BROOKLYN ALLURING TO HOME BUYERS

Flatbush, One of the Most Beautiful Residential Centres of This Thriving Borough.

WELL BUILT HOUSES TO BE HAD ON EASY TERMS

Many millions are being invested by speculative builders in enlarging the many high class residential zones in the Borough of Brooklyn. This vast construction work has not only largely added to the taxable properties there, but has greatly increased the number of splendid opportunities for homeseekers to purchase model houses at attractive prices.

There never was a better time than the present to purchase vacant land or improved sites for business use or residential occupancy within the boundaries of this great and thriving borough of homes. Moreover, real estate in Brooklyn was never on a more stable basis, or, in other words, its income producing power was never so attractive.

Flatbush is one of the most entrancing residential centres of the borough. Its growth has been vigorous for many years, and the large volume of construction work there has been along the most approved lines.

There is considerable variety in the natural and artificial charms of this high class home section, and therefore this is one of the ideal residential centres, in which the most exacting tastes as to what comprises comfortable houses and attractive home sites may be gratified. Great care has been taken by the many persons who have been active in the various developments which have added to the realty charms of Flatbush in preserving, as far as possible, the old rural features for which the section was noted years ago. Here will be found many miles of beautifully shaded thoroughfares, hundreds of home sites with garden effects and occupied by brick or frame houses with most attractive architectural lines.

Flatbush has all city conveniences and many rural and suburban features. Its healthfulness is unquestioned. And as regards transit facilities, it occupies a high place in investing and speculative circles. The district lies just northeast of Prospect Park, its westerly border being within a short distance of the great retail shopping zone and the principal theatrical district of the borough. It is also within a short trolley ride of the lower Fulton street business area of the borough. It is traversed by many surface lines which cross the Brooklyn and Williamsburg bridges, and in the near future its trolley links will be increased, it is said, by the operation of lines across the Manhattan Bridge, which has its easterly approach at Flatbush avenue and Fulton street, Brooklyn. This easterly approach is less than a mile from the westerly section of Flatbush.

Most of the high class home sections of this residential district are quickly and easily reached from the downtown district of Manhattan by the Brighton Beach elevated road, which operates trains at frequent intervals from the Brooklyn Bridge. The tracks of the elevated road are entirely depressed in the Flatbush district, and the train service to this entrancing residential centre is express and local.

The lower Brooklyn values which are so frequently mentioned by old residents and many well known brokers and investors in referring to the wonderful growth of the borough in recent years prevailed when the greater part of the district east of Prospect Park was almost entirely used for truck gardening purposes, and was therefore assessed as country property. In those days there was little demand for large blocks or tracts of land comprising many acres for the creation of model home centres, such as Flatbush, Borough Park, Bay Ridge and Bensonhurst. In fact, there were no big projects under way at that time for the transformation of the farming land into residential centres. The earning power of the property then was almost entirely represented by the dollars and cents received from the sale of farm produce.

To-day one lot adorned with a modern type of house brings its owner greater financial returns than did some of these acreage farms in the early 90's. Brooklyn was then a city with a well built up residential district in its westerly zones and a series of sparsely settled farm lands a few miles east of its oldtime shopping district. It is now one of the leading boroughs of the greater city, with hardly a remaining sign that only twenty years ago there were hundreds of acres within its borders yearly leased to truck gardeners.

Brooklyn is building up so rapidly that the opportunities of the present time cannot long remain. When its transit facilities have been improved by more street surface lines and by the proposed subway routes, and when its factory centres, affording more avenues of employment, are just a little bit larger there is hardly any doubt that $500 or $1,000 will not have the purchasing power in the great real estate market of Brooklyn that it has to-day.

Realty Outlook.

Briefly, the day will soon be here when the small speculator and investor will be relegated to a rear position, as they have in recent years in the big real estate mart of old Manhattan.

Twenty years ago there were many small traders prominent in the purchasing and building movements on old Manhattan Island. At that time deals involving several millions of dollars were looked upon as spectacular. A transaction in Manhattan affecting property valued at several millions no longer attracts widespread attention, for the dominant factors in the upbuilding of the various residential and industrial zones in Manhattan are now big investors instead of small traders.

Time will bring about just as great changes in the Borough of Broogklyn.

