THE REAL ESTATE MARKET.

HIGH GRADE PROPERTY IS IN BETTER DEMAND.

Deals in the Fashionable Residence District and in the Financial and Mercantile Sections Are Increasing in Number —Building in the Dyckman Meadows.

The activity in the real estate market continues to be on a notably larger scale. It is indeed gaining rapidly in volume and variety with the approach of spring. During the last week some 400 Manhattan conveyances were recorded, as against 330 in the corresponding week of 1905. The expansion of activity made apparent by this comparison is astonishing in view of the fact that the number of transfers filed in the Register's Office at the present season a year ago had never before been equalled.

The conveyances of the last two months exceed those for the same months a year ago by about 15 per cent. There is reason to believe that the lead will be maintained for some weeks at least. The building industry is planning a vigorous spring campaign. There is little if any abatement of construction work in the flat and tenement districts, and an important revival of building enterprise is taking place in the financial and mercantile sections. During the present year plans have been filed in Manhattan for 267 new buildings, compared with 239 in the first two months of 1905.

Meanwhile the principal season for construction work is not yet here. It seems entirely probably, therefore, that barring financial disturbances, concerning which the outlook is far from clear, the current real estate movement has not by any means reached its fullest expansion.

The current trading differs from that of last year by containing a larger proportion of deals in high grade realty. There is a better demand for expensive private residences, for elevator apartment houses and for business premises, both in the midtown and downtown sections. Transactions in and near Broadway and Fifth avenue are once more of frequent occurrence. Attention was repeatedly called to these thoroughfares last week by seven figure deals.

The purchase of the old Tabernacle property at Broadway and Thirty-fourth street as a site for a store for Rogers, Peet & Co. took out of the market the most valuable unimproved plot in the uptown shopping district. The sale of the Work mansion in lower Fifth avenue will no doubt also lead to an important building operation.

The filing of plans for a big annex to the Singer Building, which quickly followed the announcement that the City Investing Company is to put up a huge skyscraper in the same block, apparently marks a return of speculative interest to Broadway, after a period of several years, during which the byways of the financial district have attracted more attention than the great downtown artery of travel.

The opening of the Fulton-John street subway station has created a new downtown centre in which office buildings find abundant patronage. The structures going up there are likely to have a larger demand for offices than the old buildings had. The new Trinity Building directory contains few names that were on the old one. It is filled with Wall street tenantry, as will be all Broadway buildings below Liberty street, thus increasing to a marked degree the demand for offices in the blocks to the north from Liberty to Fulton street.

The recent revival of the lot speculation in the Dyckman tract was explained by the announcement that shuttle trains will begin to run on Wednesday or Thursday of this week between 157th street and Kingsbridge. On account of the unfinished condition of the stations at 166th and 181st streets it is said to be unsafe to operate heavy through trains. However, by transferring to and from the shuttle trains at 157th street it will now be possible to ride on the rapid transit road between Kingsbridge and the Battery. The field is thus prepared for the long expected building campaign in the Dyckman tract.

Work has already been begun on two building operations, the first projects undertaken in the territory north of Fort George since the subway was put under construction. Based upon the comparatively low prices of lots, views hitherto expressed in real estate circles have been for the most part to the effect that the Dyckman tract would be given over to a somewhat inferior grade of structures designed to provide accommodations at a low scale of rents. One or two buildings may not determine the character of a neighborhood, but the Dyckman operations already announced are very far removed from anything indicating a tendency toward cheap tenement construction.

On the north side of Dyckman street, east of Broadway, two six story apartment houses are to be built by the McCormack Construction Company. They will have frontages of 50 feet each and will be built 112 feet deep on lots 125 feet in depth. It may be noted that many of the lots in the Dyckman tract are of great depth, some of them 150 feet, a circumstance which admits of more liberal floor planning than is possible on a 100 foot lot. Each of these houses will contribute 12.6 feet of its lot on either side to court space, making the interior court between the two 25 feet wide.

Each house will have four apartments on a floor, one of seven rooms and bath and three of six rooms and bath. They will contain no elevators, but otherwise will be equipped with every modern improvement and will cost about $65,000 each to build. Rents in these structures will average about $7 a room, or from about $40 a month for six room suites to $50 a month for those of seven rooms.

On the west side of Sherman avenue, north of Academy street, the Hanover Realty and Construction Company will erect five five story 40 foot apartment houses. These will have fronts of limestone and brick and will be built 138 feet deep, the lots in this case measuring 150 feet. They will be separated by straight, open courts of the same width throughout their entire length, affording a space of 16 feet between buildings. There will be twenty-five rooms on each floor, divided up into two apartments of five rooms each, three of four rooms each and one apartment of three rooms. No improvement of recognized merit will be omitted. Halls will be elaborately finished and there will be a separate dumbwaiter shaft leading to each set of apartments.

