THE REAL ESTATE MARKET.

BUYING IN THE JEROME AVENUE VALLEY BEGUN AT LAST.

The Boom Expected for Thirty Years Is Apparently Getting Under Way—Big Holdings of Land Passing Into the Hands of Professional Operators.

Sales reported in the past few weeks point to the development of an important realty boom in the Jerome avenue valley. The Jerome avenue district is the only remaining one of any size in the direct line of the city's northward growth that has not yet been exploited. Prices are low, many of the streets have been paved and sewered and the neighborhood is ripe for improvement.

The boom has long been expected. Jerome avenue was a part of that magnificent system of driveways laid out by Boss Tweed. It is the Bronx extension of Seventh avenue, and (via 110th street, now Cathedral Parkway) of Riverside Drive and the old Boulevard. It was Tweed's idea that it would be the main channel of travel northward from Manhattan Island.

Shortly after the avenue was laid out, while it was still only a 100-foot dirt road, there was an auction sale of about 150 lots belonging to the old Morris estate. They were in the neighborhood of 167th and 169th streets. This auction was looked upon as a speculative opportunity. Avenue lots sold readily at $3,000 and inside lots at from $1,500 to $2,000. But the boom did not come, and for over thirty years those prices remained the standard of value.

Paradoxical as it may seem, Tweed's improvement was undoubtedly the means of arresting the development of this section. The Jerome avenue racing track, one of the bygone glories of turf history, was laid out, and the avenue itself was taken possession of by the sporting fraternity. When there were no races the avenue was used as a speedway. It was one of the sights of the city to see the hundreds of carriages that crossed the old Macomb's Dam Bridge on any fine Sunday. Those who had no horse and carriage walked. The avenue was dotted from end to end with road houses. So large was the crowd that attended these impromptu horse meets and so strong was their influence that the taxpaying property owners asked in vain for improvements. The avenue was kept a soft dirt road because that made the best speeding track. The avenue was kept clear of cars and tracks because they would be a constant nuisance and interruption. And so the Jerome avenue boom languished.

Then the Speedway along the Harlem River was laid out, and the interdict against Jerome avenue improvements was at last removed. But meanwhile the unfettered east side of The Bronx had been growing rapidly. It had numerous transit facilities and street improvements, and Manhattan's surplus population settled there. Consequently, when the subway was built, instead of the Lenox avenue branch running northward under the Harlem and up through the Jerome avenue valley, which was admitted to be its natural course, it was diverted and made a long detour to the eastward on the principle of the greatest good to the greatest number.

A branch line of the Union trolley company provided the only transit facilities for the immense stretch of country represented by the Jerome avenue valley. This line merely carried passengers to The Bronx end of the Macomb's Dam bridge. A long exposed walk across this bridge was necessary to reach the elevated and surface lines on Manhattan. The result was inevitable—the territory was sparsely inhabited. Streets, however, were cut through in all directions and sewered, curbed and paved.

With lots in the eastern part of The Bronx selling at from $5,000 to $8,000 and lots on Washington Heights soaring as high as $12,000, speculators began to turn to the big stretch of undeveloped country sandwiched in between these two overspeculated districts. That they are beginning to invest in anticipation of a sharp rise in values is shown by the number of large holdings that have changed hands during the past few weeks. Many of these were a block or two in extent and had been held for years by the same owners. The great Varian and Morris tracts had been vested in these families for over a century. These plots were all bought by operators, who will split them up into small lots and resell to builders.

The recent extension of the Jerome avenue trolley across the Macomb's Dam Bridge, connecting with the Sixth and Ninth avenue elevated roads at the 155th street terminal, and the laying within the next few months of the Interborough's trolley tracks across the Washington Bridge, connecting the western side of The Bronx directly with the subway at 181st street and Broadway, will provide the Jerome avenue district with transit facilities that are on a par with those of a large part of the eastern Bronx. In addition to this there is the prospect in the very near future of direct rapid transit with the elimination of the trolley transfer. The plans submitted last Thursday to the Rapid Transit Commission by both the Interborough and the Metropolitan contain provisions for Jerome avenue. The Interborough's proposal is to extend their Sixth and Ninth avenue elevated systems across the river and up the avenue. The Metropolitan offers to run its proposed Eighth avenue subway under the Harlem and through Jerome avenue to the city line.

