

# APPROVED CO-OPERATIVE HOMES

**FOR \$5,000.00 and up  
OWN YOUR APARTMENT**  
with  
**Perpetual Free Rent and Dividends**  
Under Our Unique Part-ownership Plan  
in the following fireproof properties

**HENDRIK HUDSON ANNEX**  
N. W. Corner Broadway & 110th St.  
6 to 9 rooms

**Versailles Palace**      **Quidnet**  
607 W. 113th St.      526 W. 113th St.  
Near Broadway      Near Broadway  
6 to 8 rooms      4 to 7 rooms

**Why These Propositions Are Sound**

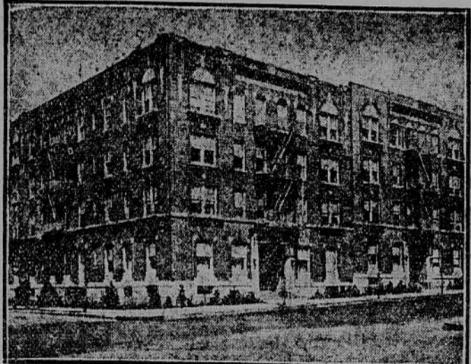
Bought at Pre-War Values  
Long Term Amortization Mortgages.  
Independent Financial Liability for each Participant  
Superior Construction—Excellent Locations  
Investigation by Legal and Real Estate Experts has proven the above to be a fact.

Write, 'phone or call for full details,  
**NASSOIT & LANNING**  
Broadway & 89th St.      Tel. 8380 Riverside

## These Modern Apartments

in fine well constructed buildings are offered on the  
**Co-operative Ownership Plan**

These buildings were contracted for 4 years ago (when labor and material were normal) and were completed about 3 years ago. Under these conditions those desiring to own their home are assured of enhanced value because the purchase price is based on conditions of 3 years ago.



1604 to 1614 Bedford Ave., Corner Carroll St., Brooklyn.

These modern houses are located in a beautiful section of Brooklyn on Bedford Avenue convenient to subway, trolleys, theatres, schools, churches and shopping district, and only 3 blocks from subway express station.

READ CAREFULLY  
We are able and willing to prove every statement made.  
Your first year's carrying charges are, monthly:  
4-room apartment, \$40  
5-room apartment, \$50  
These charges are gradually reduced each year, and after the fifth year they are, monthly:  
4-room apartment, \$5.85  
5-room apartment, \$7.30  
There are no assessments or extras of any kind.

The plan of the FUTURE, and THE ONLY SOLUTION for avoiding higher rents.  
4 and 5 Room Apartments. Possession October 1st.  
Prices Range from \$2,775 to \$3,650

**DORCHESTER INV. CO.**  
291 Broadway, New York      Telephone Worth 1795  
Agent on Premises 12 to 5 Daily and Sundays      1796

## CHOICE APARTMENTS

THE co-operative plan under which we are offering apartments safeguards and protects in every way the subscribers to the stock in the owning corporation.

**The Rexor**      **The Lorington**  
A Twelve Story Fireproof Building S. W. Corner Broadway & 116th St.  
We are disposing of 23 apartments. The income from the rent of the remaining 23 apartments, with that from the 6 valuable stores, is estimated to more than defray the operating expenses, taxes, interest and amortization of the mortgages.  
5 rooms & 2 baths, \$9,000-\$12,000  
6 rooms & 2 baths, 12,000-15,000  
7 rooms & 2 baths, 15,000-17,500  
7 rooms & 3 baths, 18,000-20,000

**Finest Location on West Side**  
A Twelve Story Fireproof Building N. W. Corner Central Park West and 70th St.  
We are disposing of 15 apartments. The remaining 21 apartments we estimate will carry all operating expenses, taxes, interest and amortization of the mortgage.  
8 to 11 rooms and 3 baths, \$22,000-\$33,000

EACH of the above properties is exceptionally well financed, and subscriptions to the stock in the owning corporation equal to the value placed upon the apartment selected insures a part ownership in the entire property and a 99-year lease with perpetual renewal provisions without further rent.

