. E. Corner Fulton St. and Washington St., No. 7 Washington St., Jamaica, where our representative (wearing red badge) will meet you.

Music—Jamaica Brass Band—Luncheon.

E. E. MEACHAM & SONS

13-17 Park Row, New York
No. 7 Washington St., Cor. Fulton St. Office, Jamaica, L. I.
No Property Shown or Sold on Sundays

The above advertisement presented to our agent at JAMAICA SQUARE entitles the bearer to round trip fares free.

REAL ESTATE AT AUCTION.

Grand Auction Sale OF "Westbury Heights" LOTS

WESTBURY, L. I.

Will Be Held on the Tract, AN ALL-WEEK SALE, Commencing

Monday, Sept. 2d (LABOR DAY)

at 12 o'clock noon, and continuing each day at 12 noon during the week ending Sept. 7.

WESTBURY, L. I.—
"The Home of The Millionaires."
A Rich Man's Tract at a Poor Man's Price.
The FINEST Building Lots in Long Island at Cheapest Prices.
ABSOLUTE SALE!

FREE EXCURSION TRAIN from Long Island City and Brooklyn each day.
Leave Long Island City, 10.34 A.M., 2.04 P.M.
Leave Brooklyn (Flatbush Avenue Station), ... 10.30 A.M., 2.00 P.M.
Agents wearing blue badges marked "Auction Sale, Westbury, L. I. Green," will be at all trains with free excursion tickets to and from said tract.
For further information, address L. H. Green, 353 Fifth av. (Tel. 4480—Madison Sq.)

NOTICE!

The World's Harlem Office, formerly at 211 West 125th St., is now located at 249 West 125th St., between 7th and 8th Avs. Advertisements, subscriptions, &c., received until 10 P. M. Telephone 287 Morningside.

REAL ESTATE FOR SALE—LONG ISLAND.

A POSTAL CARD

TO F. WEYMANN

225 5TH AVE., NEW YORK, ROOM 226, WILL BRING PARTICULARS OF

BROOKLYN PROPERTY

which will double in value in two years. LITTLE CASH and SMALL MONTHLY PAYMENTS. There are but few lots left.

RARE OPPORTUNITY

EXCURSIONS.

THE FALL RIVER LINE
Steamer **PROVIDENCE**
Out on the Atlantic Ocean
ON SUNDAY, SEPT. 1,

weather permitting, will make a trip out on the Atlantic in view of Coney Island, Brighton, Manhattan and Rockaway Beaches, along the South Shore of Long Island, thence in view of Long Branch, up the New Jersey coast, past Sandy Hook fortifications, &c. Steamer will leave Pier 28, North River, foot of Murray st., at 11.00 A. M. Returning to the city at about 5.00 P. M.
Tickets, $1.00; now on sale at ticket office, Pier 19, North River. Sale limited.
Music. Restaurant. Lunch counter.

Up the Hudson to Newburgh.
IRON STEAMER
TOLCHESTER,
SUNDAY, SEPT. 1,
AND LABOR DAY.

Leaves South 6th st., Brooklyn... 9.00 A. M.
Leaves Battery Landing, N. Y... 9.30 A. M.
Leaves West 21st st., N. Y..... 10.00 A. M.
Leaves West 131st st., N. Y..... 10.30 A. M.
Leaves Yonkers, N. Y..... 11.15 A. M.
MUSIC. FARE 75 CENTS.
Refreshments at City Prices.

EXCURSIONS.

IRON STEAMBOAT CO. CONEY ISLAND

They Cannot Burn! They Cannot Sink!
All tickets include admission to
DREAMLAND, CONEY ISLAND,
Greatest Amusement Enterprise in the World.
TIME TABLE (Subject to Change).
Leave 129th St., North River, 9.00, 9.45, 10.30, 11.15, A. M., 12.30, 2.00, 3.00, 4.50, 7.45 P. M.
Leave foot 22d St., North River, 9.00, 9.45, 10.30, 11.15 A. M., 12.00 M., 1.15, 2.00, 2.45, 3.45, 4.30, 5.30, 6.15, 7.00, 7.45, 8.30, 9.10 P. M.
Leave Pier 1, N. R., half hour later than 22d St.
Returning—Leave Iron Pier, Coney Island, *10.40, *11.25 A. M., 12.10, *12.55, *1.40, 2.55, 3.40, 4.25, *5.25, 6.10, 7.10, *7.55, *8.40, *9.25, *10.10, 10.45 P. M.
Returning from Coney Island trips marked with a * go to 129th st., North River.
Round Trip Tickets, 40 Cents.
Round Trip Tickets, 125th St. 50 Cents.