The estimated cost of these Sherman avenue structures is $50,000. The schedule of rents, as prepared by the owners, shows an average of about $6 a room.

These figures indicate that the general character of improvements in the Dyckman tract, or at least in the better parts of it, is not to be materially different from that already shown in operations at the upper end of Washington Heights. It is to be noted that the apartment houses about to be erected are in the more desirable part of the Dyckman area and that the lower land, nearer the Harlem River, may be given over to structures of a cheaper type. However, many Dyckman owners express the belief that with the running of the subway trains through to Kingsbridge the northerly end of the Heights will possess no very great advantages over the Dyckman tract.

Private Sales.

BROOME STREET.—The Charles F. Noyes Company has sold for the New York Life Insurance Company No. 495 Broome street and No. 539 West Broadway, a seven story fireproof store and loft building, fronting 21 feet on each street, and forming an L around the southeast corner of Broome street and West Broadway.

NINETY-SECOND STREET.—Pease & Elliman, in conjunction with Charles H. Schnelle, have sold for Mrs. Henry Schroeder No. 100 East Ninety-second street, southeast corner of Park avenue, a three story and basement dwelling, on lot 20x80, to a client for investment.

HAMILTON TERRACE.—Duff & Brown have sold to a client for occupancy No. 44 Hamilton Terrace, a three story and basement dwelling, on lot 18x100.

FORTY-SEVENTH STREET.—P. C. Eckhardt has sold No. 402 West Forty-seventh street, a four story and basement dwelling, on lot 20x50.2 to a Mr. Solomon.

BRADHURST AVENUE.—P. C. Eckhardt has sold No. 2 Bradhurst avenue, a five story flat, on plot 27.8x64.11, at the northeast corner of 142d street, to a Mr. Harting.

FIFTY-FIRST STREET.—P. C. Eckhardt has sold No. 345 West Fifty-first street, a three story and basement dwelling, on lot 20x100.5, for a Mrs. Byrne to a client.

FORTY-EIGHTH STREET.—John J. Boylan has sold for Kaskel, Bruder & Hahn, No. 515 West Forty-eighth street, a five story tenement, on lot 25x100.5.

SIXTY-SIXTH STREET.—John Peters & Co. have sold for Charles Hammell & Co., to Daniel Heede, the five story tenement at No. 426 East Sixty-sixth street, on lot 25x100.5.

FIRST AVENUE.—Louis Becker has sold for Max Hofmann No. 403 First avenue, a four story tenement, with stores, on lot 19.8x100.

FIFTH AVENUE.—Shaw & Co. have sold a plot, 50x110, on Fifth avenue, north of Mount Morris Park.

183D STREET.—William Stonebridge has resold the lot, 25x75, on the south side of 183d street, 25 feet west of Hughes avenue.

SEVENTY-FOURTH STREET.—Pease & Elliman have sold for William Crittenden Adams, No. 323 West Seventy-fourth street, a five story American basement dwelling, on lot 30x80. The house adjoins the corner of Riverside Drive and faces the new mansion of Charles M. Schwab.

SEVENTY-SIXTH STREET.—Alfred E. Toussaint has sold for Johanna Beinecke to Carl F. Boker No. 23 West Seventy-sixth street, a four story dwelling, on plot 32.4x102.2. Mr. Toussaint recently sold Nos. 19 and 21, adjoining.

NINETY-THIRD STREET.—A. L. Mordecai & Son have sold for Ignatz Roth to Joseph H. Davis six lots, 75x201.10, three on the north side of Ninety-third street and three on the south side of Ninety-fourth street, 360 feet west of West End avenue. Two six story elevator apartment houses will be erected.

FIFTY-FOURTH STREET.—J. Arthur Fischer has sold for John Henry Heynen to Ellis L. Withers and George E. Stuckey the two five story triple apartment houses at Nos. 147 and 149 East Fifty-fourth street, on plot 67x100.5.

128TH STREET.—The New York Life Insurance and Trust Company has sold Nos. 257, 259 and 261 West 128th street, three four story flats, on plot 100.8x99.11.

PARK AVENUE.—Martin H. Goodkind has bought through William Henry Folsom and Leon S. Altmayer from David and Harry Lippmann and the Lawyers Realty Company, Nos. 1054 and 1056 Park avenue, southwest corner of Eighty-seventh street, two five story flats with stores, on plot 50.8x81.

EIGHTY-FOURTH STREET.—Charles B. Gumb has bought from Helen R. Kloninger No. 153 West Eighty-fourth street, a five story double flat, on plot 32x102.2.

EIGHTY-FIRST STREET.—Charles B. Gumb has bought from Albert Mathias No. 435 East Eighty-first street, a five story building, on lot 26.5x59.9, adjoining the northwest corner of Avenue A.

