REAL ESTATE NEWS.

The indications of approaching activity in the realty market which were present at the beginning of the year have been gradually resolving themselves into actual conditions, and the week just ended has been one of remarkable interest. Numerous sales of middle class property in every section of the city, a constant demand for vacant lots for improvement, transactions involving the very best of residence property and several sales almost sensational in their magnitude and importance combined to make the week most successful.

The list of important sales is long, and covers almost every variety of realty. The week began with the reported sale of the old Fave mansion on Washington Heights, owned by Richard Croker, and a number of vacant lots on Riverside Drive, the Boulevard, and upper Madison avenue. Then on Wednesday the sale of the Beekendorfer plot on Fifth avenue, below Seventy-third street, was reported, as well as that of a large apartment house on St. Nicholas avenue, and the French Church property on Twenty-second street, near Fifth avenue. The sale of the Beekendorfer plot was supplemented by the sale of the Evans lot, adjoining it on the north, and the announcement that the buyer of both lots was Howard Gould. Two sales of particularly important residential properties were reported, No. 1 East Eightieth street and No. 104 East Thirty-seventh street, which was sold by William Salomon of Speyer & Co.

Two more sales of vacant lots, completes the list of transactions in and near Fifth avenue reported during the week. Dr. J. V. S. Woolley sold a lot on the east side of the avenue, twenty-five feet south of Eighty-fourth street, and Mrs. Oliver H. P. Belmont sold the plot 40 by 100, on the southeast corner of Fifth avenue and Seventy-seventh street, and the lot adjoining on the street. It is some time since Fifth avenue has been so well represented in the realty transactions of one week.

The most important transaction of the week was that in which the Security Trust and Life Insurance Company of Philadelphia secured control of the St. James building, at Broadway and Twenty-sixth street, for a consideration of $2,725,000, subject to a mortgage for $1,825,000. The trust company, of which Robert E. Pattison, ex-Governor of Pennsylvania, is President, will transfer its main office to this city and will occupy the entire second floor of the St. James building.

The offerings at auction during the past week have been uninteresting for the most part. The possible exceptions were the sale of "Old Tom's" chop house and some east side holdings by Auctioneer Harnett. The present week, however, bids fair to witness some activity in the auction room through the offerings of a large plot of lots in the Bronx and several Columbus and Amsterdam avenue lots.

The Real Estate Board of Brokers has taken very practical steps at last to secure a revision of the present tax laws, and assurances have been received by it from several of the organizations invited to join in the movement that they will do so.

The following are the comparative tables of the conveyances, mortgages, and projected buildings for the corresponding weeks of 1898 and 1898 as compiled by the *Record and Guide*:

MANHATTAN AND BRONX.

CONVEYANCES.

	1899. March 18 to March 24, inc.	1898. March 18 to March 24, inc.
Total number	598	582
Amount involved	$3,152,882	$1,648,047
Number nominal	112	111
Total number of conveyances Jan. 1 to date	8,535	8,831
Total amount of conveyances Jan. 1 to date	$36,481,458	$25,632,709

MORTGAGES.

Total number	418	353
Amount involved	$5,294,170	$5,031,029
Number over 5 per cent	146	157
Amount involved	$1,805,954	$1,921,293
Number at 5 per cent	100	160
Amount involved	$1,326,048	$1,755,581
Number at less than 5 per cent	70	66
Amount involved	$2,072,320	$1,854,050
Number of above to banks, trust and insurance companies	53	74
Amount involved	$1,853,500	$1,882,950
Total number of mortgages Jan. 1 to date	4,285	4,057
Total amount of mortgages Jan. 1 to date	$80,310,485	$74,489,906

PROJECTED BUILDINGS.

Total number new buildings	120	77
Total amount	$3,508,073	$2,138,425
Total amount of alterations	$80,032	.....
Total number of new buildings Jan. 1 to date	1,050	715
Total amount new buildings Jan. 1 to date	$26,774,937	$17,452,325
Total amount of alterations Jan. 1 to date	$1,221,733	$1,080,205

Private Sales.

Mrs. O. H. P. Belmont has sold through De Blois & Elbridge the plot, 40x100, on the southeast corner of Fifth avenue and Seventy-seventh street, and also the lot adjoining the corner.

W. P. Seymour is reported to have sold for the estate of William Campbell, for about $300,000, eighteen lots in the vicinity of Forty-second street and Fifth avenue. The buyer is said to be a manufacturing company, which will build a large plant on the site.

Post & Reese have sold a lot 25x100 on the north side of Eighty-ninth street, about 153 feet east of Fifth avenue.

Potter & Tuthill have sold the six story and loft building, 99.8x95, No. 205 Wooster street.