The drawing power of the many realty charms of the Borough of Brooklyn are, as it were, just becoming widely known. These charms include many miles of land fronting on the waters of New York Bay, the East River, Gravesend Bay, Jamaica Bay and the Atlantic Ocean; scores of well built up factory centres, a large number of first class retail shopping districts, several large theatrical districts, fine public pleasure grounds and more up-to-date residential zones with city and suburban features and representing a larger expenditure of money than in any other borough of the greater city. It has miles of broad streets, too, well shaded and well kept.

One of its greatest realty assets is its nearness to the heart of the financial and business life of Manhattan Island. Another predominating asset is its splendid beach fronts, and still another is its richness in land fronting on Jamaica Bay suitable for transforming into one of the greatest industrial centres, with big piers for ocean going steamers, ever planned.

In the Five-Cent Fare Zone.

To thousands of wage earners, however, its principal drawing power is the fact that nearly every section of the borough is a part of the 5-cent fare zone of the metropolitan area. This means nothing more or less than that the wage earners whose places of employment are in Brooklyn or in the lower sections of Manhattan Island or along the Broadway subway are able to travel to and from their work each day for 10 cents.

This question as to fares is an important factor in the development of any great borough. According to many real estate experts, it is just as important as the time spent in travelling to and from work each day. A place considerably remote from the office or factory where the wage worker is employed is not as valuable to the wage worker as a home much nearer with better transit facilities to and from his daily toil.

Not long ago a well known land developer vigorously called attention to this great realty asset of Brooklyn—the area of its districts within the 5-cent fare zone of the greater city. He is not only one of the most successful builders of home centres, but has probably invested more money in such construction work than any other individual in the history of the city. He added that no matter how attractive were the natural features and the prospect for beautifying at a small cost any land offered to him for sale he never would consider buying the property offered unless it was within the 5-cent fare zone of the greater city.

Water Barriers Removed.

There are no water barriers between the borough and Manhattan Island, and in the near future, when the trains of the Pennsylvania and Long Island railroads are in operation through the North and East River tubes, it will be possible to take a through train for Western or Southern cities from the Flatbush avenue station of the Long Island Railroad. These tubes have placed Brooklyn among the great railroad terminal towns. Brooklyn is no longer a way station on the great trunk railway lines, nor is it any longer a place with little, listless factory centres. It is growing more rapidly in its industrial centres than any other borough of the greater city, with the exception of old Manhattan, which is so rapidly losing its old residential lines in its lower districts that even brokers and speculators have a difficult task to keep posted on the volume of this growth.

As regards alluring residential features Brooklyn offers as many as any other borough of the greater city. But in Brooklyn the cost of home sites and houses is considerably less than in residential areas of Manhattan, and in the attractive home centres of The Bronx. There are hundreds of substantially built houses in Brooklyn occupying fine plots of land, fronting on shaded avenues, to be had from $6,500 up. Here and there the prices for such homes, whether of brick or stone construction, will be found a little lower, the difference in prices depending largely upon the restrictions affecting contiguous lots or plots. The majority of these high class properties are for sale on the easy payment plan. In some cases the initial payment required is as low as $500. This is a splendid method by which small wage earners may become the owners of their own homes.

Large Loan Channels.

The loan channels for furthering Brooklyn projects are also large. These channels have helped many little homeseekers to purchase property profitably and to become big owners of land and houses. Brooklyn would not be a great borough from a real estate point of view if its money channels for real estate operations were not both deep and wide and if the interest rate for loans were not attractive.

The greatest real estate flaw in the make-up of the New Jersey suburban field is its poor loan market. Even the most experienced and best known New Jersey builders have more difficulty in getting favorable loans for high class building operations than a new builder in Brooklyn does in projecting plans for putting up a small row of houses. The New Jersey Real Estate Exchange is trying to remedy these drawbacks. It has already taken steps to form a loan company composed of some of its leading members. No such barriers retard the growth of the various Brooklyn residential and industrial centres, and therefore no serious loan difficulties will be experienced by prospective homeseekers within its borders.

Brooklyn is truly a veritable field of golden realty opportunities.

THE BELLE TERRE CLUBHOUSE, PORT JEFFERSON, LONG ISLAND.

It was yesterday formally opened for the season.

LEASE MIDTOWN SITE

Large Central Broadway Plot Also Reported Rented.

William C. Rader has leased for Mrs. Juliana A. Ferguson the altered building No. 20 West 38th street to S. May for a term of years.