FIRST AVENUE.—Fanny and Charlotte Klein have sold to H. E. Rosenfeld No. 195 First avenue, a six story new law flat, with stores, on plot 37.6x100, between 100th and 101st streets.

SEVENTY-THIRD STREET.—John F. Thomas and Peter McKeon have sold Nos. 133 and 135 East Seventy-third street, a five story flat, on plot 34x102.2, adjoining the northwest corner of Lexington avenue.

112TH STREET.—Joel Jacobs and Meyer C. Jacobs have bought the two five story triple flats at Nos. 123 and 125 East 112th street, on plot 40.9x100.11.

AVENUE A.—M. L. Strunsky and I. Reis have resold for Lippman & Gold the northeast corner of Avenue A and Eleventh street, nine four and five story buildings, on plot 103.3x95.6.

TWENTY-SIXTH STREET.—Julius H. Reiter, as attorney, has sold for Siris & Maltzman to the Melnore Realty Company Nos. 507 to 511 West Twenty-sixth street, three four story tenements, on plot 68x98.9.

MONROE STREET.—Davis Berkman and Abram Gutterman have bought through Julius H. Reiter, as attorney, Nos. 231 and 233 Monroe street, two five story tenements, on plot 48x66.

SCAMMEL STREET.—H. Rinaldo & Bro. have sold for J. Rolando Harrison, as trustee, to Harry Weinberg the northwest corner of Scammel and Water streets, a six story tenement, on lot 24x69.

COLUMBUS AVENUE.—Cohen & Glauber have bought from Thomas D. Adams Nos. 20 to 26 Columbus avenue and Nos. 103 and 105 West Sixtieth street, six five story flats, with stores, at the northwest corner of Columbus avenue and Sixtieth street, on plot 100.5x100. John R. and Oscar L. Foley were the brokers.

WEST END AVENUE.—Thomas P. Fitzsimmons has sold for Louise Lannin to Hermann F. Jaeger the five story single flat at No. 702 West End avenue, on lot 20.6x100.

FORTY-THIRD STREET.—Thomas P. Fitzsimmons has sold for the Griggs estate to J. Hegeman Foster the five story single flat at No. 233 West Forty-third street, on lot 20.3x100.4.

185TH STREET.—The Seitz Realty Company has sold to P. Block the plot, 50x80, on the south side of 185th street, 150 feet east of Amsterdam avenue.

FIFTY-THIRD STREET.—The Seitz Realty Company has bought from T. Langenbahn the six lots on the north side of Fifty-third street, 294 feet east of First avenue.

100TH STREET.—Louis W. Jacobs and others have sold the four story flat at No. 195 East 100th street, on lot 27x100.11.

114TH STREET.—Joseph Scher has sold No. 246 East 114th street, a four story flat, on lot 22x100.11.

SECOND AVENUE.—J. Cohen and H. Kessler have sold No. 2458 Second avenue, a five story tenement, on lot 26.8x100.

FIFTY-NINTH STREET.—Pollak & Deutsch and Saul J. Sachar have sold the five story tenement, with stores, at No. 543 West Fifty-ninth street, on lot 25x100.8.

105TH STREET.—Samuel Bloch has sold for Charles Teucer Nos. 71 and 73 East 105th street, a six story flat, on plot 50x100.11.

THIRD AVENUE.—Gruenstein & Meyer have bought No. 1759 Third avenue, a five story tenement, on lot 25x83.9.

THOMPSON STREET.—John Palmieri and Martin Wechsler have sold to Frank D. Malzone No. 9 Thompson street, a six story tenement, on lot 25x100.

FIFTH STREET.—Fleck & Brown have sold for Blume Hochberg Nos. 709 and 711 Fifth street, a six story double tenement, on plot 40x97.6.

THIRTY-THIRD STREET.—Samuel Fine has sold to Max Borck No. 331 East Thirty-third street, a six story flat, on lot 25x98.9.

LEWIS STREET.—Potsdam & Levin have sold for Halprin, Diamondston & Levin Nos. 185 and 187 Lewis street and Nos. 319 and 321 Fifth street, three four story and two five story tenements at the northwest corner of Lewis and Fifth streets, on plot 49x92, with an "L" 22x97.

ALLEN STREET.—M. Kahn & Co. have sold the five story tenement, on lot 25x87.6, at No. 132 Allen street, for H. Greenstone.

MONTGOMERY STREET.—Abraham Nelson has sold Nos. 39 and 41 Montgomery street, two three story buildings, on plot 40x78, for Marx Kernochan and the Wells estate to the Business Men's Realty Company.

AVENUE C.—Charles Seidenberg has sold to Max Kirschenbluth the northwest corner of Avenue C and Ninth street, a five story tenement, on lot 22x58.

BROOME STREET.—Gordon, Levy & Co. have sold to Peaty, Goldsmith & Braver No. 30 Broome street, a five story tenement, on lot 25x75.