With the transit problem solved, the district should build up rapidly. Jerome avenue itself will develop into a business thoroughfare. Unlike Third avenue in the eastern Bronx, the conformation of the land is such that there can be no other business avenue of great importance. The ground rises gradually on both sides of Jerome avenue to hills of some little height, which fall away again on the east to the Harlem division of the New York Central tracks and on the west to the Harlem River. There is no avenue that runs north or south for any distance on either of these hills. They all tend toward and eventually terminate in Jerome avenue. The surface car lines already laid and those planned follow this same tendency and converge toward the main Jerome avenue line.

The hills on either side will make healthful sites for inexpensive houses. At a recent meeting of Jerome avenue property owners a resolution was passed suggesting that the side avenues and streets be reserved for small houses and only Jerome avenue be improved with store flats.

Let Boom at Bay Ridge.

One of the largest transactions in vacant land reported last week affected property in the Bay Ridge section of Brooklyn. This was the purchase of the Bennett and Martin estates, comprising 340 lots, by the Realty Buyers. The tracts will be subdivided and resold in building sites.

A buying movement of great volume has been in progress during the winter in South Brooklyn, Bay Ridge and Fort Hamilton. The demand is for houses as well as lots. A large proportion of the latter are purchased for immediate improvement. For this reason, it is claimed, the recent rise of lot prices, though considerable, is amply justified, being supported by an extensive building movement.

The proposed subway in Fourth avenue and the probability of the city acquiring the Thirty-ninth street ferry are helping to attract house buyers and small dwellings are selling from the plans, in advance of completion.

Private Sales.

FIFTY-FIRST STREET.—Davis & Robinson have sold for Mrs. William K. Vanderbilt, Jr., the plot, 30x100, on the north side of Fifty-first street 222.6 feet east of Fifth avenue. This is the last parcel of the original plot, 82.6x100, bought by Mrs. Vanderbilt in 1902, through the same brokers. The new owner, Hugh N. Camp, Jr., will build a house for his own occupancy. The consideration was about $50,000.

NINETEENTH STREET.—John R. and Oscar L. Foley have sold for the Metropolitan Life Insurance Company, through Frank E. Smith, the Parker Building, at the southeast corner of Nineteenth street and Fourth avenue, a twelve story mercantile building, fronting 131 feet on Fourth avenue and 150 feet on Nineteenth street. It is at present leased for about $150,000 a year, and is occupied by some of the best firms of the city, including the Brunswick-Balke Collender Company, the Encyclopædia Britannica Company, the Detmer Woollen Company, the Judge Publishing Company and the Kny Scheerer Company. In part payment the Metropolitan Life has taken the Seymour apartment hotel, at No. 44 to 50 West Forty-fifth street, running through to No 43 West Forty-fourth street, a twelve story fireproof building fronting 80 feet on Forty-fifth street and 18.9 feet on Forty-fourth street. It is leased to one tenant for eighteen years at $60,000 a year, net. The Seymour was built by Irons & Todd, and was sold by John R. & Oscar L. Foley to the present owner two years ago, as was also the case with the Parker Building, which was sold about three years ago to the Metropolitan Life. The entire consideration in the two transactions amounts to $2,750,000.

COLUMBUS AVENUE.—Pocher & Co. have sold for Louisa Minturn the five story apartment house at Nos. 181 to 189 Columbus avenue and No. 76 West Sixty-eighth street, being the northeast corner, 100 feet on the avenue by 30 feet on the street, together with the three story and basement private dwelling at No. 772 West End avenue, on lot 18x100. The same brokers have sold for Marie S. Sherman the five story apartment house at Nos. 191 to 199 Columbus avenue, and No. 76 West Sixty-ninth street, being the southeast corner, 100 feet on the avenue and 30 feet on the street, together with the three story and basement private dwelling at No. 776 West End avenue, on lot 18x100. These four properties were sold to the Reserve Realty Corporation. Heynemann & Jessurun were associated brokers.

115TH STREET.—Lionel Froehlich has sold for Parsons & Holzman No. 59 East 115th street, a five story double flat, on lot 25x100, to Ruth and Augustus E. Henning.

FRANKLIN AVENUE.—Joseph & Mirbach have sold for Philip Wattenberg the plot, 70x116, at the junction of Franklin and Third avenues, to the Bronx Theatre Company.

MORRIS AVENUE.—David Stewart has sold for William R. King to a client of Abraham Nelson a plot of ten lots on Morris avenue running through to Walton avenue south of 184th street.