Montgomery & Seitz have sold the five-story dwelling No. 14 East Fifty-second street; also No. 605 Lexington avenue and No. 131 East Forty-seventh street.

Isaac Mayer has sold to Bernheimer & Schmid the five-story flat on the southwest corner of Madison avenue and 117th street, and the similar building in course of construction on the southeast corner of Park avenue and Eighty-second street. The amount involved was about $113,000.

Paul Mayer has sold for the Bernheimer estate the five-story flat, on lot 25x100, No. 2548 Eighth avenue.

George Z. Dickinson & Sons have sold the two-story brick and stone house, on lot 25x100, No. 1109 Dawson street, to Jacob Murck for $8,250.

Hellner & Wolf have bought the old building, on lot 22x104.9, No. 54 East Eleventh street.

Barnett & Co. have sold for David Graham to a Mr. Wright the three-story frame dwelling, on lot 20x45x100, No. 42 West 128th street.

Lowenfeld & Prager have bought the four-story flat, on lot 20x100, No. 240 East Seventy-first street.

Julius Rohe has sold to Mr. Moran the dwellings Nos. 330 to 334 West Thirty-third street, for about $54,000.

Cornish & Anderson have sold to Alexander Des Jardines the three-story and basement dwelling, No. 271 West 121st street, for $15,000.

T. C. Lewis sold a plot of ten lots on the north side of Burnside avenue, between Valentine and Ryer avenues, for $25,000.

Monday's Auction Sales.

BY BRYAN L. KENNELLY & CO.

Sixth street, No. 320, south side, 275 feet east of Second avenue, 25x67, five-story brick tenement; leasehold; George Doebele vs. Katharine Heiselmann et al.; Michael C. Gross, attorney; Henry M. Whitehead, referee; subject to mortgage, $5,000, and taxes, &c., $281.40; partition.

Seventeenth street, No. 330, southeast corner of Livingston place, 120x53, four-story brick dwelling; Sarah C. Fountain vs. Katie F. or Catharine Wagner, individually and as executrix, &c., of Albert Wagner et al.; Mabbett & McAdam, attorneys; Louis B. Van Gaasbeek, referee; amount due, $4,031; subject to mortgages, $52,000, and taxes, &c., $804.

BY E. W. GUINDON.

Greenwich street, Nos. 298, 300, 302, 387, 390, 391, 392, 398, 400 to 506, 603 to 607, 610 and 612.

Thirteenth avenue, southeast corner Fourteenth street, warehouse.

Nay street, Nos. 48 and 50.

Chambers street, Nos. 104 and 106, four lofts.

North Moore street, Nos. 69, 96, 98, 100, 102 and 104.

Washington street, Nos. 364, 485 and 487, 501 and 503.

Clarkson street, Nos. 43 to 47.

Beach street, No. 368.

Receiver's sale of all right, title and interest which the receiver of the firm of R. J. Dean & Co. may have. By E. W. Guindon, receiver, at 302 Greenwich street.

BY PETER F. MEYER & CO.

Forty-fourth street, No. 35, north side, 445 east of Sixth avenue, 24.10x100.5, two-story brick store; subject to mortgage, $10,000.

105th street, No. 244, south side, 42 east of Third avenue, 18x100.10, three-story brick dwelling; subject to mortgage, $4,000; George F. Robbins vs. Mary A. Robbins et al.; Turner, McC. & R., attorneys; Edmund L. Mooney, referee; partition.

BY WILLIAM KENNELLY.

Tenth avenue, No. 441, southwest corner Thirty-third street, 19.7x84.2x irr.x84.7, four-story brick store and tenement; Warren S. Burt vs. Louis Kendal et al.; Warren S. Burt, attorney; Thomas F. Donnelly, referee; subject to liens, &c., $9,690; partition.

BY WILLIAM M. RYAN.

Thirty-fifth street, Nos. 147 and 151, north side, 208.4 feet east of Seventh avenue, runs north 98.9x east 16.8x north 1.3x east 50x100 to street, x west 66.8 to beginning, two brick flats; John Reid vs. William F. Conklin et al.; John J. Gleason, attorney; Sidney J. Cowen, referee; amount due, $29,981; subject to taxes, &c., $2,170.80.

BY RICHARD V. HARNETT & CO.

Forty-second street, No. 55, north side, 104 feet east of Sixth avenue, 21x100.5; six-story stone front building, portion of hotel, leasehold; George M. Githens vs. New York Real Estate and Building Improvement Company et al.; Edward S. Clinch, attorney; Reuben H. Underhill, referee; amount due, $13,223; subject to taxes, &c., $2,088.

Official Recorded Transfers.