STEAMER TAURUS, of Iron Steamboat Company's fleet makes trips every day to
FISHING BANKS
Leaves foot of 129th st., N. R., 7 A. M.
Leaves foot of 22d St., N. R., 7.40 A. M.
Leaves Pier (new) No. 1, N. R., 8.20 A. M.
Bait and Tackle on Board.
Gentlemen, 75c.; Ladies, 50c.; Children, 25c.

Special, Sun., Sept. 1 & Labor Day, Sept. 2,
STEAMER GRAND REPUBLIC
and Iron Steamboat CEPHEUS
ROCKAWAY BEACH
Lv. Yonkers, 8.30 A. M.
Lv. ft. 129th St., N. R., 8.45, 9.30 A. M., *12.30 P. M.
Lv. 22d St., N. R., 9.15, 10.00 A. M., *1.15, 1.45 P. M.
Lv. Pier (new) No. 1, N. R., 9.45, 10.40 A. M., 2.15, 2.45 P. M.
Lv. Rockaway Beach 11.45 A. M., 12.30, 5.00, 6.0 P. M.
Trips marked * transfer to Str. "Grand Republic" at Pier 1, N. R.
Round Trip Tickets, 50c.; Children, 25c. Include admission to Steeplechase Park at Rockaway.

Sunday Excursion
UP THE SOUND
Str. "Orient" leaves New Pier 8, E.R. (near Hanover Sq. "L" Sta.), for Glenwood, every Sunday, 9.30, and 22d St., E. R., 9.50 A. M. Returning leave Glenwood at 4.00 P. M.
EXCURSION 50c. TICKETS.

REAL ESTATE FOR SALE—WESTCHESTER. | REAL ESTATE FOR SALE. WESTCHESTER.

TO-MORROW

High-Class Villa Sites can be secured by paying ten dollars down on each site selected at

HARMON

Balance easy monthly payments. Liberal discounts for cash or part cash. The supply is limited—the demand great.

SPECIAL TRAIN 1.45 P. M. SUNDAY SEPT. 1ST,
leaving Grand Central Station and stopping at 125th St.
FREE TICKETS
from our representative at either station.

Wood, Harmon & Co.

315 MADISON AVE., NEW YORK.

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

400,000 A YEAR.

NEW YORK'S annual increase in population explains the expenditure of three hundred million dollars in rapid transit improvements for Long Island.

Take the 1.20 P. M. Train Sunday for

MASSAPEQUA

NEW YORK'S greatest suburban development. Building a new city. Lots now at one-fourth their value after completion of the tunnels.

Terms $10 Per Lot, $5 Monthly Thereafter. 12½ Per Cent for Cash.
ALL IMPROVEMENTS BY US—NO ASSESSMENTS.
Tickets furnished at 415 East 34th St., at the Ferry, or Flatbush, Nostrand avenues or East New York, Brooklyn.
QUEENS LAND AND TITLE CO. Times Bldg., Times Sq., New York.

BANKING AND FINANCIAL. | BANKING AND FINANCIAL.

$40,000,000 NEW YORK CITY

Four & One-half (4½%) Per Cent. GOLD TAX EXEMPT STOCK & BONDS

Issued in Coupon or Registered Form
Interchangeable at Will After Purchase.

To Be Sold Tuesday, Sept. 10, 1907

At 2 o'clock P. M.
AS FOLLOWS:

$35,000,000 Corporate Stock, Payable May 1, 1957
$5,000,000 Assessment Bonds, Payable May 1, 1917

EXEMPT FROM TAXATION, EXCEPT FOR STATE PURPOSES

THESE STOCKS AND BONDS ARE LEGAL INVESTMENTS FOR TRUST FUNDS.

Send bids in a sealed envelope, inclosed in the addressed envelope. A DEPOSIT OF TWO PER CENT. OF PAR VALUE MUST ACCOMPANY BID. Such deposit must be in money or certified check upon a solvent Banking Corporation. For fuller information see "City Record," published at Room No. 2, City Hall, New York.

Consult any Bank or Trust Company, or address

HERMAN A. METZ, Comptroller, City of New York
280 Broadway, New York.

EXCURSIONS. | EXCURSIONS.

Labor Day Excursions.

