

Building of the Home As a Matter of Economy

Head of Big Development Company Says a Million Flat-Dwellers Want to Buy Homes at an Outlay Equal to Their Rent, and Most of Them Are Willing to Go Out Further to Get More Land.



CADMAN H. FREDERICK

BY CADMAN H. FREDERICK He is President of the Long Island Realty Company, which has been working for over twenty years to spread residential settlements through the south shore sections of Freeport and Merrick. The company has built 25 houses at Bellmore since last fall.

Real estate men who deal with the New York masses are becoming aware of a marked change in general economic intelligence. Wage-earners are not piling over each other to put their money into land schemes, as they were a few years ago. They are not caught by clap-net advertising. They are measuring with proper standards the various opportunities offered.

From my business investigations I am convinced that there are fully a million flat-dwellers in New York who are practically in the market for dwellings which would give them more space than they are now getting in their present homes.

SPRING BUSINESS LAWYER SINCE 1908 SOON. This new movement of the flat-dwellers is making the spring business the largest since 1908, which was a genuine boom year.

Probably the most concentrated part of the movement has been directed to Long Island, especially along the south shore. This is not a general statement, but a fact which is verified by actual building and buying statistics.

Buyers of houses on our properties have come not only from Manhattan but from the Bronx, Brooklyn and New Jersey, one from Paterson beginning the purchase of a home which will be his for much less than he would pay in rent because his rent money will buy the house in a limited number of years.

These buyers are paying from \$2,000 to \$2,500 for their houses. They are not paying much cash—from \$100 to \$200, the average being \$150. They give mortgages for each half of the purchase price.

"Just Say" HORLICK'S It Means Original and Genuine MALTED MILK The Food-drink for All Ages. More healthful than Tender Coffee. Agrees with the weakest digestion.

BY CADMAN H. FREDERICK He is President of the Long Island Realty Company, which has been working for over twenty years to spread residential settlements through the south shore sections of Freeport and Merrick. The company has built 25 houses at Bellmore since last fall.

Medical Students Sent to Jail as Burglars. Oscar Jacobs Gets Sing Sing Sentence and Pal Goes to Elmira.

SPRING BUSINESS LAWYER SINCE 1908 SOON. This new movement of the flat-dwellers is making the spring business the largest since 1908, which was a genuine boom year.

Probably the most concentrated part of the movement has been directed to Long Island, especially along the south shore. This is not a general statement, but a fact which is verified by actual building and buying statistics.

Buyers of houses on our properties have come not only from Manhattan but from the Bronx, Brooklyn and New Jersey, one from Paterson beginning the purchase of a home which will be his for much less than he would pay in rent because his rent money will buy the house in a limited number of years.

These buyers are paying from \$2,000 to \$2,500 for their houses. They are not paying much cash—from \$100 to \$200, the average being \$150. They give mortgages for each half of the purchase price.

"Just Say" HORLICK'S It Means Original and Genuine MALTED MILK The Food-drink for All Ages. More healthful than Tender Coffee. Agrees with the weakest digestion.

was implicated in a number of robberies, the police charged. He was sentenced to two and a half to five years in Sing Sing. Gibbons, who is 21 years old and who has made his home with his parents, No. 1204 Sterling place, was said to be the victim of Jacobs. He was sent to Elmira reformatory.

The two were arrested on the night of March 16 as they were leaving the apartment of Miss Grace King, No. 408 Washington avenue, by Police-man O'Neil. During the arrest one of the pair struck O'Neil with a blackjack. They were indicted on five counts of burglary and one of felonious assault.

REAL ESTATE FOR SALE—LONG ISLAND. Low Fares Sunday April 28, to Long Island. Special excursion tickets will be sold by the Long Island Railroad.

ONE-WAY FARE FOR ROUND-TRIP from Pennsylvania Station, N. Y. Long Island City, and Brooklyn, to points east of Flushing and Jamaica, including the Far Rockaway Branch, for all trains from 8:00 A. M. to 2:15 P. M. good to return on any train on date of sale.

GO SUNDAY and see the advantages that Long Island offers for residence and investment. This is your opportunity to select the spot for your Summer or permanent home, and to enjoy the charm of living in the great open country.

TRAINS LEAVE from Pennsylvania Station, 22d St., N. Y. City, at 10:00 A. M., 1:15 P. M., 4:30 P. M., 7:00 P. M., 9:00 P. M., 11:00 P. M.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. Oscar Jacobs and Pierre C. Gibbons, two Long Island College Hospital students, who a few days ago pleaded guilty to a charge of burglary, were sentenced by County Judge Fawcett in Brooklyn today.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. Oscar Jacobs and Pierre C. Gibbons, two Long Island College Hospital students, who a few days ago pleaded guilty to a charge of burglary, were sentenced by County Judge Fawcett in Brooklyn today.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. Oscar Jacobs and Pierre C. Gibbons, two Long Island College Hospital students, who a few days ago pleaded guilty to a charge of burglary, were sentenced by County Judge Fawcett in Brooklyn today.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. Oscar Jacobs and Pierre C. Gibbons, two Long Island College Hospital students, who a few days ago pleaded guilty to a charge of burglary, were sentenced by County Judge Fawcett in Brooklyn today.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION. Oscar Jacobs and Pierre C. Gibbons, two Long Island College Hospital students, who a few days ago pleaded guilty to a charge of burglary, were sentenced by County Judge Fawcett in Brooklyn today.

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

I Offer You a Home A Small Suburban Farm 1/4 ACRES \$189 10 890 50 FEET. THE greatest home investment proposition ever presented to the American public. I have built and intend to build this year, more small suburban homes than any other developer of Long Island real estate.

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

LONG BEACH 40 Minutes from Pennsylvania Station to the Cool Broad Atlantic. Furnished Cottages to Rent, \$900 Up. Cottages For Sale, \$8,500 Up.

ESTATES OF LONG BEACH WILLIAM H. REYNOLDS, President Telephone 3600 Mad'ison 225 Fifth Ave. After May 1st, N. E. cor. Lex. Ave. and 42d St.

REAL ESTATE FOR SALE—BROOKLYN. Dandiest Little Homes in Greater New York \$800 Down Only \$10 Monthly PRICE \$4,750

REAL ESTATE FOR SALE—QUEENS. OTTO SINGER A Building with 20 Years' Experience, Elms High-way and West 52d St., Brooklyn.

REAL ESTATE FOR SALE—QUEENS. HELP WANTED—MALE. WANTED FOR U. S. ARMY—Abolished by Warrented men, between ages of 18 and 25 citizens of United States, of good character and temperate habits, who can speak, read and write the English language.

REAL ESTATE FOR SALE—QUEENS. BY THE SEA WOULD you like to have a comfortable, convenient and attractive all-the-year-round home on the ocean, in New York City, only forty minutes from its business center?

REAL ESTATE FOR SALE—QUEENS. NEPONSET REALTY COMPANY NO. 1 WEST 84TH STREET, NEW YORK. Brooklyn Office (Healy Associated), 170 Hester Street.

REAL ESTATE FOR SALE—QUEENS. SUNDAY WORLD WANTS WORK MONDAY WONDERS. DIAMONDS, watches delivered, convenient parcels, strictly guaranteed, call 149th Street, SUNDAY WORLD, 149th Street, New York.