REAL ESTATE.

INTEREST IN SALE OF SIXTH-AVE. CAR STABLES—OTHER TRANSACTIONS.

Of paramount interest to the public in general was the sale of the Sixth-ave. car stable property, which provided the leading item in the transactions last week. The disposition of that property was naturally of acute interest to property holders in the immediate neighborhood, and stories that were circulated immediately after the sale to the General Carriage Company, to the effect that manufacturing would be conducted on the premises, were not without the effect of causing some uneasiness to owners near by. The neighborhood is one that has been made popular for fine clubs, and already several of these, including the Bar Association and Century buildings, are there. The new Yale Club and the New-York Yacht Club will also go up in close proximity. Naturally, the announcement that a factory would be built there was not a pleasing piece of news. But the report, like many that are brought forward as a result of imagination, was apparently without foundation. Plans have already been drawn for the building that is to take the place of the car stables. It will combine headquarters for the carriage company, with bachelor apartments, and if the plan as given out by the architects is followed, there is no reason to believe that the improvement will prove an objectionable one to neighboring owners.

The price obtained for the Sixth-ave. barns—reported to be $1,000,000—is another striking exhibition of the way the unearned increment grows on Manhattan Island. The records show that the block front, 200x120, was sold, in April, 1852 (just prior to its transfer to the railroad company) for $30,000. This is much less than a single lot is worth now. On the streets east of Sixth-ave. the company bought one lot in 1853 for $3,250, two in 1854 at $3,000 each, one in 1856 for $3,100, and one in 1867 for $10,600.

Probably the most conspicuous item of news, as far as general real estate interests are concerned, was the announcement by a firm of brokers that they had negotiated a loan at the rate of 3½ per cent. The property involved is near Broadway and Twenty-third-st., and the loan is described as a straight transaction. The loan represents 40 per cent of the value of the property, and is noteworthy as it carries a rate of interest that has not been reported for a considerable period of time.

Sales of two apartment houses and the purchase for improvement of a plot at the southeast corner of Hudson and Vesey sts. form about all that was of distinct interest in the business reported by brokers last week. There was more or less general trading, but little else that was in any way out of the ordinary.

The announcement that the Barney-Sheldon syndicate will sell at auction on May 16 the remainder of the orphan asylum lots caused some surprise, but it is generally conceded that the sale will create considerable interest. The offering will include the plot of five lots at the southeast corner of Fifth-ave. and Fifty-second-st., abutting the site of the Union Club's purchase, the adjoining two lots in Fifty-second-st. and a lot on the same block, seventy-five feet west of Madison-ave.

The auction business of last week was of an indifferent character, but the coming week promises better results, as the offerings listed are of more generally interesting character.

The following are the comparative tables of the conveyances, mortgages and projected buildings for the corresponding weeks of 1900 and 1899, as compiled by "The Record and Guide":

MANHATTAN AND THE BRONX.