ELDRIDGE STREET.—I. Katz has bought No. 196 Eldridge street, a five story tenement, on lot 24.1x88.6.

MADISON STREET.—Morris Bresky has sold to Joseph Louis No. 305 Madison street, a five story tenement, on lot 26.5x93.

166TH STREET.—Walter S. Auld has sold for Mary A. Ferguson the northeast corner of 166th street and Lind avenue, a plot 27.9x162.

INTERVALE AVENUE.—John F. Normoyle has sold for Hauk Bros. Nos. 1135 and 1137 Intervale avenue, a frame building, on plot 50x125x irregular; also, for Charles Wainwright two two family houses on Woodlawn road, 365 feet south of Van Courtlandt avenue.

BRIGGS AVENUE.—Max Germansky has sold for B. Jaffe the plot 50x216, on the north side of Briggs avenue, about 115 feet west of Fourth avenue, running through to Ruskin street.

Miscellaneous.

Bloomingdale Bros., including Samuel J. Bloomingdale, Hiram C. Bloomingdale and Irving I. Bloomingdale, sons of the late Lyman G. Bloomingdale, have purchased from the estate of their uncle, Joseph B. Bloomingdale, all of the business property which remained in his hands on his retirement from the firm in 1896, viz.: The eight story warehouse and stable, covering 150,000 square feet, in Fifty-ninth street, between Second and Third avenues; the six story business structure at the northwest corner of Third avenue and Fifty-ninth street, 140 feet on Third avenue by 100 feet in depth, facing the proposed plaza of the new Blackwell's Island Bridge, together with the adjoining fireproof six story structure, fronting in all 320 feet on Fifty-ninth street by one-half the depth of the block, thus completing the ownership by the firm of Bloomingdale Bros. of practically the entire block to which "all cars transfer," designated as Lexington to Third avenue, Fifty-ninth to Sixtieth street.

Crawford, Denison & Moynahan, in conjunction with Ernest Tribelhorn, Jr., have leased for the Washington Life Insurance Company the Hamilton building, a twelve story structure, on plot 99.11x90, at the northeast corner of Park avenue and 125th street, for twenty-one years, at an aggregate rental of about $750,000. The lessee is the New York Central Storage Company.

T. H. Kramer is the buyer of No. 54 West Thirty-fifth street, sold recently by the Albert Booth John Company.

S. Osgood Pell & Co. have opened a branch office at Nos. 41 and 43 Jackson avenue, Long Island City. They have sold to William G. Park about $1,000,000 worth of land in that section, including the property of the Astoria Homestead Company and the so-called Chinese Farm in Astoria.

William Oppenheim has sold two blocks, comprising forty-two lots, bounded by Stillwell and Twenty-third avenues, Seventy-ninth and Eightieth streets, Bensonhurst.

Louis Goldsmith is the buyer of the six story flat at the northwest corner of Lexington avenue and Eighty-eighth street, sold recently by Samuel D. Davis.

John F. Beck reports the following sales in Brooklyn: For a Mr. Weidner to a Mr. Appello, No. 303 Wyckoff avenue, a two story frame dwelling, 25x100; for a Mr. Schneider to a Mr. Fuhs, No. 137 Ralph street, a three story single flat, 17.4x100; for a Mr. Stegemann to a Mr. Goehringer, No. 84 Stanhope street, a two story building, 21x100; for a Mrs. Sieblist to a Mrs. Klein, No. 64 St. Nicholas avenue, a three story double brick flat, 25x90; for a Mr. Rutz to a Mrs. Schmitt, No. 302 Woodbine street, a two story two family brick dwelling, 20x100.

The Rottkamp farm, a tract of ninety-two acres at Springfield, L. I., recently purchased by the Carrollton Realty Company, has been resold to a Manhattan capitalist. The price paid was over $125,000.

The Realty Buyers have moved to 200 Montague street, corner Court street, Brooklyn. They have also opened offices at 200 Broadway, New York; 334 Fulton street, Jamaica, L. I.; Fourth avenue, corner Seventy-ninth street, Bay Ridge, Brooklyn, and 238 Bay street, Stapleton, Staten Island. At a meeting of the directors held last week Pontus I. Thompson was elected president and general manager.

Plans have been filed with Building Superintendent Murphy for an eight story warehouse to be built for the Lenox Storage Warehouse, on the north side of 143d street 112 feet east of Lenox avenue. It is to be 47.2 feet front and 94.11 feet deep, with a façade of ornamental brick and limestone. The design is unusual, including a massive central recessed panel of diapered pattern stone, extending from the third to the seventh story inclusive, a central entrance flanked by doric columns and rows of decorative quoins, extending in parallel rows between the windows and the side walls from the second story to the roof cornice. The building is to cost $72,000. The architect is George Martin Huss.

