THE WEEK IN REALTY

THE ACTIVITY OF THE LAST WEEK IN JULY A SURPRISE.

The business transacted so far this summer has surprised many of the most optimistic brokers in the market, as it has not consisted of dealings in little things, but in a large number of big and well known properties. At this time of the year the majority of brokers and other persons identified with the market usually go to the country for a long vacation, because there are generally few prospective buyers in the city, and the small number remaining at home offer little inducements to the broker to stay here. This summer many real estate men are to be found in their usual places.

Last week, the closing week in July, and a week in which it was thought little business would be done, was a pleasant surprise, for many interesting sales in the upper West Side section were reported. Among the principal sales in the lower section of the city was that of the Maritime Building, in Bridge-st., between State and Whitehall sts., and, in the Fifth-ave. section, No. 308 Fifth-ave., for about $220,000. More interesting than all these sales to the general public was the announcement of the terms of acquiring the companies and realty interests to be absorbed by the United States Realty and Construction Company.

It is said by a large number of persons that the unusual volume of business that has been done this summer may be taken as a guide to what will take place in the market the coming season. The present signs are thought to be harbingers of a general and joyful harvest time for brokers and others in the very near future. Some people are of the opinion that some persons have had in the last ten months more than their share of good fortune, and they do not see how their harvest lasts so long and what better days there can be for them in the future. The reason better days are expected for such persons and others less fortunate is that many more sales in all classes of properties are expected to be made the coming season than in the last. As last season was looked upon as being the best ever known, good fortune ought to be more widespread in the coming season if it brings better times.

A REAL ESTATE CHARACTER.

In trying to learn what the future has in store for the hundreds of persons connected with the realty market some amusing, if not valuable, facts may be had from the "characters" of the business. A "character" in the real estate business is a man whose methods or sayings are different from the majority of persons identified with the business. For instance, there is a man who, for the sake of brevity, will here be called Max Poole. Max dresses queerly and seems to take great delight in continually saying: "The market is inflated; when the fall to ruin comes the market will go downward faster than it takes time to tell it." On a warm day Max Poole usually has on heavy clothing, and on a cold day he looks as if he intended to swing a hammock between two lampposts in Broadway and go to sleep in it, fanned by icy zephyrs.

A Tribune reporter met Max at the entrance to Samuel Goldsticker's office, in the Trinity Building, the other day, and asked him what he thought the present activity of the market indicated.

"Well, Max," asked the reporter, "are there bright days ahead, or are we to have those bad days which you are always harping about?"

Max is not rich in superfluous flesh. In fact he is a human skeleton dressed up, and still able to be active on the boundary between the land of the living and the dead. When he laughs he opens his mouth as wide as any negro born in the South does in taking his first bite of a watermelon in the watermelon season. His laugh is not one that causes others to do likewise. It is a sad laugh. There are many people in this world who cannot laugh sweetly, and many such people suffer with hysterics. Max laughed his saddest laugh at the reporter's question, and, bracing his back against the south wall of Goldsticker's office, gave forth this prophecy of the coming season, and, like his laugh, it contains nothing to cause buoyant feelings:

"THEY STARTED IN BUSINESS WRONG."

"The unusual season just added to history, and the remarkable midsummer activity attracting attention now, are results of false conditions. Because one hundred bright men can make big money in the real estate business 10,000 others just as bright get the idea that they can make as much money and become active in realty and building operations. They start in the real estate business wrong, because they entered the market firmly of the opinion that they could succeed in it if others could. They should have first tested their worth in the real estate field before making up their minds for all time as to whether they were fitted for such a business. I am one of those who believe a real estate man is born and not made. Study the lives of the men who are prominent in the business, and I think you may be forced to admit that my views on this particular phase of the real estate situation are correct.

"For the kings of the realty market who were by birth destined to be such, the future will give to them greater powers as leaders than they now possess; but for the tens of thousands and myriads of others who were solely attracted to the market by the success merited by those who are naturally leaders of the market, there will soon be the dark days that I have been expecting for so long a time, unless they lean heavily for support upon the leaders."

The same question was asked one of the leading students of the market, and his prophecy is indeed a joyful one. Here it is:

THE DAY OF IMPROVEMENT.

