

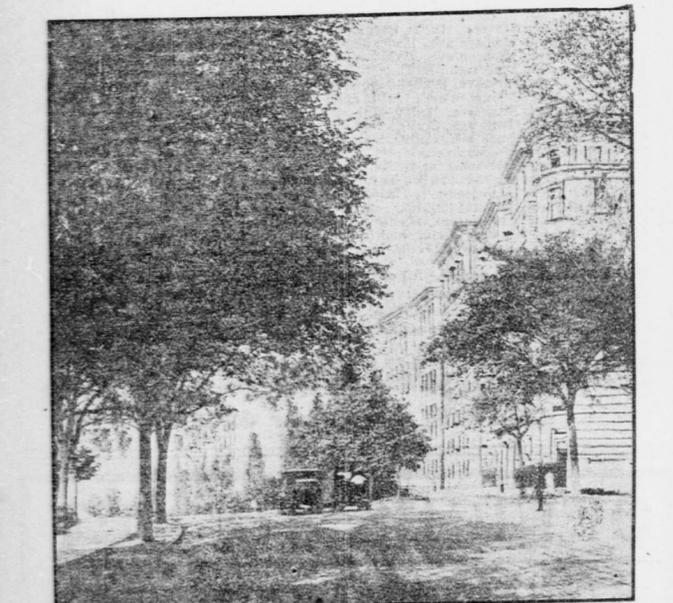
"HILLCREST," JAMAICA NEW SUBURBAN CENTRE. Subways, Bridges, Railroads and Trolley Tap Fine Home District.

MANY BRONX PROJECTS FLATHOUSES IN DEMAND.

Business and Residential Districts Being Enlarged.

The volume of business transacted this year in the Borough of The Bronx has been a feature of the local real estate market. Plans have been drawn already this season for investing many hundred thousand dollars in flat houses projects there, and in the erection of the two-family dwelling house, one of the most popular types of buildings in the borough.

Jamaica, within the limits of greater New York, is the logical center of the new suburban zone. It is on the main line of the Long Island Railroad. As it were a mammoth loadstone, every trolley, railroad and new express line points straight for Jamaica, or for the main trunk lines which converge there.



LOOKING UP RIVERSIDE DRIVE FROM 90TH STREET.

forded out an older class of neighboring population. The movement was communicated from district to district until it transformed nearly all the old residential sections. The net result was a widespread movement into the suburbs. Great subways and bridges were projected to open the wide Long Island across the East River.

Extension of the Manhattan-Bronx Rapid Transit subway into Brooklyn as far as the Long Island Railroad station, at Flatbush and Atlantic avenues, was completed last spring. The Williamsburg bridge had been opened the year before. The Belmont tunnels under the East River, at the 43d street line, into Queens, are waiting for the signal to start on regular schedule. The Queensboro bridge, with its immense trolley connections, is now open for traffic. The huge Manhattan bridge is making rapid progress. The Long Island Railroad is spending the last of \$20,000,000 to electrify its suburban system and to raise its express facilities to the highest efficiency.

Jamaica has been recognized already as the center of the new field of expansion by the big transportation interests. Jamaica is the hub of the vast new rapid transit scheme. Jamaica is being surrounded by a flood of investment capital. Jamaica is the point chosen for the great Pennsylvania-Long Island railroad terminals.

Jamaica proved its leadership when it built 800 houses in a single year, the largest number of any district on Long Island, outside of Brooklyn and Long Island City. It is leading more emphatically this year. Of its 600 new structures, 419 were dwelling houses. Its business growth was shown in 87 new buildings.

Hillcrest is one of the finest sections of Jamaica, situated on the high ridge between Union avenue and Hillside avenue. It is two blocks wide, adjoining the beautiful estate development on the east and the trolley road on the west, 150 feet above sea level, according to city topographic surveys. The policy of the owners is to gain the co-operation of every purchaser to its tract and encourage its development for a limited period in order to introduce Hillcrest as they offer full size city lots at very reasonable prices. Sections A and B, fronting on the Union avenue macadamized boulevard, have been developed, with formed city streets, stone curb, concrete sidewalks, double maple shade trees, water mains and park effect improvements. Artistic houses of modern design, suitable for one or two families, containing all city improvements, detached, with extra ground, have been erected and will be offered on easy terms from \$4,000 to \$6,000.