Plans have also been filed for a new six story apartment house with accommodations for twenty-four families, to be built for the Lispenard Realty Company, of which Bernard Wilson is president, on Riverside Drive, 127 feet south of 127th street. It is to be 108 feet front and 81 feet deep, with a façade of brick with limestone trimmings. It is to cost $100,000, according to the estimate of the architect, George Keister. Other Manhattan new building plans were a ten story loft and store building for the Edward J. Galway Building Company at 29 West Seventeenth street, to cost $75,000, and a six story flat, with store, at 170 and 172 Avenue A for Max Gold, to cost $35,000.

The Bronx plans comprise a five story flat for Abraham Siegel on Washington avenue south of 172d street, to cost $50,000, and a one story dwelling and store, to cost $1,000.

Vesper Crew Under Investigation.

An investigation has been begun in Philadelphia into the amateur status of the Vesper Boat Club crew which competed at Henley last year. The investigation was held at the Athletic Club of Philadelphia and was conducted by a joint committee of the Schuylkill Navy and the National Association of Amateur Oarsmen. It is understood that as a result of the charges of professionalism against members of the crew there will be a big split in the Vesper Club, and that some of its oldest members will leave the organization. The results of the investigation will be made public in a short while.

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For Permanent and Transient Guests.

HOTEL CARLTON

56TH AND BROADWAY.
Apartment, with kitchenette 2, 3, 4 rooms; furnished and unfurnished; restaurant a la carte and table d'hote.

HOTEL ST. LOUIS.
34 AND 36 EAST 32D ST.
Apartment, 1, 2 and 3 rooms and bath; furnished and unfurnished; cuisine and service unexcelled.

PIERREPONT HOTEL, ATLANTIC CITY, N. J.
NOW OPEN.
UNDER PERSONAL MANAGEMENT OF A. C. McCLELLEN & SON.

Hotel Saranac

Broadway, 7th Ave., 41st and 42d Sts.

NEW NAME
NEW MANAGEMENT.

Conveniently Located for the SPORTSMAN'S SHOW.

House is now being renovated at a cost of $35,000

Single Rooms, $1.00
PER DAY AND UPWARD.
Room with Bath, $2.00
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HOTEL ST. GEORGE

825 BROADWAY
and 49 E. 12th ST.
AMERICAN AND EUROPEAN PLAN.
Offers excellent accommodations to patrons of Sportsmen's Show.
Situated in heart of business section.
House recently renovated.
Under New Management.
ROOMS $1.00 UP
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New Amsterdam Hotel

FOURTH AVE. AND 21ST STREET
EUROPEAN PLAN
Convenient to Madison Square Garden Sportman's Show.
Rooms $1.00 and up
Rooms with bath $2.00 and up
EDWARD COYNE & CO.
F. S. WILLARD, Mgr.

BARSTOW

17-19 East 27th St.
New and Most Attractive and Home-like.
Few minutes walk of Madison Square Garden.
A few unfurnished Rooms and bath, $45
Transient, $2.00 upward.
RESTAURANT A LA CARTE
Apply on Premises.

HOTEL CECIL

118th St. and St. Nicholas Av.
15 minutes from City Hall. Subway station, 116th st.
Absolutely fireproof family hotel. Parlor, Bedroom and Bath Suites at rates ranging from $10 to $18 weekly; $9 weekly for Breakfast, Lunch and Dinner; $8 for Breakfast and Dinner.
LEWIS F. FAAS.

MORTGAGE LOANS.

MORTGAGE LOANS.
H. M. VALENTINE,
BROKER.
119 Nassau St., New York.

NO EXTRA CHARGE FOR IT.
Advertisements for The Sun and Evening Sun may be left at any American District Messenger Office in the city.

HOTELS AND RESTAURANTS. | HOTELS AND RESTAURANTS.

SHANLEY'S
RESTAURANT
Now occupying a half block in the heart of the new Shopping District,
BROADWAY—29th & 30th Sts.
MIDDAY LUNCHEON
AT
Popular Prices a Special Feature.
(MUSIC.)
FAMOUS FOR DINNERS AND AFTER THEATRE SUPPERS.
THE "ROMAN COURT" FOR "BANQUETING PARTIES" AT OUR BROADWAY & 42D STREET RESTAURANT IS NOTED FOR ITS CUISINE AND SERVICE.
ALSO ACCOMMODATIONS FOR BEEFSTEAK PARTIES.
42D & BROADWAY—1204-1212 BROADWAY—383 6TH AVE., NEAR 23D ST.

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THOMPSON-STARRETT COMPANY.
BUILDING CONSTRUCTION,
51 Wall St., New York.

FIVE STORY STORES, East Side tenements, cheap; call. J. DIMAND & CO., 150 Nassau st.

REAT ESTATE AT AUCTION.