EVELYN PLACE.—David Stewart has sold for Mrs. Bertha M. Horwood a lot on the south side of Evelyn place, 25 feet west of Jerome avenue to William Hanisch, a client of Conway and Cordukе.

EVELYN PLACE.—David Stewart has sold for a Mr. Meeks the lot, 25x100, on the south side of Evelyn place 150 feet west of Jerome avenue.

SEVENTH AVENUE.—Mayer S. Auerbach has bought through E. H. Ludlow & Co. from Isaac Epstein Nos. 291 and 293 Seventh avenue, two four story buildings, on plot 40x100, between Twenty-sixth and Twenty-seventh streets. Mr. Auerbach will erect a ten story business building on the site.

THIRTY-FIFTH STREET.—Mayer S. Auerbach has bought from John Martin the Sturtevant, a seven story apartment house, at 147 to 151 West Thirty-fifth street, on plot 68x98.9, being 200 feet west of Broadway.

110TH STREET.—H. J. Kantrowitz and Marcus Hohner have resold for Hauben, Binder & Baum to Abraham D. Weinstein Nos. 233 to 249 East 110th street, nine dwellings, on plot 150x110.11. The buyers will erect four six story apartment houses, with stores.

PARK PLACE.—A. S. Lamphear has sold for E. A. Talmage the Hunt building, a five story structure, on plot 75x75, at the southeast corner of Park place and West Broadway, known as Nos. 51 to 55 Park place.

FIFTEENTH STREET.—Robert M. Fulton has sold for a Mrs. Potter, No. 28 West Fifteenth street, a new ten story loft building, on lot 25x103.3, which abuts the grounds of the Van Buren mansion on Fourteenth street, insuring unusual light and air.

BROADWAY.—J. Romaine Brown has sold, through Kehoe & White, the plot 50x150, on the west side of Broadway, 150 feet north of Hawthorne street.

AMSTERDAM AVENUE.—William Seggie has sold the northwest corner of Amsterdam avenue and 161st street, two three story buildings on lot 24.11x100.

117TH STREET.—Ulysses S. Tanco has sold for George Mensching the five story triple flat, No. 280 West 117th street, on lot 25x100.11.

124TH STREET.—Barnett & Co. have sold for a Mr. Sachs the southeast corner of 124th street and Fifth avenue, a five story double flat with stores, on lot 25x100.

THIRTY-THIRD STREET.—Reid & Murphy have sold for William Huke and Rebecca Robertson, respectively, the two four story tenements, Nos. 334 and 336 East Thirty-third street, on plot 40x98.9, to the Stoehill Realty Corporation.

SIXTY-THIRD STREET.—The Cruikshank Company has sold for the Cohn-Baer-Myers-Aronson Company the plot 75x100.5, on the south side of Sixty-third street, 150 feet east of Amsterdam avenue; also for Catherina Gippert, No. 177 West Sixty-third street, a three story dwelling, on lot 16.8x100.5.

NINETY-SIXTH STREET.—The Palisade Realty Company has sold to James Quinlan, No. 164 West Ninety-sixth street, a five story double flat, on lot 29x100.8. Samuel C. Steinhardt was the broker.

BROADWAY.—Paul Halpin has bought from the City Real Estate Company the plot, 50x220x53x202, on the east side of Broadway, 130 feet north of Sherman avenue.

128TH STREET.—Shaw & Co. have resold for W. A. Charles, No. 48 West 128th street, a three story and basement brownstone dwelling, on lot 18x99.11, to Harry C. Williams.

127TH STREET.—Louis Lese has bought from the Webb estate, through George Brettell & Sons, Nos. 112 to 116 East 127th street, three three story dwellings, on plot 80x99.11.

AMSTERDAM AVENUE.—Schneidler & Bachrach have sold to Edward Rubin the plot, 75x100, on the east side of Amsterdam avenue, 236 feet north of 167th street.

109TH STREET.—Schneidler & Bachrach have sold to Charles I. Weinstein the plot, 145x100.11, on the north side of 109th street, 100 feet east of Fifth avenue. The purchaser will erect three six story tenements.

FORTY-EIGHTH STREET.—Schneidler & Bachrach have sold the five story tenement No. 313 East Forty-eighth street, on lot 25x100.5.

NINETY-SIXTH STREET.—John Wynne has bought from the Phelps estate Nos. 119 and 121 West Ninety-sixth street, two five story flats, 50x86x100.11.