We invite a thorough investigation of our plan. The apartments may be inspected by appointment.  
**SLAWSON & HOBBS**  
162 West 72d Street      Tel. 7240 Columbus

## Kew Gardens Apartments

Kew Gardens, Long Island  
16 Min. from Penn. Station  
may now be purchased on the  
**CO-OPERATIVE PLAN**

Suites of 4, 6 and 7 Rooms  
with 1 to 3 baths are available  
at a purchase price representing  
**Less Than Five Years' Rent**

Kew Gardens Apartments are the first Suburban apartments to be offered for tenant ownership. The purchase price of apartments is based on rentals 20 per cent below those prevailing in the neighborhood. The house is of the finest materials and of the best construction and could not be reproduced within \$100,000 of the total price now placed on land and building.

Ten Apartments Can Be Had at Once  
Floor plans, prices, etc., can be had from  
**Edgeworth Smith, Inc.**  
One West 34th Street      Office at Kew Gardens  
NEW YORK CITY      STATION PLATFORM  
Phone F112 Day 7259      Phone Richmond Hill 1415

CO-OPERATIVE or participating ownership in apartment houses, properly planned and managed, is a boon to New York, confronted by the most acute apartment shortage in its history. It gives guaranty of permanent possession and relief from rental advances, besides providing a satisfactory investment.

DETAILS of such ownership should be studied carefully, with due consideration of location and construction; price at which the property is to be sold; duration of mortgages and amortization plan; plan of operation and management.

THE TRIBUNE hopes to assist its readers by presenting for their consideration co-operative or participating ownership propositions which have been investigated and which appear to be offerings of merit.

## READY FOR OCCUPANCY

4, 5 and 6 Room  
**New "Garden" Apartments**

### Jackson Heights

**PLAN OF TENANT-OWNERSHIP OF APARTMENTS**

Is the Original Tenant-Ownership Plan

Based on the desire of the average family for a good home in a firmly established residential community at fixed rents that cannot be increased.  
"Selected" resident owners enjoy tennis, golf and all forms of recreational and social activities, and have playgrounds for children.

References Required.      For further details call or write

**The Queensboro Corporation**  
Manhattan Office      Jackson Heights Office  
50 E. 42d St., Cor. Madison Ave.      Opp. 25th St. Subway Station.  
Telephone Murray Hill 7057      Telephone Newtown 2361

Take Queensboro Subway at Grand Central Station (Corona Line) direct to 25th Street Station.  
22 MINUTES FROM 42D ST.

## 100% Co-Operative Plan

**Woodrow Court**  
563 West 169th Street, N. E. Cor. St. Nicholas Ave.  
A Few Remaining Suites of 3, 4, 5 and 6 Rooms

**Spencer Apartments**  
523 West 121st Street, opp. Horace Mann School  
Suites of 5 & 7 Rooms, Selling on the Basis of \$300—per Room  
Present tenants of Apartments in this building are renting to students of Columbia College, Horace Mann School and Teachers College at \$14 to \$20 a room per week, with the sanction and approval of these institutions.  
Under our plan the actual net cost of a 7-room Apartment is \$77 per month.

For Full Information, Phone, Call or Write Co-operative Dept.  
**Spotts & Starr, Inc.**      Bryant 4000  
Times Building      Apartments may be inspected daily between the hours of 11 A. M. and 4 P. M.  
Representative on premises.

## How to Buy A Home for \$2,000

What is meant by Tenant-Ownership explained in detail in our Booklet, giving all the particulars regarding

**180 Sterling Pl., Brooklyn**  
Between Flatbush and Seventh Aves.,  
IN THE MOST ACCESSIBLE SECTION OF BROOKLYN

The purchaser of an apartment who pays down \$2,000 cash will own a one-eighth interest in the building and land, which, without further payment, other than rent, will be worth \$3,375 or more at the end of six years.

Send for Booklet.