Downing st, 46 and 48, s s, 32.6x82.3x33.8x91.1 Matilda C Van Winkle to Willis Carpenter $1

Grand Boulevard, e s, 166.8 s 180th st, 50x37.2x irr x 50x32; William D Carroll and wife to Joseph H Holland 835

Locust av or 177th st, s w cor Elm st or Dalav, 50.10x100.10x irr x 50.6; Ferdinand T B Devoss to Frederick J Middlebrook 1

Penfold av, s s, 100 121 and 122 map estate George Faile, 0x100; Edward H Graham to James S Bolton and ano 1

Southern Boulevard, s w cor East 180th st, 30.4x113.2x30x108.6; Alexander Dannenbaum to Augustus Garzeau 3,000

Southern Boulevard, w s, 150 n 180th st, 50x92.1x irr x 50x99.6; Wm Dannenbaum to Augustus Garzeau 3,000

Vermilyea av, e s, 100 w Emerson st, 50x100; Cornelius Poore to Chas A McQueston ..... nom

11th st, s s, 145 w av B, 24x94.9; John Kellerman to Mary Kruger ..... gift

11th st, n s, 375 w 4th av, 50x103.3; Alvah F Pinto et al to Matilda C Van Winkle 110,000

11th st, n s, 125 w 3d av, 50x100, leasehold; Joseph W Kalen, ref, to John Stitch 6,500

27th st, s s, 51 w Lexington av, 13.6x89.6; Maria J Harris to Adolph G Hasslacher $2 50

97th st, n s, 154 e Amsterdam av, 14x100.11; Clarence F True to Edward Oppenheimer and ano 1

10th st, n s, E 175x100.11; Maria C Orth to Henry Levy and ano 12,000

11 t st, s s, 175 w Broadway, 50x100.11; Edward Oppenheimer et al to Clarence F True 100

118th st, 81 W, 20x100.11; Emily B Angell to John Bostonley 1

123d st, 64 E, 19.4x100.11; Pauline Katz to Walter R Lusher and wife 1

143d st, s s, 375 e Prospect st, 50x100; Bernard Rubleen and ano, indiv and exrs, to George C Robinson 1

155th st, n s, 100 w St Nicholas av, 71x irr x 11.6x irr x Rudell to Mary Cahill 1

160th st, s s, 375 w Amsterdam av, 15.6x irr x 11.10x irr x s s 145 w Amsterdam av, 15.4x irr x 11; Frederick S Staats to Mary E Steel 500

Recorded Leases.

Attorney st, 146, s w cor Stanton st; Charles N Harris, as trustee, to Abraham Radesky, 2 yrs 480

Av D, 99, s e cor 7th st; Mota Albers to Peter Q Pickholm, 5 yrs 1,808

Recorded Mortgages.

Broadway, 156 and 158, and 69 Liberty st; John A Beall and Manley A Raymond, trustees, &c., to the Lawyers' Mortgage Ins Co $197,000

Downing st, 46 and 48; Willis Carpenter to Edward H Van Wickle, 1 yr 5,000

Grand Boulevard and Concourse, e s, 166.7 s 180th st; Joseph H Holland to William D Carroll, 2 yrs 400

Mianna st, n s, 30.11 w Oakley st; Christina Weber to Anrew Herbst, 3 yrs 1,100

Southern Boulevard, w s, 150 n 180th st; Augustus Garzeau to William Dannenbaum, 3 yrs 2,000

Southern Boulevard, s w cor 180th st; same to Alexander Dannenbaum, 3 yrs 1,000

Vermilyea av, e s, 100 w Emerson st; Chas A McQueston to Cornelia Pierce, 3 yrs 549

28th st, 302 W; Emilia Adela Riley Angarica Castroverde to Eva Rittenschberg, 1 yr 3,000

87th st, n s, 325 e 2d av; Frank Maj, 1 yr, to W H Dougherty, 5 yrs 18,000

115th st, s s, 175 w Broadway; Clarence F True to Edward Oppenheimer and Isaac Metzger, 2 yrs 24,000

127th st, n s, 325 w 7th av; Clara G and Josephine Crane to the Mutual Life Insurance Co of N Y, 1 yr 1,000

147th st, n s, 220 w St Nicholas av; Mary Cahill to George W Rudell, 1 yr 25,000

143d st, s s, 375 e Prospect st; indiv and exrs, &c, George C Robinson to Leonard and Elizabeth Rinteln, 3 yrs 2,750

160th st, s s, 175 w Amsterdam av; Leopoldo Fabbri to Sylvester Dopestal, trustee, &c, 3 yrs 17,500

Same to same; same to Nenetsolders, 1 yr 2,000

177th st, 50 feet west s w cor Dalyav (Elm st), 100x irr; Fred Seiler to Frederick J Middlebrook to New York Security and Trust Co, 1 yr 100,000

Assignments of Mortgages.