The Cross & Brown Company has leased for Guy B. Waite the bulkhead at 31st street and East River, and the top floor of Nos. 413 and 415 East 31st street for a term of years to Otto Thurnauer; also leased for a term of years for the Cohocton Realty Company to William J. Sweeney one-half of the eight floor in the new building just completed at 32d street and East River.

William and Francis McDonald have practically completed arrangements for the leasing of the premists on the southeast corner of Broadway and 50th street, having a frontage of 50 feet on Broadway. The lease is for a long term of years and the property will be improved with a three story structure.

Barnett & Co. have leased for J. M. Horton to a Mrs. Long for five years the dwelling house at No. 128 West 126th street.

Edward Margolies has leased from the William Astor estate No. 19 East 33d street and will immediately improve the same with alterations for business purposes.

Gorman H. Lenney recently leased for James A. Farley the four story and basement dwelling house No. 24 East 48th street for a term of years to Mme. Jacqueline, a modiste.

Roe & Gould have leased for J. G. Lugar's Son & Co. the store at No. 12 East 30th street; also for Pickslay & Co. the store at No. 1 East 27th street.

Douglas Robinson, Charles S. Brown & Co. have leased the four story and basement house No. 47 West 37th street for T. H. Powers-Farr for a term of years.

A FLORENTINE GROUP OF DWELLING HOUSES.

It occupies a fine plot fronting on Brooklyn avenue and St. John's Place, Brooklyn.

STRONG INVESTMENT ZONE

Downtown Conditions Indicated by Higher Land Prices.

By Bryan L. Kennelly.

I can best answer the query "What is the outlook for downtown realty?" by quoting the enhancement in value of one parcel in twelve years—from $350 a square foot in 1897 to $665 in 1910. If that does not show the place the downtown section holds nothing else can. Yet there is another condition that points to its increasing success. So few are the opportunities in the section to rent ground floor space that it will be only a short time when in order to obtain it the building will have to be purchased.

Much has been said and is being said about the movement northward of certain businesses now in the downtown section. I have spent my business life in the territory and have watched the movements to it and from it, and I can say with assurance that it will be many years, if ever, before it will begin to be anything else than what it is now, the greatest financial and commercial section in the world. One or possibly two classes of business may desire in the next five years to avail themselves of the opportunity offered by the opening and development of new transportation facilities, but the mind of man is constantly conceiving new ideas that have a bearing on the greater increase of finance and commerce, and through them the section will gain instead of lose.

Here the financial district is permanently located, and here must come the seekers for money to advance the progress of New York as a municipality or for the carrying out of schemes that will add to her greatness or the greatness of interests in this or other countries.

As to the adaptability of the locality itself for office sites, one has only to look at the success being achieved by owners of buildings from Reade street south, and the further south, apparently, the greater the success. The American Express Company building, for instance, at No. 2 Rector street, is immensely successful, and so are all the other office buildings in the section.

In a short time a movement will start in Washington and West streets, in the vicinity of Rector street, due to the demand for the conditions surrounding the occupants of office buildings in that section. What other locality exists in New York business districts where light, air and a beautiful view can be obtained in such abundance as at the southernmost part of the island.

The success of the downtown realty field, then, is based simply on the height skyward one can build, and, while apparently the limit has been reached in some buildings, it will not be long before attempts are made to excel it. When values stop increasing in the district, finance and commerce will be affected permanently, and, you know, in this stalwart city that will not be. We must not forget that the financial district of America is practically located between the Battery and Reade street, from river to river, and the trend of values must be upward.

SALE OF CAIRO HOTEL.

The E. H. Wendell Company has sold for William N. Anderson and Charles E. Anderson, the Hotel Anderson property at Cairo, Greene County, N. Y., consisting of a furnished hotel and cottages. The purchaser is A. Arrandt.

MANY COUNTRY RENTALS.