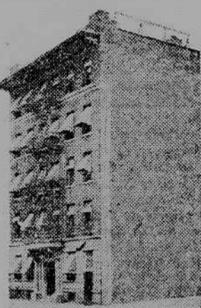
**REALTY ASSOCIATES**  
162 Remsen St., Brooklyn      Phone Main 6480

## CO-OPERATIVE OWNERSHIP

One-fifteenth interest in an absolutely modern high-class apartment house in a very desirable section of Brooklyn, with excellent transit facilities, will cost you

**\$1950 Cash**  
Carrying charges first year  
\$25 a month for 3-room apartment  
\$42 a month for 5-room apartment

DECREASED YEARLY  
These amounts include a payment on existing mortgage.  
Full details on application.



The Warwick, 259 Brooklyn Ave.  
**LISTED BY DOWNSON & CO.**  
196 Rogers Avenue, Brooklyn, N. Y.      Phone Prospect 9448-9.

## Malcolm E. Smith, Inc.

185 Madison Ave.      Tel. Vanderbilt 7393

**Offers Apartments For Sale**  
5 Rooms and 3 Baths, handsomely furnished,  
**In West 67th Street**  
4 Rooms, 2 Baths, and 5 Rooms, 2 Baths.  
**In The "New Prasada,"**  
65th St. and Central Park West

A proprietary lease of these apartments may be obtained by the purchase of stock in the Companies owning these buildings.

**The Roxborough, N.W. Cor. 92d St. & B'way**  
**AN INNOVATION**  
We have a most attractive proposition.  
Apartments of 6, 7, 8 Rooms for Sale  
**FREE RENT & INCOME**  
12-Story Fireproof Apartment Building  
For details call, write or phone  
**Sharp & Co., Broadway & 92d St.**  
Phone River 917-4574-4941-7511.

## CO-OPERATIVE PROPERTIES

**Gramercy Park**      **Washington Square Section**  
Overlooking Park—Exclusive tenancy.      4-Room Duplex and Single Houses.  
2 Rooms \$7000. 4 Rooms \$14,000.      Investment fully paid in 5 years.  
Also Finest Studio in City.      Also several single houses for sale.  
Previous Rents \$2400. Co-operative Expense \$600.

**55 East 76th St.**      **Gramercy Park**  
6-7 Room Apartments, every convenience.      2-3 Room Studio Apartments.  
Price \$2750 to \$3650. Rents reduced.      Kitchenette. \$1800 to \$2400. Easy terms.  
From \$2000 to \$350. Easy terms.      Only 3 left in this beautiful Building.

**"Kingscote"**  
412 West 119th St., near Amsterdam Avenue. Beautiful modern fireproof building, kitchen and kitchenette apartments, every convenience. Prices \$2150 to \$2750. Easy terms.  
References required. Full investigation solicited. Inspection invited.

**LOWNSBERY-GAGE CO., 507 Fifth Ave., N. Y.**

## Apartments For Sale

236 West 70th Street  
3, 4, 5 and 6-room apartments

**Pease & Elliman**  
340 Madison Ave.      Tel. Murray Hill 6200

## SEEKING AN APARTMENT?

WE HAVE CHOICE  
**6 AND 7 ROOM SUITES**  
POSSESSION OCTOBER 1, 1920.

**REVERE HALL**      622 WEST 114TH STREET  
A HIGH CLASS ELEVATOR APARTMENT NEAR RIVERSIDE DRIVE  
See Mr. Stone, Apartment 52, at your convenience. Phone Cathedral 7530.  
WE ADVISE IMMEDIATE INSPECTION.

**UNDER OUR PLAN**  
\$65 per month pays for a 6-room apartment, renting for \$165 monthly.  
\$77 per month pays for a 7-room apartment, renting for \$200 monthly.  
This saving in rent pays back in less than 3 years your investment of \$1,500 to \$1,600 for a 6-room suite.  
From \$2,500 to \$5,400 for a 7-room suite.

