

THE WEEK IN REALTY

A BRISK WEEK, BUT FINANCIAL SETTLEMENT NECESSARY FOR PERMANENT RESULTS.

The tone of the real estate market was somewhat better last week than it has been for a long time. On paper it looked as if extraordinary bus-

ness in large properties was being transacted. Early in the week the details of the purchase of properties at the northeast corner of Twenty-sixth and Fifth-ave. as a site for the proposed new Brunswick Hotel were made public. That project involves an expenditure of \$7,000,000.



BUILDINGS IN THE BLOCK FRONT ON THE EAST SIDE OF FIFTH-AVE., BETWEEN TWENTY-SIXTH AND TWENTY-SEVENTH STS.

Here the new Brunswick Hotel, which will be twenty stories high, and will cost \$4,750,000, will be built.

When stock values are tumbling the realty field suffers. It is said by some persons who have been identified with realty matters for many years that the real estate market is feeling to a large degree the existing financial conditions. Why this is so can be readily seen. Soon after the formation of the United States Steel Corporation a large number of the managers of that trust sought safe investment fields for a big part of the money that they had received from the concern as profits.

Their attitude created a demand for large properties, and it seemed much easier to sell the biggest parcels than those which are within the reach of the man with a small capital. Not only did the steel magnates buy, but they induced many of their friends to do the same thing. There also came to this market as new investors hundreds of mercantile corporations, whose business, owing to the depression of the present season, had become unprofitable. It is hoped that the volume of the realty business of last season will be equalled if not surpassed by the transactions of the present season. While the prospect of this hope being realized is becoming less each week, there is yet a chance of this being a record year for buying and selling in the carrying out of plans for improving on an extensive scale.

REAL ESTATE

SIXTY-FIVE LOTS SOLD FOR DEAF AND DUMB INSTITUTION.

George R. Read has sold for the New-York Institution for the Instruction of the Deaf and Dumb to a client the property bounded by Broadway, One-hundred-and-sixty-fourth-st., Kingsbridge Road and One-hundred-and-sixty-second-st., containing in all about sixty-five lots, for about \$360,000.

William Richberg has sold the southeast corner of Seventh-ave. and Thirty-st. for a story or two building, on plot 51,900 feet, to an investor.

A. M. Baumann & Co. have resold for Max Marx the six story elevator apartments situated at No. 227 to 233 West One-hundred-and-sixth-st., size 400x100 feet each, for a consideration of about \$150,000, to a client for investment. This is the third time that A. M. Baumann & Co. have sold these two houses during the last two months.

Forster & Co. have sold for Isabella Jex the vacant lot on the west side of Lenox-ave, 5 feet south of One-hundred-and-fourteenth-st., size 25x75 feet.

John Peters has sold for the Kearney estate No. 134 West Twenty-first-st., and for the estate of Francis W. Francis, No. 245 East Twenty-first-st., running through the block to No. 245 East Twenty-sixth-st. This property has been in the hands of the present owners for more than thirty years. The purchaser is Jacob Weinstein. By this purchase he acquires a plot of 42x22 feet in Twenty-first-st., and 21x22 feet in Twenty-sixth-st.

The building has been sold for Lawrence Wallace the four story private dwelling, No. 39 West Seventy-fifth-st., to Miss Hazelton for occupancy. The size of the lot is 20x extension 100 feet.

Ogden & Clarkson have sold for Hull & Bonell to Joseph Hafner and Samuel Hyman No. 401 Sixth-ave., a four story building, on a lot 20x100 feet. The building has been leased to the United Clear Stores Company.

S. Osgood Peil & Co. have sold for Edmund L. Bayles to H. Pell-Haggerty, a plot of ground at the corner of Jackson-ave. and Bayles-st., Louisa Pl. Cor. No. 100 West 100th-st., to be used for a school.

Greene & Taylor have sold No. 54 West Forty-eighth-st., a four story brownstone dwelling, on a lot 18x70 feet, Columbia College leasehold.

The estate of Denis Shea has sold to the Commercial Real Estate Corporation a plot 411x110 feet, on which are two old buildings, at the north corner of Ninety-ninth-st. and Central Park West. The building has been leased to Innes & Center, their building No. 22 East Twenty-second-st. for a term of ten years to Oscar Rudolph.

The Campbell estate is reported to have sold to the Commercial Real Estate Corporation a plot 411x110 feet, at the southeast corner of Seventy-sixth-st. and Amsterdam-ave.

The German Savings Bank has sold to Nathan Adelsdorfer a five story flat house, on a lot 35x100 feet, at the northeast corner of Morningside-ave. and One-hundred-and-twenty-first-st.

G. Kornhauser, has sold to Charles A. Goff No. 105 West Eighty-first-st., a five story flat house, on lot 50x100 feet, in exchange for the above No. 105 West Eighty-first-st., a three story dwelling house, on lot 20x100 feet.

Joseph W. Stern and Edward B. Marks have sold to the Commercial Real Estate Corporation a plot 50x100 feet, at the northeast corner of Ninety-ninth-st. and Central Park West. In exchange for the above Mr. Hurstine gives Nos. 270 and 272 Monroe-st., two six story tenement houses with stores.

E. Osborne Smith & Co. have sold for Daniel D. Demm to Charles Fischer No. 18 Nelson-ave., a three story frame dwelling house.

HAS HANDLED IMPORTANT SALES.