CONVEYANCES.	1900. April 27 to May 2, inc.	1899. April 28 to May 3, inc.
Total number for Manhattan	300	397
Amount involved	$2,917,496	$6,159,820
Number nominal	156	187
Total number for Manhattan, January 1 to date	3,899	4,214
Total amount for Manhattan, January 1 to date	$36,760,282	$58,957,486
Total number for The Bronx	113	111
Amount involved	$259,715	$309,781
Number nominal	45	51
Total number for The Bronx, January 1 to date	1,527	1,645
Total amount for The Bronx, January 1 to date	$3,971,524	$4,912,811
Total number for Manhattan and The Bronx, January 1 to date	5,426	5,859
Total amount for Manhattan and The Bronx, January 1 to date	$40,731,606	$63,870,297
MORTGAGES.		
Total number	408	573
Amount involved	$6,872,703	$10,751,291
Number over 5 per cent	159	224
Amount involved	$2,212,498	$2,390,388
Number at 5 per cent	151	181
Amount involved	$2,043,905	$2,546,353
Number at less than 5 per cent	97	168
Amount involved	$2,616,300	$5,814,550
Number above to banks, trust and insurance companies	93	153
Amount involved	$3,254,938	$4,797,910
Total number, Manhattan, January 1 to date	4,080	4,781
Total amount, Manhattan, January 1 to date	$107,172,789	$133,205,667
Total number, The Bronx, January 1 to date	1,507	2,024
Total amount, The Bronx, January 1 to date	$9,382,093	$11,627,322
Total number, Manhattan and The Bronx, January 1 to date	5,587	6,805
Total amount, Manhattan and The Bronx, January 1 to date	$116,654,883	$144,832,989
PROJECTED BUILDINGS.		
Total number new buildings	72	118
Total amount	$1,406,585	$2,937,155
Total amount alterations	$129,910	$113,605
Total number new buildings:		
Manhattan, January 1 to date	333	1,012
The Bronx, January 1 to date	279	814
Manhattan-Bronx, January 1 to date	612	1,826
Total amount new buildings:		
Manhattan, January 1 to date	$18,034,780	$37,251,044
The Bronx, January 1 to date	2,461,020	8,044,058
Manhattan-Bronx, January 1 to date	20,495,800	45,205,102
Total amount alterations:		
Manhattan-Bronx, January 1 to date	$2,049,597	$2,069,053
BROOKLYN.		
CONVEYANCES.		
Total number	283	417
Amount involved	$449,382	$2,438,385
Number nominal	181	227
Total number of conveyances, January 1 to date	5,407	5,258
Total amount of conveyances, January 1 to date	$9,928,915	$13,485,607
MORTGAGES.		
Total number	239	314
Amount involved	$864,448	$2,087,530
Number over 5 per cent	73	84
Amount involved	$197,042	$333,685
Number at 5 per cent or less	166	230
Amount involved	$667,406	$1,753,845
Total number of mortgages, January 1 to date	4,248	4,182
Total amount of mortgages, January 1 to date	$16,060,221	$47,855,253
PROJECTED BUILDINGS.		
Number of new buildings	58	106
Estimated cost	$448,529	$585,930
Total number of new buildings, January 1 to date	850	1,462
Total amount of new buildings, January 1 to date	$4,256,601	$8,463,217
Total amount of alterations, January 1 to date	$781,562	$785,005

THE RECORD OF SALES.

W. F. and C. H. Smith have sold for Mr. Harreus the five story double flathouse, No. 109 West One-hundred-and-fourteenth-st., 31x90x100, for $40,000; also, for Mrs. Lappine, the five story double flathouse, No. 475 Brook-ave., 25x75x90, for about $22,500; also, for Ferdinand Hecht the entire block front on the north side of One-hundred-and-fifty-sixth-st., running from Cauldwell-ave. to Trinity-ave., Borough of The Bronx, at about $40,000.

Joseph Levy & Son have sold for the estate of D. O. Bradley, to a client, the dwelling houses Nos. 216, 218 and 220 West Thirty-third-st.

Hayden & Co. have sold for Emma E. Moore to Edwin H. Haines the four story dwelling house No. 414 West One-hundred-and-forty-fifth-st.

David Stewart has sold the three story and basement brownstone dwelling house, 16x60x100, No. 213 West One-hundred-and-twenty-third-st.

Duff & Brown have sold for S. Beargman to John P. Leo, for improvement, the stable, on lot, 25x75, on the north side of One-hundred-and-forty-sixth-st., 100 feet west of St. Nicholas-ave., and for the New-York Building Loan Banking Company to W. N. Edelsten the three story high stoop limestone dwelling house, 16x50x75, No. 144 Convent-ave.

Louis Lese has purchased the two dwelling houses, on plot 49x100, Nos. 232 and 234 East Thirteenth-st., and from the Wengler estate the four story double tenement houses, 25x100, No. 69 Cannon-st.

Rosansky & Rapaport have sold the five story tenement house, 33x70, No. 78 Clinton-st.

Samuel Greene has bought from a Mr. Roberts Nos. 9, 11, 13 and 15 West One-hundred-and-twenty-fifth-st., four five story buildings, on plot 75x100.

G. C. & C. J. Webber were the buyers of No. 63 West Forty-fifth-st.

Mrs. Conlin has sold No. 131 East One-hundred-and-eleventh-st., a three story brownstone dwelling house.

Emma E. Moore has sold to Edwin H. Haines No. 414 West One-hundred-and-forty-fifth-st., a four story dwelling house.