SEVENTH AVENUE.—The Hudson Realty Company has sold to David J. Fox and Sidney H. Herrman the four four story dwellings Nos. 2382 to 2388 Seventh avenue, on plot 80x80.

NINTH AVENUE.—Charles Griffith Moses & Bro. have sold for John J. Mahoney the southwest corner of Ninth avenue and 202d street, a plot 99.11x100.

FIFTY-NINTH STREET.—William Wolff's Son has sold to David Mann No. 815 East Fifty-ninth street, a four story dwelling, on lot 25x100.5.

SEVENTY-FIFTH STREET.—William Wolff's Son has sold to L. Suhlson No. 206 East Seventy-fifth street, a four story dwelling, on lot 19.7x102.2.

SEVENTY-NINTH STREET.—William Wolff's Son has sold to Dr. L. Stein No. 226 East Seventy-ninth street, a three story dwelling, on lot, 17.11x102.2.

SEVENTY-NINTH STREET.—William Wolff's Son has sold to a client Nos. 434 and 436 East Seventy-ninth street, two three story frame dwellings, on plot 33.4x102.2.

152D STREET.—Du Bois & Taylor have sold for Mary Elizabeth Shepard the three story and basement Indiana limestone front dwelling No. 592 West 152d street, on lot 16x75.

176TH STREET.—The Equitable Realty Company has sold for Isaac N. Hebbard the plot on the north side of 176th street, 175 feet east of Jerome avenue, 125x125.

WALTON AVENUE, &c.—J. Clarence Davies has sold for the Kountze estate five lots on the east side of Walton avenue, 125 feet north of 179th street, 125x100, to the Russell Realty and Improvement Company, and have resold them; also for the Kountze estate to John W. Cornish the plots, 80x104.72x100, on the east side of Walton avenue, 400 feet north of Burnside avenue, and 150x100 on the west side of Walton avenue, 133 feet south of Burnside avenue, both of which pieces he has resold for Mr. Cornish; also sold for the Kountze estate the northeast corner of Burnside and Walton avenues, 100x100.

FORTY-FOURTH STREET.—Chris Schierloh and Daniel J. McDonald sold the five story four family flat No. 825 West Forty-fourth street, 25x100, for Donatus Rieger to John W. Gates. This property has been in the possession of the one owner for fifteen years.

THIRTY-EIGHTH STREET.—S. May has resold through J. Arthur Fischer No. 109 West Thirty-eighth street, a five story hotel, 25x98.9, adjoining the telephone building.

FORTY-FOURTH STREET.—John Donnelly has sold for Charles S. Faulkner No. 152 East Forty-fourth street, a three story and basement house, to the Women's Catholic Benevolent Legion of New York city. It is proposed to alter same, making it the headquarters of the legion.

MADISON STREET.—Barnett, Isaacs & Marks have purchased for a client No. 400 Madison street, 25x100, a four story brick building and stores, now being improved; also for Mr. J. Till, No. 2017 Second avenue, 22x75, a four story brick building with stores, at the southwest corner of 104th street; also for a client the three story single flat, 20x100, at No. 1973 Pacific street, Brooklyn, near Buffalo avenue.

Miscellaneous.

Williams & McAperney have sold for Mrs. B. W. Horton her country residence and grounds at Monmouth Beach, N. J. They have also leased for George F. Baker the cottage on the west side of Ocean avenue, Monmouth Beach, to Hugh N. Kapp, Jr.

John Manning is the buyer of No. 143 East Ninety-fifth street, sold recently by Nathan L. Ely. Ulysses S. Tanco reports that he was associated as broker in the sale.

A client of Philip Cohen is the buyer of Nos. 265 to 273 West 146th street, sold recently by B. Light.

Shaw & Co. have leased the Kathmere, at Sound Beach, Conn., to Miss Holland, who will run the same as a first class hotel.