The large number of important real estate sales which Frank E. Smith, the broker in the sale of the St. Hubert apartment hotel, has put through in recent weeks have forced the attention of those interested in the city's real estate transactions upon the more or less unknown personality of this broker. Mr. Smith's modesty has caused him to avoid newspaper publicity.

The important sales which Mr. Smith has effected in the city within the last two or three years might be listed as follows: The city's foremost brokers. Within less than three years Mr. Smith has sold about \$10,000,000 worth of property. Since September 15 he was responsible for the sale of \$2,500,000 worth of New-York real estate. Among the most important deals which he made were the sales of the Board Building, No. 56 Pine-st., for \$500,000; the Wallace Building, No. 56 Pine-st., for \$300,000; the Fred Brown and nine other 44 and 46 East Twenty-ninth-st., for \$350,000.

OPTION ON BROADWAY PARCEL GIVEN.

There was a report current yesterday that an option to purchase No. 205 Broadway, a four story building adjoining "The Mail and Express" Building, had been given. The details of the transaction were not made public.

NEW REALTY CORPORATION.

The United Cities Realty Corporation was incorporated at Albany on November 14, with a capital of \$1,000,000.

Continued on twelfth page.

AMUSEMENTS

METROPOLITAN OPERA HOUSE. THIS SUNDAY, 8:15. Daniel Frohman's 3d Concert. WAGNER NIGHT. and SELECTIONS FROM DVORAK, VERDI, LISZT and other composers. Walter Damrosch Orchestra.

DALY'S THEATRE. 3D MONTH OF THE SUCCESSFUL MERRY AND TUNEFUL MUSICAL PLAY. A COUNTRY GIRL.

MRS. FISKE. Who will present for the first time here MARY OF MAGDALA.

GARNEGIE HALL. Saturday Evening, Nov. 22d. BOHEMIAN VIOLIN VIRTUOSO. MISS JULIE GEYER.

NEW YORK THEATRE. TO-NIGHT RICE'S "POP" BEGINS AT 8:15. LAST WEEK IN NEW YORK.

WEST END THEATRE. TO-NIGHT FOX GRANDPA CONCERT. JOSEPH HART, CARRIE DEMAR AND BIG VAUDEVILLE.

BELASCO THEATRE. LAST TWO WEEKS. SPECIAL THANKSGIVING MATINEE. DAVID BELASCO PRESENTS MRS. LESLIE CARTER DU BARRY.

ELMENDORF LECTURES. 14th St. Theatre. MAT. WED. SAT. 2:15. POSITIVELY LAST 4 WEEKS. FAREWELL PERFORMANCE.

MRS. OSBORN'S Playhouse. "TOMMY ROT" HEAR BLANCHE RING SING "THE BELLE OF AVENUE A."

HERALD SQUARE THEATRE. MR. MARTIN HARVEY. "THE CIGARETTE MAKER'S ROMANCE."

PRINCESS. MR. WEEDON GROSSMITH. "THE NIGHT OF THE PARTY."

CASINO. A THE MUSICAL HIT! CHINESE SHOW ON BARTH! HONEYMOON.

VICTORIA. TO-MORROW NIGHT. SPECIAL MATINEE. THANKSGIVING DAY. VIOLA ALLEN, THE ETERNAL CITY.

NATIONAL HORSE SHOW. Eighteenth Annual Exhibition. MADISON SQUARE GARDEN. NOV. 17, 18, 19, 20, 21, 22.

MUSICAL ART SOCIETY. FRANK DAMROSCH, Director. SYMPHONY CONCERTS. For Young People.

NEW CENTURY QUARTETTE. VIOLINIST. MR. ARTHUR WHITING. "FLORIANA."

WALLACK'S TO-MORROW EVC. HACKETT THE CRISIS. Especially prepared for the stage, from his celebrated novel "The Crises."

METROPOLITAN OPERA HOUSE. GRAND OPERA SEASON 1902-1903. Under the Direction of Mr. Maurice Grau.

EMPIRE THEATRE. CHARLES FROHMAN. "MONDAY EVENING."

CRITERION. MISS HARNED'S ENGAGEMENTS. VIRGINIA HARNED. "IRIS."

GARRICK THEATRE. MARY MANNING. "THE STUBBORNNESS OF GERALDINE."

GARDEN THEATRE. MRS. LE MOYNE. "AMONG THOSE PRESENT."

MADISON SQUARE THEATRE. CHARLES FROHMAN. "THE TWO SCHOOLS."

KNICKERBOCKER THEATRE. "SHERLOCK HOLMES." LAST NIGHT NOV. 29.

WILLIAM GILLETTE. "SHERLOCK HOLMES." LAST NIGHT NOV. 29.

Eden Musee in Wax. "The Colored Advocate." BOOKER T. WASHINGTON.

ACADEMY OF MUSIC. THE NINETY AND NINE. CARNegie HALL. ORATORIO SOCIETY. "ST. PAUL."

Wm. Faversham. "IMPRUDENCE." XTRA MATINEE THANKSGIVING DAY.

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LITTLE ADVERTISEMENTS OF THE PEOPLE—CLASSIFICATIONS ALPHABETICALLY ARRANGED

- DOMESTIC SITUATIONS WANTED. Male. USEFUL MAN on gentleman's place; coun-... Female. CHAMBERMAID and waitress in se-... DOMESTIC SITUATIONS WANTED. Female. LAUNDRESS—Experience; would like the... NURSE—English, hospital experience... AMERICAN TO-NIGHT CONCERT. 420 ST. AND 8TH AVE.

REMEMBER, ONLY ONE WEEK AFTER THIS.