The four-story brownstone dwelling house, No. 24 East Seventy-sixth-st., lot 20x102.2, has been purchased by Mr. Lyman of T. Lyman & Son from Nathan Hoffheimer. Winans & May were the brokers.

Bingham Bros. are reported to have sold to Arthur W. Eager, lessee of the Orleans apartment house, the eight story brick and stone apartment house on the south side of Eightieth-st., 64 feet west of Columbus-ave., plot 60.1x102.2.

Max Freund has sold to Nathan Hutkoff the northeast corner of Madison-ave. and Ninety-ninth-st., four five story brick and stone flathouses, 100.11x100. In exchange for the Madison-ave. parcels Mr. Hutkoff gives the southwest corner of Second-ave. and 122d-st., six three story dwelling houses, plot 75x86.

W. N. Edelstein has bought No. 144 Convent-ave., a three story limestone dwelling house, 16x50x75.

Barry & Thomas have sold for about $100,000 thirteen houses on the east side of Tinton-ave., between One-hundred-and-sixty-fourth and One-hundred-and-sixty-fifth sts., each 20x100, two story frame, to an investor.

The Andrew J. Robinson Company has been incorporated to carry on the business of builders. Among the stockholders are Joseph Milbank, Charles T. Barney, Andrew Thompson, Stephen Kelly, Stuyvesant Fish, R. H. L. Townsend, Dr. Eugene A. Hoffman, N. B. Sanborn, Clinton W. Starkey, Nelson G. Ayres, Alfred B. Maclay, Dunlevy Milbank, Henry O. Hiscox, Dave Hennen Morris, A. H. Morris and John P. Haines. Edward S. Clinch is president of the company; Stephen H. Tyng, jr., vice-president; Frank C. Poucher, treasurer; Dr. James A. Bennett, secretary, and Andrew J. Robinson, general manager.

REMOVAL OF THE CHECKLEY COMPANY.

The Checkley Realty Company, which was incorporated in the latter part of 1899, and has since been operating in this city, has moved to its new offices on the seventh floor of the St. Paul Building, No. 220 Broadway. The company does a general real estate business. It has increased its capitalization to $5,000,000, and intends to secure several plots of land in the boroughs of Manhattan and The Bronx, on which to build apartment houses. The business of the company is under the supervision of Richard S. Checkley, president. L. Frank White is the secretary.

REAL ESTATE TRANSFERS.

Bowery, Nos 334 and 336, w s, 35.2x85.11x33x96.4; also Bowery, w s, 52 ft n of Bond-st, 0.1x96.4; Henry C Stein to Bridget Gilson $1

Madison-ave, n w corner 39th-st, 25.3x79x irregular; M H Arnot to Marianna A Ogden 100,000

Manhattan-ave, No 507, n w corner 121st-st, 20.11x90; D W Wehrenberg to Bernhard Freund 25,000

65th-st, s s, 625 ft e of Amsterdam-ave, 99.5 to Broadway x116.2x157.10x100.5; Robert E Dowling to John L Miller 1

5th-ave, No 1,420, n w corner 116th-st, 100.11x34.6; Dudley S Harde et al, exrs, to Diedrich W Wehrenberg 68,250

34th-st, No 60 East, 18.8x98.9; Minerva Stebbins and another to Annie Flint 41,500

116th-st, n w corner 5th-ave, 34.6x100.11; Dudley S Harde et al to D W Wehrenberg 1

Broadway, e s, 108 ft s of 92d-st, 53.3x102.9x60.3x107.7; Amund Johnson and another to Samuel Schwab 1

Madison-ave, e s, 100 ft n of 12th-st, 215.6x228 to Fordham-ave x213.6x236.8; Ida P Clark to William Rosendorf 1

RECORDED MORTGAGES.

