THE REAL ESTATE MARKET.

MANY PLANS FILED FOR NEW CONSTRUCTION WORK.

Factory Property at Twelfth Avenue and Forty-third Street Figures in a $3,000,000 Lease—Harlem Tenement Houses Purchased From the Plans.

A considerable expansion of trading was reflected in yesterday's brokerage reports. The market, indeed, is quickly regaining the volume of activity which it enjoyed before the holidays. As yet, however, the dealing has not extended much beyond the tenement districts. A notable proportion of the buying involves vacant lots intended for immediate improvement. Purchases of sites by builders are more numerous than they were at this season a year ago. The plans filed for new construction yesterday in Manhattan call for an expenditure of about $1,000,000.

The principal brokerage transaction was the lease for a long term of practically the entire block bounded by Forty-third and Forty-fourth streets, Eleventh and Twelfth avenues, at an aggregate net rental of $3,000,000. The property contains fifty-nine lots, on which are twenty-four factory buildings, of from one to five stories. The only parts of the block not included in the transaction are the four avenue lots at the southwest corner of Eleventh avenue and Forty-fourth street and one lot at the northwest corner of Eleventh avenue and Forty-third street. The lessee, a client of Easton & Co., will occupy a large part of the property and will sublet the rest. He will tear down some of the older structures, replacing them with more modern ones. The present floorage capacity of the buildings is over 400,000 square feet. The property belongs to Eugene Higgins.

Private Sales.

EIGHTY-SIXTH STREET.—Gibbs & Kirby have sold for A. W. Brower the plot, 75x100, on the north side of Eighty-sixth street 85 feet west of Broadway, to a client for investment.

110TH STREET.—L. J. Phillips & Co. have sold for Carrie Scherz No. 272 West 110th street, a five story flat, on lot 20x100.11.

THIRTY-FIFTH STREET.—Folsom Bros. have sold for Minnie Holzheit the five story tenement at No. 416 West Thirty-fifth street, on plot 25x100, to an investor.

SEVENTH AVENUE.—Silverson & Loden have sold the six story apartment house to be erected on plot 40x100 at the northwest corner of Seventh avenue and 145th street. The buyers are Blumenkrohn & Freundlich, who have also bought the proposed six story house, with three stores, adjoining on Seventh avenue, 40x100. Silverson & Loden have also sold the six story apartment house, with three stores, to be erected on the west side of Seventh avenue 50 feet north of 145th street, to Soloman Cohen.

EIGHTIETH STREET.—Edmund Connelly has sold No. 66 East Eightieth street, a four story brownstone front dwelling, on lot 20x102.2.

NINETIETH STREET.—Jacob Silberman has sold No. 71 East Ninetieth street, a three story brownstone front dwelling, on lot 20x95, adjoining the northwest corner of Park avenue.

117TH STREET.—Osborne & Co. have sold No. 129 West 117th street, a five story American basement dwelling, on lot 18.2x100.11.

104TH STREET.—M. J. Henschel has sold for S. Lefkowitz Nos. 109 and 111 East 104th street, a six story new law apartment house, with stores, on plot 35x100.11.

EIGHTY-FOURTH STREET.—L. Walter Lissberger has resold No. 172 East Eighty-fourth street, a five story triple flat, on lot 25x102.2.

FORTY-SIXTH STREET.—Isaac Haft has bought from Emanuel E. Miller Nos. 423 to 429 East Forty-sixth street, four three story buildings, on plot 75x100.5, being 200 feet west of Ninth avenue.

119TH STREET.—Emanuel Ehrenfeld has sold for Joseph and Samuel I. Horowitz Nos. 306 to 311 East 119th street, five story flats, on plot 100x100.11, to a client of B. A. Lesser. The purchaser, Kalman Rosenblith, gives in part payment the northwest corner of Webster avenue and 198th street, a plot 48x87, and the southwest corner of Washington avenue and 185th street, on plot 50x99.

EIGHTIETH STREET.—Osborne & Co. have sold for Mrs. Moser to Henry Schriber No. 16 West Eightieth street, a five story single flat, on lot 20.8x102.2.

AVENUE A.—Friedman & Brody have bought from Max Lipkin the five story flat at the southeast corner of Avenue A and Seventy-fourth street, on lot 25x77.

ELEVENTH AVENUE.—Max Marx has sold to Harry Hall No. 650 Eleventh avenue, southwest corner of Forty-eighth street, a five story triple flat, with stores, on lot 25x81.