Pease & Elliman have rented for Mrs. James L. Livingston her country place in Meadow Lane, Lawrence, Long Island, to Maurice La Montagne; for David Weingarten his house known as Hillcrest, on Osborn avenue, Cedarhurst, to William Whitman, jr.; for Mrs. William Adams her stucco house on the Causeway Road, Lawrence, to Miss P. Caroline Swords; for Herbert A. Weeks his place known as Meenagha, on Hollywood Crossing, Cedarhurst, to Malcolm D. Whitman; for the Cedarhurst Estates their large stone house, No. 2, on Sealy Lane, Cedarhurst, to H. S. Gregory; for Daniel H. Cox his place at Woodmere, Long Island, to Miss Marie La Montagne; for George L. Stebbins his house on the Boulevard, Woodmere, to Mrs. Henry Mills Day; for Rowland A. Robbins his place known as The Oaks, on Briarwood Crossing, Cedarhurst, to M. F. Loughman, and for Mary Rutherfurd her cement Italian villa on Albro Lane, Cedarhurst, to C. Russell Auchinclose, for a term of years.

For other real estate news and real estate transactions see Page 5, Part IV.

NEW RESIDENTIAL DISTRICTS PLANNED

Many Sections of The Bronx Which Some Years Ago Were Sparsely Settled Being Rapidly Built Up.

PROJECTS FOR LARGER INDUSTRIAL ZONES PERFECTED

Builders and speculators have figured prominently in the trading in the Borough of The Bronx since January. In the last few weeks there has been a marked increase in the volume of the purchasing operations there. Many new home and business centres are being created on vast tracts of land which up to a few years ago were sparsely settled. The transformations which have taken place in the Hunt's Point region and in many other of the new industrial and residential zones of the borough have not only been well planned, but have added largely to the realty strength of this thriving region of homes and manufacturing communities.

Moreover, realty owners are not only devoting considerable time to meeting the needs of the city as regards more commodious houses, but also to the development of the great shore districts of the borough, and those pier projects will afford much more satisfactory facilities for manufacturing industries which are seeking factory sites along the waterfronts of the greater city. More attention is also being paid to linking more firmly together the beautiful boulevards and parkways of the borough, which has a park area of nearly four thousand acres.

Everywhere in the borough there are indications of greater increases of values, and this bright outlook is bound to attract hundreds of builders who are now active in other districts of the city to aid in making this borough a more beautiful place in which to live and a bigger industrial territory.

Among the big building projects launched in the borough this year is one which provides for the erection by the Jacob Cohen Construction Company of three four story brick flathouses, to cost $120,000, and to occupy a plot on the easterly side of Beaumont avenue, two hundred feet north of 187th street. A $160,000 investment will be represented by the erection of four five story brick flathouses by the Avenue St. John Realty Company on the westerly side of Trinity avenue, about forty-six feet south of 169th street. On a large plot on the westerly side of Franklin avenue, about two hundred feet south of 170th street, the Cohen & Eckman Corporation has planned to erect two five story brick flathouses at a cost of $100,000.

A $300,000 Bakery Planned.

The entire block front in St. Mary's street, from Southern Boulevard to Wales avenue, is being improved with a six story bakery by the Ward Bread Company. It will cost $300,000. A $100,000 flathouse has been projected by the Friedman Construction Company for a plot on the north side of Westchester avenue, about 195 feet east of Hoe avenue, and at the northwest corner of 160th street and Tinton avenue three five story brick stores and flathouses are being put up by the One Hundred and Seventy-fourth Street Construction Company. The total cost will be $100,000. On the easterly side of Webster avenue, about twenty-five feet north of Anna Place, ground has been broken for an eight story brick warehouse, to cost $80,000, and to be erected by the Banderkin Building Company. In 180th street, near Honeywell avenue, the Jansen Construction Company is erecting a five story flathouse, t a cost of about $90,000, and at the northwest corner of Verlo avenue and 235th street a row of five two story dwelling houses will be put up by the Herman Scharsmith Company, at a cost of $32,000.

George A. & William C. Reeber have planned to erect on the westerly side of Third avenue, about 176 feet north of 139th street, a $40,000 five story brick storage building. Two four story flathouses, to cost $80,000, and one five story flathouse have been planned for a plot at the northwest corner of Fox and 156th streets. They will be built by the Haase & Lippman Construction Company.

Anthony F. Barro has planned to erect, at a cost of $100,000, two five story flathouses, on the easterly side of Anthony avenue, about sixty-two feet north of 172d street, and at the northeast corner of 163d street and Intervale avenue the Advance Building Company, of which George F. Johnson is president, will put up a six story flathouse, at a cost of $125,000. The Graham-Adams company is going to spend $70,000 in the erection of two five story flathouses on the westerly side of Simpson street, 360 feet north of Westchester avenue. The John W. Cornish Construction Company will invest $125,000 in the erection of two five story flathouses at the northwest corner of Tremont and Mapes avenues. Plans have been filed by Adolph Wechsler for the building of two six story flathouses on the easterly side of Marion avenue, 150 feet north of 189th street. They will cost $100,000.