A most practical and progressive development, with ideal, healthful and logical location, Hillcrest has over seven thousand feet frontage on two main macadamized roads, within a short distance of Fulton street trolley line, the main business center and the Jamaica Long Island Railroad subway station.

Parallel to the property is the trolley line in operation by the Belmont Queens County Railroad system, running from Jamaica and Long Island City. This will be a more important line in the near future, when connection is made with the Belmont-Stuyvesant tubes under the river and the Queensboro Bridge. An additional trolley line is proposed, application for which is now pending before the city authorities to use the Belmont tubes and Queensboro Bridge from Manhattan, and connect with the Metropolitan avenue trolley from Williamsburg Bridge. In its route directly tapping "Hillcrest of Jamaica."

AT GREAT NECK VILLA.

Improved Property for Home Seekers Now in the Market.

Those who contemplate purchasing a plot of ground and building an all-year-round home will find Great Neck Villa, Long Island, attractive in its rural scenery and healthful in its desirable situation. Lots from one-third of an acre up have been laid out, and the property has been improved so that it is all ready for building.

Great Neck Villa is, since the opening of the Queensboro Bridge, within easy commuting distance of the city. The place furnishes all facilities for land and water sports. Prices of the property are reasonable. The Louis G. and Paul V. Shields Company, of No. 1 Wall street, are the managers.

Only \$8,500 and Easy Terms

Forest Hill, Newark's best residential section; highest elevation in city; new house, 650 Ridge St., near Hiller Parkway; 10 rooms, bath, all modern improvements; everything up to date; nice shade; avoid future trouble; secure home built of best material and workmanship, under owner's daily supervision; don't write, come and see; investigate; open daily for inspection; price less than you pay for inferior built houses; terms to suit purchaser. W. T. CLARK, owner; or write to W. T. CLARK, agent, 800 Broad Street.

SMALL POINT BEACH, MAINE. Eastern front of Casco Bay—Road End, a 10 room cottage, 2 baths. Apply to Dr. FOLDT, Chestnut 100 Philadelphia.

MONEY TO LOAN at Current Rates. McVickar, Gaillard Realty Co. MAIN OFFICE - 7 PINE ST. NEW YORK

Several Attractive & Important AUCTION SALES By GEORGE W. BARD, Auctioneer. APRIL 5.—Partition Sale of the Koch estate, Union avenue and East First street, at 12 o'clock, on premises, Joseph S. Wood, referee.

Put this down in your diary!— AT AUCTION ON DEcoration DAY, ON THE PREMISES AT 2 P. M. Westchester Ave., cor. Overlook St. AUCTIONEER, will sell 33 LOTS IN MOUNT VERNON, CHESTER HILL.

FULL PROFITS (18%—3% Cash) upon any amount, invested in REAL ESTATE. LOTS FOR SALE AT RIGHT PRICES. Between Yonkers and Mt. Vernon. Transportation Excellent. New York Realty Owners 489 5TH AVENUE, NEW YORK.

REAL ESTATE RESULTS ARE CERTAIN IN OUR HANDS, because we give intelligent experience and energy to buying, selling and exchanging properties. Our specialties are city residences, waterfronts, farms, acreage. Some choice lots at Nutley, on the Nutley Homestead Tract, \$10 down and \$5 per month. Write for booklet. WILLIAM O. MILLER, Inc., Phone 58 Newark, 188 Market St., Newark, N. J.

ANNOUNCEMENT THE NEW JERSEY-NEW YORK REAL ESTATE EXCHANGE is getting out a large descriptive book (illustrated) entitled "NEW JERSEY TO THE FRONT" which will be sent FREE to those interested in suburban, seashore, or mountain homes, farms, acreage, business sites, etc.

