

REAL ESTATE FOR SALE—Brooklyn. | REAL ESTATE FOR SALE—Brooklyn.

# JOSEPH J. HYNES

## DEVELOPMENT OF LINDEN HEIGHTS, BAY RIDGE.

### BROOKLYN'S FINEST RESIDENTIAL SECTION.

THIS CUT REPRESENTS A ROW OF 2 FAMILY HOUSES ON 11<sup>TH</sup> AVE. BET. 48<sup>TH</sup> AND 47<sup>TH</sup> STREETS. INCORPORATING EVERY MODERN IMPROVEMENT.

I SOLD 65 HOUSES OF THIS TYPE LAST YEAR AND 21 SINCE THE FIRST OF THIS YEAR WHICH DEMONSTRATES THEIR ATTRACTIVENESS AND EXCEPTIONAL VALUE ON 11<sup>TH</sup> AVE. BET. 47<sup>TH</sup> AND 46<sup>TH</sup> STREETS.



JOS. J. HYNES.



THIS ROW OF 2 FAMILY BRICK HOUSES CONTAIN 12 ROOMS, 2 TILED BATHS, HARDWOOD TRIM, PARQUET FLOORS, AND GENEROUS CLOSETS ON 48<sup>TH</sup> ST. BET. 11<sup>TH</sup> AVE. AND NEW UTRECHT AVE.

THESE HOUSES ARE LOCATED ON 47<sup>TH</sup> ST. BET. 11<sup>TH</sup> AVE. AND NEW UTRECHT AVE. THEY CONTAIN 6 APARTMENTS, CONSISTING OF 5 ROOMS AND BATH, STEAM HEAT, AND ELECTRIC LIGHT.

**IN A MOST ATTRACTIVE AND VERY CONVENIENT LOCATION**

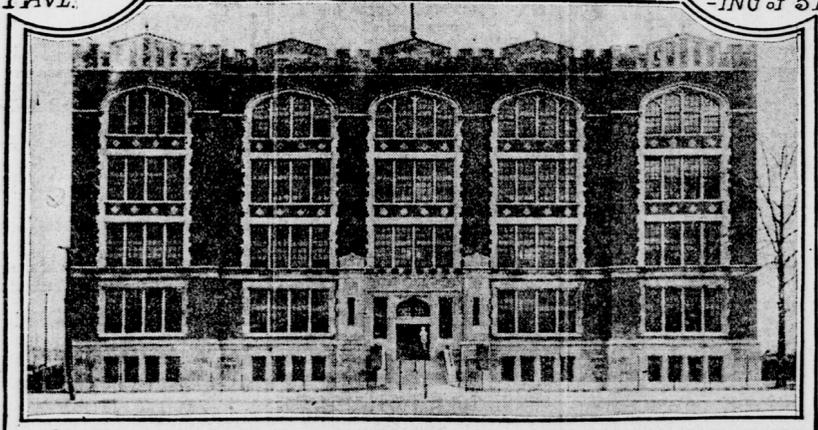
25 Minutes from New York City Hall.

Within two minutes' walk of the 44th and 49th Street Stations of the FIFTH AVENUE, BOROUGH PARK AND CONEY ISLAND "L."

ON COMPLETION OF THE FOURTH AVENUE SUBWAY, NOW BEING BUILT, YOU WILL BE ABLE TO REACH LOWER

**MANHATTAN IN 10 MINUTES.**

Those who purchase these houses now will reap a rich reward. Remember that after the opening of the present Manhattan Subway values in the Bronx and on Washington Heights increased from 500 to 1000 per cent. The history of those sections will be repeated in Bay Ridge, so that for purposes of investment or speculation these houses are worthy of your consideration.



ONE OF THE TWO NEW PUBLIC SCHOOLS OPENED FEB. 1<sup>ST</sup> BOTH ARE WITHIN 5 MINUTES OF MY HOUSES.

**MY OFFER TO RENT-PAYERS**

If you want to tear yourself away from the slavery of rent-paying, I will make you a proposition that will enable you to do this very easily and make you the owner of one of these houses.

**THE PRICE OF THESE HOUSES IS \$6,000 to \$9,000**

TERMS TO SUIT.

**A Great Opportunity to Secure a House of Your Own. Highest and Most Beautiful Part of Bay Ridge. Most Ideal Residential Section of Brooklyn.**

These handsome and substantially constructed two-family dwellings have just been completed. They combine all of the privacy and home atmosphere of the one-family house with the modern conveniences of the best type of apartment houses. They are trimmed in the finest of selected hardwoods and decorated most artistically. Each house contains 12 large rooms, two tiled bathrooms with the latest style of fixtures and nickel-plated plumbing, two store rooms and a number of generous closets. The fronts are of Indiana limestone with brown stone stoops. Every room faces either the street or rear yard. The houses are located on an asphalted street, upon which all assessments have been paid. The sale is restricted to a refined and congenial class of people.

**STUDY THESE FACTS IF YOU ARE A RENT-PAYER.**

The two-family dwelling is the only solution of the living problem for people in moderate circumstances. They enable one to live well and economically. They afford the two occupants absolute privacy. Great economic waste attends the payment of rent. For example, a monthly rental of \$15 for fifteen years transfers from the pocket of the tenant to that of the landlord the tidy sum of \$3,834. The man who occupies one apartment in these houses and rents the other has rent, heat and service absolutely free—and the investor who rents the whole house receives a highly satisfactory return on the whole house. Supposing you bought one of my \$6,000 houses and made an initial payment of \$1,000, here is the condition you will find yourself in at the end of the first year:

First mortgage at 5 per cent.....	\$3,500	Interest on first mortgage.....	\$175.00
Second mortgage at 6 per cent.....	1,500	Interest on second mortgage.....	90.00
Equity.....	1,000	Taxes, water and insurance.....	75.00
Total.....	\$6,000	Rent of top floor.....	\$34.00
		Net expenses for year.....	\$ 4.00

APPLY RENT YOU ARE PAYING NOW TOWARD REDUCTION OF SECOND MORTGAGE

OFFICE OPEN DAILY AND SUNDAY—IF YOU CANNOT CALL WRITE FOR A BOOKLET.

**JOSEPH J. HYNES,** Owner and Builder **4601 Fort Hamilton Ave.,** Brooklyn, N. Y. Phone 3467 Bay Ridge.