Lehigh Valley Railroad

Toronto,	Good Going Aug. 31, Sept. 1	$10.50
Niagara Falls		9.00
Glen Onoko and Mauch Chunk,	Labor Day.	1.50
Bellewood Park,		1.00

Labor Day and Every Sunday.

Special trains leave New York for NIAGARA FALLS, Aug. 31, 9.10 A.M. MAUCH CHUNK, Sept. 2, 7.55 A.M. BELLEWOOD, Sept. 1 & 2, 8.55 A.M.

Other Attractive Tours at Reasonable Cost. For additional information inquire 1400 and 355 Broadway, New York; 755 Broad st., Newark; 325 Fulton st. and Annex, Brooklyn. Fare via Annex Ferry, 15c. additional.

ROCKAWAY BEACH.
L. I. RR. trains leave N. Y., foot E. 34th st., Sundays, *4.00, 7.00, 8.30, 9.10, 9.55, 10.10, 10.30, 10.50, 11.10, 11.40 A. M.; 12.10, 12.50, 1.10, 1.40, 2.00, 2.20, 2.40, *3.00, 3.10, 3.40, 4.10, 4.30, 5.20, 5.50, *6.00, 6.20, 6.50, *7.00, 7.20, 7.50, 8.10, 8.30, 8.50, 9.20, 9.50, 10.00, 10.50 P. M. *Stopping only.
MANHATTAN BEACH.
L. I. RR. trains leave N. Y., foot E. 34th st., Sundays, 7.00, 8.20, 9.10, 10.10, 11.10 A. M., 12.10, 1.10, 2.10, 2.40, 3.10, 3.40, 4.10, 4.40, 5.10, 5.40, 6.10, 6.40, 7.10, 7.50, 8.40, 9.10, 10.10 P. M.

ROCKAWAY BEACH
Seaside Landing, Str. JOHN SYLVESTER. Leaves 129th st., N. R., 9.00 A. M.; 22d st., N. R., 9.30 A. M., 2.00 P. M.; Battery Pier, 10.10 A. M., 2.30 P. M.; Rockaway, 11.45 A. M., 6.30 P. M.
EXCURSION TICKETS 50 CENTS.

BLOCK ISLAND, R. I. EVERY SUNDAY. $1.50 Exc.
L. I. RR. Special Express train, with parlor car, leaves foot E. 34th st., N. Y., 8.30, Brooklyn, F. B. ave., 8.23, Nostrand ave., 8.29, and East New York, 8.33 A.M., for Montauk; thence by the steamer Shinnecock. Returning, leave Block Island 4 P. M. (via Sag Harbor).
Tickets on sale commencing Friday, at L. I. RR. city ticket offices. Sale of tickets limited. The right is reserved to postpone the excursion and redeem tickets. Music and Refreshments on Steamer.

NORTH BEACH.
FREE FIREWORKS THURSDAYS.
BOATS E. 90TH AND 134TH STS.
SEPT. 5—FIREWORKS CARNIVAL 8.30 P.M.

REAL ESTATE FOR SALE—NEW JERSEY. | REAL ESTATE FOR SALE—NEW JERSEY. | REAL ESTATE FOR SALE—NEW JERSEY.

GRAND OPENING SALE

SECTION NO. 10. Demand Creates Prices. Another Advance Next Week

1500 PEOPLE SOLD TO IN THE LAST 7 WEEKS

$650 ONE ACRE—20 CITY LOTS.

BUY ACRES
BUY CHEAP
BUY WHOLESALE
BUY IT NOW

$325 HALF ACRE—10 CITY LOTS.

Let Us Lead You Into Daylight—Into the Land of Prosperity

We do not ask you $500 to $1,000 per lot or $1,500 to $2,500 per acre, but will during this sale show you HALF-ACRE PLOTS (10 City Lots) for a sum less than you can buy a lot within the same distance of New York City.

DOWN $5 MONTHLY — $325 One-Half Acre—10 City Lots — DOWN $5 MONTHLY

You have ground enough to build a house and to raise your own vegetables, raise your own chickens, keep a cow or a horse; a spot large enough to receive all the pleasure nature can give and still be practically in New York City; you do not have to give up your life earnings to pay for it. It is within your means and just what you want and what you have been looking for for years. located in the most naturally beautiful spot in New Jersey State.