"This is the day of improvement and advancement in the realty market, and it will be a long time before the onward march is over. It will not come to an end at least in my time, for though New-York is more than several hundred years old, it is being rebuilt and widened to meet the wants of the present day. Why, there are forty old houses in this city ripe for improvement to every one that would be a poor speculation to buy for the purpose of improving or holding with the intention of some day improving in the near future. This wonderful change in the building lines of the city, which is only a small fraction of what is to come, is a result of the good times which have for some years been general in this country. If times had been bad, no such change would have been undertaken; for in times of financial distress the average person is only too glad to live under a roof, and will put up with all sorts of inconveniences to have that roof above him. Then such thoughts as the improvement of property on a speculative basis are out of the question. When there is plenty of work for the workingman, and he gets good wages for his labor, the days for thinking of improving property are at hand.

"The good days are here to stay. I never expect to see again a great real estate panic. The great real estate interests are all united in a peculiar way. They lean more or less upon one another now, and in an hour when the prosperity of the country is threatened these interests will stand so close together that they will act as one for the common good of all. This unity of action will make a bulwark of financial strength, and it will be so great that it should be impregnable. Investors who have large sums of money invested in New-York realty know these things to be a fact, and for every dollar they have invested in realty here many of them will spend many in buying and improving property the coming season. Therefore, I say good times are here, and there will be greater good times in the coming season."

MACY & CO. LEASE FACTORY BUILDING.

John P. Kirwan has leased for the Ludin Realty Company to R. H. Macy & Co. the eight story brick factory No. 517 to 527 West Thirty-fifth-st. for a term of ten years, at $10,000 a year. The above, together with property in the rear, in Thirty-sixth-st., was formerly the Hale piano factory, but was unoccupied for about ten years, until purchased by the present owners, who have remodelled it into an up-to-date factory building, with large power and electric plants. The New-York Bottling Company will occupy the Thirty-sixth-st. portion of the property.

PLANS FOR CLUBHOUSE FILED.

Plans were filed yesterday for a five story clubhouse to be built at Nos. 353 and 355 West Seventeenth-st. It will occupy a plot 50x91.10 feet. J. H. Duncan is the architect and Theodore B. Starr is the owner. The estimated cost is $50,000.

BERKELEY SCHOOL PROPERTY SOLD.

Title to the Berkeley School property at the northeast corner of Forty-ninth-st. and Madison-ave., was yesterday transferred by Joseph Wolf to the Forty-ninth Street and Madison Avenue Company. The property carries a mortgage of $300,000.

ST. ALOYSIUS CHURCH GETS SITE.

The St. Aloysius Roman Catholic Church has purchased a plot of six lots on the north side of One-hundred-and-thirty-second-st., west of Seventh-ave. A new brick and stone church will soon be erected on the site for about $100,000. One of the dwelling houses on the site will be altered for use as a rectory.

DUNLOP PROPERTIES SOLD.

Francis W. Dunlop transferred title to a number of properties yesterday to David D. Jennings and others. According to the deeds of transfer, Francis W. Dunlop will receive $200 a month for life from the properties.

THE BRONX BUILDING PLANS.

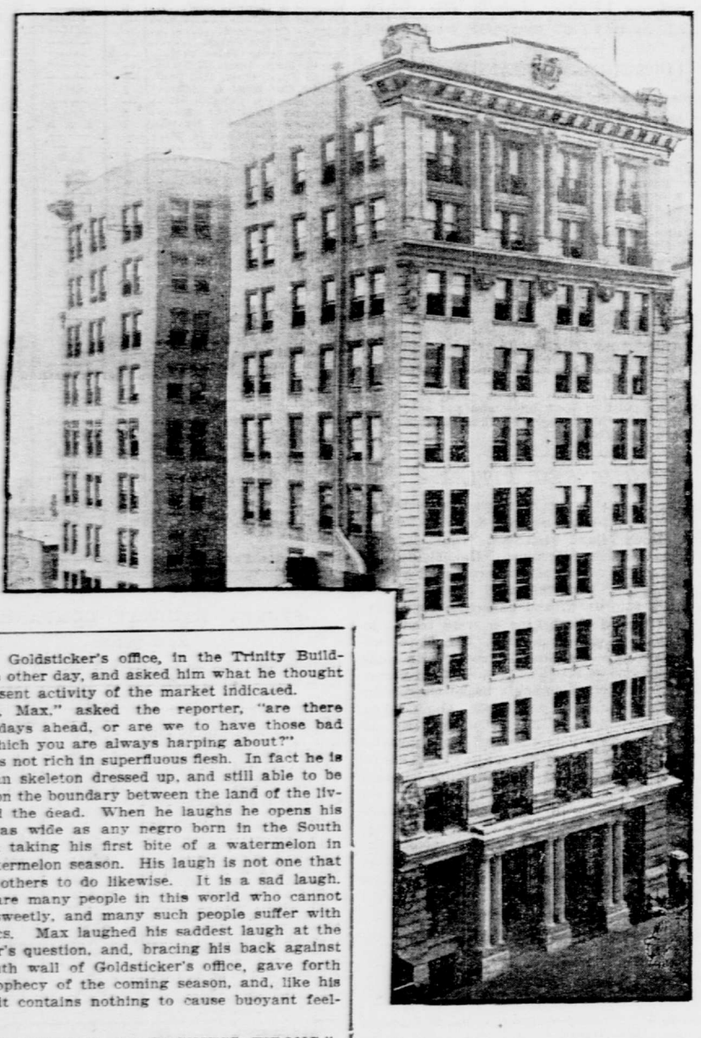
Second-st., north side, 224 feet west of Avenue C, Unionport; two story frame dwelling, 20x32 feet; Mary Koch, on premises, owner; Thomas Scott, Unionport Road, architect, $2,500.