In the block bounded by Prospect avenue, Avenue St. John and Kelly street a $250,000 five story brick flathouse, with stores, will be erected by the Mercury Realty Company, of which L. Brenner is president, and at the northwest corner of 163d street and Intervale avenue the Reville Siesel company is going to put up a $125,000 six story tenement house. Two five story flathouses, to cost $130,000, will be built by the John J. Tully company on a plot on the northerly side of Intervale avenue, 82 feet west of Beck street.

TO INCORPORATE COLONY

To Make Woodmere, L. I., a Separate Community.

At a meeting held last Friday evening at the Woodmere Country Club a committee was appointed and active steps were taken to bring about the incorporation of the village of Woodmere, Long Island. The committee will report on the various phases of the plan on June 3.

Woodmere heretofore has been simply a part of the town of Hempstead, and in the way of public improvements has hardly received what the owners in the fashionable colony regard as its proper share, in view of its general character and growing importance. Thus Woodmere Boulevard, although a town road, has never been properly cared for by the town authorities.

When incorporated as a village it will be possible to plan improvements within the limits of Woodmere itself, wholly independent of what Hempstead township may do. In this way a comprehensive plan of street improvements may be carried out and police and fire protection provided.

James McCrea, superintendent of the Long Island Railroad, is chairman of the committee having in charge the incorporation of the village, and the plan also has the active support of the Woodmere Realty Company, of which Maximilian Morgenthau is president, and which controls a large part of the territory affected. Woodmere has much more than the necessary population of four hundred to make a village, the other requisites being the consent of one-third of the property owners and twenty-five freeholders.

The area which it is proposed to include within the village limits is bounded roughly on the north by West Broadway, on the west by Prospect avenue, the village line of Lawrence, and by Mills Creek and its west branch; on the south by Woodmere Bay and on the east by George's Creek, the Hewlett Bay property, Ocean avenue, East Broadway and Neptune avenue.

ITS CAR SERVICE INCREASED.

Owing to an increase in population in South Ozone Park in the last twenty-two months the officials of the New York & Long Island Traction Company have shortened the running time on the South Ozone Park traction trolley line and have increased the number of cars. In the last twenty-two months 357 houses and seven stores have been built and sold in South Ozone Park by the David P. Leahy Company on a pay-as-rent basis. This improvement in transportation, together with other conveniences, such as city water, graded streets, lights, churches and schools, will further increase the demand for low priced houses.

The David P. Leahy Realty Company is now building 200 more houses.

The company sold at South Ozone Park o William Neuer a house on Leahy avenue o $6,500, to A. B. Loomis a house on Martin avenue for $2,650, to Margaret Brennan a house on Kennett avenue for $4,950, and o Albert Schultze a house on Brinkmeyer avenue for $3,475.

Among the lot purchasers are August Vogel, 40x100 feet, on Helen avenue; Michael Killoran, 40x100 feet, on Martin avenue; Marla Watson, 50x100 feet, on Collins avenue, and Thomas J. Murphy, 60x100 feet, on Kaiser avenue.

TITLE COMPANY LENDS $208,500.

The Title Guarantee and Trust Company has made twelve building and permanent loans to the Irvine Realty Company on the property on the west side of Kelly street, between Longwood and Intervale avenues. The lots range in size from 33.4x100 to 36.8x100 feet.

The mortgages total $208,500, and are in amounts of $17,000 and $18,500, at 6 per cent during construction and 5 per cent thereafter. Four story brick apartment houses are to be erected immediately. First advances on six of the mortgages were made yesterday.

RECEIVER OF RENTS NAMED.

Justice Whitney, of the Supreme Court, has appointed Abraham Nussbaum receiver of the rents of No. 311 East 17th street, in an action brought by Jacob Levy against Nicholas Cunningham and others to foreclose a second mortgage of $5,000. The prior mortgage amounts to $22,000.

GAS AND ELECTRIC METER TESTS.