SECOND AVENUE.—Schneidler & Bachrach have sold No. 2149 Second avenue, a four story tenement, with stores, on lot 25x80.

SEVENTY-SEVENTH STREET.—Max Sturtz has sold for Karl v. Wallach No. 233 East Seventy-seventh street, a six story flat.

FORTY-FOURTH STREET.—Abram Bachrach has bought No. 108 East Forty-fourth street, a five story double flat, on lot 25x100.5.

SIXTY-THIRD STREET.—Webster B. Mabie has sold for Mrs. Willis W. Gooch No. 148 East Sixty-third street, a four story brownstone dwelling, on lot 20.6x100.5. The buyer will occupy the house.

FORTY-EIGHTH STREET.—Webster B. Mabie has sold for Paula Wolfsohn No. 138 West Forty-eighth street, a three story dwelling, on lot 20x100.5.

LEXINGTON AVENUE.—John Donnelly has sold Nos. 160 and 162 Lexington avenue, northeast corner of Thirtieth street, two three story dwellings, on plot 50.6x80, Ricardo Rodriguez and Sarah M. Foster held title.

18 ST. STREET.—Slawson & Hobbs have sold for the Atlantic Realty Company to William H. Bingham for improvement the plot, 125x100, on the south side of 181st street 125 feet east of St. Nicholas avenue.

LAWRENCE STREET.—The Knickerbocker Realty Company has bought from Margaret E. Pettit the plot, 51x105 irregular, on the south side of Lawrence street, 350 feet west of Columbus avenue, and has resold the property to Forman & Aronson.

EIGHTY-NINTH STREET.—Charles H. Schnelle has sold for Ernest Schlueter No. 103 East Eighty-ninth street, a five story double flat, 26.10x100.10.

123RD STREET.—Blumenkrohn & Freundlich have sold to a Mr. Harris, No. 548 West 123th street, a five story triple flat, on lot 25x100.11.

113TH STREET.—Charles S. Kohler has resold for Elias Feinberg to John Alexander the five story double flat at No. 309 West 113th street, on lot 25x100.11.

FIRST AVENUE.—O'Reilly, Fried & Dahn have sold for a client No. 1140 First avenue, a five story tenement with store, on lot 25x81.

MADISON AVENUE.—Weil & Meyer have sold the northeast corner of Madison avenue and 101st street, a five story triple flat, with stores, 25.6x75, to Samuel M. Weisberg, who has resold the property to R. G. Goldring.

117TH STREET.—Rufo & Jorrado have sold No. 321 East 117th street, a five-story tenement, 25x100.11, to Weil & Sons.

EIGHTIETH STREET.—Kessler & Bookstaver have sold the plot 175x102.2 on the north side of Eightieth street, 98 feet east of Avenue A.

113TH STREET.—Harry Abrams has sold to Kessler & Bookstaver Nos. 158 and 160 East 113th street, a six story tenement, on plot 40x100.11.

112TH STREET.—S. Ingerman has sold No. 121 East 112th street, a four story dwelling, on lot 20x100.11.

SEVENTY-SECOND STREET.—Miss Louise Bronsky has sold to Frank Setaro No. 205 East Seventy-second street, a three story dwelling on lot 19.3x76.8.

SECOND AVENUE.—F. Dornberger has sold for E. Kroehler the five story flat at No. 2 Second avenue, on lot 25x80.

SEVENTY-THIRD STREET.—Meta Geis has sold to Rachel Moses the five story tenement at No. 4 East Seventy-third street, on lot 25x100.

FIFTY-THIRD STREET.—John P. Kirwan has sold the five story tenement at No. 353 West Fifty-third street, 25x75, for Mrs. Bridget Furey to a client, who will alter the property.

SEVENTH STREET.—H. Schinkovitz has bought from S. Feiner No. 79 East Seventh street, a five story tenement, on lot 25x97.6.

ALLEN STREET.—Joseph Barkowitz has sold Nos. 151 and 153 Allen street, a six story tenement, on plot 42x90.

MANGIN STREET.—The Portman Realty Company has bought from the Hollander estate the five story tenement at No. 25 Mangin street, 25x100.

PROSPECT AVENUE.—The Hudson Realty Company has sold the four story triple flat at the southeast corner of Prospect avenue and 165th street, on plot 37x85.

JEROME AVENUE.—Osborne & Co. have sold three lots on the west side of Jerome avenue, 312 feet south of 175th street.