Cohn, Sigmund, to Franz Schilp $8,000

Gindera, Nene, to Rose Kohn 2,000

Loewenfeld, Pincus, and ano to The State Bank ..... nom

Mutual Reserve Fund Life Association to Louis F Payn, as chmr of ins, &c ..... nom

Schinkelotte, John H, to Henry Walters 4,000

Foreclosure Suits.

Lordland pl, e s, 271.7 n 3d av, 50x100, 24th ward; Dennis W Moran vs Rose E Baldwin et al; atty, J Kearney.

60th st, s s, 228 e 10th av, 18x100.5; Metropolitan Trust Co, trus, vs Charles E Hoffman et al; attys, S & O Parsons.

140th st, s s, 255 w Amsterdam av, 15x99.11; John F Comer vs Isma Schreyer et al; atty, C L Westcott.

125th st, n s, 275 e Washington av, 18x100; Isaac Vrasda vs Joseph P O'Donnell, foreclosure of lien; atty, J H Hildreth.

Liens.

28th st, 221 W; Alberene Stone Co vs Wm F Isbister $198

10th st, s s cor Manhattan av, 25x100; Wm A Brandt vs Philip Brunner 120

Lis Pendens.

Monroe st, 154; Dept of Buildings vs Simon Block; Building law violation; atty, F O'Gorman.

8th av, 355 and 357, Manhattan; Bway Co vs Margaret H Woodruff et al; condemnation proceedings; atty, C A Gardiner.

Plans Filed for New Buildings.

Av C, 183-187; two six-story flats and stores; Baker & Fine, owners; Fred Ebling, architect; cost $75,000

Central Park W, 75 n 92d st; a seven-story flat; Samuel Quincy, owner; G. F. Pelham, architect; cost 100,000

East Broadway, 147; improvements to tenement; Samuel Geisler, owner; Kurtzer & Rohl, architects; cost 8,000

Madison st, 278-281; four six-story stores and flats; Louis J. Levy, owner; Horenburger & Straub, architects; cost 115,000

40th st and Park av; improvements to roundhouse; N Y & Harlem R R Co, owner; W J Wilgus, architect; cost 726

61st st, 510-514 E; a seven-story factory; Hammond Company, owner; L C Holden, architect; cost 50,000

103d st, s s, 100 e of West End av; six five-story dwellings; Robert Wallace, owner; G F Pelham, architect; cost 108,000

REAL ESTATE BOARD OF BROKERS.

Real Estate For Sale—City.

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buying a residence, it will pay you to examine our houses on Edgecombe Ave. and 138th Street, near 140th St. elevated station. Choice from seven, with prices from $14,000 to $18,500. All newly decorated, modern open plumbing; none under 18 feet wide. Situated in restricted private neighborhood. Call at premises, 94 Edgecombe Ave. Full commission to brokers.

At 247 West 121st St. we are offering an attractive house for $15,000—$10,000 mortgage at 4 per cent. may remain. Title insured. Modern open plumbing and handsomely decorated.

American basement five-story house. Colonial style, 32-foot frontage, at 270 West 93d St., adjoining West End Ave. Offered at $24,000.

Further particulars of

McVICKAR AND COMPANY,
108th St. & Central Park West.
1368 Broadway. 246 East Houston St.
24 Nassau St.

CENTRE ST., running through to BAXTER ST., 25x125; business buildings; price $48,000.

PECK SLIP, NEAR SOUTH ST.—5-story business building, 16x53-2; price $18,000; mtg. $13,000 at 5 per cent.

8D AV. CORNER, NEAR 93D ST.—5-story flat, 26.8x0; price $83,000; mtg. $30,000 at 5 per ct.

10TH AV. CORNER, NEAR 54TH ST.—5-story tenement, 24.9x100; price $27,000.

COLUMBUS AV., NEAR 61ST ST.—Single flat, 20x70; 4-story, with store; price $23,000.

ST. NICHOLAS AV. CORNER, NEAR CENTRAL PARK.—5-story, 3-family apartment, 29.7x121; price $36,500.

MADISON AV., NEAR 93D ST.—3-story and basement dwelling, 20x74; price $23,000.

76TH ST., near Riverside Drive—4-story brownstone dwelling, 20x60x102; price $30,000.

60TH ST., NEAR BROADWAY—Private stable, with elevator and one human's quarters, 25x100; price very low; terms easy.

RIVERSIDE DRIVE LOTS for sale in all sections some corners.

BOULEVARD LOTS for sale.—We have a number of very choice plots, suitable for apartments.

120TH ST., near 5th av.—5-story flat, 35x100.11; price $40,000; mtg. $30,000 at 4½ per cent.