Third-ave., east side, 275.60 feet north of One-hundred-and-sixty-first-st., six story brick tenement, 25.17x110.95 feet; Rosaelio Courdilio, of No. 3,218 Third-ave., owner; Bronx Architectural Company, No. 3,307 Third-ave., architect; $25,000.

BIG SALE OF NEW-JERSEY PROPERTY.

Nichols & Lummis have sold to J. A. Bensel, engineer in chief of the New-York Department of Docks and Ferries, for the Somerset Land Company, of which Grant B. Schley is president, the Harris and Birdsall tracts at the junction of the Mendham and Jockey Hollow roads, Bernardsville, N. J. The property, containing about one hundred acres of land, is situated on one of the most picturesque spots of this mountainous region, is traversed by the historic Indian Grave Brook and is bounded on the east and west by the headwaters of the Passaic.

THE MARITIME BUILDING.
Sold last week by William H. Chesebrough to the Chesebrough Building Company. It is now one of three office buildings under one management.



SALES REPORTED YESTERDAY.

Slawson & Hobbs have sold for Louise B. Goodwin to a client for occupancy No. 235 West Seventy-fifth-st., a three story brownstone and brick dwelling house, on lot 20x102.2 feet. Terms private.

Title to the former home of the American Geographical Society was transferred yesterday by the society to Jane E. Faitoute.

Davis & Robinson and Folsom Brothers have sold for the Baer estate No. 59 West Ninth-st., a three story and basement brick dwelling house, on a lot 22.2x92.3 feet.

Nancy D. B. King has sold to James B. Pringle Nos. 101 and 103 East Fifty-ninth-st., a five story brick stable, on plot 45x100.5 feet.

John H. Deane has sold for W. H. Bullwinkle to W. Usher Parsons four lots on the south side of One-hundred-and-thirty-eighth-st., 150 feet west of Broadway. The buyer will erect private dwelling houses.

The New-York Life Insurance Company has sold to J. Lauchheimer No. 1,527 to 1,533 Third-ave., northeast corner of Eighty-sixth-st., a five story building, on plot 78x125x irregular.

The Estate Realty Company has sold to H. D. Baker and Sender Jarmulowsky Nos. 426 and 428 Grand-st., northeast corner of Attorney-st., old buildings, on plot 40x90 feet.

David Stewart has sold for a Mrs. Birkholz a three story dwelling house and stable, on plot 100x200 feet, at the northeast corner of Hawthorne and Cooper sts.

Margaret Robb has sold to the New-Amsterdam Realty Company No. 350 West Thirty-first-st., a three story and basement flathouse, on lot 20x98.9 feet.

The Municipal Realty Corporation has sold to a client of Ames & Co. No. 122 West Thirty-first-st., a three story dwelling house, on plot 20x123x irregular.

J. N. Kalley & Son have sold for a client of Douglas Robinson, Charles S. Brown & Co. No. 37 Beaver-st., a four story brick building, on a plot 21x103x18.3x103.11 feet.

T. R. Brill has sold for O. Bachrach No. 127 West Sixtieth-st., a five story flathouse, on a lot 25x100.5 feet.

W. De Lancey Grannis & Co. have sold for J. C. Platt Nos. 132 and 132A West Seventy-ninth-st., an American basement house, on a lot 25x100 feet.

P. J. Heaney & Co. have sold for Charlotte Pickens two lots on the west side of the Southern Boulevard, 25 feet south of One-hundred-and-eighty-third-st. The same firm has also sold for S. T. Stern No. 4,048 Park-ave., a three story family house.