Rouse, Rose, to Bowery Savings Bank, No 215 Willis-ave, 5 years $11,500

Ives, Mary B, to J Frederic Kernochan, committee, No 631 Columbus-ave, 6 years 17,000

Stevens, Cyrus A, to Adolphus F Quick, No 886 West End-ave, 3 years 17,000

Long, William S, to Ferdinand Kurzman, 116th-st, n s, 320 and 360 ft e of 8th-ave, 80x100.11, 1 year, 2 mortgages, each 10,000

Same to Lawyers' Mortgage Company, 116th-st, n s, 320 ft e of 8th-ave, 80x100.11, 5 years, 2 mortgages, each 50,000

Same to Theresa Goldsmith, 116th-st, n s, 200 ft e of 8th-ave, 5 years, 3 mortgages, each 61,000

Goetz, Adam, and wife to Timothy D Sullivan, as president, etc, No 492 2d-ave, 5 years 10,000

Miller, John L, to Robert E Dowling, 65th-st, s s, 625.5 ft e of Amsterdam-ave, extends to Broadway, 1½ years 61,600

Rosenblum, Rachel and Louis, to Laurence Bogert, No 185 Henry-st, 3 years 15,000

Meehan, James F, to Lucy G Barnard, 156th-st, s e corner Beach-ave, ½ year 10,000

Lillendahl, John G R, to Edith S McVickar, 151st-st, s s, 175 ft w of Amsterdam-ave, demand 45,000

Flint, Annie, to Farmers' Loan and Trust Company, No 60 East 34th-st, 3 years 30,000

Holmes, John A, to Carleton W Mason, No 36 West 115th-st, 2 years 12,000

Bingham, Ada E and William H, et al to Julius Loewenthal, 80th-st, s s, 64 ft w of Columbus-ave, 8 months 45,500

NEW BUILDING PLANS.

Brown-ave, w s, 425 ft n of Sagamore-st, for a two and one-half story frame dwelling, 20x39.10; Gordon & Gillingham, owners; W C Dickerson, architect $2,500

19th-st, Nos 310 and 312, for a six story brick tenement house, 41.5x82; Simon Jacobs, No 212 Clinton-st, owner; C B Myers, No 1 Union Square, architect 39,000

75th-st, No 322 East, for a one story frame shed, 11x42; Schmitt & Schwanenflugel, No 460 East 57th-st, owners; E S Betts, architect 75

RELICS FROM BOWLING GREEN.

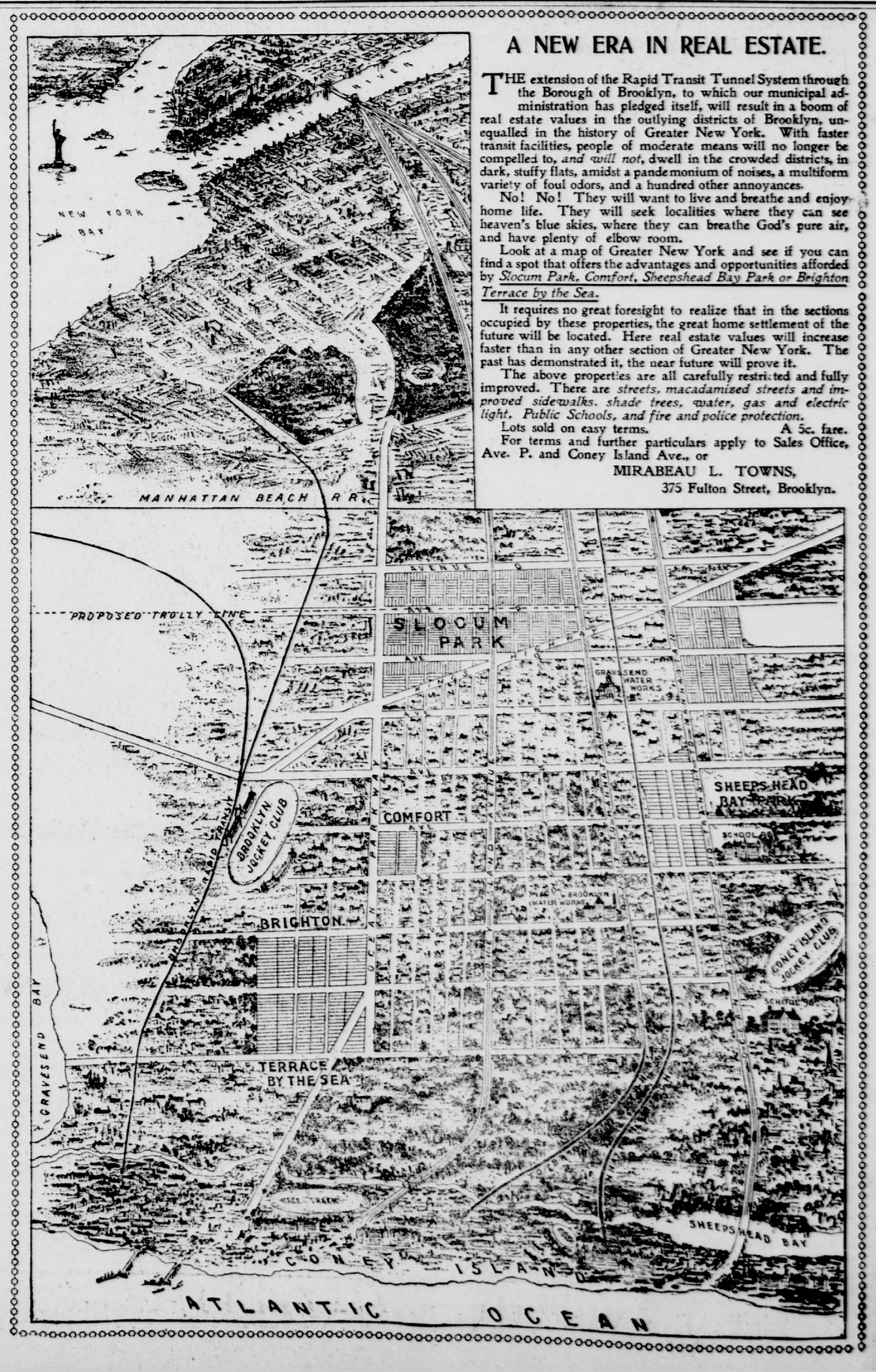
PIECES OF BRICK AND BOARDS CARRIED AWAY —MANTELS THAT SELL FOR $100.