165TH STREET.—J. Clarence Davies has sold for John S. Holmes to the plot, 49x187, on the north side of 165th street, 125 feet west of Third avenue.

215TH STREET.—A. Shatzkin & Sons have sold to Mr. Baji the plot, 50x100, on the north side of 215th street, 150 feet east of Fifth avenue.

Miscellaneous.

The Real Estate Board of Brokers Diary for the current year has just been issued. It contains more than 100 pages of legal and statistical information of great value to builders, brokers, operators and property owners. Among the subjects treated in the various chapters are: Legal fees for selling, leasing and appraising, abstracts of the Tenement House law and of the building code, appropriations and expenditures by the city, abstract of the law relating to elevtment, &c.

Milton Berlinger has sold for the Bauer estate to Joseph L. Downer a large tract of land on Bay street, Far Rockaway. The tract had been in the Bauer family for over fifteen years. Improvements will soon be commenced by the new owner.

E. R. Duval is the buyer of No. 41 East Fiftieth street, sold recently by John T. and James A. Farley. Pease & Elliman were the brokers.

Senn Brothers are the buyers of the seven lots on 129th and 130th streets, 120 feet west of Convent avenue.

Bernard Smyth & Sons were the brokers in the sale of the Senn Brothers' plot on Ninety-sixth and Ninety-seventh streets to Alonzo B. Kight.

Webster B. Mabie has leased to Morton H. Meinhard & Co. for a term of years the store at No. 533 West Broadway, and to the Grolier Society the first floor at No. 2 West Sixteenth street as an office and salesroom.

The Manhattan Building Bureau plans filed yesterday include two six story flats for the Northwestern Realty Company at the southwest corner of Eighth avenue and 151st street, to cost $60,000; two six story flats, with stores, on Eighty-sixth street, 204 feet east of First avenue, for Grossman & Sundvich, to cost $70,000; a three story stable, to cost $40,000; a one story bank at No. 204 Fifth avenue for the Lincoln Trust Company, to cost $150,000; a fine story and mezzanine floor home for nurses on 116th street, east of Amsterdam avenue, for C. W. Kinsella, as owner, to cost $225,000; a six story garage at Broadway and Sixty-second street, for George C. Boldt, to cost $275,000; two six story flats for Pollak & Goodman on 101st street, east of First avenue, to cost $80,000, and a six story flat, to cost $50,000.

The Bronx plans include two two story dwellings, to cost $12,000; a five story flat, to cost $50,000; a three story stable, to cost $60,000, and a one story store, to cost $350.

Yesterday's Auction Sales.

(At 14 Vesey Street.)

BY JOSEPH P. DAY.

Fourth street, No. 64, south side, 275 feet west of Second avenue, 25x105.5, five story brick tenement; City Real Estate Company vs. A. K. Keweloh et al.; due on judgment, $17,688.07; subject to taxes, &c., $870.57, to Lowenfeld & Prager.....$27,325

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4½% TO 5½% A.W. McLaughlin & Co. BROKERS AND Dealers in MORTGAGES 128 Broadway.

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SELECT APARTMENTS. BOROUGH OF BROOKLYN.

NEW 2 FAMILY HOUSES; lower parts, 5 rooms and bath, $24; upper parts, 6 rooms and bath, $26. MACGILLIVRAY, 311 7TH AV., BROOKLYN.

APARTMENTS TO LET—FURNISHED. BELOW 14TH ST., EAST SIDE.

A—ELEGANTLY FURNISHED APARTMENT, private bath, without meals; including meals, two, $25 weekly; one, $15. VAN RENSSELAER, 15 East 11th st.

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Lexington Hotel, High Class Family Hotel. JUST OFF BROADWAY, ON WEST 47TH ST. Unsurpassed Apartments. 324 rooms. Suites of one, two and three rooms, with private baths. Moderate rates. Office Suite on ground floor for lease. Automobile Exhibitors will find first-class accommodations. GEORGE R. JONES, PROP.

CAMBRIDGE COURT, 142 to 146 West 46th st. High class permanent and transient hotel; room with bath, $50; parlor, bedroom, bath, $75; parlor, two bedrooms, bath, $100; dining room a la carte.

HOTEL NORMANDIE, Broadway and 38th st.—Single rooms, with bath, in suites, $1.50 per day and upward. Convenient to automobile exhibition.

HOTEL CECIL, 115th St. and St. Nicholas Ave.; 15 minutes from City Hall, subway station 116th st.

HOTEL HAMILTON, 132 W. 45th St. Permanent and transient, $1.50 per day and upward.