128D ST., near 8th av.—4-story single flat, 16.8x100.11; price $11,500.

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MANAGEMENT OF ESTATES A SPECIALTY,
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Special attention given to the sale, rental and general management of real estate.
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Real Estate For Sale—City.

CITY REAL ESTATE.
Borough of Manhattan—For Sale,
Above 14th st.—5th av. to North River.

PORTER & CO.,

159 WEST 125TH ST.
AND
AMSTERDAM AV. AND 164TH ST.

IN FASHIONABLE PART OF MOUNT VERNON, ON CHESTER HILL, 14-ROOM DWELLING; HARDWOOD FINISHED AND ALL MODERN; GROUND 100x100 FEET. AT A BARGAIN, OR WILL EXCHANGE FOR CITY PROPERTY. AN OPPORTUNITY.

124TH ST., NR. ST. NICHOLAS AV., THREE 3-STORY AND BASEMENT BRICK DWELLINGS, 18.8 EACH. GOOD ORDER. CHEAP AT $12,000 EACH.

FOR INVESTMENT.
CHOICE, HIGH CLASS APARTMENT, EIGHT ROOMS AND BATH, ELEVATOR; ALL MODERN IMPROVEMENTS. RENTALS $14,000. ASKING $135,000. TERMS TO SUIT. WILL TAKE SMALL PIECE OF PROPERTY AS PART PAYMENT.

LENOX AVENUE.
NEAR 122D ST., 16x58.8, 4-STORY AND BASEMENT, 14 ROOMS, ALL MODERN IMPROVEMENTS, HARDWOOD FINISH THROUGHOUT; POSSESSION IMMEDIATELY IF DESIRED, PARTICULARLY DESIRABLE FOR DOCTOR OR DENTIST.

7TH AV. CORNER!!!
BELOW 135TH ST.—5-STORY, WITH STORE; 25 FT. FRONT—8 ROOMS AND BATH EACH APARTMENT. THOROUGHLY WELL BUILT IN EVERY PARTICULAR; ALL RENTED. ASKING $28,000.

OPPORTUNITY!
ABSOLUTELY RESTRICTED BLOCK, FRONT AND REAR, 110TH ST., BETWEEN LENOX AND 7TH AVS.; ELEGANT 3-STORY BROWNSTONE; 16x55, AND EXTENSION, MODERN IN EVERY DETAIL. ELEGANTLY DECORATED; IMMEDIATE POSSESSION; AT A BARGAIN.

AN ELEGANT NEW SIX-STORY FIREPROOF APARTMENT HOUSE;
VERY DESIRABLE AND CONVENIENT LOCATION; MODERN IN EVERY DETAIL; ELEVATOR; STEAM HEAT; HOT WATER; HARDWOOD TRIM; ELEGANT DECORATIONS. MIGHT TAKE SMALL PIECE AS PART PAYMENT.

LENOX AV. CORNER,
100x100, WITH SEVEN DWELLINGS, 16.8 EACH, IN GOOD ORDER, RENTS RATED; WITH ALL MODERN IMPROVEMENTS, ASKING $120,000. ONE VACANT.

SEVENTH AVENUE CORNER,
NEAR 140TH ST., PRIVATE DWELLING, FREE AND CLEAR. WILL EXCHANGE FOR GOOD TENEMENT, NOT TOO HEAVILY MORTGAGED.

123D STREET,
BETWEEN 7TH AND 8TH AVS., 3-STORY, HIGH-STOOP BROWNSTONE DWELLING, 16.8x50x100, $13,500.

ASKING $6,000 EACH.
TWO BROWNSTONE DWELLINGS IN 122D ST., BETWEEN 1ST AND PLEASANT AVS., 16.8x50x100 EACH.

103D ST., NEAR 2D AV.
SIX COLD WATER TENEMENTS, 25x100 EACH; ALL RENTED.

WILL SACRIFICE.
132D ST., BETWEEN LENOX AND 7TH AVES., 3-STORY BROWNSTONE, 16x50x100; A1 ORDER; EXPOSED PLUMBING; PORCELAIN BATHS; PRIVATE REAR. CONVENIENT TO CARS. TERMS TO SUIT.

A BARGAIN.
118TH ST., NEAR MORNINGSIDE PARK, TWO 3-STORY BRICK AND BROWNSTONE DWELLINGS; 18x100x100 EACH. ASKING $14,000 EACH. WANT AN OFFER.

IT WILL PAY INVESTORS, SPECULATORS, BUILDERS, AND PARTIES WHO CONTEMPLATE LOANING MONEY ON BOND AND MORTGAGE, TO WRITE OR CALL FOR PRICES AND PARTICULARS OF THESE PROPERTIES.

ALL REASONABLE OFFERS SUBMITTED.