JERE. JOHNSON JR. COMPANY
POSITIVE AUCTION
LIQUIDATION SALE
OF THE ASSETS OF THE
MONTAUK THEATRE CO.
By order of the Trustees in Liquidation.
THURSDAY, MARCH 1st, 1906,
At 12 o'clock noon, in the BROOKLYN REAL ESTATE EXCHANGE, 189 Montague St.
TWO OF THE MOST VALUABLE BUSINESS PROPERTIES IN BROOKLYN.
NOS. 585 & 587
FULTON ST.
AND S. E. CORNER OF
DE KALB AVE. & Flatbush Ave. Extension
BEING THOSE PORTIONS OF THE MONTAUK THEATRE SITE NOT ACQUIRED BY THE CITY OF NEW YORK FOR FLATBUSH AVE. EXTENSION.
PARCEL NO. 1 has a frontage of 44 feet on Fulton St., running through to Flatbush Ave. extension, with a frontage of 58.81 feet on said extension.
PARCEL NO. 2, S. E. corner DeKalb Ave. and Flatbush Ave. extension, 62.63 feet on DeKalb Ave. and 124.79 feet on Flatbush Ave. extension.
Diagrams and particulars from JERE. JOHNSON, JR., CO., 211 Montague St., Brooklyn; 187 Broadway, N. Y.

JERE. JOHNSON JR. COMPANY
Public Auction.
Tuesday, March 6, 1906,
AT 12 O'CLOCK NOON, IN THE BROOKLYN REAL ESTATE EXCHANGE, 189 and 191 Montague st.
292 VALUABLE LOTS
Liberty, Glenmore, Pitkin, Forbell and Drew aves. and Ruby and Centre sts.
26th Ward, Brooklyn,
AND 4TH WARD, BOROUGH OF QUEENS, right at the terminus of the Kings County Elevated Road;
ALSO AT THE TERMINUS OF THE BERGEN ST. LINE AND OF THE LIBERTY AVE. AND BROADWAY TROLLEYS, WITHIN THREE BLOCKS OF THE ATLANTIC AVE. ELECTRIC LINE OF THE LONG ISLAND RAILROAD.
The "Flynn Trolley," when completed, will pass directly through the property.
ALSO AT THE TERMINUS OF THE PROPOSED
26TH WARD SUBWAY.
LOTS MAY BE PAID FOR IN
MONTHLY INSTALLMENTS,
OR WITH A DISCOUNT OF 5% FOR ALL CASH. TITLES INSURED BY THE TITLE GUARANTEE AND TRUST COMPANY, WITHOUT EXPENSE TO PURCHASERS.
This sale will afford an opportunity seldom offered of purchasing high-grade city lots with unexcelled means of communication at low auction prices and on very liberal terms.
Maps and additional particulars from JERE JOHNSON, JR., CO., 211 Montague st., Brooklyn, and 187 Broadway, New York.

BRYAN L. KENNELLY, Auc'r,
will sell at auction
THURSDAY, MARCH 1, 1906
at 12 o'clock noon, at the Exchange Salesrooms, 14-16 Vesey St.
Executors' Sale,
Estate of Yetta Meyer, Dec'd.
1528 Avenue A,
Adjoining 81st St.,
the four story brick double tenement, with two stores, size of lot 26.2x73.
226 East 80th St.,
Between 2d & 3d Aves.
The five story brick double flat, four rooms and bath to each apartment; size of lot 18.11x102.2.
CHARLES KAUFMAN, Attorney for estate, 135 Broadway. Maps, &c., with Attorney or at Auctioneer's offices, 7 Pine St.

APARTMENTS TO LET—FURNISHED.

BELOW 14TH ST., EAST SIDE.

11TH ST., 15 EAST (The Alabama)—Elegantly furnished Apartment; private bath; without meals; including meals, two, $25 weekly; one, $15. THE ALABAMA, 15 East 11th st.

COUNTRY REAT ESTATE—SALE OR RENT.

WANT TO RENT inexpensive cottage, furnished, for summer; commuting distance of New York. McKESSON, 48 East 25th st.

CITY REAL ESTATE.
BOROUGH OF BROOKLYN—SALE OR RENT.

Special Lot Bargains
Plot 28x80, Euclid avenue, near Liberty, 20th Ward; close to "L" station and trolley; $1,000, unincumbered.
40 fine unrestricted Flatbush lots with 3 corners, fronting Beverly Road, one block west Nostrand avenue trolley, communicating directly with the heart of Manhattan, for $40,000; good terms. Have concrete sidewalks and curbs and offer fine chance for at least $50,000 profit in improvement with 2-family bricks; worth $50,000.
6 elegant restricted South Midwood lots amid high-class surroundings for $6,000; mortgage $2,750 at 5%.
22 Gravesend avenue lots, with good dwelling, near Kings Highway, for $11,000; mortgage $6,000 at 4%; best transit facilities; worth $15,000.
5 Gravesend village lots, near 86th st., for $3,000; unincumbered; brokers protected; full commissions paid.
H. O. SEALE, 189 Montague St.