Moritz Bauer has bought through B. Maurice No. 44 Leroy-st., old tenement houses, on a lot 20x50 feet, and has resold them to Minna Zenker.

Unfurnished Apartments To Let. | Unfurnished Apartments To Let.

The APARTMENTS in
GRAHAM COURT
The Astor Estate's New Building
on Seventh Avenue and 116th Street
ARE CONCEDED TO BE THE MOST ATTRACTIVE AND BEST APPOINTED IN NEW YORK.
The building covers the entire block front and surrounds a court garden 79 feet wide and 108 feet deep, and every apartment receives its light both from this court and the street.
The appointments and equipments comprise every known device for comfort and convenience.
There are a few vacancies in Suites of
6 to 10 Rooms at $1,000 to $2,000 a year.
Booklet with floor plans mailed on application.
Apply at office of Superintendent on premises.

Furnished Apartments Wanted.

A FAMILY of four adults desires to rent a furnished house from October 1st. Best of references given. Address FRANK M. ATKINS, 43 Leonard-st., New-York.

GENTLEMAN desires furnished apartment (bachelor quarters), southerly exposure, until October or November; between 23d and 50th sts. preferred; state terms. Address R., Tribune Office.

To Let for Business Purposes.

OFFICES AND STUDIOS
NEWLY FITTED UP FOR THE SEASON.
(Rents include steam heat, light, elevator, janitor, etc.)
Early application advised.
JOSEPH P. McHUGH & CO.,
THE SLATER BUILDINGS,
No. 7, 42d St. W. at 5th Ave.

City Property For Sale.

50 ft. FRONT in the SEVENTIES,
NEAR MADISON AVE.
WITH 25 FT. EXTRA DEEP DWELLING.
Modern plumbing, cabinet trim throughout.
WIDE STREET; PRICE MODERATE.
RULAND & WHITING CO.,
5 Beekman St.

99 HIGHLAND AVE., YONKERS.—House and lot, 58x167, on one of prettiest streets in Yonkers; in first class condition; ten rooms, bath; good plumbing, steam heat; convenient to trolley lines; five minutes from Park Hill station on Putnam road, ten minutes from Ludlow station on N. Y. Central; fine view of river and Palisades; easy terms. Apply owner, on premises.

BARGAIN.—Two family house; improvements; 3 lots. Call to-day. HARRY RYDER, Conklin-ave., Canarsie.

Country Property For Sale.

ON THE MAINE COAST.
One of the most beautiful islands of Casco Bay; 100 acres, pure water, old forest, fine harbor, golf fields, farmhouse and barn, 20 acres of productive farm lands; rugged coast, facing ocean; sheltered beaches; steamboat wharf; inspection till September. Booklet on application to FRANK H. MOFFATT, 59 William Street, New York.

Some New and Elegant Homes,
with every modern improvement, on GLENWOOD HEIGHTS and AMACKASSIN TERRACE, highest point in Yonkers, overlooking River and Sound; large grounds; surroundings every way desirable; night and day rapid transit service, 81 trains a day; only twenty-eight minutes to New-York. Send for booklet and information. Will rent some to desirable tenants absolutely low. CHAPMAN, 22 Getty Square, YONKERS.

ADIRONDACK COTTAGE, 10 rooms, fully furnished; delightfully situated on shore of one of the most beautiful lakes in the wilderness; 5 acres; boats, launch, etc.; in the midst of the best fishing and hunting territory; cost $13,000; will sell at very low price to prompt purchaser. Full particulars of OWNER, 138 West 34th St., Manhattan.

AT FRONTENAC, 1,000 ISLANDS.—For sale, new furnished cottage, on coast; near hotel; $5,000; or for rent remainder season, $125. GEO. R. LYON, Rochester, N. Y.

WEST VIRGINIA COAL TIMBER LAND.—5,100 acres coal timber land; consists of poplar, red oak, ash, cherry, chestnut, spruce and hemlock; never been culled; finest tract of unsold timber in West Virginia; will cut 15,000 feet per acre. For further information, price, terms, etc., address L. C. JUSTICE, 612 F-st., Washington, D. C.

FARM OF 14 ACRES, HOUSE AND BARNS, 35 minutes from State House, Trenton, N. J.; $4,000, part mortgage; must be sold to close estate. W. T. READ, 570 Jefferson-ave., Brooklyn.