PUBLICITY COMMITTEE New Jersey-New York Real Estate Exchange 30 CHURCH ST., NEW YORK. FURNISHED APARTMENT AND HOMES TO RENT. A fine furnished apartment to rent from May 1st to Nov. 1st, a bargain, to first class tenant; references required. Have large lot of furnished homes, some in the finest sections of Orange and Montclair; also, bungalow and cottage at Ocean Grove and Millington, N. J.

Bryan L. Kennelly, Auct'r, WILL SELL AT AUCTION Wednesday, April 7, at 11 A. M., At the Exchange Salesroom, 14-16 Vesey st., 250 CHOICE BRONX SUBWAY STATION LOTS (Time from Brooklyn Bridge, 37 MINUTES, Fare 5 CENTS) E. 174th St. Subway Station at the Property, TRASK ESTATE East 174th St., Boston Road, Southern Boulevard, East 173d St., Hoe, Vyse, Longfellow & Boone Aves. Lots Graded, Curbed and Sidewalked.

AUCTION SALE NO. 7 OAKDALE WATER FRONT ON GREAT SOUTH BAY, L. I. WITH UPLAND LOTS FOR BUNGALOW SITES. NEXT "IDLE HOUR" HOME OF W. K. VANDERBILT. MONDAY, APRIL 5TH, 12 O'CLOCK, 14 VESEY STREET. RESTRICTIONS REASONABLE. TITLES GUARANTEED.

Investors in Stocks and Bonds HAS it ever occurred to you that some of your capital should be in Real Estate? HAVE you ever thought that whereas you can get 4% on your Stocks and BONDS you can DOUBLE your money in a few years in MANHATTAN property? HAVE you watched the growth of New York City without being convinced of the ABSOLUTE SAFETY and SURE INCREASE of money invested in real property? THERE are less than 1,200 lots still vacant on Manhattan Island between 155th and 181st Streets.

239 of these LOTS ARE TO BE OFFERED AT PUBLIC AUCTION ON TUESDAY, April 20th, 1909. At an absolute, unprotected sale, to dissolve Fort Washington Syndicate. They lie in the section bounded by 177th—181st Streets Broadway—Riverside Drive WASHINGTON HEIGHTS

Of the purchase price there may remain on mortgage for 1, 2 or 3 years 60% at 4 1/2% 70% at 5% 80% at 5 1/2% For Maps and Details Apply to JOSEPH P. DAY, Auctioneer, 31 Nassau Street

IN PLACE OF COLORED EGGS—FLOWERS OR A NEW BONNET WHY NOT A LOT FOR YOUR LOVED ONES—ESPECIALLY WHEN YOU CAN GET IN ON THE GROUND FLOOR AT THE HIGHEST SALE OF REAL ESTATE IN THE HISTORY OF NEW YORK. AN OWNER IS ANXIOUS TO SELL AND IS SELLING BUILDING LOTS ON THE INSTALLMENT PLAN AT WHOLESALE ACREAGE PRICES. THAT IS WHAT WE HAVE AT SPRINGFIELD, BOROUGH OF QUEENS, AT THIS OPENING SALE. YOU CAN PURCHASE A HOME SITE FOR 15c. SQ. FOOT AND ON EASY TERMS TOO.

BEST BARGAINS IN FLATBUSH Elegant two-family house, 11 rooms, 2 baths, upper and lower porch, elegant decoration, hardwood trim, steam heat; everything new and the latest, and only one block from the Brighton L. station, with garage in upper floor, leased at \$20 a month, for \$5,500; \$500 cash, and easy payments for the balance; worth more to-day. WANTED—INFORMATION REGARDING A GOOD farm for sale; not particular about location; wish to hear from owner only, who will sell direct to buyer; give price, description and state when possession can be had. Address L. DAREYSHIRE, Box 1901 D, Rochester, N. Y.