BEFORE BUYING SEE US.
Bargains in Improved and Unimproved Property in KINGS AND QUEENS COUNTY.
WE SELL YOUR PROPERTY ALSO.
Incorporated Construction and Realty Company,
1392 and 1394 Broadway, Brooklyn.

FOR SALE.
Four left out of ten two-family brick houses, all improvements, cheap, $6,500; quick sale, $6,000.
I have 14 lots on Ocean Parkway, cheap, $15,500; quick sale, $13,500.
I have 15 lots on Ocean Parkway, cheap, $16,500; quick sale, $15,000.
I have 9 lots on Ocean Parkway, cheap, $14,000; quick sale, $12,000.
Inquire WM. MEYER,
598 East Fifth st., Flatbush.

Yankee Doodle Went to London
But YOU had better come to Flatbush
IF YOU WANT AN IDEAL HOME
C
CHISHOLM
742 CONEY ISLAND AVENUE.
And get this ten room house.
All improvements; elegant location. Parquet floors; $7,250; easy terms.
DON'T DELAY. DO IT NOW.

100 LOTS
For sale; from $400 to $800; in vicinity of Bath Beach and Bay Ridge.
E. H. FINLEY,
Fifty-eighth st. and New Utrecht av., Brooklyn. Take West End train to Fifty-eighth st. station.

DOUBLE YOUR MONEY
50 finely located lots, 20x100; extra gores thrown in; South Flatbush section, 2 blocks to Flatbush trolley; price only $300 per lot; a bargain. GILES, 1628 Flatbush Ave., Brooklyn.

$7900. New brownstone 2 story and basement 2 family house; box stoop; everything up to date. Open Sundays. PIERCE KEEFE, 53d st. and 5th av.

SELECT APARTMENTS—BROOKLYN.

New 2-Family Houses
Lower parts, 5 Rooms and Bath, $24.
Upper parts, 6 Rooms and Bath, $26.
Halls Furnished.
Latest improvements.
JNO. S. MacGILLIVRAY
311 7th AVE., BROOKLYN.

HIGH CLASS APARTMENTS
In beautiful Clinton ave. section, 15 minutes to Manhattan, Fulton st. L. Grand ave. station; 7 and 8 rooms and bath; $48 to $50.
E. H. Bishop & Son,
ST. JAMES PLACE,
Between Fulton st. and Gates ave., Brooklyn.

TO LET FOR BUSINESS PURPOSES

DESIRABLE OFFICES TO LET.
74 BROADWAY, THROUGH TO NEW ST.
Opposite Stock Exchange.
SUBWAY STATION IN BASEMENT.
RULAND & WHITING CO.
At Premises, or 5 Beekman St.

REAL ESTATE WANTED.

CYRILLE CARREAU, Real Estate and Insurance Agent, 796 Sixth Avenue, 45th, wants all kinds of properties to rent, sell, manage, insure.

FURNISHED ROOMS TO LET.

West Side.

58TH ST., 122 WEST—Bachelor's, large, richly furnished room, handsomely appointed house, club centre; telephone.

East Side.

90TH ST., 20 EAST—Room and dressing; use bath, kitchen; telephone; $4-$7 week; floor west. Apply 1-2 P. M. and after 5.

HOTELS.

A.—Elegantly furnished Apartment; private bath; without meals; including meals, two, $25 weekly; one, $15. THE ALABAMA, 15 East 11th st.

GERMAN-AMERICAN RACE.

Three Boats From Each Country to Meet Off Marblehead This Year.

Eastern yachtsmen are very much interested in the international race that has been arranged by the Eastern Yacht Club and the Imperial Yacht Club of Germany. Three boats are, according to the arrangements, to represent each country, and the races will be sailed off Marblehead next September. For this contest a cup has been offered which will be known as the Roosevelt Cup, and the President has consented to stand sponsor for it. Next year the races are to be held in Germany. Americans will send yachts across the ocean and the German Emperor will give the cup.

Already American designers are at work on the defending boats, which must be built under the German rules for the sonder or special class of the Kaiserlicher Yacht Club. These boats very much resemble the 21 foot raceabout of a few years back, having long, low, wide ends, a stern cut off nearly plumb and a considerable hollow in the shape of the midship section. The formula for the class is length on the water line, plus beam at the greatest breadth, plus the draught, and these quantities must not exceed 32 feet.

A boat may thus be 21 feet water line, 6 feet 6 inches beam and 4 feet 6 inches draught, or 20 feet water line, 7 feet beam and 5 feet draught, or 22 feet water line, 6 feet beam and 4 feet draught, or any other proportions that will make the sum of 32 feet.