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The Mecklenburg Hotel and Game Preserves, CHASE CITY, VIRGINIA. Unexcelled as a winter resort. Climate of this section of Virginia compares with Southern Spain. Hotel is newly built and strictly modern in appointment. Location and surroundings are superb. Cuisine and service of the highest grade. Complete Hydriatic Department, embracing every approved system of baths and water treatment. The famous Mecklenburg Lithia and Calcium Waters served to guests free of charge. Send for booklet and other literature. THE MECKLENBURG MINERAL SPRINGS COMPANY CHASE CITY, VIRGINIA.

OCEAN STEAMERS.

AMERICAN LINE. PLYMOUTH—CHERBOURG—SOUTHAMPTON. Sailing Saturdays 9:30 A. M., Pier 15, N. R.
Philadelphia....Jan. 13 | Minnetonka, Jan. 27, 8 A. M.
St. Paul.....Jan. 20 | New York.....Feb. 3

ATLANTIC TRANSPORT LINE. NEW YORK—LONDON DIRECT, Pier 39, N. R.
MINNEHAHA.....Jan. 18, 7:30 A. M.
*MAINE.....Jan. 20, 2 P. M.
*MINNETONKA.....Jan. 27, 8 A. M.
MINNEAPOLIS.....Feb. 10, 6:30 P. M.
*This steamer carries no passengers. †Passengers disembark at Southampton.

RED STAR LINE. ANTWERP—DOVER—LONDON—PARIS. Sailing Saturdays at 10:30 A. M., Pier 14, N. R.
Vaderland.....Jan. 13 | Zeeland.....Jan. 27
Kroonland.....Jan. 20 | Finland.....Feb. 3

WHITE STAR LINE. NEW YORK—QUEENSTOWN—LIVERPOOL. Sailing Wednesdays, Pier 48, N. R.
Cedric.....Jan. 10, 5 A. M. | Teutonic, Feb. 7, 10 A. M.
Baltic, Jan. 17, 10:30 A. M. | Baltic.....Feb. 14, 9 A. M.
Majestic, Jan. 24, 10 A. M. | Majestic, Feb. 21, 10 A. M.

TO THE MEDITERRANEAN VIA AZORES. FROM NEW YORK.
REPUBLIC.....Jan. 26, 3 P. M. | Mar. 9, Apr. 21
CELTIC (20,904 tons).....Feb. 17, 12:30 P. M.
CRETIC.....Apr. 3, 10 A. M., May 10, June 21
FROM BOSTON.
CANOPIC.....Jan. 13, noon; Feb. 24, Apr. 7
ROMANIC.....Feb. 3, 5:30 A. M.; Mar. 17, Apr. 28
Passenger offices, 9 Broadway. Freight offices, Whitehall Bldg., Battery Place.

Hamburg-American. Plymouth—Cherbourg—Hamburg.
†PENNSYLVANIA.....Jan. 13, 7 A. M.
¶AMERIKA.....Jan. 20, 1:30 P. M.
†Pretoria.....Feb. 10 | ¶America.....Mar. 1
*†Bluecher.....Feb. 15 | †Pennsylvania.....Mar. 10
†Waldersee.....Feb. 24 | *Deutschland.....Mar. 15
S. S. Amerika, Most Luxurious and Most Modern of Leviathans.
*Grill Room. ¶Gymnasium. *Elevator and a la carte Restaurant. †Calling at Dover for London and Paris.

Mediterranean Service. TO GIBRALTAR, NAPLES & GENOA.
Prinz Oskar.....Jan. 13, 11 A. M.; Mar. 7, Apr. 19
Prinz Adalbert.....Feb. 3, noon; Mar. 22, May 8
*Deutschland.....Feb. 6, 2:30 P. M.
*Hamburg.....Feb. 17, noon; Mar. 31, May 17
*Gretic (chartered from White Star Line)..Feb. 27
Rates, 1st class, $70, $85, $118 upward, according to steamer selected.
*Call at Gibraltar. †Grill Room.

Only 8 Days to Italy BY THE GREAT FLYER DEUTSCHLAND FROM NEW YORK, FEB. 6, 1906.

S. S. Moltke to Madeira, Cadiz, Gibraltar, Malaga, Algiers and Genoa, Jan. 30, 1906: a delightful trip of 19 days for $95.00 per adult upward.

Offices, 35 and 37 Broadway; Piers, Hoboken, N. J.