About all that is now in sight of the old Bowling Green Row is a few piles of foundation stones and some heavy timbers. These are waiting to be carted away with the remains of other buildings which have been removed to make a site for the new Custom House. Few, if any, can remember when the sun has shone upon such an open range of private property in the Bowling Green district as now exists. Even the stern bronze visage of the De Peyster statue in the little park seems to lighten up with an expression that calls back the good old Dutch days of the neighborhood.

Occasionally an enthusiastic New-Yorker manfully lugs away one of the heavy foundation stones as a souvenir of the historic neighborhood. Others have contented themselves with the possession of pieces of boards, a broken brick or a few wrought nails as relics. In speaking of souvenirs, a workman said the Bowling Green block had many black and other marble mantels in good preservation. They were not much blemished, and when carefully removed they sold quite readily at $100 to $150 each for fine uptown houses.

"How about rummaging in dark closets and nooks?" asked The Tribune reporter. "Doesn't something in the line of hidden gems, jewelry, pieces of gold or silver coin ever come to hand?"

The workman half closed one of his eyes, and responded that it "might be possible, but was one of those things no feller can find out."



A NEW ERA IN REAL ESTATE.

THE extension of the Rapid Transit Tunnel System through the Borough of Brooklyn, to which our municipal administration has pledged itself, will result in a boom of real estate values in the outlying districts of Brooklyn, unequalled in the history of Greater New York. With faster transit facilities, people of moderate means will no longer be compelled to, *and will not*, dwell in the crowded districts, in dark, stuffy flats, amidst a pandemonium of noises, a multiform variety of foul odors, and a hundred other annoyances.

No! No! They will want to live and breathe and enjoy home life. They will seek localities where they can see heaven's blue skies, where they can breathe God's pure air, and have plenty of elbow room.

Look at a map of Greater New York and see if you can find a spot that offers the advantages and opportunities afforded by *Slocum Park, Comfort, Sheepshead Bay Park or Brighton Terrace by the Sea.*

It requires no great foresight to realize that in the sections occupied by these properties, the great home settlement of the future will be located. Here real estate values will increase faster than in any other section of Greater New York. The past has demonstrated it, the near future will prove it.

The above properties are all carefully restricted and fully improved. There are *streets, macadamized streets and improved sidewalks, shade trees, water, gas and electric light, Public Schools, and fire and police protection.*

Lots sold on easy terms. A 5c. fare.

For terms and further particulars apply to Sales Office, Ave. P. and Coney Island Ave., or

MIRABEAU L. TOWNS,
375 Fulton Street, Brooklyn.