Renwick C. Hurry & Co. report the following leases in the Fifth avenue section, for a term of years in each instance: For Benjamin Altman, the store and basement in the building No. 285 Fifth avenue, in conjunction with George R. Read & Co. to J. H. Strauss, the art dealer; for the Safety Folding Bed Company to a well known photographer, the first and fifth lofts in No. 1160 Broadway as galleries; the second loft in the same building to Lanz & Presser, as manicure parlors, and offices in the same building to Frank Stark, shirt manufacturer; for Mrs. Caroline Barry, in conjunction with the John H. Dye Company, the four story and basement brownstone dwelling, No. 41 West Sixteenth street, 21x92, to Louis Ferdinand Delence, for hotel purposes; Mr. Delenne has under lease from the John Jacob Astor estate the four story dwellings Nos. 50 to 54 West Seventeenth street and No. 43 West Sixteenth street; and from the O'Reilly estate the dwelling No. 45 West Sixteenth street. On May 1 the lessee of these properties will throw the yards into one, terrace the grounds and make other extensive alterations. The six dwellings under lease to Mr. Delenne, on a plot 66x184, will be designated as the Maison Delenne. They have also leased for Minnie V. Telfair the five story stone front building No. 32 West Twenty-fifth street, 25x100, for business purposes, to Leonard L. Hill for a term of ten years—the lessee will remodel the property; for George Busse, the second floor of No. 236 Fifth avenue to Pierre Rousseau, hairdresser, and the third floor in the same building to the Misses Gyves; the rear store and basement at No. 6 West Twenty-eighth street to Notara Bros., for office purposes; the parlor store in the same building to William Morris, vaudeville enterprises; for Mrs. Clara May the parlor store at No. 12 West Twenty-ninth street to E. L. Short, merchant tailor; for Mrs. Lena Silberman, the parlor store at No. 9 East Thirtieth street to Nicholas Martin, antiques; the store and basement at No. 11 East Thirtieth street, for Robert Plym to J. S. Jones, merchant tailor; the store and basement No. 1814 Amsterdam avenue, southwest corner of 150th street, to Henry Dietrich; the store and basement No. 2110 Amsterdam avenue to John F. Fajen, confectionery; for H. R. L. Edgar the five story building No. 47 East Twenty-eighth street, 22x75, to Richard Nolan, who will alter the property for business purposes.

Renwick C. Hurry & Co. have negotiated for George R. Read & Co. the transfer of the lease of David Bendann existent in the building No. 365 Fifth avenue, on the new Altman store site, to Benjamin Altman. Mr. Bendann's lease on the premises, negotiated by the former firm only last August, was for a term of seven years. The assignment of the lease now gives Mr. Altman possession of the entire block front on the easterly side of Fifth avenue between Thirty-fourth and Thirty-fifth streets.

Folsom Brothers have leased for John Gallatly to Miss F. G. Finch of Scranton, Pa., the private dwelling at No. 175 Madison avenue for a term of years; for William Tailor to L. Schick & Abkowitz Brothers the building at No. 4 East Eighth street for a term of years; for B. C. Duffy to E. S. Nimnaugh the private dwelling at No. 317 East Nineteenth street; for O. Proege to S. Medlin the building at No. 12 East Thirteenth street (the building is to be altered for business); for B. C. Duffy to W. J. Shepherd the stable at Nos. 347 and 349 East Eighth street; for S. Medlin to C. Brody the store and basement at No. 12 East Thirteenth street for a term of years, and for B. C. Duffy to E. Kilboide the private dwelling at No. 313 East Nineteenth street, and for the same owner to J. Parker the dwelling at No. 357 East Nineteenth street.

Collins & Collins have leased for the Rhinelander Real Estate Company a large portion of the ground floor of the Manhattan apartment house, at the southwest corner of Eighty-sixth street and Second avenue, to the Nineteenth Ward Bank of Fifty-seventh street and Third avenue for a term of over ten years.

Aristocratic Colonial cottages are being erected on the high hills skirting Flushing Bay at the exclusive East Elmhurst property.

The annual issue of the *Record and Guide Quarterly*, published yesterday, contains a complete record of all the transfers, mortgages, leases, new buildings, auction sales, &c., in Manhattan for 1904. These official records, compiled with an able review, a list of realty corporations and a table of high priced property, gives a good idea of the recent growth of the real estate market. The book contains 720 pages, as against 380 in 1900.

Coming Auction Sales.

[At No. 161 Broadway, 12 o'clock.]

TUESDAY, MARCH 28.

By Bryan L. Kennelly.

Seventy-second street, No. 141, n. s, 388 feet east of Amsterdam avenue, 22x102.2; four story stone front dwelling.

Waverly place, 196-200, west side, 88.10 south of Charles street, 56.6x75, six story flat.

Seventh avenue, No. 149, east side, 23 feet south of Nineteenth street, 22.10x100, vacant.

Park avenue, east side, 275 feet north of 140th street, 100x112; also similar plot abutting on Canal place, voluntary sale.