An Exceptional Opportunity TO VISIT Madeira, Cadiz, Gibraltar, Malaga, Algiers and Genoa. Leaving New York on Jan. 30, 1906, by S. S. MOLTKE 12,500 TONS. AND RETURNING FROM GENOA, FEB. 24, BY THE GREAT FLYER, DEUTSCHLAND REACHING NEW YORK, MARCH 6. DURATION OF TRIP, 35 DAYS. Costing $225.00 per adult and upward including stateroom accommodations, meals, and side trip expenses. Stay at different places varies from 10 hours to 50 hours. Special inland trips of 6 days in Italy or along the Riviera can be arranged for at special rates. FOR FURTHER PARTICULARS APPLY HAMBURG-AMERICAN LINE, 35-37 Broadway, N. Y.

NORTH GERMAN LLOYD S. S. CO. FAST EXPRESS SERVICE. Fastest and Most Luxurious of Leviathans. PLYMOUTH—CHERBOURG—BREMEN.
K. Wm. II. Jan. 23, 2 P. M. | Kaiser.....Mar. 6, 10 A. M.
Kaiser.....Feb. 6, 10 A. M. | K. Wm. II. Mar. 27, 7 A. M.
K. Wm. II.....Feb. 20, 1 P. M. | Kronprinz, Apr. 10, 7 A. M.
OELRICHS & CO., 5 Broadway, N. Y.

CUNARD LINE. From Pier 51, North River. TO LIVERPOOL VIA QUEENSTOWN.
Carmania.....Jan. 13, 7 A. M. | Umbria.....Jan. 27, 8 A. M.
Lucania.....Jan. 20, noon | Pannonia.....Feb. 1, 11 A. M.
Slavonia.....Jan. 25, 4 P. M. | Carpathia.....Feb. 3, noon
GIBRALTAR—GENOA—NAPLES—ADRIATIC
CARONIA—Fastest and Most Luxurious of Leviathans—Feb. 27.
Supplements new Modern Twin Screw Steamers
CARPATHIA.....Jan. 16, 10 A. M.—Mar. 6—Apr. 24
SLAVONIA.....Apr. 3, noon; May 22—July 10
PANNONIA.....Apr. 19, 4 P. M.—May 20—July 17
Apply for illustrated booklet, describing the interesting trip through the Mediterranean and Adriatic to Trieste and Fiume and to new winter resorts.
Vernon H. Brown, 29 Broadway, N. Y.

CLARK'S CRUISE TO THE ORIENT and Mediterranean, including Spain, by specially chartered S. S. Atalic, 16,000 tons, starts Feb. 8th. A cruise of 70 days, spending 19 days in Palestine and Egypt, costing only $300 and up, including shore excursions, hotels, drives, fees and all necessary expenses. THIRTY TOURS TO EUROPE. TWO TO JAPAN. Send for Illustrated Descriptive Booklet. FRANK C. CLARK, 96 Broadway, New York.

FRENCH LINE Compagnie Generale Transatlantique Direct Line to Havre—Paris (France). Sailing every Thursday, 10 A. M., from Pier 42, North River, foot Morton st.
La Gascogne.....Jan. 11 | *La Touraine.....Feb. 1
*La Savoie.....Jan. 18 | La Gascogne.....Feb. 8
La Bretagne.....Jan. 25 | *La Savoie.....Feb. 15
*Twin screw steamers. General Agency, 32 Broadway, New York.

CANADIAN PACIFIC RAILWAY. Intended Steamship Sailings from Vancouver for Japan, China and Philippine Islands.
Empr. of Japan, Jan. 22 | Empress of India, Mar. 19
Empress of China, Feb. 19 | R. M. S. Tartar.....Mar. 26
R. M. S. Athenian, Mar. 5 | Empr. of Japan.....Apr. 9
For Fiji, Hawaiian Islands, Australia and New Zealand.
Moana.....Feb. 2 | Aorangi.....Mar. 2
For rates and information apply at 458 and 1 Broadway and 281 Fifth Ave.

OLD DOMINION LINE. For Old Point Comfort, Norfolk, Portsmouth, Pinner's Point and Newport News, Va., connecting for Petersburg, Richmond, Virginia Beach, Washington, D. C., and entire South and West. Freight and passenger steamers sail from Pier 26, N. R., foot Beach st., every weekday at 3 P. M. H. B. Walker, Vice-President and Traffic Manager.

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BALTIMORE & OHIO RAILROAD. ROYAL BLUE LINE TRAINS. "EVERY OTHER HOUR