PORTER & CO.,

159 WEST 125TH ST.
and
AMSTERDAM AV. AND 164TH ST.

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REAL ESTATE,
241 W. 125TH ST.

A.—A.—Parties wishing to purchase private houses will do well to call on me, as I have several good bargains to offer; location, West Harlem and Washington Heights; all new houses; can also offer old houses at great bargains from $10,000 to $20,000; terms to suit.

A.—A.—Builders, take notice that I have several well-located plots of land with or without loans, some including good corners that I can sell cheap.

A.—A.—Investors, I can offer you several 4-story single flats on 125th st. near 8th av.; each house leased to one tenant to do all repair, pay 6 per cent. net on your investment; property situated so that it will increase in value.

A.—A.—Another good investment; property on south side of 125th st., between 8th and 9th avs., at a bargain, consisting of stores and flats; well rented; has a good future.

A.—A.—Building loan operators or builders, I can offer at a bargain 3 lots on 125th st., 75x100, with old buildings; suitable for a family hotel or apartment house; near Park av.; to an investor will pay 4 per cent. net; leased to one party for a term of years if wanted with a lease.

A.—A.—Now is your chance to secure a bargain in flat property; builder must sell; 5-story 3-family, 5-story 2-family and 5-story single flats; several 6-story double apartment houses at a bargain, with elevator; also store property in good locations.

Prices averaging from $11,000 to $75,000; terms to suit.

EXCHANGE.

A.—A.—Elegant corner on Lenox av., 100x100, vacant, to exchange for good paying store property; equity $34,000; mortgage $26,000. What have you to offer?

A.—A.—Several small private houses on Washington Heights to exchange for a single flat with steam heat and hot water, or without; equity from $5,000 to $10,000; will sell cash if necessary.

F. E. MAINHART,

REAL ESTATE,
241 W. 125TH ST.

BROWNSTONE DWELLING near Lenox av., $11,000; 3-story double flat, near Mad. av., $16,750; Cor. plot, 50x100, 23d ward ..... 4,000; 3-story 20-ft. house, 1 vacant 14,000

SWARTWOUT & CO.,
157 East 125th st.

A PLOT, 75x100, on 3d av., near 116th st., can be sold on easy terms to a builder.
THOMAS & ECKERSON, 35 West 30th st.

HORACE S. ELY. ALFRED E. MARLING.

Horace S. Ely & Co.,

REAL ESTATE.
64 Cedar St. 27 West 30th St.

Real Estate For Sale—City.

West Side—Above 14th St.

A DWELLING, good condition, full lot, in twenties, just east of Broadway; now producing good income, and will pay well until needed for improvement.

Builders.—One of the best building lots, extra size, just east of Broadway, south of 23d st., can arrange building loan; principals only.

Builders.—Several good lots in twenties and thirties, near 6th, 8th, 9th ave., with building loans.

Builders.—Plot fifty-one feet, near 87th st., Madison av., cheap.

Builders.—Several desirable plots, suitable high class flats or bachelor apartments, in the forties, 5th av. to Broadway; building loans can be arranged.

Two 25-foot single flats in our charge, paying 8 per cent., on equity at sacrifice.

A high class, new, six-story double flat, 93d st., near Riverside Drive, adjoining private houses; electric elevator, steam heat, hot water supply; open plumbing, hardwood trim, latest and most improved plan; builder will sacrifice for ready money.

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WE ADVERTISE REAL BARGAINS.
Two great ones gone, but we have others. We call attention to the following: You investigate, $10,000, $13,000, $16,000, 3 stories, near this office; 18 ft.; 3 story, cost $ plumbing; easy terms, $16,000. At owner's loss, 8th ave., store property, well rented, cost $24,500, mortgage $15,000. What your offer. Up-to-date extra wide new apartment house, rented, near office, net income $2,000, investment $11,000.
CHAS. S. KOHLER & BRO.,
906 Columbus av., near 104th st.

"A."—
One of the most attractive houses on WEST SIDE is the 2-foot, 4-story dwelling on West 76th st., between West End av. and Riverside; every modern improvement; gas fixtures of the latest design; carpets, curtains, hangings and shades included; can't be duplicated for the price, asking only $30,000.
J. HAMILTON HUNT, 207 West 81st st.

90TH ST., SOUTH SIDE, Central Park West.—Four-story, brownstone, high-stoop private house, three-story extension; open plumbing; hardwood finish throughout; perfect condition; particulars, THOMAS & ECKERSON, 35 West 30th st.

Washington Heights—Above 125th st., West of 8th av.

Buy a City Residence.