137th street, No. 296, south side, 88 feet east of Eighth avenue, 16x99.11; four story brick dwelling; J. A. Berth vs. C. R. Stanton; H. A. Vleu, attorney; I. B. Brennan, referee; due on judgement, $14,844.32; subject to taxes, &c., $166.47.

By Philip A. Smyth.

Bleecker street, No. 575, west side, between Charles and Perry streets, 21.3x70; four story tenement with stores.

Fifth avenue, No. 2199, southeast corner 134th street, 25x78; five story flat, with stores.

Cornelia street, No. 30, north side, 80 feet east of Bleecker street, 21.1x97.6; two and three story buildings.

First avenue, Nos. 2222 and 2224, northeast corner 119th street, 67.9x60.2x irregular; one five story and two two story tenements; voluntary sales.

By Charles A. Berrian.

Eleventh avenue, Nos. 772 and 774, southeast corner Fifty-fourth street, 40.5x72; two four story tenements, with stores.

Fifty-third street, No. 506, south side, 100 feet west of Tenth avenue, 25x100.5; one story stable; executors' sales.

WEDNESDAY, MARCH 29.

By Joseph P. Day.

Fifty-seventh street, Nos. 46 to 52, north side, 75.5 feet east Sixth avenue, 69.6x100.5; seven story stone front flat; S. C. White vs. Stella Bethel et al; D. B. Ogden, attorney; T. F. Donnelly, referee; due on judgment, $195,286.91; subject to taxes, &c., $4,300.

Liberty street, No. 133, north side, 64.11 feet east Washington street, 25.8x76.1x irregular; four story brick tenement; also

Fifty-first street, No. 324, south side, 256.3 feet east of Second avenue, 18.9x70.5, three story brick dwelling; Lena Schutte vs. Henry Nordbruch et al.; G. H. Kracht, attorney; George Haas, referee; due on judgment, $2,851.27.

By L. J. Phillips & Co.

Forest avenue, northwest corner of 158th street, 100x87.5, vacant; voluntary sale.

By John M. Thompson & Co.

Vyse avenue, west side, 195 feet south of Freeman street, 75x100; A. A. Sullivan vs. William Allan et al.; M. J. Sullivan, attorney; C. S. Andrews, referee; due on judgment, $1,830.99; subject to taxes, &c., $950.

THURSDAY, MARCH 30.

By Philip A. Smyth.

North Moore street, No. 8, about 65 feet west of West Broadway, 25x80x26x41.

West Broadway, No. 228, west side, about 65 feet south of North Moore street, 26x59.8x26.2x71; six story brick loft and store building; L. P. Morton, and another, as trustees, vs. M. W. Dow et al.; F. B. Candler, attorney; Leopold Wallach, referee; due on judgment, $64,516.30; subject to taxes, &c., $756.71.

By Joseph P. Day.

Sixteenth street, Nos. 5 and 7, north side, 141.10 feet east of Fifth avenue, 50x92, eight story brick lot and store building; subject to taxes, &c., $3,500.

Brook avenue, east side, 271.9 north of 169th street, 207.3x100.8.

Brook avenue, west side, between 169th street and Anna place, and lots 27, 37 and 39, block 2893; Thomas Hodnett, individually and administrator, vs. Richard Hodnett, individually, &c., et al.; Hughes, R. & S., attorneys; C. L. Hoffman, referee; subject to taxes, &c., $800.

By Bryan L. Kennelly.

Bathgate avenue, No. 2155, west side, 25 feet north of 181st street, 18.9x100, two story frame dwelling; A. C. Stephens vs. M. J. O'Brien et al; J. E. Carpenter, attorney; J. C. Thompson, referee; due on judgment, $4,860.79; subject to taxes, &c., $50.

FRIDAY, MARCH 31.

By Joseph P. Day.

Grand street, No. 64, north side, 75 feet west of

Continued on Twelfth Page.

CITY REAL ESTATE. | BOROUGH OF BRONX—SALE OR RENT

Kingsbridge Real Estate Company, OFFICE: 27-29 Pine St., N. Y.

To the Investor and Home-builder the opportunities offered by this company for **Profitable Investments** cannot be excelled.

Here within the limits of the city, lots and plots can be bought on easy terms which are certain to double and treble in value in the next five years.