Thirty-eight per cent of the three hundred gas meters tested by the Public Service Commission on complaints in April were found to be 2 per cent or more fast. Only 8.7 per cent were 2 per cent or more slow. One hundred and sixty, or 53.3 per cent, of the meters tested were between 2 per cent fast and 2 per cent slow. Of the sixty-nine electric meters tested, 11.6 per cent were 4 per cent or more fast and 4.3 per cent were 4 per cent or more slow. The remainder, or 84.1 per cent, were between 4 per cent fast and 4 per cent slow.

For other real estate news and real estate transactions see Page 5, Part IV.

REAL ESTATE AT AUCTION.

Bryan L. Kennelly, Auc'r,
will sell at auction
TO-MORROW
at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey st.,
Estate of SARAH A. MORGAN, Dec'd.
735 Washington St.,
adjoining Bank st.,
three story and basement brick Dwelling; size of lot, 20x69.6x61x15.6.
129 Bank St.,
adjoining Washington st.,
three story brick dwelling; size of lot, 16x31x16.1x28.6.
39 Perry St.,
near West 4th st.,
Four story brick Dwelling; size of lot, 17.6x74.
60% on Mtge. 1 or 3 years, at 4½%
McCURDY & YARD, Attys.,
66 BROADWAY.
ALSO
Executors' Sale
Estate of JAMES COOGAN, Dec'd.
581 Second Av.,
250 East 32d St.,
BEING
Southwest Corner,
two four story brick Tenements, with store and 2 large baker's ovens; size of lot 24.8x100.
ANDREW S. HAMMERSLEY, Atty., 291 Bway.
Monday, May 16, 1910,
157 West 136th St.,
Near Seventh Ave.,
Four story and cellar stone Dwelling, eight rooms, butler's pantry, foyer hall, and two baths; hot air heat; size of lot, 12.6x99.11.
Maps, &c., at auctioneer's office, 156 Broadway.

TUESDAY, MAY 17,
AT 12 O'CLOCK NOON, AT EXCHANGE SALESROOM,
14-16 VESEY ST., NEW YORK CITY.
Voluntary Partition Sale
To close Estate of
John W. Steinebach, Dec'd.
815 Elton Avenue,
Near 159th st.
Two story frame Dwelling, with stable in rear. Size 50x100.
JOHN C. HOENNINGER, Esq.,
5 Beekman st., N. Y. City.
A. C. & F. W. HOTTENROTH,
146 Broadway, N. Y. C., Attorneys.
Joseph P. Day
31 NASSAU ST., N. Y. CITY.
Auctioneer.

REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

Murray Hill Hotel
Park Avenue Block Front
40th and 41st Sts.
Plot of 14 Lots, 197.6x230x130
Supreme Court Partition Sale
for the Estate of Hugh Smith,
By instructions from
JAMES E. McDONALD, ESQ., Referee
60 Wall St., N. Y. C.
Thursday, May 19
at 12 o'Clock Noon at Exchange Salesroom, 14-16 Vesey St., New York City.
Seven story brick structure, with 496 rooms for guests, servants' quarters, storerooms and every modern hotel convenience.
Grand Central Station and Express Subway Station one block away. When McAdoo Tunnel is completed to 42d St. the hotel will have practically direct connection with all railroad terminals.
Also, same action
southwest corner Av. B and 16th St.
Large Corner Plot, size 129.1x170.6, with five 4 story and three 5 story Brick Tenements and Stores.
65% at 4½%
75% at 5%
of the purchase price may remain on bond and mortgage for 3 or 5 years, with the option of paying same off after one year upon 30 days' notice in writing and 30 days' additional interest.
Title policies of the Lawyers Title Insurance and Trust Co. free.
Possession May Be Had on Taking Title.
JOHNSTON & JOHNSTON, Attorneys for Plaintiff, 256 Broadway, New York city.
ALGERNON S. NORTON, Esq., Guardian at Litem 256 Broadway, New York city.
Attorneys for Defendants:—
LORD, DAY & LORD, 49 Wall St.
HENRY APLINGTON, Esq., 90 West Broadway, New York city.
PHILBIN, BEEKMAN & MENKEN, 52 William st., New York city.
STRONG & CADWALADER, 40 Wall st., New York city.
JOHN DELAHUNTY, Esq., 41 Wall st., New York city.
Send fot Booklet
Joseph P. Day
Auctioneer.
31 NASSAU ST., N. Y. CITY.