Why not have a home that you can call your own? Some unusually attractive three-story Houses on Edgecombe av. and 138th st., near 140th st. elevated station; 18 to 20 feet wide; newly decorated; modern, open plumbing; tiled bathroom; in restricted private house neighborhood; prices $13,000 to $18,000. Agent at 94 Edgecombe av. Further particulars of

McVICKAR & COMPANY,
108th St. & Central Park West.
1368 Broadway, 246 East Houston,
24 Nassau st.

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SHELTER ISLAND.
Several very desirable cottages never offered for rent before, and finely furnished. Some with water frontages. Maps and photos with KALLEY, 150 Broadway.

Real Estate Wanted.

WANT DWELLING, 53D TO 59TH ST., 5th to Madison av., for cash buyer.

WANT TWO-FAMILY FLAT, east side, above 42d st. Price not over $25,000.

WANT DWELLING, 42d st. to 50th st., east of Park av. Not over $20,000.

WANT DWELLING, three story, 3d to Park av., 20th to 42d st. Not too high priced.
BRYAN L. KENNELLY & CO., 66 Liberty st.

Investment Property for Sale.

ALMOST ALL the choice downtown investment properties for sale.
KALLEY & SON, 150 Broadway.

Real Estate to Exchange.

A.—We make a specialty of exchanging.
KALLEY & SON, 150 Broadway.

Real Estate at Auction.

EXECUTORS' SALE.
Estate of Wm. Henry Hall, dec'd.
WILLIAM M. RYAN, Auctioneer,
will sell at auction,
Without Reserve,
at Real Estate Salesroom, 111 Broadway, N.Y., at 12 o'clock noon,
WEDNESDAY, April 12, 1899,
VALUABLE INVESTMENTS.
216 GREENWICH ST.,
W. S., BETWEEN VESEY AND BARCLAY STS. Modern substantial 6-story and cellar brick warehouse, almost covering plot, size 20.6x60.
220 GREENWICH ST.,
W. S., 20.10 ft. south of Barclay st. Modern, substantial 6-story and cellar brick warehouse, almost covering plot, size 20.8x80.
239, 241 and 243 Greenwich St.,
E. S., between Barclay st. and Park pl. Columbia College leasehold property, having 57 years to run, with a possible renewal. Three 3-story brick buildings, covering plot 53.8x50—53x102.3.
609 AMSTERDAM AV.,
E. S., between 80th and 81st sts. Substantial 5-story and cellar double apartment house, plate glass st. fronts, size 25x70x80.
75 per cent. may remain on mortgage.
BOWERS & SANDS, Esqs., Attorneys for Executors, 31 Nassau st., N.Y.
Maps, &c., at Auctioneer's office, 111 B'way, N.Y.

Bryan L. Kennelly, Auct'r,

will sell at auction
WEDNESDAY, March 29, 1899,
at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway,
SUPREME COURT FORECLOSURE SALE.
Northwest Corner
CENTRAL PARK WEST AND 91ST ST.,
the choice and valuable Plot with a frontage of 100 feet 8½ inches on Central Park West by 120 feet on 91st st.
Plans for a ten-story apartment house to be erected on this plot have been approved by the Building Department, and the building association upon $48,000 expended on building has amount of liens and charges to satisfy, which the property is to be sold, with interest to the date of sale, is less than $137,000. Further particulars at auctioneer's, 66 Liberty st.

WILLIAM M. RYAN, Auctioneer
Will sell at auction at Real Estate Salesroom, 111 Broadway, N.Y., at 12 o'clock noon,
WEDNESDAY, APRIL 12, 1899,
EXECUTOR'S SALE,
Estate of SAMUEL S. SANDS, dec'd.
BEAUTIFUL COUNTRY SEAT AT
NEW HAMBURG,
Dutchess County, N. Y.
OVERLOOKING THE HUDSON RIVER.
Contains 40 acres of ground, improved, with a large 3-story and cellar frame Country residence, containing 22 rooms lighted with gas and all modern improvements, together with complete outbuildings, orchards, gardens, summer houses, &c.
This property, "FIMBULHEM," is one of a Colony of other handsome residences about 1½ miles from New Hamburg station, on the N. Y. C. & H. R. R. R. and 1 mile from the river.
BOWERS & SANDS, Esqs., Att'ys,
31 NASSAU ST., N.Y.
Maps &c., at Auctioneer's office, 111 B'way, N.Y.

Real Estate at Auction.

RICHARD V. HARNETT & CO., Auctioneers, will sell at auction Tuesday, March 28, at 12 o'clock noon, at the New York Real Estate Salesroom, 111 Broadway.

367 WEST 56TH ST.
4-story and basement brownstone dwelling and lot. Size, 16.8x55x100.5.
70 PER CENT. may remain on mortgage 1 or 3 years at 4½ per cent.