The terminal of the Interborough Subway being adjacent to this property brings it within 35 minutes of New York City Hall and 25 minutes to 42d Street. From this point also radiate the lines of the N. Y. Central and N. Y. & Putnam Railroads, the Broadway, the Yonkers, and the Fordham Heights trolley lines. Other advantages to present investors are: CHOICE OF LOCATION, BEING RESTRICTED FOR RESIDENCE, AND LOW PRICES. For particulars and prices apply to

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ON THE HILLS SKIRTING PICTURESQUE FLUSHING BAY
BEAUTIFUL EAST ELMHURST
HALF HOUR FROM HERALD SQUARE.
Lots with every city improvement at $375, on easy payments; will be worth $1,000 each within two years of completion of Pennsylvania tunnel and Blackwell's Island Bridge; colonial cottages ready to occupy on payment of $500. Send a postal card for circular and views.
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S. P. C. FLEXIBLE IRON—BLACK, S. P. C. RED, GREEN and YELLOW.
Prevent leaks by preventing corrosion. Waterproof. Elastic. No melting. No blistering. Sample Can, 25c. State Color Wanted.
THE STANDARD PAINT COMPANY,
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Mfrs. High Grade Metal Preservative Specialties.

ROBINSON, MAGUIRE & CO.,
2149 BROADWAY, Near 75th St.
West Side—For Sale.

West End av., near 76th, 4-sty. & b	$42,000
West End av., near 92d, 3½-sty. & b	28,000
73d, near W. E. av., 4-sty. & Am b (extra)	35,000
75th, near B'way, 4-sty. & b	38,000
75th, near W. E. av., 5-sty. & Am. b	55,000
77th, near R. Drive, 5-sty. & Am. b. (ex.)	43,000
86th, near R. Drive, 4-sty. & b. (extra)	35,000
89th, near R. Drive, 4-sty. & b. (extra)	43,000

For Rent.

83d, near Col. av., House, 8 rooms (extra)	$840
R. S. Drive, near 76th, large house, 4 yrs., bargain	3,500

Other houses for sale and houses and apartments for rent. First Mtge. money 4-5. Special builders loan fund. Bargains income paying apartments West and East Side.

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DESIRABLE RESIDENCES, Washington Sq. to 14th st., inclusive, near 5th; $24,000 up.
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ABOVE 14TH ST., 5TH AV. TO NORTH RIVER.
$18,000
West 87th st. Three story dwelling; strictly private block, near subway station.
$25,000
3 story dwelling; choice block in Nineties; rare opportunity; 3 rooms deep; 2 baths; 3 toilets.
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RENTS $6,432. PRICE $58,000.
This excellent property can be purchased on terms to suit and is worth looking into quickly; see us for other bargains.
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WANTED—LOTS IN BAY RIDGE & FORT HAMILTON
Will Answer in 48 hours and Pay Spot Cash.
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Call, 'phone or send diagram with cash price. (Also any other property in Greater New York that is cheap for cash.)
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I have $35,000 estate funds to invest in good paying income property in Brooklyn; prefer store property or unleased flats; state full particulars and street number for immediate attention as I am a busy man. Address O. B., box 25 Sun office, 312 Washington st., Brooklyn.

REAL ESTATE TO EXCHANGE.
WANTED—Philadelphia property in exchange for clear, well located ocean front lots at Long Branch, N. J. J. W. WRIGHT, 1511 Sansom st., Philadelphia.

DUE TO THE STRENUOUS LIFE.

Great Increase in Buffalo's Death Rate From Heart and Kidney Disease.

BUFFALO, March 25.—Health Commissioner Greene of this city is preparing a table showing a great increase in the death rate of Buffalo from heart and kidney diseases. It will be a week or ten days before the table will be completed, but already sufficient information is available to warrant the statement from Dr. Greene that "those two diseases have caused an almost alarming increase in the death rate of the city in the past five years."

Dr. Greene says the development of the diseases is due directly to the strenuous life, the heart being overworked by reason of increased business exertions and the kidneys being injured by the drinking of spirituous liquors taken to stimulate the body to greater efforts that it may keep up with the high industrial pace of the country.

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THE NEWEST OF MODERN OFFICE BUILDINGS READY FOR OCCUPANCY THE FIRST OF APRIL.

Barclay Building
BROADWAY
S. W. COR. DUANE ST.