RAHWAY ESTATES

Located in New York's Fastest Growing Suburban City, RAHWAY

only 12 miles in direct line and 19 miles by rail, right on the main line of Pennsylvania Railroad; trains every 15 minutes; present running time, including ferry, 35 minutes; upon completion of the tunnels, 25 minutes; nearer than the Bronx or Brooklyn, where lots are selling at from $3,000 to $10,000 each. Rahway is a regular city, with large factories, numbering about 85, where any one can get employment all year around; a payroll of $3,000,000 yearly; about 20,000 inhabitants. If you buy at Rahway now you will be practically across the street from City Hall, New York, upon completion of the tunnels. Don't buy forty or fifty miles out; where there is absolutely no chance of employment nor any chance to reach New York City within a reasonable time. In Rahway you can find employment all the time or commute to New York for a 10-cent fare, soon to be reduced to a 5-cent fare; also direct trolley to New York from Rahway. This is positively a rich man's land and investment for a poor man's money. You cannot afford to miss our opening sale. We have 1,500 acres sub-divided into acre and half-acre plots. Every acre and half-acre a fortune-maker. All our property is guaranteed by the Lawyers' Title Company.

Your Choice of Any Plot.
It Will Pay You $20 for $1.
You Are Buying Acreage, Not Lots.
You Are on the Ground Floor.

Half Acres, $5 Down, $5 Monthly.
One Acre, $10 Down, $10 Monthly.
1½ Acres, $15 Down, $12 Monthly.
2 Acres, $20 Down, $15 Monthly.

$5 DOWN MONTHLY — 10 PER CENT OFF FOR CASH

Grand Special Free Excursion to Every Wage Earner.

SIX SALE DAYS	Sundays, September 1st and 8th.	Wednesday, Sept. 4, and Labor Day, Monday, September 2d.	Saturdays, September 7th and 14th	SIX SALE DAYS

Don't Forget Our Excursion Labor Day, September 2d 11 A. M. and 2 P. M. on Each Sale Day (Week Days)
AND OUR OWN SPECIAL TRAIN AT 1.30 P. M. SUNDAY.

PENNSYLVANIA RAILROAD FROM CORTLANDT AND WEST 23D ST. STATIONS, NEW YORK. MEET OUR AGENTS ON THE ABOVE DATES AND DAYS, who will wear pink badges with "Rahway Estates" printed on them at the above-mentioned time and stations; they will furnish you with free tickets right at the stations by showing them this ad. Newark and Elizabeth people desiring to visit our property at Rahway can watch for our train at its main station. Our agents will drop off at all stations. For Lithographed Maps, Free Railroad Tickets, Full Particulars, call, write or 'phone

The Kline Realty & Improvement Co., Inc., 132 NASSAU ST., New York City. 'PHONE, 4059 BEEKMAN.
BRANCH OFFICE, 11 GRAHAM AVENUE, BROOKLYN, N. Y.
Established Half a Generation. Owners and Developers of Large Number of Tracts of Suburban Property in All Sections.
$50,000 Given Away to Those Who Build Within a Year. Will Mail You Full Particulars if You Drop Us a Postal.

Write your name and address plainly and send this coupon immediately and get our special three day offer. E.W.
NAME .....
ADDRESS .....
Not good after Wednesday, Sept. 4.

$32.50 a Lot. SPECIAL SIX-DAY SALE on Lots with All Improvements, right at the Station.

In case you are unable to attend this great opening sale send $5 by mail and we will reserve the best acre or half acre for you that remains unsold until such time as you can see it. If you are not satisfied upon seeing property we will cheerfully refund the deposit.
AGENTS WANTED ON COMMISSION.

GRAND OPENING SALE —OF— PLAINFIELD ESTATES, PLAINFIELD, NEW JERSEY,

BORDERING THE GROUNDS OF THE HILLSIDE GOLF CLUB.

COME! SEE! BUY!

$250 Half Acre — OPENING PRICES: TO Make Your Own Selection. — $350 Half Acre

How Many Houses Have You Built for the Landlord?

Let us get you out of his clutches. Let us build for you.
Even the man or woman with the smallest income can own his or her own plot of ground and house under our safe system, if they wish.

DOWN $5.00 MONTHLY — $250 One-Half Acre. — DOWN $5.00 MONTHLY

PLAINFIELD ESTATES

Situated at the finest and fastest growing Suburban City
PLAINFIELD—30,000 Inhabitants.

Towering far above neighboring cities and country; near the Blue Mountains; within easy commuting distance; only 24 miles from New York City, on the main line of the Central Railroad of New Jersey. Plainfield has better train service than any other city of equal distance from New York. Don't buy property near small places, 40 or 50 miles out, where there is absolutely no chance of getting employment. This place is within easy reach of hundreds of factories which employ thousands of men, and you can reach any of the following places, Dunellen, Netherwood, Fanwood and Westfield, on a 5-cent fare, right from our property on the trolley. Titles to our property guaranteed by Lawyers Title Guaranty Co., Newark, N. J.