Legal requirements attended to by Meyers & Clark, Counsel, 51 East 42d Street.  
BUSINESS AND SOCIAL REFERENCES ABSOLUTELY ESSENTIAL.

**OUR FEATURES**  
100% CO-OPERATION.  
NO INFLATED PURCHASE PRICE.  
ONE MORTGAGE ONLY.  
CHOICE LOCATION.  
CASH INVESTMENT SMALL.

N. E. Cor. 192d St. and St. Nicholas Ave.  
**Co-Operative Ownership**  
3 and 5 Room Apartments, All Outside Rooms  
Just Completed. Immediate Possession.

**ALSO FOR RENT**  
Apartments of 3 and 4 Rooms  
Seven Stores on St. Nicholas Ave.  
Immediate Possession  
Agent on Premises. Tel. Wadsworth 3653.  
**BETHLEHEM ENGINEERING CORP.**  
327 Fifth Ave.      Tel. Vanderbilt 3157.

## A 25% Saving of Rent

Our co-operative ownership plan has been approved by the leading lawyers and real estate men of New York City.

**Prospect Park West, near 4th St., Brooklyn**  
overlooking PROSPECT PARK.  
7 very large rooms and bath, parquet floors, electric lights, steam heat, hot water supply. Apartments now renting from \$100 to \$120 per month. Under the co-operative plan, \$74 to \$94 per month.  
(Cash payments from \$1,540 to \$1,960 required)  
Committee prefers substantial business men. Phone Bedford 3409 or write for our prospectus.

**BULKLEY & HORTON CO.**  
Established Half a Century  
585 NORTRAND AVENUE      414 MYRTLE AVENUE  
7650 3RD AVENUE      1214 FLATBUS AVENUE  
BROOKLYN, N. Y.

## Concourse Apartments

S. W. Corner 183d St. and Grand Concourse  
Reached by 6th and 9th Av. "L", Lexington Av. Subway, also N. Y. Central R.R.  
Just Completed—Immediate Possession

**Apartments for Sale on the Co-Operative Plan**  
4, 5 and 6 Rooms; No Rent; No Assessments  
Subject to a mortgage less than 50% of its value, making a sound financial investment, producing a return equal to 20% on capital invested.  
May be subject when not occupied by owner

**3 and 5 Room Apartments for Rent**  
Inspection invited. Social and business references absolutely indispensable.  
Representative on Premises

**Bethlehem Engineering Corp.,**      **Concourse Apts. Inc.,**  
527 Fifth Avenue      2295 Grand Concourse  
Phone Vanderbilt 3157      Phone Fordham 3512

A number of tenants having taken title to  
**275 Clinton Ave.**  
Corner DeKalb Ave., Brooklyn  
A high class Elevator Apartment House  
Offer a few choice seven-room suites at  
**Cash \$5,500 Each**  
Co-operative Ownership

POSSESSION IMMEDIATELY      POSSESSION OF BALANCE  
of one apartment      October 1, 1920

By this plan you secure a permanent  
**7-room apartment for \$73.75 monthly**

The apartment is located in the finest section of Brooklyn, convenient to all New York subways, trolleys, elevated lines, theatres and shopping districts.  
Don't write, but call or telephone 3192 Main at once.  
Apartments shown 9 A. M. to 6 P. M. Agent on property 10 A. M. to 12 noon.  
**Humphreys & Orr, 215 Montague Street, Brooklyn, N. Y.**

**WE SPEND THAT WE MAY ECONOMIZE**

**ECONOMIZE** by investing in our plan of co-operative ownership.

PRICE PER SHARE, \$2,616  
AVERAGE RENTAL, \$40  
NUMBER OF ROOMS—3, 4 OR 5  
LOCATION—EASTERN PARKWAY  
BROOKLYN  
ALL MODERN IMPROVEMENTS

This apartment house has already been bought by several responsible people, who have incorporated. They desire to sell a few shares to people of good standing. INVESTIGATE! It will pay you.

**BAKER & BOWEN**  
195 ROGERS AVE., at Eastern Parkway      Tel. La. yette 7482