Displacement, that is weight, is fixed at 4,035 pounds, or 1830 kilos. Planking may be of cedar or heavier woods five-eighths of an inch thick, and copper fastened. There are no restrictions on size of frames. The deck must be of wood, also five-eighths of an inch thick. Diagonal planking will not be allowed. The cockpit must be 8 feet long.

Cabin trunks are not required. The rig is optional, and the sail area must not exceed 550 feet German measurement. This allows about 500 feet actual spread, since the Germans measure the whole of the fore triangle, which cannot be filled by the jib to advantage.

The ballast in this boat will be about 2,100 pounds. Since there will be but 500 feet of sail, the limit originally placed on the Marblehead knockabouts, it will be seen that a form of hull must be produced that will drive easily. It is therefore safe to assume that none of the boats will be "stiff," or hard weather craft, but rather adapted to fast going in winds from light to moderate.

A circular containing all conditions for the match, including the building restrictions, is being prepared by the Eastern Yacht Club, and will be ready to send out soon, probably this week.

All the leading American clubs, including those on the Lakes, the Pacific Coast and the Gulf, will be invited to send boats to the trials.

John E. Madden Buys Oceanlide.

LEXINGTON, Feb. 24.—Peter Wimmer has sold to John E. Madden for a large private price the five-year-old thoroughbred mare Oceanlide. Mr. Madden will breed her to Yankee. Senator McCarren raced Oceanlide with considerable success when she was a two-year-old.

CITY REAL ESTATE.
BOROUGH OF BROOKLYN—SALE OR RENT.

Fiske Terrace
FLATBUSH
is the highest land in Flatbush, on Brighton Beach R. R., 30 minutes' ride from Park Row, Manhattan.
IMPROVEMENTS:
Streets Asphalted and Parked. Over 50,000 shrubs, trees, bulbs and flowering plants planted for spring blooming, insure a magnificent horticultural effect. Sewer, water, gas mains, electric light and telephone conduits, with house connection to all plots, are complete.
ACKERSON HOUSES
have every convenience, including hot water heat, two baths, combination gas and electric lights, parquet floors, &c. Some of the handsomest effects in architecture and arrangement ever attained.
T. B. ACKERSON COMPANY,
Developers of Choice Properties at Flatbush, Long Island, and Maplewood, N. J.
(OFFICE, FISKE TERRACE STATION, BRIGHTON BEACH ROAD.)
140 NASSAU STREET, N. Y.

The P. T. Hynes Realty Co.,
Fort Hamilton Parkway & 41st St.
Offers for sale to quick buyers some very choicest plots for business purposes, along the proposed NEW UTRECHT AVENUE SUBWAY ROUTE TO CONEY ISLAND.
Have also desirable residential property on avenues and streets lying between Third and Twenty-second avenues and Thirty-sixth and Eighty-sixth sts.
Also some one and two-family houses and stores convenient to schools, stations and churches. Terms arranged to suit purchaser.
Office opened daily until 10 o'clock P.M.

BROOKLYN
Investment Property for Sale.
7th Ave. Stores and Apartment Dwelling—Always rented; 41 tenants; rental, $5,880; price $85,000. Want an offer to close out interests.
Clinton St.—5-story Apartment House. All improvements; rental, $5,680; price, $80,000. Your own terms.
Vanderbilt Ave., near Lafayette Ave.—An 41 single Apartment House; fine building, low rents, old tenants; $1,440; always rented; will easily return $1,572; price, $13,700; mortgage, $8,500, 5 per cent.
D. & M. CHAUNCEY REAL ESTATE CO., Ltd.
207 MONTAGUE STREET.

THREE STORY.
Jefferson av., 20x100; 11 rooms and bath; fancy brick; open plumbing; ready for occupancy; price $8,500; terms to suit.
Lafayette av.; 3 story and basement brownstone; 18x100; 10 rooms and bath; price $8,750; terms to suit.
McDonough st., between Throop and Sumner aves; stone house; 10 rooms and bath; price $9,500; mortgage $6,250.
Greene av., corner; brownstone; 11 rooms and bath; nicely located; first class house for doctor or dentist; price $9,800; terms to suit.
BOERUM & HENRY,
409 Sumner av., cor. Halsey st.
774 Nostrand av., near Sterling place.

DON'T GET FUNNY
IDEAS ABOUT REAL ESTATE.
C
CHISHOLM,
742 Coney Island Avenue,
AND GET THIS PLOT.
6 LOTS ON AVE. S,
BET. E. 7TH & E. 8TH STS.
$700 EACH.
DON'T DELAY.
A POSTAL WILL BRING LIST.

MONEY TO LOAN
1ST MORTGAGE REAL ESTATE.
4½% REASONABLE CHARGES 5%
JOS. T. M'MAHON,