321 WEST 57TH ST.
4-story, basement and cellar, high stoop, brownstone dwelling and lot. Size, 25x60x100.5. Chandeliers, gas logs. House in complete order.
FRANKLIN BIEN, Esq., Attorney, 317 Broadway.

106 EAST 83D ST.
4-story and basement brownstone house and lot. Size, 15.7 front x 102.2 deep x 16.1 rear.
75 PER CENT. may remain on bond and mortgage 1, 2 or 3 years, at 4½ PER CENT.

WEDNESDAY, MARCH 29.

109, 111, 113 AND 115 WEST 94TH ST.
Four 5-story and basement brownstone flats, 10 families in each house, all improvements, hot and cold water, steam heat. Size of Nos. 109 and 115, 26x85x100.8½ each; size of Nos. 111 and 113, 25.9x85x100.8½ each.
Messrs. NILES & JOHNSON, Attorneys, 11 Wall st.

422 WEST 23D ST.
4-story and basement high-stoop brownstone house and lot. Size, 25x about 60x98.9.
50 PER CENT. may remain at 4 PER CENT.

EXECUTORS' SALE.
Estate of MARIA J. MYRES, deceased.
161 WEST 23D ST.
Between 6th and 7th avenues.
4-story brownstone house. Lot 25x98.9.
60 PER CENT. on mortgage at 4 PER CENT.
MATTHEW J. DALY, Esq., Attorney, 170 B'way.

THURSDAY, March 30.
BY ORDER OF EXECUTORS.
133 WEST 13TH ST.
3-Story and basement brick dwelling and lot. Size, 20.6x about 60x103.3.
HALCYON M. CLOSE, Esq., Attorney, 38 Park Row.

TUESDAY, April 4.
17, 19 AND 21 WATTS ST.
17 AND 19 WATTS ST.—5-story and cellar brick double tenements and lots, 10 families in each house. Size, 25x75x82 each.
21 WATTS ST.—5-story and cellar brick single tenement and lot, 15.6x75x95.
MYERS, GOLDSMITH & BRONNER, Attorneys, 309 Broadway.
ZELLER & MIEHLING, Attorneys, 99 Nassau st.
J. ROMAINE BROWN & CO., Agents, 59 W. 53d st.

EXECUTRIX'S SALE.
ESTATE OF GUSTAV BERCKE.
638 LEXINGTON AVENUE,
Between 54th and 55th sts.
3-story basement and cellar, high stoop, brownstone house and lot. Size 20x about 42x70 feet.
JOHN GOODE, Esq., Attorney, 954 3d av.

WEDNESDAY, APRIL 5.
By order of E. RITZEMA DE GROVE, Executor.
225 WEST 15TH ST.
5-story and basement brownstone flat and lot, 25x78.6x103.3.
DE GROVE & RIKER, Esqs., Attorneys,
Potter Building, 145 Nassau st.

THURSDAY, APRIL 6.
By order of WM. T. WASHBURN, Esq., Executor.
KINGSBRIDGE, 24TH WARD.
10 LOTS and 3-STORY HOUSE located on private road near NATHALIE and HEATH AVS.
TITLE GUARANTEED for every lot or parcel to purchaser.
Maps at Auctioneers', 71 and 73 Liberty st.

Dwelling Houses To Let—City.

AT $900 per year and upward, choice 5-story dwellings, near corner of Park; permits on application.
CHAS. S. KOHLER & BRO.,
906 Columbus av., near 104th st.

AN ELEGANTLY FURNISHED HOUSE, West 73d st., rent $3,000, possession at any time.
THOMAS & ECKERSON, 35 West 30th st.

A.—HOUSES, unfurnished and furnished, in desirable locations, rent $1,000 to $6,000.
FOLSOM BROTHERS, 835 Broadway.

FOR RENT—PRIVATE HOUSES.

4-story, Madison av., opposite Park	$1,400
4-story, 5th av., elegant house	1,700
4-story, on 125th st., central	1,200
3-story, on Madison av., near 126th st	840
3-story, 125th st., near Madison av	960
3-story, East 119th st	600

Many others.
SWARTWOUT & CO.,
157 East 125th st.

TO LET.

511, 519, 521 West 154th st., rent	$1,000
406 West 156th st., rent	1,200
510 West 158th st., rent	840
512 West 158th st., rent	480
550 West 150th st., rent	600

Furnished parlor floors of these and many other houses on Washington Heights in view of
CHARLES GRIFFITH MOSES & BRO.,
160th st. and Amsterdam av.

Dwelling Houses To Let—Unfurnished.

LEWIS ST., 6.—Three story and basement; will repair.
220 Mulberry st., 18 rooms; will lease.
429 E. 121st st., 3-story, basement, brownstone.
CYRILLE CARREAU, agent, Grand st.,