You are Buying property situated in a large city—you are buying acreage, not lots.
$5 DOWN. MONTHLY.

Half Acres, $5 Down; $5 Monthly.
One Acre, $10 " $10 "
Two Acres, $20 " $15
10% OFF FOR CASH.

Grand Free Excursion to Every Wage Earner and Prospective Buyer.

LABOR DAY,

SIX SALE DAYS	SATURDAY, Aug. 31st & Sept. 7th.	SUNDAY, Sept 1st & Sept. 8th,	MONDAY, WEDNESDAY, Sept. 2d. " 4th.	SIX SALE DAYS

Week days, 11 A. M. and 1.30 P. M. Sundays, 10.30 A. M. and 1.30 P. M.

THE CENTRAL RAILROAD OF NEW JERSEY FROM LIBERTY ST. AND WEST 23D ST. MEET OUR AGENTS ON ABOVE DATES AND DAYS, WHO WILL WEAR BLUE CARDS WITH PLAINFIELD ESTATES PRINTED ON THEM, AT THE ABOVE TIME AND STATION. They will furnish you with free tickets right at the station by showing this ad. Elizabeth and Westfield people desiring to visit our property at Plainfield can watch for our train at the main station. Our agents will drop off at all stations; or, you can go there yourself. When you come to Plainfield board the Arlington Street Car, which takes you right to our property. The conductor of the Arlington Street Car will give you full information.
For full particulars, maps, &c., call, write or telephone

Valhalla Realty & Improvement Co., Suite 312, 132 Nassau Street, N. Y. City. 'Phone, 1361 Beekman.
Owners and Developers of large tracts of suburban property and builders in New York City. Will mail you particulars if you drop us a postal.

Write your name and address and send this coupon to our office and get the special 3-day offer. E. W.
Name .....
Adress .....

In case you are unable to attend this great opening sale, send us $5.00 by mail, and we will reserve the best half acre or more that remains unsold until such time as you can see it. If you are not satisfied upon seeing the property, we will cheerfully refund the deposit.

AGENTS WANTED.

EXCURSIONS.

SUNDAYS TO NEW HAVEN — ALSO LABOR DAY
Superb str. RICHARD PECK, lvs. Pier 20, E. R., ft. Peck Slip, 9.30; E. 22d st., 10.00 A.M. Ret. due N. Y. 9.00 P. M. Two hours in New Haven. Music. Refreshments. Tickets, $1.00.

Up the HUDSON SUNDAYS, 50c
Splendid str. CITY OF LOWELL leaves Pier 40, N. R., foot Clarkson st., 10.00; W. 129th st., 10.30 A. M., for Up-Hudson trip as far as Poughkeepsie. No landing. Return, due New York 6 P. M. Music.

FAST SIGHT-SEEING YACHT.
From Neptune Line Pier, West 42d St., daily at 10.15 A. M., 2.15 P. M. Grand View of Harbor.

STEAMBOATS.

PATTEN LINE

LONG BRANCH AND BACK 50c
ASBURY PARK AND BACK 80c
SATURDAY.
Leave Bloomfield st., three blocks below West 14th st., 8.00 A. M., 8.55 A. M., 12.45 P. M. and 2.40 P. M. Leave Battery, 8.30 A. M., 9.20 A. M., 1.15 P. M. and 3.10 P. M.
SUNDAY.
Leave Bloomfield street, three blocks below West 14th st., 8.55 A. M., 9.20 A. M., 9.45 A. M. and 10.40 A. M. Leave Battery, 9.30 A. M., 9.45 A. M., 10.10 A. M. and 11.10 A. M.
LABOR DAY,
Schedule same as Sunday.

LODGES, SOCIETIES AND MEETINGS.

TO THE OFFICERS AND MEMBERS OF Local Union No. 194 of the International Union of Steam Engineers.
You are hereby notified to be at the hall of this local on Monday morning, Sept. 2, Labor Day, at 8 o'clock, to participate in the Labor Day parade of the Central Federated Union.
RICHARD E. QUIRK, President.
C. LAZARUS, Secretary.

FLATS & APARTMENTS TO LET.

121ST ST., 609-613-615 WEST—Apartments of 3 and 5 rooms for respectable tenants; rents $9 to $18.