Subway Loop Properties
OFFERED
On behalf of the Public Service Commission for the First District, and by the consent of the Commissioners of the Sinking Fund. Property acquired by the City by purchase or condemnation for the purpose of building the Manhattan branch of the Brooklyn Loop Line Subway which connects the Williamsburg, Manhattan and Brooklyn Bridges in Manhattan.
TUESDAY, MAY 24
SALES TO BE HELD AT 12 O'CLOCK, NOON, AT EXCHANGE SALESROOM, 14-16 VESEY ST., NEW YORK CITY.
A RAPID TRANSIT EASEMENT IS NOT AN ENCUMBRANCE.
A bill has passed both houses, been signed by the Mayor and the Governor and immediately became a law allowing banks and trust companies and the holders of trust estates to take mortgages on these properties.
S. E. Cor. Walker & Centre Sts.
W. S. Centre St.
Bet. White and Walker Sts.
W. S. Centre St.
From Walker to Canal Sts.
N. E. Cor. Canal & Centre Sts.
W. S. Centre St.
Bet. Canal and Howard Sts.
N. E. Cor. Broome St. & Cleve Pl.
Centre St. Extension.
PLOT NO. 1. Block 198. Five lots, with a double four-story building; total area of plot about 17,480 square feet.
PLOT NO. 2. Block 197. Three lots, about 16,176 square feet, with a six-story and basement loft building.
PLOT NO. 3. Block 197. One lot, about 4,200 square feet; to be sold as a whole.
PLOT NO. 4. Block 207. One lot, about 1,830 square feet, with a four-story building.
PLOT NO. 5. Block 208. Three lots, about 13,668 square feet.
PLOT NO. 6. Block 481, about 12,124 square feet.
To be offered first in single parcels, and then as an entirety, to be sold whichever way they bring the highest price.
Joseph P. Day
Auctioneer
31 NASSAU ST., N. Y. CITY.

Bryan L. Kennelly, Auctioneer,
has been directed by
The Estate of
Lewis Gouverneur Morris,
N. Y. Life Insurance & Trust Co.
Trustee, and Heirs,
TO SELL AT PUBLIC AUCTION,
On Tuesday, June 7th, 1910,
At the Exchange Salesroom,
14-16 Vesey Street, N. Y.
175 Lots
At Morris Heights,
Bet. 176th and 179th Sts.,
On Aqueduct Ave., Tremont Ave., Andrews Ave., Sedgwick Ave., Cedar Ave. and Morris Ave.
Note.—The location of this property and its sale direct to the public from an estate in whose family it has been held for over 200 years, offers to purchasers a unique opportunity, which will be described in later announcements.
For maps and full particulars apply at AUCTIONEER'S OFFICE, 156 BROADWAY.

MORTGAGE LOANS.
Mortgage Lenders Are of Two Kinds
—investment and speculative. This office maintains long established relations with practically all representative permanent investment lenders on Manhattan and Bronx realty. Borrowers through us from such lenders are not embarrassed by the possibilities attending sales of mortgages to unknown future holders.
A. W. McLAUGHLIN & CO.
Brokers and Dealers in Mortgages
128 Broadway, cor. Cedar
STRONGEST AND BEST EQUIPPED

MORTGAGE LOANS.
BUDD, HOLMES & PEARSONS
Mortgage Loans
35 NASSAU ST.
Sums up to $50,000 at 4 per cent; amounts to suit, at 4½ and 5 per cent; also, large 2d mtge. fund. Phone, 2316 Cort.

APARTMENT HOTELS.
SIR HENRY HOTEL, BROOKLYN
Ave. C & East 16th st. 25 min. to Manhattan.
Family Apartments for quiet people.
BATHROOMS WITH EVERY SUITE OF ONE TO FIVE ROOMS.
American or European plan.
Two minutes' walk to Ave. C station of the Brighton Beach "L" road.
Illustrated booklet mailed free.
J. A. DILLIARD, Manager.

REAL ESTATE MORTGAGES
REMSEN DARLING
170 BROADWAY, N.Y.
TRADE MARK Telephone 1491 Cortlandt
Call, Write or 'Phone

REAL ESTATE.
Geo. R. Read & Co.
REAL ESTATE
Head Office, 60 Liberty St., near B'way.
Branch: 3 East 35th St.