This new, absolutely fireproof 18-story office building, containing every device known to modern architecture for the comfort and convenience of its tenants, will be ready for occupancy the first of April.
Floors connecting and arranged for large corporations; or offices singly or en suite for lawyers, etc.
Every office directly lighted.
The doors and all interior trim are metal covered; no woodwork of any kind is used.
The first office building equipped with Wire Glass in all wall openings exposed to conflagration hazards.
The second floor is arranged for two tenants — especially desirable for Financial Institution, Steamship or Railroad Office.
Also fine large basement suitable for high class restaurant.
Eight rapid elevators of the most modern type now running.
Permit to inspect offices may be obtained from the agents.

Plans may be seen at the offices of
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N. Y. PRODUCE EXCHANGE BANK BUILDING,
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OFFICES and STORES
IN THIS NEW 12-STORY MODERN OFFICE BUILDING POSITIVELY READY FOR OCCUPANCY APRIL 25TH
ALL OFFICES HAVE UNOBSTRUCTED LIGHT AND BAY WINDOWS.
APPLY TO
RICHARD M. MONTGOMERY,
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ADJOINING BROADWAY.
24 AND 26 EAST 21ST ST.
THE GRAMERCY,
NEW, ABSOLUTELY FIREPROOF BUILDINGS, SHOWROOMS, OFFICES AND STUDIOS, with every modern improvement; ready for occupancy; moderate rentals. Apply on premises or owner.
RANDOLPH GUGGENHEIMER, 725-727 B'way.

FIVE FLOORS, 25 feet x 90 feet, in fireproof building, 128 West 33d st., near Broadway, with or without steam power; elevator and steam heat. Inquire OWNER, on premises.

FACTORY SITE, 180x100, on Second av., adjacent to Bush Terminal Docks and Warehouses. Bay Ridge Realty Co., 5006 5th av., Brooklyn.

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FOR RENT
New American Basement Dwellings
Absolutely Fireproof
SOUTH SIDE OF 74TH ST.,
Between Central Park West and Columbus Ave.
No residences have ever been offered for rental in New York City comparing with these in construction, equipment, appointments and detail.
They have been designed and built with the careful attention to details of construction given only to the highest class houses built for private ownership.
Booklet sent on application.
Size 25x85x102.2.
FIVE STORIES IN HEIGHT.
These houses can be inspected by applying to Janitor at 67 West 73d st.
For particulars inquire of
CLARK ESTATE
Corner of 87th St., No. 2381 B'way.

APARTMENT HOTELS.
THE RAMON,
340 WEST 57TH ST.,
Fireproof Apartment Hotel.
Exclusive Family Home.
Best Residential Section.
Near Broadway and Central Park.
Convenient all car lines and Subway.
Restaurant European. American.
1 to 6 Rooms, with Bath, furnished or unfurnished.
Special Rates for Visitors during Spring and Summer months.

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The most convenient location IN NEW YORK.
APARTMENTS rented, furnished and unfurnished by week, month or year.
RATES REASONABLE.
Excellent accommodations for transients.
UNDER ORIGINAL MANAGEMENT.
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WYCHMERE SEASHORE COTTAGES.
Cape Cod (Harwich, Mass.); rented completely furnished; 6 to 8 bedrooms; all conveniences; fine bathing; circular. KAPP, 305 West 134th street.

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"Spencer Arms"
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A magnificent high class, strictly fireproof structure, the most complete and elegant building of its class so far erected in this city
OPEN FOR INSPECTION TO-DAY
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ELEVATOR APARTMENTS
232-235-237-239 West 107th Street,
Near Broadway.
THREE BLOCKS TO SUBWAY STATION; surface cars pass corner, transferring to all parts of the city.
SUITES OF 5, 6 AND 7 ROOMS AND BATH; exceptionally large and light; all the latest and most modern improvements. THE BATHS ARE TILED AND EQUIPPED WITH SHOWERS.
ELEVATOR SERVICE DAY AND NIGHT.
TELEPHONE IN EACH APARTMENT.
HARDWOOD TRIM THROUGHOUT.
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ABOVE 14TH ST., EAST SIDE.

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ELEVATOR APARTMENT,
34 & 36 EAST 129TH STREET,
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Rents commencing May 1,
IMMEDIATE POSSESSION.
Suites of 5 and 6 exceptionally large and light rooms, with tiled baths; all the latest and most modern improvements. Electric light and private telephone in each apartment; elevator service day and night. Cars pass corner, transferring to all parts of the city. Superintendent on premises.

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NOW READY FOR OCCUPANCY.
Whole block.
SEVENTH AVENUE DRIVE.
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One block from L and Subway station.
Most complete assortment of new apartments ever offered at moderate r