HEALTH and pocket benefit by suburban life. For details apply Erie Railroad Information Bureau, 1159 and 399 Broadway, New York.

Furnished Houses to Let—Country.

APART ocean front house; furnished; season $50. Red house, 32d St., near Sea Gate, Coney Island.

J. Romaine Brown & Co.
53 WEST 33D ST.
No. 173 MADISON AVE.
NEAR 34TH ST.
Parlor bedroom and bath apartments and one extremely handsome duplex apartment of 10 rooms and two baths. Rent $4,500
THE MILANO
125-127 WEST 58TH ST.
APARTMENTS TO LET.
$1,200 to $1,800.
THE PALERMO
125 EAST 57TH ST.
Apartments, extra large rooms and two servants' rooms, from October 1st. Rents, $1,600 to $2,400.
THE PEMBROKE
10 WEST 93D ST.
Convenient to "L" station or surface cars; eight room apartments; elevator and all improvements; $1,000.
THE BEAUCLERE
NORTHWEST CORNER OF BROADWAY AND 109TH ST.
Apartments of eight rooms and bath; all modern improvements. Rent, $1,000 to $1,200.
J. Romaine Brown & Co.
53 WEST 33D ST.
Telephone 381 38th St.

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A new fireproof apartment building
CENTRAL PARK WEST, 90th to 91st Sts.
Superb light suites of 4, 5, 6, 8, 9, 10, 14 and 15 rooms, with every known device and convenience. Each apartment affords a view of street and Park. Separate elevators for servants and deliveries. Special accommodations for male and female servants. JOHN V. SIGNELL, Owner and Builder.

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A Private House—Apartment House.
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One Apartment on a floor.
In construction and appointments cannot be excelled on the Avenue.
Choicest residential section in city.

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Park Av., 58th St. and 59th St., near Madison Av., one block from Savoy and Netherland Hotels, fire-proof apartments from three to eleven rooms and hotel accommodations from one to seven rooms; ready for occupancy now or from October 1; rents from $300 to $2,000; restaurant accommodation. Inquire on premises.

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COR. BROADWAY AND 94TH STREET.
Two very desirable eight and nine room apartments for rent in the STUART. First class in every particular. Elevator service all night, and individual telephones in all apartments. Rents $1,250 and $1,350. Apply to CHRIS. HEISER, 60 Liberty-st.

LA ROCHELLE, Columbus-ave. and 75th-st.; fireproof, electric lights, gas ranges, elevators, all night service; telephone each apartment; $1,500; Haan's Restaurant in house. Call.

39½ WASHINGTON SQUARE, newly decorated flat, 7 rooms; bath; open plumbing, steam heat, hot water; $60.

THE SUSSEX,
55 EAST 65TH ST.
From October 1; handsome eight room suites, $1,150 and $1,250; modern in all appointments. Superintendent.

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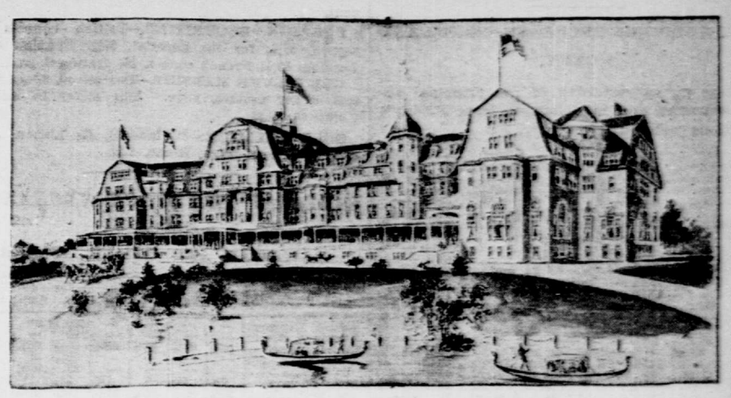

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Fine location; superb view over lake and mountains. Fishing, boating, bathing, etc. Apply as above.

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A Healthful and Charming Family Resort. 90 minutes from New York. 9 trains each way daily. Positively no malaria or mosquitoes. Finest Golf Links, Tennis Courts and Bowling Alleys. For terms, Booklets and other information address THE DUTCHER HOUSE, R. C. LOVERIDGE, Manager, Pawling, N. Y.

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HOTEL EARLINGTON
Directly opposite the Great White Sulphur Springs Bathing Establishment.
HOTEL ST. JAMES
Moderate Rates.
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New York Booking Office, Hotel Earlington, 27th St., West, near Broadway. Golf Links.

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